Attachment K
Final EIR
(Distributed previously in April 2012)

Pebble Beach Company
PLN100138

Board of Supervisors
June 19, 2012

Final Environmental Impact Report
Volume III: Comments, Responses to Comments, and Revisions to the Draft EIR

Pebble Beach Company Project

State Clearinghouse No: 2011041028

Monterey County Planning Department

April 2012

FINAL ENVIRONMENTAL IMPACT REPORT
PEBBLE BEACH COMPANY PROJECT

VOLUME III: COMMENTS, RESPONSES TO COMMENTS, AND REVISIONS TO THE DRAFT EIR

STATE CLEARINGHOUSE NO: 2011041028

PREPARED BY:

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April 2012

County of Monterey. 2012. *Pebble Beach Company Project Final Environmental Impact Report Volume III: Comments, Responses to Comments, and Revisions to the Draft EIR*. April. Salinas, CA. Prepared by: ICF International, San Jose, CA.

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Acronyms and Abbreviations

This list of acronyms and abbreviations are for the entire Final Environmental Impact Report.

$\mu g/m^3$	micrograms per cubic meter
AFY	acre-feet per year
AMBAG	Association of Monterey Bay Area Governments
Antidegradation Policy	Statement of Policy with Respect to Maintaining High Quality Waters in California (SWRCB Resolution No. 68-16)
Applicant	Pebble Beach Company
APN	assessor parcel numbers
AQMP	air quality management plan
ARB	California Air Resources Board
ASBS	Area of Special Biological Significance
ASR	Aquifer Storage and Recovery
Assembly Bill 32	Assembly Bill 32, the California Global Warming Solutions Act of 2006
Basin Plan	Water Quality Control Plan for the Central Coast Region
BAU	business as usual
BLM	U.S. Bureau of Land Management
BMPs	best management practices
CAA	Clean Air Act
CAAA	1990 Clean Air Act amendments
CAAQS	California ambient air quality standards
CAFE	Corporate Average Fuel Economy
CAL FIRE	California Department of Forestry and Fire Protection
Cal-Am	California-American Water Company
California Coastal Act	California Coastal Act of 1976
Caltrans	California Department Transportation
CAR	Climate Action Reserve
Carl Moyer Program	Carl Moyer Memorial Air Quality Standards Attainment Program
CAWD	Carmel Area Wastewater District
CCAA	California Clean Air Act
CCC	California Coastal Commission
CCRWQCB	Central Coast Regional Water Quality Control Board
CDFG	California Department of Fish and Game
CDHS	California Department of Health Services
CDM	Clean Development Mechanism
CDMG	California Division of Mines and Geology
CDO	cease and desist order
CDP	Coastal Development Permit
CDF	California Department of Forestry (now called CAL FIRE)
CEQ	Council on Environmental Quality
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CFR	Code of Federal Regulations

cf	cubic feet
cfs	cubic feet per second
CFS	calls for service
CGC	Coastal General Commercial
CGS	California Geological Survey
CH_4	Methane
CHOMP	Community Hospital of Monterey Peninsula
CHP	California Highway Patrol
CIP	Coastal Implementation Plan
CMP	corrugated metal pipe
CNEL	Community Noise Equivalent Level
CNPS	California Native Plant Society
CO	carbon monoxide
CO_2	carbon dioxide
CO_2e	carbon dioxide equivalent
Construction General Permit	NPDES General Permit for Construction Activities
County	Monterey County
CPCN	Certificate of Public Convenience and Necessity
CPUC	California Public Utilities Commission
CRHR	California Register of Historical Resources
CRLF	California red-legged frog
CUBC	California Uniform Building Code
CUSD	Carmel Unified School District
CVFP	Carmel Valley Filter Plant
CVSIM	Carmel Valley Simulation Model
CWA	Clean Water Act
CWA	Clean Water Act
cy	cubic yards
CZMA	Coastal Zone Management Act
dB	Decibel
dBA	A-Weighted Decibel
DEIR	draft environmental impact report
DMF	Del Monte Forest
DMFF	Del Monte Forest Foundation
DMF PDP	Del Monte Forest Preservation and Development Plan
DFG	California Department of Fish and Game
DPF	diesel particulate filter
DPM	diesel particulate matter
DSOD	California Division of Safety of Dams
du	dwelling unit
DUI	driving under the influence
EGRH	Emergency Guaranteed Ride Home program
EHB	Monterey County Health Department Environmental Health Bureau
EIR	environmental impact report
EO	Executive Order

EPA	U.S. Environmental Protection Agency
ESA	federal Endangered Species Act
ESHA	environmentally sensitive habitat area
ETS	Environmental & Turf Services
F	Farenheit
FEIR	final environmental impact report
FHSZ	Fire Hazard Severity Zone
FHWA	Federal Highway Administration
Fire Code	Chapter 18.10, Fire Code, Section K105.3, of the Monterey County Code of Ordinances
FTA	Federal Transit Administration
g/l	micrograms/ liter
GHG	greenhouse gas
GP	General Plan
gpd	gallons per day
gpm	gallons per minute
HCP	Habitat Conservation Plan
HFCs	hydrofluorocarbons
HHNHA	Huckleberry Hill Natural Habitat Area
HI	hazard index
HRA	health risk assessment
IC	Institutional Commercial
IPCC	Intergovernmental Panel on Climate Change
IPM	integrated pest management
ITP	incidental take permit
K-12	kindergarten through grade twelve school
KLI	Kinnetic Laboratories, Inc.
Lead Agency	Monterey County Planning Department
LCFS	low carbon fuel standard
LCP	Del Monte Forest Local Coastal Program
LCPA	Del Monte Forest Local Coastal Program Amendment
Ldn	Day-Night Level
LDR	Low Density Residential
L_{eq}	Equivalent Sound Level
LF	Linear Feet
L_{max}	Maximum Sound Level
L_{min}	Minimum Sound Level
LOS	level of service
LUP	Del Monte Forest Area Land Use Plan
L_V	vibration noise levels
L_{xx}	Percentile-Exceeded Sound Level
Master RMP	Master Resource Management Plan
MBTA	Migratory Bird Treaty Act
MBUAPCD	Monterey Bay Unified Air Pollution Control District
MCIHR	Monterey County Inventory of Historic Resources
MCWD	Marina Coast Water District

MCWRA	Monterey County Water Resources Agency
MDR	Medium Density Residential
MF/RO	microfiltration/reverse osmosis
mg/L	milligrams per liter
mgd	million gallons per day
MOU	memorandum of understanding
MPCC	Monterey Peninsula Country Club
mph	miles per hour
MPWMD	Monterey Peninsula Water Management District
MRWMD	Monterey Regional Waste Management District
MST	Monterey Salinas Transit Agency
MT	metric tons
N	nitrate as nitrogen
N_2O	nitrous oxide
NAAQS	national ambient air quality standards
NAHC	Native American Heritage Commission
NCCAB	North Central Coast Air Basin
NHPA	National Historic Preservation Act
NMFS	National Marine Fisheries Service
NO	nitric oxide
NO_2	nitrogen dioxide
NOAA	National Oceanic and Atmospheric Administration
NOFA	Notice of Funding Availability
NOI	notice of intent
NOP	notice of preparation
NPDES	National Pollutant Discharge Elimination System
NPPA	Native Plant Protection Act
NRCS	Natural Resources Conservation Service
NWP	Nationwide Permit
Ocean Plan	Water Quality Control Plan for Ocean Waters of California, Resolution No. 90-27
OF	Open Space Forest
OPR	Office of Planning and Research
OR	Open Space Recreational
OS	Open Space Shoreline
OSAC	Pebble Beach Open Space Advisory Committee
OSAC Plan	Del Monte Forest Open Space Management Plan
Pb	Lead
PBC	Pebble Beach Company
PBCSD	Pebble Beach Community Services District
PBWE	Pebble Beach Water Entitlement
PCO	Pest Control Operator
Pebble Beach Lot Program	1992 applications, amendments, and zoning changes to build out the remaining vacant land in the Pebble Beach area of Del Monte Forest
PFC	perfluorinated carbon
PG&E	Pacific Gas and Electric

PGA	Professional Golf Association
PGUSD	Pacific Grove Unified School District
PM	particulate matter
PM10	particulate matter 10 microns or less in diameter
PM2.5	particulate matter 2.5 microns or less in diameter
POM	Presidio of Monterey
Porter-Cologne Act	Porter-Cologne Water Quality Control Act
ppm	parts per million
PPV	peak particle velocity
proposed project	Pebble Beach Company
PSR	Project Study Report
PUD	Planned Unit Development
QAC	Qualified Applicator Certificate
RCP	reinforced concrete pipe
Regional Project	Monterey Regional Water Supply Project
RES	Renewable Energy Standard
RM	River Mile
RMA	Resource Management Agency
RMP	resource management plan
RMT	Resource Management Agency
ROG	reactive organic gasses
ROW	right-of of-way
RPMP	Monterey Presidio Real Property Master Plan
RPS	Renewable Portfolio Standard
RTIP	Regional Transportation Improvement Program
RTP	Regional Transportation Plan
RWQCB	Regional Water Quality Control Board
SB 97	Senate Bill 97
SCWRCB	State Water Resources Control Board
SEL	Sound Exposure Level
sf	square feet
SF_6	sulfur hexafluoride
SO_2	sulfur dioxide
SR	State Route
SRTP	Short-Range Transit Plan
SSRMP	site-specific resource management plan
STIP	State Transportation Improvement Program
SVP	Society of Vertebrate Paleontology
SWANCC	Solid Waste Agency of Northern Cook County
SWPPP	stormwater pollution prevention plan
SWRCB	State Water Resources Control Board
TAC	toxic air contaminant
TAMC	Transportation Agency for Monterey County
TDS	total dissolved solids
the applicant	Pebble Beach Company
the Board	California State Geology and Mining Board

The Inn	The Inn at Spanish Bay
The Lodge	The Lodge at Pebble Beach
USACE	U.S. Army Corps of Engineers
USC	U.S. Government Code
USFWS	U.S. Fish and Wildlife Service
USGS	US Geological Survey
v/c	volume-to-capacity
VdB	vibration decibels
VOC	volatile organic compounds
vph	vehicles per hour
VSC	Visitor-Serving Commercial
WDRs	Waste Discharge Requirements
WEG	Wind Erodibility Group
WQC	water quality criteria
WRCB	State Water Resources Control Board
WSA	water supply assessment

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Chapter 1
Introduction

Chapter 1
Introduction

This document contains comments submitted by agencies, organizations and individuals concerning the November 2011 Draft Environmental Impact Report (DEIR) for the Pebble Beach Company Project (the proposed project), responses to those comments, and appropriate revisions to the DEIR. Monterey County Planning Department is the CEQA lead agency for this project.

The DEIR was made available to the public and regulatory agencies for review and comment during a 56-day comment period between November 14, 2011 and January 9, 2012.

The Guidelines implementing the California Environmental Quality Act (CEQA) require that written responses be prepared for all written comments received on a DEIR during the public review period. Per CEQA Guidelines Section 15132, the Final EIR shall consist of:

1. The Draft EIR or a revision of that draft.
2. Comments and recommendations received on the Draft EIR either verbatim or in a summary.
3. A list of persons, organizations, and public agencies commenting on the Draft EIR.
4. The response of the Lead Agency to significant environmental points raised in the review and consultation process.
5. Any other information added by the Lead Agency.

This Final EIR has been prepared in compliance with these Guidelines, as well as with applicable procedures of Monterey County, and includes the following.

Volume I: Draft Environmental Impact Report, November 2011 (Bound Separately, Not Reprinted)

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- Chapter 1. Introduction
- Chapter 2. Project Description
- Chapter 3. Environmental Setting, Impacts and Mitigation Measures
- Chapter 4. Other CEQA-Required Sections
- Chapter 5. Alternatives
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Volume III: Comments, Responses to Comments, and Revisions to the Draft EIR (This Document)

- Chapter 1. Introduction
- Chapter 2. Comments Received on the Draft EIR
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- Chapter 4. Revisions to the Draft EIR

Chapter 2

Comments Received on the Draft EIR

Chapter 2
Comments Received on the Draft EIR

This chapter includes the letter of receipt from the State Clearinghouse; a list of the agencies, organizations and individuals who commented on the draft EIR (Table 2-1); and the actual comment letters submitted. The comment letters have been numbered as shown in Table 2-1 and include letters, emails, and relevant portions of the transcript from the December 14, 2011, Planning Commission meeting. The individual comments within each letter have been numbered in the right margins. There is a response for each comment in Chapter 3, Responses to Comments. The location of the responses for each letter is indicated in Table 2-1.

Table 2-1. List of Commenters and Location of Responses

Letter #	Commenter	Location of Responses in Chapter 3 (Page #)
Federal Agencies		
1	United States Fish and Wildlife Service (USFWS)	3-2
State Agencies		
2	California Coastal Commission (CCC)	3-4
3	California Department of Transportation (Caltrans)	3-12
Local Agencies		
4	City of Monterey (Monterey)	3-15
5	Monterey Bay Unified Air Pollution Control District (MBUAPCD)	3-16
6	Monterey Peninsula Water Management District (MPWMD-1)	3-24
7	Monterey Peninsula Water Management District (MPWMD-2)	3-25
8	Pebble Beach Community Service District (PBCSD)	3-28
9	Transportation Agency of Monterey County (TAMC)	3-30
Organizations		
10	California Native Plant Society (CNPS)	3-41
11	LandWatch Monterey County (LandWatch)	3-45
12	League of Women Voters (LWV-1)	3-58
13	Monterey Pine Forest Watch (MPFW-1)	3-59
14	Monterey Pine Forest Watch (MPFW-2)	3-64
15	Skyline Forest Homeowners Association (Skyline)	3-66
16	The Open Monterey Project (TOMP)	3-73
Individuals		
17	Robert Hale (Hale)	3-92
18	Donald Scifres (Scifres)	3-102
19	Pebble Beach Company (Stilwell)	3-122
Comments Received After the Public Review Period		
20	Helping Our Peninsula's Environment (HOPE)	3-142
21	League of Women Voters (LWV-2)	3-149
22	Mark Blum (Blum-1)	3-150
23	Mark Blum (Blum-2)	3-153

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#1
USFWS

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Ventura Fish and Wildlife Office
2493 Portola Road, Suite B
Ventura, California 93003

IN REPLY REFER TO:
08EVEN00-2012-CPA-0032

January 9, 2012

Mr. Joseph Sidor, Associate Planner
Monterey County Resource Management Agency
168 West Alisal Street
Salinas, California 93901

Subject: Draft Environmental Impact Report for the Pebble Beach Company Project; State Clearinghouse No. 2011041028

Dear Mr. Sidor:

This letter provides the U.S. Fish and Wildlife Service's (Service) comments on the subject Draft Environmental Impact Report prepared for the Pebble Beach Company Project (DEIR). We provide our comments as a responsible agency pursuant to Article 20, §15381, of the California Environmental Quality Act (CEQA). It is our understanding that comments on this draft document are due to the County by 5 pm on January 9, 2012.

The Service's responsibilities include administering the Endangered Species Act of 1973, as amended (Act), including sections 7, 9, and 10. Section 9 of the Act prohibits the taking of any federally listed endangered or threatened species. Section 3(18) of the Act defines "take" to mean "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct." Harm is further defined by the Service to include significant habitat modification or degradation that results in death or injury to listed species by significantly impairing essential behavioral patterns, including breeding, feeding, or sheltering. Harass is defined by the Service as intentional or negligent actions that create the likelihood of injury to a listed species by annoying it to such an extent as to significantly disrupt normal behavioral patterns which include, but are not limited to, breeding, feeding, or sheltering. The Act provides for civil and criminal penalties for the unlawful taking of listed species. Exemptions to the prohibitions against take may be obtained through coordination with the Service in two ways. If a project is to be funded, authorized, or carried out by a Federal agency, and may affect a listed species, the Federal agency must consult with the Service pursuant to section 7(a)(2) of the Act. If a proposed project does not involve a Federal agency but may result in the take of a listed animal species, the project proponent should apply to the Service for an incidental take permit pursuant to section 10(a)(1)(B) of the Act. 1-01

As it is not our primary responsibility to comment on documents prepared pursuant to the CEQA, our comments on this DEIR do not constitute a full review of project impacts. Rather,

they focus on those sections that address the federally listed species under our role as a responsible agency, particularly as they relate to compliance with the Act and its implementing regulations.

The DEIR addresses the proposed development and preservation of Pebble Beach Company (PBC) properties located in the Del Monte Forest, Monterey County, California. The proposed project would include renovation and expansion of visitor-serving uses at The Lodge at Pebble Beach, The Inn at Spanish Bay, Spyglass Hill, and the Pebble Beach Equestrian Center; creation of 90 to 100 single-family residential lots; preservation and conservation of approximately 635 acres as open space; relocation of existing trails and construction of new trail segments; construction and installation of roadways and drainage improvements at four intersections; and reconstruction of the main entrance to the Pebble Beach area. **1-01 cont'd**

Impact BIO-D6 discusses indirect impacts to the federally endangered Hickman's potentilla (*Potentilla hickmanii*). We recommend the final environmental impact report (FEIR) include provisions to protect the Indian Village population of Hickman's potentilla by establishing educational signage and mechanisms to prevent trespass onto the property from the adjacent PBC development in efforts to protect the species. **1-02**

Impact BIO-E1discusses impacts to the federally threatened California red-legged frog (*Rana draytonii*). Mitigation Measure BIO-E1 states that if California red-legged frogs are identified during preconstruction surveys, individuals will be captured and relocated to nearby suitable habitat. Capture is considered take under the ESA and can only be authorized with consultation with the Service as described above. **1-03**

Conservation Areas

We recommend that all resource management plans for conservation areas be prepared and reviewed by all resource agencies prior to approval of the FEIR. Establishment of the management plans will aid the agencies in determining the conservation benefits of each area and the proposed project as a whole. We recommend that during preparation of the FEIR, the County of Monterey (County) and PBC enter discussions with CALFIRE to determine any requirements that may negatively impact the conservation value or reduce the size of each conservation area. **1-04**

Migratory Birds

The Service is concerned about potential impacts to migratory birds in the proposed project area. We have conservation responsibilities and management authority for migratory birds under the Migratory Bird Treaty Act (MBTA) of 1918, as amended (16 U.S.C. 703 *et. seq.*). Any land clearing or other surface disturbance associated with proposed actions should be timed to avoid potential destruction of bird nests or young of birds that breed in the area, as such destruction may be in violation of the MBTA. Under the MBTA, nests with eggs or young of migratory birds may not be damaged, nor may migratory birds be killed. If this seasonal restriction is not possible, we recommend that a qualified biologist survey the area for nests or evidence of nesting (e.g., mated pairs, territorial defense, carrying of nesting material, transporting food) prior to the **1-05**

commencement of land clearing activities. If nests or other evidence of nesting are observed, a protective buffer, as established in coordination with the Service, should be delineated and the entire area avoided preventing destruction or disturbance to nests until they are no longer active.

1-05 cont'd

We appreciate the opportunity to provide comments on the DEIR for the Pebble Beach Company Project and look forward to the receipt of the Final Environmental Impact Report. If you have any questions regarding the contents of this letter, please contact Christopher Diel at (805) 644-1766, extension 305.

Sincerely,

Diane K. Noda
Field Supervisor

cc: Brandon Sanderson, CDFG

#2
CCC

STATE OF CALIFORNIA – NATURAL RESOURCES AGENCY EDMUND G. BROWN, JR., Governor

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
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January 9, 2012

Joseph Sidor
Associate Planner
Monterey County Resource Management Agency - Planning Department
168 W. Alisal Street 2nd Floor
Salinas, CA 93901

Subject: **Pebble Beach Company Project Draft Environmental Impact Report (SCH # 2011041028)**

Dear Mr. Sidor:

Thank you for sending the above-referenced Draft Environmental Impact Report (DEIR) to our office for review. We appreciate the information developed and presented in the DEIR thus far, and the level of complexity and difficulty associated with an evaluation of a project and Local Coastal Program (LCP) amendment of this magnitude. As you know, it is important that LCP and coastal development permit (CDP) decisions in this matter be well-supported with clear and comprehensive evidence and analysis, and the CEQA process plays a critical role in this regard. In general, we believe that the DEIR provides detailed factual information that the Coastal Commission can rely on for its review and analysis of the proposed project and LCP amendment. The following comments address additional information and clarification needs as they relate to such review and analysis. 2-01

Biological Resources

Many of the impact analyses in the Biological Resources section rely on Mitigation Measure BIO-A1 to lessen impacts to a less-than-significant level. This mitigation measure requires preparation of a Master Resource Management Plan (RMP) for each preservation area associated with the project. Although the RMP can certainly serve as mitigation for project impacts for CEQA purposes, our understanding of the vision for this master RMP was that it be a more holistic, living document that would cover management in perpetuity of all the Applicant's protected habitat areas in Del Monte Forest, including those covered by the Open Space Advisory Committee (OSAC) Plan in the existing Land Use Plan (LUP) (such as the Huckleberry Hill Natural Habitat Area, Crocker Grove, etc.). Ideally, the updated plan would also cover other Del Monte Forest preservation areas as well. The proposed LUP amendment (p. 37) describes it thus: "Such plan shall, as feasible, also incorporate prior forest and resource management requirements (and updated requirements, as appropriate in light of changes in resource conditions or understandings) associated with other Del Monte Forest properties that the Pebble Beach Company either previously deeded or previously dedicated easements to the Del Monte Forest Foundation as a means of providing a unified and updated plan for long term management of all such areas in perpetuity." Thus, we'd suggest that the RMP framework be revised to account for this more comprehensive expectation. In addition, the Draft Master RMP 2-02

(Appendix C of the DEIR) should include a description of coastal development permit (CDP) requirements associated with it, such as for restoration work, prescribed burns, and tree removal, as necessary. It may be that a master CDP is appropriate for the RMP, or a master CDP for each preservation area or for each development type, or some combination of approaches. **2-02 cont'd**

Impact BIO-A1 provides detailed descriptions of the direct impacts to environmentally sensitive habitat area (ESHA), but the discussions of indirect impacts for some ESHAs are not clear. For example, the DEIR states that the project would result in 41 acres of direct impacts to Monterey pine forest in the form of direct removal for development, and 44 acres of indirect impacts to Monterey pine forest. The impact discussion provides a general description of what those indirect impacts would be (disturbance of the root zone and soil compaction from adjacent grading and trenching, changes in soil and hydrologic conditions from increased irrigation and run-off, etc.), but does not describe or show where these indirect impacts would occur. Although it is assumed that the indirect impact areas are all along the forested edges of development areas, it is unclear how the acreage was quantified and where exactly the impacts would occur. Please clarify. Also, the subsequent impact (BIO-B1) includes a table of Monterey pine forest impacts, with 41 acres of direct impact and 44 acres of indirect impact, but then concludes that 47 acres would be indirectly affected. Again, please clarify. **2-03** **2-04**

A clarification is also needed for Impact BIO-C1. The impact statement says that project development would result in potential disturbance of up to 0.06 acre of wetlands/drainages, but then the impact discussion concludes that direct impacts on 0.06 acre of wetlands would occur as a result of the project. This may be a wording oversight, but please clarify. **2-05**

The criteria for determining significance states that a project impact would be significant if the project would result in any direct or indirect disturbance of habitats designated as ESHA as defined by the Coastal Act which results in disruption of protected resources and habitat values. The impact analyses for various ESHAs then conclude that all the impacts can be mitigated to a less-than-significant level with mitigation. However, under the DEIR's significance criteria, direct removal of ESHA is unmitigatable. The conclusion under Impact BIO-A1 that the project's ESHA impacts are less than significant because the Coastal Commission can invoke the conflict resolution parameters of the Coastal Act to address ESHA impacts misrepresents the DEIR significance criteria, and seems off-point in a CEQA context. Conflict resolution is an available tool to the Commission under the Coastal Act, but that is different conc ept than identifying impacts and mitigations under CEQA. Impacts and mitigations in the DEIR need to be in a CEQA context. **2-06**

Land Use

The DEIR does not include discussion or analysis of any of the LCP changes not directly associated with the Pebble Beach Company (PBC) project. Although it is true that local governments do not need to develop CEQA documents for proposed LCP amendments, it is also true that local governments often use the CEQA process to develop the types of information that the Commission will need to be able to evaluate proposed LCP amendments for consistency with **2-07**

the Coastal Act. The County intends in this case for the CEQA document to form the basis for the LCP amendment submittal. As such, the DEIR should be framed to account for all LCP amendment components as well. **2-07 cont'd**

We have the following additional comments on the Land Use section of the DEIR:

- Under the description of existing residential designations in the LCP, the text states that golf courses can be allowed as a conditional use in the Low Density Residential and Medium Density Residential land use designations in Del Monte Forest per the current LCP. The proposed LCP amendment deletes golf courses as an allowed use in these areas, but the DEIR does not state this, nor does it include the changes to Sections 20.12.050 and 20.14.050 (where this will be accomplished) in Appendix D along with the proposed changes to the LUP and CIP. Please include the proposed changes to Sections 20.12.050 and 20.14.050 and clarify that the LCP amendment will delete golf courses as an allowed use in these areas. **2-08**

- Under the description of existing commercial designations in the LUP, the text states for Institutional Commercial that "the area of the PBC Corporation Yard immediately south of the proposed employee housing is also designated institutional." No employee housing is proposed at this location. Please clarify in the text. **2-09**

- Under the descriptions of the proposed residential development sites, the text describes the proposed changes to land use and zoning designations, including removal of the resource constraint overlay (B-8). The DEIR fails to identify the proposed B-6 (no future subdivision) overlay that would be imposed on all the areas proposed for residential development after the areas are subdivided. Please include this in the description. **2-10**

- Under Impact LU-B1, the two land use plans or regulations that are applicable to the proposed project are the Del Monte Forest LCP and the Coastal Act, not the Coastal Act Area. Please also clarify that the proposed project is inconsistent with not only biological resources and forest resources policies but also environmentally sensitive habitat area policies. In addition, the LCP amendment provides a plan for a majority of PBC's remaining development potential in the Del Monte Forest, not for a majority of remaining development potential in the Del Monte Forest generally. Finally, the list of Coastal Act policies for which consistency is measured against for this impact analysis is incomplete. For example, the public access policy that is evaluated is only one of the Coastal Act public access policies, and there are others that would be considered just as much if not more critical for the LCP amendment evaluation, namely Section 30210 which requires maximum public access and recreational opportunities. As stated above, please include a complete evaluation of all applicable Coastal Act policies for the entire LCP amendment, not just the PBC Concept Plan portion. **2-11** **2-12**

Alternatives

We appreciate the evaluation of alternatives that can reduce the project's impacts on Monterey pine forest and Yadon's piperia, since the Coastal Commission will need to see a similar **2-13**

evaluation of such alternatives for the LCP amendment submittal. However, the clustered development options (Alternatives 1A, 1B, and 1C) include 18 inclusionary housing units in addition to the proposed 90 market-rate units. In our staff level agreement with the Applicant, only 90 total (market-rate or otherwise) (or 100 total if a hotel is not built at Area M) new residential units were agreed upon, based on a careful evaluation by our staff of potential impacts and consistency with the Coastal Act. As such, these alternatives do not meet the project objective to "provide a reduced-intensity buildout plan compared to prior proposals for Del Monte Forest that can obtain Coastal Commission staff concurrence..." In addition, to support our own Commission's evaluation of the project and LCP amendment, including in terms of reduced impact alternatives, it would be helpful to see an alternative that eliminates all of the project's ESHA impacts and that is based purely on resource and constraint identification and avoidance. In other words, although Alternatives 2A, 2B, and 2C evaluate elimination of development in certain ESHA areas, the DEIR should include evaluation of an alternative that eliminates development in all ESHA (i.e., Areas J, K, L, F2, and I2) and limits development to non-ESHA areas only.

2-13 cont'd

2-14

In closing, we believe that the proposed project and LCP amendment are important vehicles for resolving longstanding coastal planning and development issues in the Del Monte Forest, and recognize that the DEIR information will be critical to their evaluation. We hope that these comments help the County to develop the best possible fact set for review and evaluation of the proposed LCP amendment and PBC project. We appreciate the ongoing coordination between the County and our staff on the project and LCP amendment, and look forward to continued coordination and agreement. As we have stated previously on earlier iterations of the project, it is important that the County and the Coastal Commission maximize the extent to which we are working from a common knowledge base, including biologic expertise, concerning the basic facts and science underlying the various resources at issue, and we are pleased to see that we have reached common ground on these issues. We continue to be available to the County and PBC as the project moves forward.

2-15

Sincerely,

Katie Butler

Katie Butler
Coastal Planner

cc: State Clearinghouse
Applicant

#3

Caltrans

STATE OF CALIFORNIA—BUSINESS, TRANSPORTATION AND HOUSING AGENCY EDMUND G. BROWN Jr., Gov

DEPARTMENT OF TRANSPORTATION
50 HIGUERA STREET
SAN LUIS OBISPO, CA 93401-5415
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Flex your power!
Be energy efficient!

January 9, 2012

MON-68-4.26/Var.
SCH# 2011041028

Joe Sidor
Monterey County Planning Department
168 West Alisal Street, 2nd Floor
Salinas, CA 93901

Dear Mr. Sidor:

COMMENTS TO PEBBLE BEACH COMPANY 2011 DRAFT EIR

The California Department of Transportation (Caltrans), District 5, Development Review, has reviewed the above referenced project and offers the following comments in response to your summary of impacts.

1. In previous correspondence for this project, Caltrans expressed concern that the growth and additional trips related to the development should be mitigated prior to occupancy. One of the main concerns with additional trips on the Holman Highway is the resulting increased delay for medical-emergency traffic heading west. As stated in our last letter, "Caltrans is not inclined to approve any project design/permit that will result in increased delay for Highway 68 Westbound ambulance traffic to the Community Hospital for Monterey County." That said, we feel continued coordination between the respective agencies on how best to accomplish this goal is important. **3-01**

2. During the past several months there have been discussions on potential Interchange design ideas that can accommodate the existing demand as well as new growth at Highway 1/68/Pebble Beach entrance. No one alternative has stood out as superior at this point. That said, while we are not supportive of a double-roundabout feature (Alternative 5), we feel there is merit in having continued study of a single roundabout design included in the range of alternatives. **3-02**

3. Caltrans believes an important design feature of any alternative must include more opportunity for storage of vehicles entering the Pebble Beach property off the State facilities. As a CEQA Responsible Agency for this project, we will continue to pursue this critical element as a feature in all future design discussions. **3-03**

4. Caltrans is currently revising the Transportation Concept Report for the entire Highway 68 from Salinas to Pacific Grove. The segment in this area (Post Mile L4.26 to 0.0 in Pacific Grove) is a two-lane conventional Highway, mostly urbanized, and with multiple signal controls. The ultimate concept for this segment of the route is being proposed as full relinquishment to the City of Monterey and Pacific Grove. Caltrans will continue to pursue this option with both Cities thereby allowing local design decisions of roadway enhancements. **3-04**

If you have any questions, or need further clarification on items discussed above, please don't hesitate to call me at (805) 542-4751.

Sincerely,

JOHN J. OLEJNIK
Associate Transportation Planner
District 5 Development Review Coordinator
john.olejnik@dot.ca.gov

cc: Mark McCumsey (D5)
Mike Zeller (TAMC)
Dave Rasmussen (D5)
Frank Boyle (D5)

#4

Monterey

January 5, 2012

Joseph Sidor, Assoc. Planner
Monterey Co. Resource Management Ag.
168 W. Alisal Street 2nd Floor
Salinas, CA 93901

Via Email: CEQAcomments@co.monterey.ca.us

Subject: Comments Regarding Draft Environmental Impact Report for the Pebble Beach Company Project (SCH# 2011041028)

Dear Mr. Sidor,

Thank you for the opportunity to comment on the above referenced environmental document for the Pebble Beach Company Project. The City of Monterey supports the Pebble Beach Company Project Alternative involving construction of a roundabout at the Highway 1/Holman Highway 68/17-Mile Drive intersection. This alternative is consistent with the City's mission to improve mobility and to ensure that such improvements address multiple modes of transportation that are safe, efficient and effective. **4-01**

The City of Monterey agrees with the DEIR Alternatives Analysis conclusion that the Alternative 5 roundabout would mitigate the project's traffic impacts. The footprint of the roundabout is similar to that of the five-legged signalized intersection and therefore biological, archaeological, and geological impacts would be similar and no additional studies would be necessary. The roundabout alternative also requires a lower retaining wall for the new Hwy 68 eastbound lane than the signalized intersection design, which reduces the grading and visual impacts. Finally, the roundabout alternative improves operation conditions such as vehicle queues at the SR1/SR68/17-Mile Drive Interchange, which reduces air quality impacts caused by vehicles queuing and idling at a signalized intersection. **4-02**

The City notes one correction regarding the future Holman Highway 68 Widening Project and the Professional Center driveway. The City does not support the installation of a signal at this location. The Community Hospital of the Monterey Peninsula (CHOMP) is required to allow a U-Turn for east-bound traffic exiting the Professional Center. This requirement is a mitigation measure to the recent CHOMP expansion project. Please eliminate all references to this signal at the Hwy 68/Professional Center driveway throughout the DEIR. **4-03**

We look forward to continuing the cooperative effort by all stakeholders to improve the capacity of Holman Highway 68 to serve regional traffic. Please give me a call at 831-646-3760 if you would like to discuss any of these issues with me or the City's traffic engineering staff.

Sincerely,

Fred Meurer
City Manager

MBUAPCD
Monterey Bay Unified Air Pollution Control District
Serving Monterey, San Benito, and Santa Cruz Counties

24580 Silver Cloud Court
Monterey, CA 93940
PHONE: (831) 647-9411 • FAX: (831) 647-8501

#5
MBUAPCD

January 9, 2012

Joseph Sidor
Monterey County Resource Management Agency - Planning Department
168 W. Alisal Street 2nd Floor
Salinas, CA 93901

Submitted Electronically to:
CEQAcomments@co.monterey.ca.us

Original sent First Class Mail

SUBJECT: Draft Environmental Impact Report for the Pebble Beach Company Project (PLN100138)

Dear Mr. Sidor:

Thank you for providing the Monterey Bay Unified Air Pollution Control District (Air District) the opportunity to comment on the above-referenced document. The comments contained in this letter are intended as guidance for the Lead Agency and should be incorporated into the final document, as appropriate. Overall, the Air District is concerned that the project's construction health risk impacts were underestimated and that the significant impact from greenhouse gas (GHG) emissions identified in the document are not sufficiently mitigated. **5-01**

In addition, the Air District requests documentation to support emission calculations and consistency in the assumptions used to evaluate air quality, health risk, and greenhouse gas (GHG) emissions impacts. The document or appendices did not include CalEEMod output files which made it impossible for the Air District to review and confirm the emission estimates reported. It also appears that a different set of assumptions was used to estimate criteria pollutant emissions, evaluate construction health risks, and estimate GHG emissions. This is of particular concern for the screening-level health risk assessment because less conservative assumptions were used to evaluate risk than were used to evaluate criteria pollutant impacts. A screening-level health risk assessment should be based on conservative assumptions. If there was a reason for using different sets of assumptions, this should have been clearly described in the document. **5-02**

The following sections provide specific comments on the above-reference document.

Impact Analysis
The following comments address the Air Districts concerns related to the air quality and climate change impact analyses and Appendix E.

Comments on Section 3.2 Air Quality

Table 3.2-6. Operational Emissions on Page 3.2-18 and Table 3.2-7 Unmitigated Construction PM10 Emissions and Mitigated Construction PM10 Emissions.
The operation and construction emissions reported in the tables are not supported with information in Appendix E such as, emission calculations, output reports from CalEEMod, or output from the Sacramento Roadway Construction model for the intersections. Therefore, the Air District is unable to confirm that the emissions were estimated correctly. **5-03**

Sensitive Receptors on Page 3.2-22 and Table 3.2-10 on Page 3.2-24.
The text states that "…a screening-level (worst-case) analysis of potential health risks" was evaluated for construction activities. However, based on the information provided in Table E-8 in Appendix E, the analysis was based on less conservative construction equipment assumptions when compared to the construction equipment data contained in Table E-2. Therefore, the results of the screening analysis may not represent a worst-case analysis. The Air District is concerned that areas identified in Table 3.2-10 with a mitigated cancer risk of 8 in one million may be greater than the threshold of 10 in one million if more conservative assumptions had been used for the analysis. **5-04**

Cumulative Impacts and Mitigation Measures on Page 3.2-28
The text states that operational emissions were based on daily trip generation data from Fehr and Peers 2011. However, the Air District cannot confirm what trip rates the operational emissions were based on because the CalEEMod output files were not included with the document. Therefore, there is no documentation of what trip rates were used to generate the operational emissions. The Air District is concerned that without being able to confirm what traffic assumptions were used for the analysis, the ROG or NOx emissions from operation may be underestimated. **5-05**

Comments on Section 3.4 Climate Change

Approach to Developing Significance Criteria on Page 3.4-14.
Please confirm what year the analysis considers as the "Business-as-Usual" (BAU) conditions for evaluating significance. The footnote #4 on page 3.4-14 refers to the year 2008; however, the Monterey County GHG inventory used 2005 as BAU condition. **5-06**

Table 3.4-7 Unmitigated Operational GHG Emissions (metric tons/year) Pages 3.4-18 through 3.4-20.
Please explain why the GHG emissions in Table 3.4-7 do not match the emissions presented in Table 3.2-6. The GHG emissions are underestimated compared to the criteria pollutant emissions for area and mobile sources. For example, the area and mobile source emissions presented in Table 3.4-7 for Option 1 are lower than the mobile source emissions presented in Table 3.2-6 for Option 1. If Table 3.4-7 represents operational emissions without design features or measures to reduce GHGs, then the mobile source emissions presented in Table 3.4-7 should at least be equal to, if not higher than, the emissions presented in Table 3.2-6. **5-07**

Table 3.4-7 Unmitigated Operational GHG Emissions (metric tons/year) Pages 3.4-18 through 3.4-20 and Table 3.12-7 on Page 3.12-26.
Please confirm the water use for the project estimated using CalEEMod matches the estimates from Table 3.12-7. It appears water use based on the CalEEMod defaults may underestimate water demand compared to the values presented in Table 3.12-7. Additional water use would result in more electricity and higher GHG emissions than have been reported. **5-08**

Table 3.4-9 Total Project Emissions Over Baseline on Page 3.4-21.
The annual operational emissions for Option 1 and Option 2 presented in Table 3.4-9 do not match the values in Table 3.4-7. Please review and explain why the values in both tables are not consistent. **5-09**

GHG Reduction Plan Measures listed at bottom of Page 3.4-24.
Please provide documentation to support the GHG reductions for the measures listed as being included in the GHG Reduction Plan. The reductions shown for the state measures represent statewide GHG reductions and overestimate the potential local GHG reductions that could be achieved with the project. For example, the energy emissions reductions are overestimated. Pacific Gas and Electric Company (PG&E) is the electricity provider in the project area. If the BAU condition is represented by the year 2008 (or 2005), PG&E had already achieved a renewable portfolio standard value of approximately 15%. Please explain how the Renewable Portfolio Standard measure, assuming this means 33% by 2020, will achieve reducing energy emissions by 23.9% compared to the BAU condition of 15%. Based on the underestimate of GHG reductions, the applicant must include additional measures in the GHG Reduction Plan to reduce GHG emission to less than significant. **5-10**

Comments on Appendix E Air Quality and Climate Change, Information for Analysis

Appendix E.
For future reference, the CalEEMod output tables should be included in the appendix in order for the Air District to review the emissions reported. The emissions reported in Table 3.2-6 and Table 3.4-7 could not be confirmed in CalEEMod using the information provided in Appendix E. If the CalEEMod default values were changed, an explanation to support changing the default values should also be included in the appendix. **5-11**

Construction in Appendix E on Page E-2.
The text states that mitigated construction emissions were estimated assuming incorporation of DPFs capable of 25% reduction. However, this measure is not listed in Mitigation Measure AQ-C2. Please clarify what construction mitigation measures will be implemented. **5-12**

Table E-5 Operational Assumptions in Appendix E
The project element sizes in Table E-5 must match with the information in Chapter 3 Project Description. It appears different sizes for some project elements were used to estimate emissions compared to what is summarized in the project description. For example on page 2-12 it states, "The existing ballroom on the first floor would be expanded… to create an additional 4,155 sf…" and "… the existing meeting facilities… additional 4,660 sf of meeting space." However, Table E-5 shows the ballroom was modeled as 3,960 sf and the meeting **5-13**

facilities were modeled as 3,960 sf. Therefore, the emissions may be underestimated if smaller facility sizes were evaluated in CalEEMod than are planned for the project. **5-13 cont'd**

Table E-8 Health Risk Assessment Assumptions in Appendix E

Please provide a more detailed description of how the screening health risk assessment was conducted. The basic assumptions used for off-road equipment; amount, horsepower, load factor, and hours per day, should be consistent between the criteria pollutant emission calculations and the health risk assessment. Based on the following comments, it appears the emissions used for the health risk assessment were underestimated compared to the methodology used to estimate criteria pollutant emissions. **5-14**

a. The health risk assessment methodology states it is based on off-road equipment emission factors from URBEMIS2007. However, the load factors shown in Table E-8 are lower than the load factors presented in Table E-2 (the load factors in Table E-2 are similar to the default load factors in URBEMIS2007). Please provide justification for using lower load factors as these will result in lower emission rates which will underestimate the health risk. **5-15**

b. The methodology also states that "…associated health risks was conducted for the Pebble Beach Links Driving Range Relocation to Collins Field." Please explain why the equipment listed for the grading and paving phases in Table E-8 do not match the equipment listed for the same project element and phase in Table E-2. In particular, the health risk assessment appears to have assumed fewer hours per day of equipment operation than presented in Table E-2. For example, most of the equipment in Table E-2 is listed to operate 8 hours per day while Table E-8 has most equipment operating less than 8 hours per day. The emissions used for the health risk assessment are underestimated if fewer equipment types and fewer hours per day were used. **5-16**

c. Please confirm whether the emission rates presented in Table E-8 are for the unmitigated or mitigated case. It appears the emission rates include mitigation measure AQ-D1. The PM emission rates (g/hr) presented in Table E-8 are lower than what can be calculated using off-road equipment emission factors from URBEMIS2007 as stated in the methodology. The PM emission factor in URBEMIS2007 for a rubber tired dozer in the year 2015 is 0.125 g/bhp hr (Appendix I to the URBEMIS2007 User's Guide). This equates to an emission rate of 16.4 g/hr and was calculated based on values in Table E-8 (0.125 g PM/bhp hr x 357 hp x 0.3685 load factor = 16.4 g/hr). An 85% reduction of the URBEMIS2007 emission factor for a rubber tired dozer would equate to nearly the same emission rate presented in Table E-8 (85% reduction of 16.4 g/hr = 2.46 g/hr and Table E-8 shows 2.83 g/hr). Therefore, it appears the emission rates include mitigation measure AQ-D1, installation of DPFs capable of achieving an 85% reduction in PM10 exhaust emissions. **5-17**

Mitigation Measures

The Air District's 2008 CEQA Guidelines discusses how the site design of a project can influence the impact on air quality. One type of site design feature the Air District encourages the applicant to consider is excluding wood-burning fireplaces. Wood-burning fireplaces can negatively impact air quality by generating fine particulate matter and creating an odor nuisance for neighbors. Therefore, the Air District recommends that the applicant requires installation of pellet stoves or fireplace inserts that operate with natural gas in **5-18**

locations where fireplaces may be planned, such as, residences, hotel rooms, or meetings rooms. 5-18 cont'd

The Air District supports the transportation mitigation measures that relieve congestion or promote alternative transportation uses as these measures will also contribute to benefiting air quality and GHG emissions. In particular, the Air District supports the development of an alternative transportation plan as listed under Mitigation Measure TRA-G1. A main source of criteria pollutant and GHG emissions associated with the project will result from transportation. Reducing the number of vehicle trips will benefit reducing both criteria pollutant emissions and GHG emissions. 5-19

Finally, the Air District recommends that the applicant commit to implementing the GHG Reduction Plan under Mitigation Measure CC-A2-A. The measures under consideration for reducing GHG emissions complement the recommended site design measures listed in the Air District's 2008 CEQA Guidelines. Implementing these measures would benefit both air quality and climate change by reducing emissions. If this mitigation measure is selected, please forward a copy of the GHG Reduction Plan to the Air District upon completion. 5-20

General Comments

The following are editorial comments for clarification in the document.

Table 3.2-6 on Page 3.2-18

Please confirm the units for the criteria pollutant emissions, the table title says "lbs/day" but the table header says "lb/year". 5-21

Significance Criteria on Page 3.4-15 and Mitigation Measure CC-A2-A on Page 3.4-22.

Please review and confirm the percentage reduction from business as usual (BAU) used to evaluate the project. It is not clear whether a 24% reduction from BAU or a 26% reduction from BAU is considered the reduction needed for the project. The text on page 3.4-15 states, "…represents a reduction in GHG emissions equal to 24% below 2020 BAU conditions…", however, Mitigation Measure CC-A2-A states "Reduce annual greenhouse gas emission by 26% relative to business as usual...". 5-22

Mitigation Measure AQ-D1 on Page 3.2-25.

A DPF capable of achieving an 85% reduction in PM10 emissions is considered "Level 3" not "Tier 3", please change text to state "Level 3" in both places in the mitigation measure. 5-23

Table E-5 Operational Assumptions in Appendix E

Please confirm that the table head name "Trip Rate" is incorrect and should be called "Unit Amount" to correspond to the value used in CalEEMod. The values in the "Trip Rate" column do not match with the values in Table 3.11-20 Project Trip Generation. A table showing what trip rates were used to estimate operational mobile source emissions must be included in the appendix. 5-24

Thank you for the opportunity to provide comments. Please contact me at (831) 647-9418 ext. 226 or bnunes@mbuapcd.org if you have questions regarding these comments. Also, please provide the Air District with written responses to all comments contained herein prior to the

certifying the Final Environmental Impact Report (per Public Resources Code Section 21092.5).

Best regards,

Robert Nunes
Air Quality Planner

Cc: Amy Clymo, MBUAPCD Air Quality Planner
David Craft, MBUAPCD Air Quality Engineer

#6
MPWMD-1

MONTEREY PENINSULA WATER MANAGEMENT DISTRICT

RECEIVED
DEC 19 2011
MONTEREY COUNTY
PLANNING DEPARTMENT

December 14, 2011

Mike Novo,
Director of Planning
Monterey County Resource Management Agency
168 W. Alisal Street, 2nd Floor
Salinas, CA 93901

Re: Pebble Beach Company Water Entitlement

Dear Mr. Novo:

This letter responds to a request by Pebble Beach Company ("PBC") for the Monterey Peninsula Water Management District's ("MPWMD") to clarify the status of the Water Entitlement granted to PBC by MPWMD pursuant to Ordinance No. 39, as amended by Ordinance No. 109, and various agreements related to the Carmel Area Wastewater District – Pebble Beach Community Services District Wastewater Reclamation Project (the "Reclamation Project").

MPWMD granted a Water Entitlement of 365 acre feet per year ("AF") to PBC pursuant to the Wastewater Reclamation Project Fiscal Sponsorship Agreement between MPWMD and PBC dated as of October 3, 1989. This Water Entitlement is evidenced by Water Use Permits issued by MPWMD to PBC in accordance with Ordinance No. 39 and the Fiscal Sponsorship Agreement.

MPWMD Ordinance No. 109 authorized PBC to sell up to 175 AF of its Water Entitlement to other landowners in Del Monte Forest for residential use, to assist in funding the improvements to the Reclamation Project with the intent of eliminating the use of supplemental potable water for irrigation of the golf courses and open spaces. Phase I of the Reclamation Project was completed in 1994, and the Phase II improvements were completed in 2009. The Reclamation Project is now supplying 100% of the water used for irrigation of the Del Monte Forest golf courses and other open spaces that are receiving recycled water, and saving, on average, approximately 1,000 acre feet per year of potable water.

6-01

The referenced agreements related to the Reclamation Project provide that MPWMD has a legal obligation to supply water pursuant to the Water Entitlement. MPWMD holds regulatory powers to require California American Water Company ("Cal-Am") to provide water service to the holders of the Water Entitlement through the Cal-Am system. However, if Cal-Am is unable to supply such water,

MPWMD is committed to finding other sources of water from which to supply the holders of the Water Entitlement.

The Cease and Desist order ("CDO") issued by the State Water Resources Control Board ("SWRCB") provides in its decision that Cal-Am may serve the holders of the Water Entitlement from withdrawals from the Carmel River irrespective of its water rights until December 31, 2016. After that date, unless the CDO is amended, Cal-Am is required to serve the Water Entitlement (and all other Cal-Am customers) only through legal water sources available to it (or to MPWMD). The CDO exempts the Water Entitlement from its moratorium on new connnections.

6-01 cont'd

The effect of MPWMD ordinances and agreements, as well as the CDO, is therefore as follows:

1) Holders of the Water Entitlement have the right to connect to the Cal-Am system even if no alternative water supply has been developed by Cal-Am.

2) Once connected, Water Entitlement users have the right to be served on the same basis as any other Cal-Am customer. That means that Water Entitlement users may be served by Cal-Am from its then legal sources in the same manner and extent as any other Cal-Am customers. 3) MPWMD continues to pursue development of alternative sources of water which, among other things, can satisfy the Water Entitlement.

6-02

The MPWMD is pleased to confirm its position related to PBC's Water Entitlement rights. I'm happy to respond to any questions or attend any future meetings to address this matter further.

Sincerely yours,

Monterey Peninsula Water Management District

By: David J. Stoldt, General Manager

cc: M. Stilwell, Pebble Beach Company

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#7

MPWMD-2

MONTEREY PENINSULA WATER MANAGEMENT DISTRICT

January 9, 2012

Mr. Joseph Sidor, Associate Planner
Monterey County Resource Management Agency
Planning Department
168 W. Alisal Street., 2nd Floor
Salinas, California 93901

Subject: Pebble Beach Company Project (PLN100138)

Dear Mr. Sidor:

The Monterey Peninsula Water Management District (District or MPWMD) appreciates the opportunity to comment on the Pebble Beach Company Project Draft EIR (DEIR). The project is described as the build-out of the remaining undeveloped Pebble Beach Company (PBC) properties in the Del Monte Forest Local Coastal Plan (LCP) area, including the renovation and expansion of visitor serving uses at The Lodge at Pebble Beach, The Inn at Spanish Bay, Spyglass Hill, and the Pebble Beach Equestrian Center; and the creation of 90-100 single-family residential lots. MPWMD's comments are as follows: 7-01

General Comments

1. MPWMD is referenced frequently in the DEIR, but is not included in the list of acronyms and abbreviations. 7-02

2. Water Permits from MPWMD will be required for each New Connection, modification to an existing Connection and each Expansion of Use. Prior to issuance of a building permit, a final review of the demand projection will take place and all development will be subject to water efficiency standards and other rules in effect at the time the Water Permit is considered. Water Permits will be issued for the project only if sufficient water from the Pebble Beach Company Entitlement is available. 7-03

Environmental Setting

ES Comment 1: Page ES-14, line 7: California American Water has not been ordered to cease extracting all water from the Carmel River, only the amount which exceeds its legal right. This comment applies to similar statements found in the Water Supply and Demand section of the DEIR. 7-04

Water Supply and Demand

WSD Comment 1: MPWMD acknowledges and recognizes an entitlement to a total of 365 acre-feet of potable Cal-Am water that is held by the Pebble Beach Company for financing the CAWD/PBCSD Recycled Water Project. This water can be used for any purpose if that use 7-05

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conforms to current County and MPWMD regulations. Permits for use of the Pebble Beach Company Water Entitlement are governed by District Rule 23.5 of the MPWMD Rules and Regulations. **7-05 cont'd**

WSD Comment 2: SB 610 and SB 221 Applicability, page 3.12-16, lines 9-10: The use of a factor of 0.42 acre-feet per year (AFY) that was used to review the need for a Water Supply Assessment is referenced as a factor used by MPWMD. MPWMD seeks clarification regarding the source of this factor. The factor may have been derived from average actual consumption by residential users within the County during a previous year. Current Cal-Am data (Water Year 2010-2011) shows the average water use of a residential customer in Pebble Beach to be 0.2612 AFY per connection. Actual water use varies depending on the location and size of the SFD and its landscaping. **7-06**

WSD Comment 3: History of Pebble Beach Company's Water Entitlement, page 3.12-17, lines 15-16: The SWRCB Order prohibits Cal-Am from diverting water above its legal right from the Carmel River after December 31, 2016, to supply the applicant's water entitlement. **7-07**

WSD Comment 4: History of Pebble Beach Company's Water Entitlement, page 312.18, lines 33-39: Information about the current status of Pebble Beach Entitlements can be found in the MPWMD monthly board packet. The packet is available on the MPWMD website at www.mpwmd.net. **7-08**

Thank you for the opportunity to review and respond to the Pebble Beach Company Project Draft EIR. We trust that our comments will be considered in the approvals for the Project. If you have any questions or would like to discuss our comments, please contact me at 658-5630.

Sincerely,

Stephanie Pintar
Water Demand Manager

cc: Henrietta Stern

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#8
PBCSD

Mike Niccum, General Manager/Secretary

PEBBLE BEACH COMMUNITY SERVICES DISTRICT

3101 FOREST LAKE ROAD • PEBBLE BEACH, CALIFORNIA 93953 • (831) 373-1274 • FAX (831) 373-2357

January 9, 2012

Mr. Joseph Sidor
Monterey County Planning Department
168 West Alisal Street, 2nd Floor
Salinas, CA 93901

Re: PBCSD Draft EIR Comments
Pebble Beach Company Project
PLN100138, SCH# 2011041028

Dear Mr. Sidor,

District staff comments are attached on the Draft Environmental Impact Report (DEIR) for the Pebble Beach Company Project.

Thank you for the opportunity to review the DEIR. Please contact Fire Prevention Chief, Robin Hamelin, Associate Engineer, Christina Baca, or me if you have questions or require more information or clarification of any of the recommendations in the attached response.

8-01

Sincerely,

Mike Niccum
General Manager

Attachment: District Recommendations

C Rick Hutchinson, Fire Chief
Robin Hamelin, Battalion Chief
Christina Baca, Associate Engineer
Mark Stilwell, Pebble Beach Company

PBCSD COMMENTS (1/9/12) ON DRAFT EIR FOR

PEBBLE BEACH COMPANY PROJECT

PLN100138, SCH#2011041028

Chapter 3.10 Public Services

1. Page 3.10-6 Fire Protection: Change Line 28 to: One (2011) Emergency One fire engine with a Class A triple combination pump that produces 1,500 gallons per minute (gpm).
2. Page 3.10-6 Fire Protection: Change Line 30 to: One (2004) American LaFrance Truck with a 75' aerial ladder and pump that produces 2,000 gpm.
3. Page 3.10-6 Fire Protection Change Line 31 to: One (2000) Emergency One Fire Engine with a pump that produces 1,500 gpm.

8-02

4. Page 3.10-12 Police and Fire Protection Change Line 27 to: In addition, PBCSD has an automatic aid agreement with Cypress Fire Protection District and the cities of Pacific Grove and Monterey that improves . . .

8-03

5. Page 3.10-13 Emergency Access The section starting at line 31 on page 613 of the DEIR states that the fire department (Hamelin) feels the housing development in the Corporation Yard would not block fire department access to Haul Road or Fire Roads 2 and 4 based on preliminary plans. The PBCSD Fire Department requires that notation be made in the DEIR that fire department access to Fire Roads 2 and 4 and Haul Road will not be blocked by development in the Corporation Yard.

8-04

6. Several sections of the DEIR identify locations where trails will be created on Fire Roads or Fire Road/Fuel breaks. The PBCSD Fire Department requires language in the DEIR that makes it clear that such trails will not cause the closing of any Fire Roads or Fire Road/Fuel breaks.

8-05

7. The Draft Environmental Impact Report references the review and rewriting of sections of the Land Use Plan which will include creating the Del Monte Forest Master Resource Management Plan (MRMP). Following completion of the MRMP, localized Research Management Plans (RMP) will be created for various parts of the Del Monte Forest. The PBCSD Fire Department must be a part of the review team creating or rewriting the MRMP and the RMPs.

8-06

#9

TAMC

TAMC
TRANSPORTATION AGENCY
FOR MONTEREY COUNTY

Regional Transportation Planning Agency • Congestion Management Planning
Local Transportation Commission • Monterey County Service Authority for Freeways & Expressways

January 9, 2012

Joseph Sidor, Associate Planner
Monterey County Resource Management Agency - Planning Department
168 W. Alisal Street 2nd Floor
Salinas, California 93901

SUBJECT: Comments on the Draft Environmental Impact Report for the Pebble Beach Company Project

Dear Mr. Sidor:

The Transportation Agency for Monterey County is the Regional Transportation Planning and Congestion Management Agency for Monterey County. Agency staff has reviewed the draft Environmental Impact Report for the Pebble Beach Company Project.

The proposed project would allow the renovation and expansion of visitor-serving uses at The Lodge at Pebble Beach, The Inn at Spanish Bay, Spyglass Hill, and the Pebble Beach Equestrian Center; creation of 90 to 100 single-family residential lots; preservation and conservation of approximately 635 acres as primarily forested open space; the relocation of existing trails and construction of new trail segments; construction of internal roadway, circulation, and drainage improvements at four intersections; and the reconfiguration of the main gate to the Pebble Beach area at the Highway 1/Highway 68/17-Mile Drive intersection.

The Transportation Agency appreciates the County, City of Monterey and the applicant's coordination on this proposal early in the environmental review process to discuss a possible roundabout alternative on Highway 68, and encourages continued coordination with our agency as well as Caltrans and other stakeholders as the development proposal progresses.

9-01

The Transportation Agency offers the following comments:

Regional Roads & Highways

1. Our agency appreciates the County's intent to collect Regional Development Impact Fees as mitigation for cumulative impacts for this development proposal. However, there are some issues with the manner in which the regional impact

9-02

fees are being utilized by this development as mitigation for both project-specific and cumulative impacts.

Mitigation measures TRA-C2 and TRA-C4 call for the payment of the Regional Development Impact Fee as mitigation for project-specific impacts. The regional fee, as designed, is adequate mitigation only for cumulative impacts. By definition, a project-specific impact entails a level of significance in excess of a cumulative impact. Since the regional fee funds are spread across 17 regionally-significant transportation projects to satisfy a development's cumulative impacts throughout the county, not solely for direct impacts within the vicinity of the development, payment of regional fees would be less than what would be expected for adequate mitigation of project-specific impacts. An example of this would be that a portion of the regional fees paid by this development would go towards mitigating cumulative impacts to Highway 156 from tourist traffic visiting Pebble Beach, resulting in a shortfall for mitigating direct impacts on Highway 68. Additional project-specific impacts would still need to be addressed through another mechanism, such as direct fair share payments towards the planned improvements at the impacted facilities.

9-02 cont'd

As with our agency's comments on the environmental document for the Corral de Tierra Neighborhood Shopping Center, the Transportation Agency defers to the County to finalize decisions related to adequate mitigations for project-specific transportation impacts. However it is recommended that these mitigation measures should be revised to identify alternative project-specific mitigations.

2. The Transportation Agency supports the construction of a roundabout at the interchange of Highways 1 and 68 that is being considered by the City of Monterey. Our agency strongly encourages that this alternative be considered and is available to help facilitate stakeholder meetings to pursue this option either as mitigation for this development or as a stand-alone project.

9-03

Bicycle, Pedestrian, & Transit Facilities

3. The Transportation Agency supports accommodation of alternative forms of transportation (rail, bus transit. bicycle and pedestrian transportation), both through the design of transportation facilities, and through the design and orientation of land uses. The Transportation Agency supports that one of the goals is to create a bike and pedestrian-friendly development, with design features including wide sidewalks, bicycle parking, and safe pedestrian access to the development site.

9-04

To accomplish these goals the development planning should place a premium on safe and accessible pedestrian access to the site from intersections and crosswalks, sidewalks, and bicycle facilities. The project site should also be designed with sidewalks that connect to external facilities, provide access to transit stops, and do not include the use of cul-de-sacs without a cut-through for

pedestrian travel. New roadways should be designed to accommodate bicycles with adequate pavement for bike travel. **9-04 cont'd**

4. As noted in the environmental document, the proposed development will result in higher traffic volumes on 17-mile Drive, which will have a detrimental effect on bicycle and pedestrian facilities. With the proposed mitigation measure to improve signage and striping to clearly identify bicycle facilities, our agency recommends that the improved striping and signage continue along 17-mile Drive connecting with the Hatton Canyon Trail in Carmel. The development should also provide a fair share contribution towards the class 2 bike lanes that are planned for the area at Ocean View, from Asilomar Boulevard to 17-mile Drive. More information about these projects can be found in the Transportation Agency's Bicycle and Pedestrian Master Plan. **9-05**

5. For pedestrians, consideration should also be given to the inclusion of intelligent crosswalks, which provide flashing notification lights when a pedestrian enters the crosswalk to increase visibility and alert drivers of their presence. In addition, our agency recommends the use of mid-crosswalk islands as a safe refuge for pedestrians that do not completely cross before the traffic signal changes. **9-06**

6. Our agency also supports and recommends that bicycle parking should be provided near the entrances of each building. To support this goal, our agency offers a Bicycle Protection Program that supplies grant funding for the purchase of bicycle storage facilities – our agency encourages the County and the applicant to apply to this program. **9-07**

7. As part of Mitigation Measure TRA-G1, which will require the applicant to prepare and implement an alternative transportation plan that emphasizes trip reduction measures, a clear enforcement mechanism should be included and reviewed by the County prior to the issuance of building permits. **9-08**

SB 375 & Greenhouse Gas Emissions

8. Senate Bill 375 requires the Metropolitan Planning Organization to develop a Sustainable Communities Strategies as a comprehensive approach to addressing greenhouse gas emissions at a regional level by linking land use and transportation planning decisions. Our agency encourages the City's coordination with the Association of Monterey Bay Area Governments in the development of the region's Sustainable Communities Strategy and for developments within the specific plan area to be consistent with the plan once it is completed. **9-09**

9. Our agency supports the use of light-colored pavement for pedestrian areas to cut down on the heat island effect. In addition, the development should explore the use of gray granite pavement for parking areas and roadways, which has the **9-10**

benefit over traditional blacktop of increasing nighttime visibility and is permeable to aid in the control of on-site water run-off. 9-10 cont'd

10. Where appropriate, light-emitting diode (LED) lighting should be used for external lighting to reduce the site's electricity consumption. 9-11

11. Consideration should be given to including preferred parking spaces for carpools, alternative fuel vehicles and electric vehicle charging stations. The Monterey Bay Electric Vehicle Alliance has received grants for charging stations to be installed throughout the county. This provides the opportunity for new developments to plan to include charging stations at potentially reduced costs. 9-12

Thank you for the opportunity to review this document. If you have any questions, please contact Michael Zeller of my staff at 831-775-0903.

Sincerely,

Debra L. Hale
Executive Director

CC: Paul Greenway, County of Monterey Public Works
Richard Steadman, Monterey Bay Unified Air Pollution Control District
Brandy Rider, California Department of Transportation (Caltrans) District 5
Carl Sedoryk, Monterey-Salinas Transit

#10

CNPS

California Native Plant Society

Monterey Bay Chapter

2 Via Milpitas
Caarmel Valley, CA 93924
Jan. 8, 2012

Mr. Joseph Sidor
Monterey County Planning Dept.
168 West Alisal Street, 2nd Floor
Salinas, CA 93901

Gentlepeople

The Monterey Bay Chapter of the California Native Plant Society would like to submit the following comments on the DEIR for the Pebble Beach Co. expansion plan. A number of our members have attended the meetings held in the past year, have walked most of the sites of the proposed projects in Del Monte Forest, and also participated on Dec. 14 in a field trip to the primary areas of environmentally sensitive habitat that would be affected by the construction. While we recognize that this plan has fewer impacts than the previous plan that was denied by the Coastal Commission, we do have the following concerns. **10-01**

Our overriding concern is the preservation of native Monterey Pine habitat, which is recognized as an Environmentally Sensitive Habitat Area (ESHA) and given special protection under the California Coastal Act. It is particularly precious where it supports high quality rare and endangered plant and animal species. In the past we have been able to defend ESHA from inappropriate development because of the strong policies in the Coastal Act. We are worried that approval of the Land Use Plan Amendment separately, as proposed in the schedule, could undermine this crucial policy by essentially creating "sacrifice areas" that would establish a precedent that could be applied to other ESHA sites. In a "best outcome" setting, development would be confined to degraded areas, while the pristine areas would be protected. However, we recognize that an effort has been made to create trade-offs that preserve large areas (20 acres or more) of high quality habitat in exchange for converting smaller areas of lesser habitat to permanent development. It is important to make it clear that this is a unique situation that is resulting in extensive permanently protected and maintained preserves. **10-02**

We continue to have specific issues in certain areas, for example our principal concern involves Areas K and L near the Indian Village rare plant preserve. There is a high-quality forest above and around the preserve supporting extensive stands of the endangered Yadon's Piperia that not only is an outstanding example of ESHA, but also is situated so that the topography affords some protection to the preserve below; but once the area is developed, that buffer may be substantially weakened. Changes in the hydrology could have an adverse impact on the endangered Hickman's Potentilla and encourage invasive nonnatives, while residential proximity creates a long list of potential impacts. We would recommend Option B to move the lots from K and L to F-2 and I-2, or one of the other options adjusting lot lines to protect Yadon's Piperia. We urge that at the very least the two lots that most closely affect the preserve be eliminated or relocated as recommended in one of the other alternatives. In that case, the remainder of the lots in subdivision L would need to have a definite building envelope, fences, and clear deed restrictions to preserve the habitat outside the envelope. This requires funding for inspections and enforcement. Unfortunately such agreements in the past have not worked in many cases where valuable drought-tolerant native habitat has been replaced by high-water use exotic landscaping. Nevertheless, wherever feasible, lot lines should be adjusted as suggested in the plan to protect Yadon's Piperia. **10-03**

This brings up an area of special concern: the over-arching importance of maintaining and enhancing preserved areas. Those of us who are concerned about this issue have (or should have) learned from past developments that careful management is essential to keep invasive non-native plant species from colonizing these preserved areas, which can also be damaged by human carelessness, disease, natural disasters, etc. Funding for management plans, maintenance, inspections, education of employees, enforcement, operation of the native plant greenhouses and other related activities needs to have high priority. We would ask and expect that a Resource Management Team or whatever group is established to oversee these matters include independent native plant experts. In the past there have been serious problems on following through on conditions of approval, most notably at Spanish Bay. We feel it is important to avoid that outcome this time. **10-04**

One of the most galling examples of inadequate management in the past has been the repeated mowing of Yadon's Piperia along road edges in the forest, presumably for fire safety, but totally unnecessary and destructive. When we called these events to the attention of management, we were told it was done in error and would be corrected by better employee training. When it happened again, there were more apologies and similar promises; but it is very disheartening to those of us who try to assure that landowners make good faith efforts to follow the rules protecting our endangered natural resources. **10-05**

Finally, we remain very concerned at the over-all loss of Monterey Pine habitat, particularly that containing rare, threatened or endangered plants. We recall that additional mitigations at the Old Capital and Aguajito sites (both owned by PBCo. and located outside the Coastal Zone) were proposed during discussions of the previous plan. We realize that the Coastal Commission staff is only involved in the Coastal Zone planning and was primarily interested in protecting ESHA, but we urge that additional mitigations for the loss of open space and Monterey Pine habitat be considered in those areas, particularly the undevelopable slopes adjoining Jacks Peak Park. **10-06**

We also wish to support the comments by Robert Hale, Secretary of our chapter, who has led many field trips in Del Monte Forest and has been able to study the documents in considerable detail. **10-07**

Sincerely yours,

Mary Ann Matthews

Mary Ann Matthews
Conservation Chair

LandWatch
monterey county

Post Office Box 1876, Salinas, CA 93902
Email: LandWatch@mclw.org
Website: www.landwatch.org
Telephone: 831-759-2824
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#11
LandWatch

January 9, 2012

Monterey County Planning Department
168 West Alisal Street, 2nd Floor
Salinas, CA 93901
CEQAComments@co.monterey.ca.us

Dear Staff:

LandWatch Monterey County has reviewed the project which is for build-out of the remaining undeveloped Pebble Beach Company (PBC) properties in the Del Monte Forest Local Coastal Plan (LCP) area. The project includes the following major activities:

- Expanding meeting facilities by 13,815 sq. ft.
- Adding 195 guest units.
- Constructing a two-level 224-space parking facility and 285-space parking lot.
- Collins Field-Equestrian Center: relocating driving range to Collins Field, constructing golf academy, demolishing existing equestrian center and constructing a new center.
- Adding 28,797 sq. ft. of commercial space.
- Creating 98 residential lots.
- Road improvements at SR1/SR68/17; Congress Road/17 Mile Drive; Congress Road/Lopez Rd; Lopez Road/Sunridge Rd and Portola Rd/Stevenson Drive.
- Trail and infrastructure improvements.
- Preserving 635 acres of dedication and conservation areas.
- Removing about 5,500 Monterey Pines, 952 Coast Live Oak and 35 other tree types for a total of 6,500 to 6,700 trees.
- Over 125 amendments or deletions to the Del Monte Forest LCP.

In addition to the proposed project, changes to the Poppy Hills Golf course are proposed including removal of 533 trees under a separate application.

11-01

Our comments follow:

1. The DEIR should address why the proposed project is being processed separately from the Poppy Hills Golf course project. Since the combined projects would require removal of over 7,000 trees and generate significant greenhouse gas emissions, they should be processed together. At a minimum, the cumulative impacts of both projects must be addressed, and the revised environmental documents for both projects should be re-circulated.

11-02

2. Air Quality

A. P. 3.2-17 and 3.2-28. The methodology for determining project consistency with the 2008 AQMP was changed in September 2011. See the MBUAPCD website for the revised Consistency Procedure 4.0. Under the new procedure, project dwelling units are added to base year units and approved and unconstructed dwelling units for unincorporated Monterey County. This number is then compared to the number of units forecast by AMBAG at the year of build-out. Please identify the approved and unconstructed projects in your response. **11-03**

B. Table 3.2-6, p. 3.2-19. The title identifies emissions as lbs/day, yet the table itself indicates lbs/year. This inconsistency should be clarified. **11-04**

C. P. 3.2-25. The DEIR finds the impact of diesel exhaust emissions on sensitive receptor would be significant for construction at all project development sites, except Area M Spyglass Hill and the Residential Lot Subdivision at the Corporation Yard, where the impact would be less than significant. The proposed mitigation measure (AQ-D1) would require the applicant to ensure that construction contractor(s) retrofit and install diesel particulate filters (DPFs) capable of achieving an 85% reduction in PM10 exhaust emissions (Tier 3) on all off-road construction equipment and diesel oxidation catalysts and Tier 3 DPFs on all on-road soil hauling. The DEIR finds this measure would reduce impacts to less than significant. Data should be provided that substantiate this finding. **11-05**

3. Biological Resources

A. The DEIR recommends numerous mitigation measures to address impacts on biological resources. We support these recommendations and urge that they be included as project conditions. **11-06**

4. Traffic

A. P. 3.11-11.The proposed project would amend the LUP to delete Policy 113 which follows in part:

> The Resource Constraint Area designation shall be removed only when water and sewer capacity sufficient to serve such development becomes available and that highway capacity and circulation solutions have been agreed upon and adopted. Until such time that resource problems are solved, there shall be no development other than existing lots of record.

The DEIR addresses traffic circulation problems existing at the time the LUP was adopted and finds these problems have been addressed. This finding is intended to support deletion of Policy 113. However, the DEIR finds that the proposed project would add substantial traffic to intersections in Del Monte Forest and the immediate vicinity; decrease acceptable levels of service to unacceptable levels or worsen existing unacceptable levels of service; and have both project level and cumulative significant and unavoidable impacts. P. 3.11-2 The DEIR also finds the project would add traffic to regional highway sections that are projected to operate at unacceptable levels of service and would add traffic to a highway ramp projected to operate at an unacceptable level of service. These impacts are found to be unavoidable and significant at the project level and cumulatively. Based on **11-07**

findings in the DEIR, deletion of Policy 113 is not supported, and in fact, its deletion would have significant unavoidable impacts. **11-07 cont'd**

B. The DEIR identifies significant and unavoidable project level and cumulative impacts on regional roadways. While the DEIR states the applicant will contribute its fair share of regional impact fees, impacts are found to be significant and unavoidable until such time as proposed mitigation measures are implemented. Further, the DEIR identifies proposed regional transportation projects that do not have funding in the foreseeable future and finds the project's contribution to regional fees will not mitigate significant impacts. **11-08**

We note that previous EIRs prepared for the County have made different findings, notably that regional traffic impacts would be mitigated with payment of regional impact fees. The analysis for this project is consistent with CEQA requirements regarding mitigation measures, and we support this updated approach for analyzing regional traffic impacts and mitigation.

5. Water Supply

A. P. 3-2.2. The DEIR finds that water is available for the project through 2016; after that time, additional water would be needed from new sources. It finds that a significant and unavoidable impact on water supplies if the Regional Project is not built by then. It also finds that regional water supply infrastructure and operations would have secondary environmental impacts. Mitigation measures are not identified for these impacts.

As noted above, Policy 113 which addresses traffic, water and sewer capacities would be deleted. According to the DEIR, the proposed substitute LCP Amendment prescribes that development in the Del Monte Forest can only be approved if it is first clearly demonstrated that the development will be served by an adequate, long-term public water supply, and where such development incorporates all necessary measures to assure no net increase in water demand from Cal-Am sources where extraction is leading to resource degradation. The only exception would be the remaining portion of the applicant's water entitlement consistent with the SWRCB Cease and Desist Order. The specific LCP amendment language is not provided in the DEIR. However, the DEIR states: **11-09**

> New text describes that concept plan development can use water from the Pebble Beach Water Entitlement and that adequate water is available to meet expected demand. P. 2-36.

As noted above, there is not a long-term water supply available to serve the project. The inconsistency between this finding and the statement on P. 2-36 should be addressed.

6. Climate Change

A. The DEIR attempts to use the County's GHG emission reduction policy (OS-10.11) described in the 2010 Monterey County General Plan to address the project's impact on climate change. The DEIR states:

> On the county level, the County has identified its 2020 target to be to reduce GHG emissions by 15% below 2005 levels by 2020. The County 2005 emissions of approximately1.71million MT CO2e are projected to increase to1.91 million MT CO_2e by 2020, which is an increase of approximately 11%. Using the draft inventory data, the county's target would correspond to 1.5 million MT CO_2e, which is approximately 24% below 2020 BAU conditions. *Typos not added.* P. 3.4-14

11-10

The source of the 2005 and 2020 emission inventory is not provided in either the DEIR or the Air Quality and Climate Change Appendix. The 2009 AMBAG Update shows the 2005 GHG emission inventory at 1.3 million MT CO_2e (excludes pass-through traffic). AMBAG has not prepared an updated 2020 forecasts. (Telecom 12/15/11, Chris Sentieri, AMBAG). The DEIR should use up-to-date data and revise its analysis accordingly.

B. For purposes of the DEIR, project level GHG emissions are considered significant if they are more than 76% of unmitigated emissions level. If project level emissions are reduced by more than 24%, they would not be significant. P. 3.4-15.

If project levels emissions are accounted for in the 2020 emission forecast for Monterey County, this approach would be consistent with the adopted County policy. However, the DEIR does not address consistency between project level emissions and the 2020 forecast of 1.91million MT CO_2e.

11-11

The DEIR finds the project would emit between 4,056 to 5,468 MT CO_2e in excess of baseline and that with mitigation, emissions would be reduced by more than 24% and would have less than a significant impact. If these emissions are in excess of the 2020 Monterey County forecast, they would have an unavoidable and significant cumulative impact on climate change.

C. Instead of using the method described above, guidelines adopted by the BAAQMD should be used to address climate change. While MBUAPCD has not approved GHG thresholds of significance, it has draft guidelines under preparation. These guidelines are similar to those adopted by the BAAQMD. The DEIR states:

11-12

> The State CEQA Guidelines do not define the amount of GHG emissions that would constitute a significant impact on the environment. Instead, they leave the determination of the significance of GHG emissions up to the lead agency and authorize the lead agency to consider thresholds of significance previously adopted or recommended by other public agencies or recommended by experts,

provided the decision of the lead agency to adopt such thresholds is supported by substantial evidence (State CEQA Guidelines 15064.4[a], 15064.7[c]). P. 3.4-14

Since neither the County of Monterey nor MBUAPCD have established thresholds of significance nor has the County identified an approach pursuant to these CEQA Guidelines, we believe the methodology adopted by the BAAQMD should be used to estimate the impact of GHG emissions on climate change.

11-12 cont'd

D. The adopted BAAQMD threshold of significant for land use projects is

4.6 metric tons CO_2e/year/service pop

Using this threshold, the project may have a significant and unavoidable cumulative impact on climate change.

11-13

E. Emissions from disposal of the 6,000 plus trees are averaged over a 100 year period. Since development would occur at a much more rapid rate, the use of a 100 year average should be justified (Table 3.4-8). Also, the emission estimate is based on the assumption that the trees will be chipped (p. 3.4-23). Since there is no condition requiring chipping and since burning is the other disposal method, the estimate of emissions from disposal should be revised to reflect both burning and chipping.

11-14

F. The DEIR includes a mitigation measure to validate the greenhouse gas emission offset value of preserving 598 acres of Monterey pine forest. P. 3.4-27. It states that the existing LCP designates most of these areas for development. The DEIR further states, "For project to qualify[for the Climate Action Reserve], it must be demonstrated that the project has a feasible and realistic potential for development and loss of the forested lands that would occur in the long run without the proposed preservation."

Policy 113 as described above would limit development on these acres into the foreseeable future.

11-15

G. Also, the methodology for evaluating impacts on climate change from the Pebble Beach Company project and the Poppy Hills Golf course project are inconsistent. This discrepancy should be addressed.

11-16

7. <u>Alternatives Analysis</u>

A. The DEIR indicates that residential development has the greatest impacts on biological resources. Up to 4,605 Monterey Pines would be removed by residential lot subdivisions. P. 3.4-20.

Three Clustered Development and three Reduced Development Alternatives are evaluated. All alternatives are identified as meeting most of the project objectives. Table 5-1.

11-17

All three Clustered Development Alternatives (1A-1C) would include 90 residential units and 18 units of inclusionary housing. All would reduce impacts to the Monterey Pine Forest and Yadon's piperia over the proposed project. Alternative 1C is identified as reducing Monterey Pine Forest acres by 3.49 and Yadon's piperia by 3.3 acres. P. 5-13. However, these data conflict with data inTable 5-6 which show a total of 9.00 fewer acres of Yadon's piperia affected for a total of 12.49 acres. **11-18**

Three Reduced Development Alternatives (2A-2C) would include fewer residential and inclusionary housing units. Alternative 2A would reduce impacts on Monterey Pine Forest by 8 acres and Yadon's piperia by 4 acres; Alternative 2B would reduce impacts by 14 acres and 4 acres, respectively; Alternatives would reduce impacts by 24 acres and 7 acres respectively. **11-19**

Alternative 2C is identified as the Environmentally Superior Alternative . P. 5-35. However, the text states, "…the environmentally superior "action" alternative is Alternative 2C (**Clustered Development Alternative C**)…". (emphasis added). The Clustered Development Alternative is 1C. Is the referenced alternative 1C or 2C? **11-20**

B. Reducing the number of trees to be removed would affect estimates of GHG emissions. The impact on GHG emissions should be quanitified for each of the residential alternatives. **11-21**

C. The DEIR finds that a roundabout at the SR 68/SR 1/17-Mile Drive Interchange would not address significant impacts. PP. 5-6 and 5-26. Given the potential of significant cumulative impacts on climate change as addressed above, a roundabout at that interchange would reduce GHG emissions as well as ozone precursor emissions. **11-22**

D. Existing comparative studies of signalized intersections versus roundabout intersections indicate substantial reductions in vehicle emissions especially during the A.M. and P.M. peak hours when heavy traffic occurs.[1] The basis for the vehicle emissions reduction is that roundabouts allow continuous vehicle flow and no, or very little, vehicle stops. Studies show that modern roundabouts have less delay, queing and stopping than standard signalized intersections. In one comparative analysis between the two types of intersections, as reported in *Impact of Modern Roundabout on Vehicular Emissions,*[2] the conclusions are as follows: **11-23**

- There was a (21 percent to 42 percent) decrease in the Carbon Monoxide (CO) emissions (Kg/hr) for the AM and PM periods after the installation of a modern roundabout.
- There was a (16 percent to 59 percent) decrease in the Carbon Dioxide (CO2) emissions (Kg/hr) for the AM and PM periods after the installation of modern roundabout.

[1] When vehicles are idle in a queue they emit about 7 times as much carbon monoxide (CO) as vehicles traveling at 10 mph. Source: refer to footnote #2.

[2] http://www.ctre.iastate.edu/pubs/midcon2003/MandavilliRoundabouts.pdf; https://www.dot.ny.gov/main/roundabouts/files/Emissions_Reduction.pdf

- There was a (20 percent to 48 percent) decrease in the Oxides of Nitrogen (NOx) emissions (Kg/hr) for the AM and PM periods after the installation of modern roundabout.
- There was a (18 percent to 65 percent) decrease in the Hydrocarbons (HC) emissions (Kg/hr) for the AM and PM periods after the installation of modern roundabout.
- Reduction in delays, queues and proportion of vehicle stopped at the intersection in the case of roundabouts suggest that roundabouts enhanced the operational performance of the intersections and account for the reduction in vehicular emissions.
- Since all the locations had a range of different traffic conditions, it is reasonable to suggest that a modern roundabout may be the best intersection alternative to reduce vehicular emissions for several other locations in Kansas with similar ranges of traffic volumes.

11-23 cont'd

E. The DEIR reports that the LOS improves with roundabouts for the 2015 and 2030 conditions as compared to the signalized intersections. PP 5-32; Table 5-4

F. The DEIR reports substantially less vehicle queues with the roundabout for 2015 and 2030 conditions as compared to signalized intersections. PP 5-33; Table 5-5

11-24

G. In addition to the superiority of roundabouts in reducing greenhouse gas emissions there are other significant advantages to roundabouts. Roundabouts have resulted in a 90 percent reduction in fatal and incapacitating accidents, regardless of the lack of familiarity by drivers with this type of intersection design. As compared to signalized intersections, injury accidents are reduced by 76 percent and overall intersection accidents are reduced by 35 percent because there are substantially fewer collision points in the design of a roundabout.

The deaths in Monterey County that are the result of vehicle collisions at standard, all-way stop-controls such as signalized intersections can be eliminated by constructing roundabouts.

Roundabouts perform more favorably when compared to conventional intersections in terms of improved safety, increased capacity, reduced overall delay, and improved aesthetics. This is because they have specific design and traffic control features including yield control for entering traffic, channelized approaches, and appropriate curvature to ensure safe travel speeds. They are self regulating as to speed and access to the intersection by the drivers. Roundabouts are also more cost effective in that they preclude the cost of signalization and maintenance of signals, and they reduce society's overall insurance costs through fewer accidents and fewer deaths and incapacitating injuries.

11-25

Thank you for the opportunity to review the document.

Sincerely,

Amy L. White
Executive Director

Lawrence, Laura x5148

#12
LWV-1

From: Beverly Bean [beverlygb@gmail.com]
Sent: Saturday, January 07, 2012 4:56 PM
To: ceqacomments
Subject: MND FOR POPPY HOLDINGS INC. AND DEIR FOR THE PEBBLE BEACH COMPANY PROPERTIES IN THE DEL MONTE FOREST LCP

January 7, 2012

Monterey County Planning Department

168 West Alisal Street, 2nd Floor

Salinas, CA 93901

CEQAComments@co.monterey.ca.us

SUBJECT: MND FOR POPPY HOLDINGS INC. AND DEIR FOR THE PEBBLE BEACH COMPANY PROPERTIES IN THE DEL MONTE FOREST LCP

Dear Staff:

The League of Women Voters of the Monterey Peninsula has reviewed the environmental documents for the Pebble Beach Company (PBC) project which includes over 125 amendments to the Del Monte Forest LCP and the Poppy Hills Golf course project. While the Pebble Beach Company is the applicant for both projects, they are being processes separately with two different environmental documents. **12-01**

By chopping up the project into pieces, the totality of environmental impacts of the two projects is not evaluated. For example, the PBC project would remove up to 6,700 Monterey Pine trees. The Poppy Hills Golf course project would remove 533 trees. Both projects include significant emissions during the construction phase with potential health impacts from diesel exhaust emissions. In terms of climate change, the PBC project would emit up to 5,469 MT CO_2e while the Poppy Hills project would emit 2,227 tons of CO_2 over the life of the project. While the second project's impact may not be significant, when considered with the first, the total may be significant and require a larger amount of mitigation. **12-02**

In addition to piecemealing the proposed projects in the Del Monte Forest, the two environmental documents use different methodologies for addressing impacts on climate change. Finally, neither environmental document includes the impacts of both projects in any of the cumulative impact analyses. 12-03 12-04

We request that the projects be considered together and that one environmental impact report be prepared for all of the activities currently proposed by the Pebble Beach Company. The revised document should be re-circulated for public review and comment. 12-05

Thank you for the opportunity to review the documents.

Sincerely,

Beverly Bean

President

#13

MPFW-1

Post-it® Fax Note 7671	Date 1.9.2012	# of pages ▶ 3
To Joe Sidor	From Nedeff	
Co./Dept. Planning Dept	Co. Mnt. Pine Watch	
Phone # 755-5262	Phone # 659-4252	
Fax # 757-9516	Fax # 659-4230	

Hard copy in snail mail.

Monterey Pine Forest Watch
P. O. Box 505
Carmel, California 93921

RECEIVED
JAN 09 2012
MONTEREY COUNTY
PLANNING DEPARTMENT

January 6, 2012

Monterey County Resource Management Agency
Planning Department
168 West Alisal Street, 2nd Floor
Salinas, CA 93901

SUBJECT: Draft EIR, Pebble Beach Company Project
PLN 100138
SCH # 2011041028

To Whom It May Concern:

The Monterey Pine Forest Watch submits the following comments on the Draft Environmental Impact Report for the Pebble Beach Company build-out project in Del Monte Forest.

1. Area M, Spyglass Hill: Both Option 1 (Visitor Serving), or Option 2 (Residential Lot Subdivision) are depicted on project maps adjacent to extensive and biologically significant dune ecosystems. We are concerned about the protection of the ecologically sensitive dune and Monterey Pine Forest edge habitat immediately adjacent to the proposed development area. Prior to any construction activity, we recommend that permanent barrier fencing be placed to protect the dune/forest ecotone and that pedestrian boardwalks be installed to direct walkers through the fragile habitat. Interpretive panels with information about the sensitive dune plants, birds and wildlife would be helpful to educate and enlist the cooperation of visitors to remain on designated pathways. **13-01**

2. Area L, Indian Village: The subdivision proposed adjacent to the Indian Village may have significant negative environmental impacts on the wet meadow habitat supporting the federally endangered Hickman's cinquefoil (*Potentilla hickmanii*), an extremely rare plant known from only two very small areas along California's Central Coast. The hydrology of the wet meadow ecosystem that hosts the rare cinquefoil may be jeopardized by the residential land use proposed in the surrounding "watershed" area of the wet meadow habitat. Any change in subsurface groundwater flow, or surface runoff may alter the unique environmental conditions the rare cinquefoil requires to remain viable. We recommend that all lots in this particular subdivision area be eliminated in favor of a protected buffer of Monterey Pine Forest habitat surrounding the Indian Village site. **13-02** **13-03**

3. Corporation Yard: We have concerns about the proposed development of residential lots in the existing Corporation Yard. This potential subdivision would essentially create a development zone surrounded by protected lands of the SFB Morse Reserve and Huckleberry Hill Natural Area. We suggest that the "inholding" of potential development be removed from the list of proposed residential development sites and that this open area be restored to Monterey Pine Forest habitat to buffer and expand the adjacent biologically significant open space. **13-03 cont'd**

4. QUESTION: The Draft Environmental Impact Report pertains only to Pebble Beach Company holdings in Del Monte Forest. Are the same sort of environmental protections and protocols that are proposed for the Pebble Beach Company project also going to be applicable to non-Company holdings, like Poppy Hills and the Monterey Peninsula Country Club, in the future? **13-04**

5. General Habitat Recommendations from our November 8, 2011 correspondence:

A. A long-term, comprehensive eradication program addressing non-native, undesirable plants should be implemented and monitored as a condition of project approval. **13-05**

B. Preservation and enhancement of special habitat areas, including Maritime Chaparral, Coastal Prairie, Dunes, Wetlands and Monterey Pine Forest, should be a long-term maintenance commitment noted as a condition of project approval. **13-06**

C. Preservation and enhancement of the many special status plants and wildlife species found within the project area should be a long-term commitment noted as a condition of project approval. **13-07**

D. The preservation of unique ecological staircase habitats noted by consultants from Jones and Stokes in their 1994 reports should be considered when locating construction sites. **13-08**

E. Forest edges and ecotone areas should be preserved, for example at the margin of coastal dune and pocket meadow habitats, because they provide the requisite space required for Monterey Pine Forest habitats to expand and contract in response to changing environmental conditions. **13-09**

F. We recommend that baseline biological surveys be conducted of all preservation sites, as well as special status plants and animals so that potential project impacts and environmental changes can be adequately monitored. **13-10**

G. We support the suggested 4:1 planting mitigation ratio for previous Pebble Beach Company projects forwarded by the California Department of Fish and Game for significant plant species, including Monterey pine and coast live oak trees, removed as a result of project implementation. Replacement trees should be propagated from local seed sources and monitored for survival. **13-11**

H. Permanent conservation of the Pebble Beach Company holdings in the Aguajito area adjacent to Jacks Peak Park should be considered as a component of the mitigation package implemented for the final Del Monte Forest build-out plan. 13-12

Thank you for the opportunity to provide comments on this significant development proposal.

Sincerely,

Nikki Nedeff

Nicole Nedeff
Secretary

Certified

#14

MPFW-2

APPLICANT SUBMITTAL

PLANNING COMMISSION MEETING

December 14, 2011

169 West Alisal

Salinas, California

CHAIR: Paul Getzelman

VICE-CHAIR: Amy Roberts

SECRETARY: Mike Novo

COUNTY COUNSEL: Wendy Strimling

COMMISSIONERS:

Paul C. Getzelman

Cosme Padilla

Jay Brown

Aurelio Salazar, Junior

Amy Roberts

Jose Mendez

Luther Hert

Martha Diehl

Don Rochester

Keith Vandevere

so upsetting to one council member that they put on agenda an item to close the Carmel/Pebble Beach gate.

So we did have interest in what Pebble Beach was doing.

This project is a master plan, and we will know over the next decade or two where Pebble Beach is going with what they want to do. It's going to be right there in writing. We'll hopefully pass it.

That is so important to the surrounding communities and the residents of Pebble Beach to know exactly what their company's planning to do and where they're going with their plans.

So I support this totally and hope that you move expeditiously on it.

Thank you for your time.

CHAIR GETZELMAN: Thank you, Mr. White.

MS. JOYCE STEVENS: Good morning, Commissioner.

I'm Joyce Stevens, and I'm representing the Monterey Pine Forest Walk. And this is a rerun for me, because I also spoke at the November hearing. But here we go.

14-01

The Monterey Pine Forest Walk is very appreciative of the years of negotiation from 2007 to 2009 between the California Coastal Commission under the leadership of Peter Douglas, great guy, and the executives

of the Pebble Beach Company.

This careful compromise resulted in major improvements to a very complicated project. In fact, this project began decades ago. I first heard about it in the 1970s when the proposal was for thousands of units, no preserved areas, and, naturally, a golf course.

Now, after incremental deletions, we have a much better project with 240 hotel rooms, 90 housing units, 635 acres of preserved land, and, best of all, no golf course. These deletions removed major ESHA and other environmental problems.

We do however, have some generic concerns that would further enhance the project.

One, an eradication program of non-native invasive plants should be undertaken on a long-term basis.

Two, preservation of special natural plant communities, including Maritime Chaparral, Coastal Prairie, Dunes and wetlands should be a permanent part of a maintenance commitment.

Three, there are many special status plants and special status wildlife species that require serious permanent protection.

Four, the unique ecological staircase described by Jones and Stokes in their 1994 report should be taken into consideration when locating construction sites.

14-01 cont'd

14-02

14-03

14-04

14-05

Five, because of forest edges, such as at dune boundaries -- they allow the Monterey Pine Forest to expand and contract naturally -- they should be kept in a natural state. 14-06

Six, baseline studies and regular monitoring for all special habitats and species are recommended with follow-up restoration as required. 14-07

Seven, residential development planned for the Corporation Yard should, preferably, not encroach on the Monterey Pine Forest. 14-08

Additional mitigation habitat could be found in Pebble Beach Company's Jacks Peak property. 14-09

And we do recommend the acceptance of this LCP Amendment. 14-10

Thank you very much.

CHAIR GETZELMAN: Thank you, very much. Miss Stevens.

Miss Stevens, you have that all written out. Would you like to submit that for the record?

MS. JOYCE STEVENS: Well, if you --

CHAIR GETZELMAN: It's up to you.

MS. JOYCE STEVENS: Sure.

CHAIR GETZELMAN: If you'd like to.

Thank you very much.

MR. BRETT SILVESTRI: Good morning, Mr. Chair,

STATE OF CALIFORNIA)
) ss.
COUNTY OF MONTEREY)

The foregoing proceedings were held before me, LISA A. YORK MEESKE, a Certified Shorthand Reporter for the State of California.

Said proceedings were taken at the time and place previously stated.

The proceedings were taken by me in shorthand at the time and place therein named and thereafter, under my direction, transcribed into longhand.

IN WITNESS WHEREOF, I have hereunto set my hand this 3rd of January, 2012.

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#15

Skyline

SKYLINE FOREST NEIGHBORHOOD ASSOCIATION

3 January 2012

Mr. Joseph Sidor, Associate Planner
Monterey County Resources Management Agency
Planning Dept
168 W. Alisal St. 2nd Floor
Salinas, CA 93901

Re: Comments on Draft EIR - Pebble Beach Company Project (DMFP), file # PLN100138

Dear Mr. Sidor;

The Monterey Skyline Forest Neighborhood Association strongly supports the Round-a-Bout Alternative in the Highway 68 (Holman Highway) Widening Project and is opposed to a proposal requiring additional traffic lanes and increased signalization at the Highway 1/Highway 68 intersection. Accordingly, we have the following traffic-related comments on the Pebble Beach Company Del Monte Forest Project (DMFP) draft EIR (DEIR): **15-01**

1. On page 2-15, Pebble Beach proposes to mitigate traffic impacts by way of phase 1-B Roadway Improvements as a sub-set of TAMC and AMBAG plans for a Highway 68 Widening Project. The DEIR further alludes to a CALTRANS PSR completed in 2000 as the basis for the Widening Project. It is our position, however, that the year 2000 PSR is now out of date. In particular, it predated currently available design criteria for round-a-bouts, which will likely result in a major revision of the Widening Project design. The City of Monterey, as lead agency for the Widening Project, currently supports the safety, environmental, and cost advantages of incorporating a round-a-bout at the SR 1/SR 68 intersection. **15-02**

2. We believe the adoption of Alternative 5 (Round-a-Bout) would allow the transportation network to mitigate many of the traffic impacts of the DMFP, as well as from existing congestion, without a second eastbound lane on SR 68, without a third lane on the SR 1 off-ramp, without a second right turn lane from SR 68 southbound, utilizing smaller retaining walls, and with far less air quality and environmental impacts - not to mention substantially improving traffic safety. **15-03**

3. Fehr & Peers notes in Appendix E that the DMFP will have unmitigated traffic impacts on the SR 68/Skyline Forest Drive intersection. It contends that the LOS F problem can only be resolved with a traffic signal at the intersection (Auto Mitigation 1). We believe that the impact can be mitigated with the construction of the Round-a-Bout Alternative. Our conclusion is based on our previous **15-04**

letter in which we disagreed with the Nov 2003 Skyline Traffic Study conclusion that a mere 20% of the traffic passing through the neighborhood is heading to another destination. Our observations conclude the percentage to be 50% or better during the morning and afternoon rush hours. **15-04 cont'd**

4. We further disagree that the intersection problem is due to left turning traffic from Skyline Forest Drive onto SR 68. Our observation is that the left turn from SR 68 (largely bypass traffic) onto Skyline Forest Drive is the cause of the problem. As left-turning traffic queues up on SR 68 during rush hour, it prevents drivers out of Skyline (largely local traffic) from turning left (east) into the refuge lane. The best solution to that problem is to keep eastbound traffic moving on SR 68 so drivers have less incentive to bypass through the neighborhoods. That will only happen with a round-a-bout at the SR 1/ SR 68 intersection. **15-05**

5. Fehr & Peers also notes that the impacts on the Carmel Hill Professional Center will be unmitigated. We do not accept that conclusion. As noted in the Skyline Forest letter to CALTRANS dated Dec 6, 2006, the impacts can be mitigated if CHOMP & Pebble Beach would provide an at-grade crossing of Scenic Rd between CHOMP and its Professional Park. This would eliminate the need for left turns into or out of the Professional Park as well as the U-turns at the CHOMP entrance. Neither would be required since eastbound access from Highway 68 to the Professional Park, as well as eastbound egress, would be via the Scenic Rd. crossing and the CHOMP /SR 68 intersection. A second alternative is to limit out-bound traffic to right turn only onto Holman Highway, followed by a u-turn at CHOMP for drivers heading toward Highway 1. Accordingly, we are opposed to the installation of a traffic signal at the Holman Highway/Professional Center intersection. **15-06**

6. We have also noted that the current signal at CHOMP remains red to both directions of SR 68 traffic when congestion causes eastbound cars exiting CHOMP to stop over the detector loops. This unnecessarily halts traffic on SR 68 in both directions backing cars into the SR 1/SR 68 intersection as well as into the Skyline/SR 68 intersection. This problem can best be addressed by the Round-a-Bout Alternative which can keep vehicles moving thereby preventing them from stopping over the loops. **15-07**

7. The section of the DEIR discussing Alternative 5 (pg 5-25), is inadequate in several ways.

   -First, it attempts to compare the Round-a-Bout Alternative, including bike route facilities, with a widening project (including Phase 1-B) that does not. This is comparing apples & oranges! A Phase 1 of the Round-a-Bout Alternative, without bike facilities, should be used in the comparative analysis. **15-08**

   -Second, the DEIR does the same thing when it compares the DMFP Phase 1B project with a full build out of the Widening Project inclusive of Alternative 5 (pg 5-26) - more apples and oranges! **15-09**

- Third, The discussion makes extensive use of the phrase "slightly less" and "similar" in comparing benefits of the Round-a-Bout Alternative with the DFMP project with no evidence to back up those rosy assertions. The Climate Change impact (pg 5-29) is just the most obvious example. The DEIR attempts to equate the well recognized air quality advantages of a round-a-bout with stop & go traffic at a signalized intersection by contending the DFMP will obtain the same results by some combination of "..design features, replanting/or offset purchases.. or .. greenhouse gas emission offset of preserving Monterey Pine forest…"

-Fourth, similar rosy assertions in the Air Quality; Aesthetics; Geology, Seismology, and Soils; Land Use and Recreation; Noise and Vibration; and Transportation and Circulation sections are equally suspect.

15-10

8. Tables 5-4 and 5-5 of the DEIR and the associated discussion clearly indicate the advantages of Alternative 5 over the current Widening Project plan and related Phase 1B. Although we understand that it is not the responsibility of the PBC to design or fully fund the complete Widening Project, PBC has a responsibility under Phase 1B to mitigate the DMFP impacts on the Skyline Forest Neighborhoods (TRA-C1) as well as the SR 68 highway ramp (TRA-C3). We believe both can be adequately addressed by construction of the round-a-bout at SR 1/ SR 68.

15-11

9. As noted in the DEIR, CALTRANS may need to approve a design exception to accomplish these mitigations, and TAMC will need to support a final design incorporating the round-a-bout. We are confident that all parties involved can work together to accomplish that objective. If so, the Skyline Forest Neighborhood should have no further objections to the Pebble Beach Del Monte Forest Project.

15-12

Sincerely.

James M. Cullem P.E.
Chairman
Skyline Traffic & Safety Committee

Cc: Skyline Forest Neighborhood Association Board
Rich Deal, P.E., City of Monterey Traffic Engineer

#16

TOMP

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January 9, 2012

Via Email and Facsimile
Mike Novo, Planning Director
Joseph Sidor, Associate Planner
Monterey County Resource Management Agency
Planning Department
168 W. Alisal Street, 2nd Floor
Salinas, CA 93901

Re: Pebble Beach Company Project (PLN100138)
Comments on the Draft Environmental Impact Report

Dear Mr. Novo and Mr. Sidor:

This Office represents The Open Monterey Project, which makes the following comments on the Draft EIR for the Pebble Beach Company (PBC) project.

The Notice of Preparation and Project Description

The Notice of Preparation and Project Description are deficient because they did not mention the inclusionary housing that is required to be built under County ordinance. The inclusionary housing will be another 15 or 20 residential units that will be built as part of this project and that will have environmental impacts. **16-01**

Water

The DEIR water analysis fails to adequately investigate, disclose or consider the impacts of water use by the mandatory inclusionary housing, or how to mitigate those impacts. Whether that mandatory housing is built onsite or offsite, it is a part of this PBC project and must be evaluated now, as part of the PBC project environmental review. The failure of the DEIR to include this information renders if deficient under CEQA. The information should be included and the DEIR should be recirculated. **16-02**

It appears that when the water demand by the mandatory affordable housing is properly evaluated and included, the total project water demand will exceed any available supply, including the so-called PBC entitlement. **16-03**

To the extent that PBC proposes to satisfy its inclusionary housing requirement through developing offsite housing or through paying an in lieu fee for the County to develop offsite housing or through any other proposal that includes any housing outside of the Forest, there is no water available for that non-Forest housing. According to the County ordinance and County staff, any offsite housing would have to be in the Coastal **16-04**

area or at least on the Monterey Peninsula. No water is available for such housing, due to the overdrafting of the Carmel River and the Seaside basin, and the SWRCB Order 95-10 and Cease and Desist Order, and the Seaside Basin adjudication. The DEIR failed to evaluate these important issues. **16-04 cont'd**

Under the Approved PBC Water Entitlement, "Benefitted" Properties are All within Del Monte Forest

The issue of which properties would benefit from the PBC entitlement has been highly controversial and heavily debated by the public before the public agencies. MPWMD rules prohibit use of the PBC entitlement outside the Del Monte Forest. This EIR anticipates modification of those MPWMD rules to allow use of the entitlement outside the Forest, including for the purpose of meeting the project's inclusionary housing requirement under County ordinance. Because that modification is foreseeable, and it is a part of this project, the environmental review of that proposed modification should have been included in this Draft EIR. This Draft EIR does not contain the significant information as to the impacts of using the entitlement outside the Forest. The information should be included and the Draft EIR should be recirculated.

To the extent that PBC proposes to use any of its entitlement outside the Forest, that proposal triggers a new EIR under MPWMD Rule 28-B.1. (See Sixth District Court of Appeal decision in *Save Our Carmel River v. Monterey Peninsula Water Management District* (2006) 141 Cal.App.4th 677.) **16-05**

MPWMD Rule 28-B.1 states in key part as follows:

> Due to the District's ongoing concern about the viability of the available water supply and the possibility that water transfers may result in additional water usage, water transfers shall be approved by the Board of Directors, subject to the other provisions of this Rule, if the transfer will not have an adverse impact on the water supply. In exercising its discretion, the Board of Directors shall consider the impacts of the application under consideration, as well as the cumulative impacts of other transfers, on the water supply.

Under the rule, the transfer may occur only "if the transfer will not have an adverse impact on the water supply." The DEIR concludes that the PBC project as a whole will have potentially significant and unavoidable impacts on water. The transfer of PBC entitlement water for use outside the Forest would exacerbate those impacts.

To the extent that PBC proposes to use any of its entitlement outside the Forest, that use is prohibited by MPWMD adopted ordinances and rules, including the ordinances that approved or modified the PBC entitlement. Any such proposal would require revision of the MPWMD rules, which is a known and foreseeable result of the proposal. Any such revision of MPWMD rules or ordinances would require environmental review. Therefore, such environmental review must be performed now, as part of this EIR, in order to avoid piecemealing.

16-05 cont'd

MPWMD Rules Require 15% Reduction in Any PBC Entitlement Transferred for Use Outside the Forest

Pursuant to MPWMD Rule 25.5, only 85 percent of the water use capacity is actually transferred in a water credit transfer. Therefore, any water credit is subject to a 15 percent reduction and reservation by the MPWMD. The actual amount transferred would have to account for this mandated reduction. The DEIR does not address this issue, which is a foreseeable part of the proposed use of water outside the Forest.

16-06

County Settlement Agreement with Leeper/Save Our Peninsula Committee Mandates EIR for Use of PBC Entitlement Outside the Forest

To the extent that PBC proposes to use any of its entitlement outside the Forest, that proposal triggers an EIR under the 2002 settlement agreement between Ed Leeper and Save Our Peninsula Committee and the County of Monterey.

That settlement agreement states in key part as follows.

> **2. No County Approvals Based on Water Credit Transfers.**
>
> **a. Prohibition of Transfers.** Existing County policy prohibits the transfer of water credits in connections with County development approvals. Further, County agrees that no water requirement, proof of water supply, or other condition or criteria of approval for any land use approval within that part of the County that is subject to the jurisdiction of the Monterey Peninsula Water Management District may include or be premised in whole or in any part upon a water supply that results from or is based in any part on any water saving mechanism as defined below without County first requiring the preparation and certification of a legally adequate Environmental Impact Report ("EIR"). Such an EIR must analyze potential environmental impacts

16-07

of the use of the water saving mechanism, including all cumulative impacts and all growth-inducing impacts.

. . . .

For purposes of this Agreement, "water saving mechanism" is broadly construed to include proposals to transfer, move, or transport any water credit, water factor, water use, historic water use, water, capacity, or water entitlement, and which proposes to be based in part upon any claimed water reduction, retrofit, offset, relinquishment, sale or lease of water savings. . . .

b. Environmental Impact Report. The EIR referenced above shall be a stand alone EIR, and not part of any other specific project approval EIR. The EIR shall include potential impacts from water saving mechanisms. The EIR shall include such matters as cumulative and growth inducing impacts relating thereto, the impacts of State Water Resources Control Board Order 95-10, the need to provide water to the Carmel aquifer, and the legal basis for each of the water saving mechanisms.

16-07 cont'd

SWRCB: Order 95-10 and the Cease and Desist Order

Although the use of the PBC entitlement may not be subject to Order 95-10 requirements, the use of water under the PBC entitlement is subject to the Cease and Desist Order (CDO). Given those restrictions, the DEIR fails to adequately evaluate the direct, indirect, and cumulative impacts of water use, or to adequately mitigate for those impacts, or to consider alternatives.

16-08

As of now, the litigation over the CDO is still not resolved. This ongoing uncertainty should be disclosed and discussed.

The DEIR Fails to Adequately Disclose or Analyze the Impacts of the PBC Proposal to Use its Water Credits, Valued at $250,000 per Acre Foot, as part of its Affordable Housing In Lieu Fees, instead of Providing On-site Housing

To the extent that PBC proposes to use water credits as part of its in-lieu fee for inclusionary housing, that proposal should be evaluated in the EIR. The proposal does not satisfy the intent, goals, or language of the County inclusionary housing ordinance.

16-09

The actual amount of proposed and potential reduction for the in-lieu fee should be quantified and analyzed in the EIR. The proposed and potential remaining fees and water should be evaluated, because it is probable and foreseeable that the water could

not be used outside the Forest, or could produce far less affordable housing than required or anticipated by the County ordinance. **16-09 cont'd**

According to its letter to the County, PBC values its water credits at $250,000 per acre foot. Is that the value that the County will place on the water credit? If not, what value will be placed, and by whom, and by what method? These are policy decisions that have potential environmental impacts and that implicate the EIR analysis of project consistency with County ordinances. They should be evaluated in the EIR. The determinations may affect how much housing can be built, and where, and when, which affect compliance with the County ordinance and the policies applicable within the Coastal Zone and within the large portions of the Del Monte Forest that are not located in the Coastal Zone. **16-10**

PBC characterizes its entitlements as "rights to water service." (PBC letter to Marti Noel and Joseph Sidor, County of Monterey, April 18, 2011, attachment, p. 5.) Does the EIR preparer agree with this characterization? How the entitlement is characterized may have an impact on the analysis of water demand, water supply, and water rights. **16-11**

Water Demand

The DEIR is inadequate in its analysis of water demand of inclusionary /affordable housing that must be built to comply with the County ordinance. It is also deficient in its discussion of whether there is sufficient water in entitlement, even if the MPWMD rules are changed to allow entitlement water to be used outside the Forest. **16-12**

All the DEIR water demand estimates are questionable, because they use average use of all houses in the Forest. In fact, the actual use of newer houses – those built in the last ten years – are much higher than average, and much higher than the figures used in the DEIR. The MPWMD allocates water to new development in Pebble Beach based on fixture unit methodology of that particular development, not on the basis of an average use such as the DEIR analysis suggests. The per-house MPWMD allocation is higher than the DEIR water demand analysis suggests, especially when the MPWMD makes an allowance for exterior landscaping irrigation. This means that the DEIR analysis of water demand impacts and water supply impacts is deficient. **16-13**

The project proposes to transfer a water entitlement from the Forest for use outside of the Forest for affordable housing. The DEIR fails to disclose and discuss the fact that MPWMD studies do not show a reduction in actual water use, even after accounting for 15% paper reduction. To the contrary, transferring water seems to lead to a higher water use at the destination site than originally estimated. (See discussion in *SOCR v. MPWMD* (2006) 141 Cal.App.4th 677, 685-686, 705 and MPWMD records.) **16-14**

There are no conditions or parameters that would limit or "cap" the actual direct water demand to what is suggested in Table 3.12-7, "Direct Water Demand of Proposed Project." Without that cap, the actual future water use could be unlimited. If the actual water demand for any one feature of the project goes over the amount estimated for that feature, what mitigations are proposed? **16-15**

The County's water use estimates in EIRs are woefully inaccurate, as shown in documents in the County's possession, the MPWMD's possession and as briefed in various cases in Monterey Superior Court. In this case, what investigative research was done to prepare Appendix H? What actual documents were reviewed by the EIR preparer in order to determine actual water use of homes constructed in the Forest in the last ten years, or the last twenty years? **16-16**

This EIR should consider mitigations requiring prompt public access to all actual water use records by each property that uses any PBC water entitlement, in order to allow for accountability of the water use estimates in the EIR. **16-17**

There is no analysis of the water demand presented by the affordable housing that would foreseeably be built as part of or as a result of this project. All such demand should be included in the water demand calculations. This will be new information, which means that the DEIR should be recirculated. **16-18**

Table H.2-1C-3, "Project Changes in Cal-Am Withdrawals from the Carmel River," is missing at least two key figures, which have the error "REF!" instead of a figure. **16-19**

Neither the DEIR nor its appendices reveal the size of each of the proposed lots, or the estimated size of the development for each lot. This information is relevant because it would provide an indication of how much water each of the lots would use. The information should be provided in the recirculated DEIR. **16-20**

The water demand analysis is hidden away in Appendix H. To make matters worse, the key table, Table H.2-2B, "Potable Water Use of Proposed Project Average Year" is in font of approximately this size: Table H.2-2B. 'Potable Water Use of Proposed Project Average Year'. All of the information in the table is in a font of the same tiny proportions, which makes it essentially impossible for the public or decisionmakers to read. The EIR fails as an informational document. **16-21**

The water demand analysis is based on an unreliable source called "WWD 2011." That document is unreliable. The WWD 2011 assumptions of 1.0 and 0.8 for future lots are unsupported. **16-22**

The WWD 2011 table is different from the Table H.2.2B that purports to rely on the WWD 2011 table. The WWD 2011 table uses an undefined and ambiguous symbol 1.0 AF per lot that is +/- 1.0 acre, and that it used 0.5 AF per lot that is +/- 0.5 acre. That is different from the DEIR Table H.2-2B that uses 1.0 AF per lot that is ">=1.0 acre," and uses 0.5 AF per lot that is ">= 0.5 acres." Each of the symbols should be explained. "Greater than" one acre is not the same as "more or less" one acre. **16-23**

As proposed, there is no limit to the amount of water that any proposed lot could use. Lots that are each estimated to use 0.5 AF or 1.0 AF could in reality use 2.0 or 3.0 AF each , or an unlimited amount, with impunity. That would cause unanalyzed and unmitigated significant impacts, bot direct and cumulative. The DEIR failed to investigate or mitigate these foreseeable impacts. **16-24**

Table H.2-2C "Other Entitlement Demand"

The use of the Del Monte Forest (DMF) average water demand for future single family dwelling (SFD) development is not reasonable because new SFD development has a much higher average use than existing SFD use in DMF, which includes older homes. This comment applies to the table entries for both "existing vacant lots" and "area X and Y." **16-25**

Also, SFD development does not necessarily include caretaker homes, granny units, and guest houses, or the water demand associated with those uses. **16-26**

The table's "Sources" cite three documents, but there is no citation within the table to any of the sources. The public is left to guess which information in the table came from which source. That is not adequate under CEQA. **16-27**

The table's "Sources" cites "1) DMF residential development calculations - ICF." Those calculations are nowhere to be found in the DEIR. The public has no way of knowing what "calculations" those are, and based on what data. The information should be released and included in a recirculated DEIR. It would be too late, and would not comply with CEQA, if the County produces the information in the Final EIR, because that would avoid public scrutiny and comment on the information. These water demand claims are significant information under CEQA. **16-28**

The table's "Sources" cites to "2) DMF Average from 1997 EIR for PBC Lot Program." That EIR cannot be relied upon. The EIR was not certified, and the data was not reliable when it was included in the EIR. **16-29**

The Table's "notes" are cut off in its discussion of remaining entitlement. The information is missing, so the public is unable to comment on it. **16-30**

The Table's statement that 117 AF have been sold to DMF Benefitted properties is inconsistent with the statements elsewhere that 130 AF have been sold (e.g., p. 3.12.7). Which figure is correct? The different figures change the analysis, potentially significantly. All information in the EIR should be internally consistent. **16-31**

DEIR Lacks Adequate Analysis of Problems with Developing Affordable Housing Outside of the Forest

Whether developed by PBC, the County, or someone else, there are many significant challenges facing the development of affordable housing to comply with the County's ordinance. There simply may not be available land in the Monterey Peninsula or the Coastal zone to comply with the ordinance. If the housing cannot be constructed, the project would not comply with the ordinance, and this inconsistency with the adopted ordinance should be discussed in the EIR. **16-32**

No Inclusionary Housing Exists In the Del Monte Forest Land Use Plan or Carmel Area Land Use Plan

No inclusionary housing has been developed under the County ordinance in the area covered by the Del Monte Forest Land Use Plan. No inclusionary housing has been developed under the County ordinance in the area covered by Carmel Area Land Use Plan, or the Big Sur Area Land Use Plan. This information was revealed by County staff in response to repeated questions during the County review of the failed Villas de Carmelo subdivision proposal in mid 2011. **16-33**

The PBC proposal is to avoid any onsite inclusionary housing as part of this project. That proposal seems to be inconsistent with the LCP, the County ordinance, the County goals and policies applicable to the project, and good planning. The PBC project is foreseeably the last large project in the Coastal Zone in the Del Monte Forest and Carmel Area plan areas. Failing to place inclusionary housing in the Forest would mean that all such placement would evaporate in the foreseeable future. These issues have not been adequately analyzed in the DEIR. **16-34**

Inclusionary Housing Within the Forest

At least one project alternative should evaluate on-site inclusionary housing within the Forest, because the County ordinance states that on-site inclusionary housing is strongly preferred, and because onsite inclusionary housing is good public policy. **16-35**

Another project alternative should include placing at least half of the required inclusionary housing in the Forest. **16-36**

DEIR Discussion of Entitlement is Not Accurate

At page 3.12-7, the DEIR claims as follows:

> Ordinance 109 allowed Pebble Beach Company to sell up to 175 AF of the Company's remaining unused water entitlement to interested Del Monte Forest residential property owners, with the proceeds from such sales to be used to pay for Phase II. Since 2004, Pebble Beach Company has sold approximately 130 AF of its remaining 355 AF water entitlement to Del Monte Forest residents, of which such residents connected are using approximately 30 AF. Therefore there is approximately 225 AF of unused water entitlement for Pebble Beach Company and residents have 100 AF of unused water entitlement, for a total remaining unused water entitlement of 325 AF.

That claim, and the use of the term "unused water entitlement," are misleading. If 130 AF has been sold to residents, then that amount is "used," and PBC has only 225 AF left. The EIR discussion improperly merges the entitlement possessed by DMF residents with the entitlement possessed by PBC. As a result, the EIR discussion is confusing and misleading. PBC cannot use the entitlement that PBC sold to residents. 16-37

MPWMD's "MONTHLY ENTITLEMENT REPORT" (EXHIBIT 19-B to the December 2011 MPWMD Board meeting packet) states that as of the Month of November 2011, CAWD/PBCSD Recycled Water Project Entitlements included 237.437 AF for the Pebble Beach Co. It is misleading for the DEIR to suggest that 325 AF entitlement is available for this project, when it is not.

This is important because the DEIR repeats the purported claim of 325 AF in a misleading way. As one example, on page 3.12-31, in the DEIR section entitled "Ability to Supply Water for Project," the first sentence is "As described above under "Environmental Setting," there is a remaining unused water entitlement of 325 AFY." That statement is misleading because PBC's remaining entitlement is much less than 325 AF.

There is no water use shown in the DEIR charts for property in the project that is called open space. Is there a prohibition on water use for property designated as "open space"? Please explain, with citation to references. If property called "open space" can be developed with any water use, such as for a park, or landscaping, or any other use that involves water, then the DEIR is flawed because it has not included that water use in the water demand estimates. The DEIR should place a mitigation that precludes any potable water use on the property called open space. 16-38

"Collins Residence"

The DEIR discussion of the Collins residence is very confusing. It is referenced in the EIR as a credit for 1.0 AF, but there is no proof of the actual water demand. The DEIR's guess of 1.0 is merely a guess. That information is very easy to determine and obtain, and the EIR preparer should get the accurate information and reveal it. The information may change the analysis. **16-39**

Regional Project

To the extent that the Regional Desalination Project is relied upon, that reliance is not reasonable. In December 2011, the Monterey Superior Court ordered the Marina Coast Water District to prepare a new EIR for the Regional Project. That information was not considered in the DEIR for the PBC project. **16-40**

Landscaping

The DEIR discussion of landscaping and irrigation demand is deficient. The water demand for the revegetation and planting efforts as a result of the project should be investigated, quantified, and included in the recirculated DEIR. The water demand for exterior landscaping of all proposed project uses should be investigated, quantified, and included in the recirculated DEIR. In short, all water uses that will arise as a result of the PBC project should be investigated, quantified, and included in the recirculated DEIR. **16-41**

Thank you for the opportunity to comment on the Draft EIR. Please place this Office on the distribution list for this project for all public hearings, updates, and notices under Public Resources Code section 21092.2.

Very truly yours,

LAW OFFICES OF MICHAEL W. STAMP

Molly Erickson

#17

Hale

Robert Hale
813 Cypress Street
Monterey, CA 93940
9 January 2012

Joseph Sidor
Monterey County RMA Planning Department
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RE: Comments on DRAFT EIR for Pebble Beach Company Project, PLN100138

I have the following comments regarding the DEIR for the Pebble Beach Company Project, presently under consideration. This proposal is definitely an improvement over previous development plans over the last two decades. There are still a few areas of the proposed development that concern me that in that they impact directly or indirectly important habitat for endangered plant species. Portions of Area K harbor a high density piperia habitat and Area L encroaches upon the extraordinarily rare Potentilla hickmanii. In my view the project can be improved by consideration of the following comments: 17-01

1) Alternatives to the Project - Removal of several lots will provide for a securer preservation of the most important endangered plant habitat. Some lots in Area K, L and perhaps J are the areas that I am most concerned about impacts on endangered species habitat. Of the Alternatives listed, ALT 1B comes closest to my preference, but it is not necessary to eliminate all the lots. The lots in important habitat should be preserved and lots fit into more disturbed habitat. I also see no need to require inclusionary housing at the Corporation Yard. That can continue to be residential housing. Comments on Alternatives follow: 17-02

a) ALT 1A, 2A - Not preferred. Area J is a more fragmented area and with the exception of Lot 1 the impacts on dense piperia habitat is minimal.
b) ALT 1B, 2B - Closer - But not all of K, L need be preserved which would minimize the number of lots to be fit in elsewhere. See my preferred next comment item.
c) ALT 1C, 2C - This puts more housing into Area L and unnecessarily tries to protect every occurrence of piperia in the project. A noble goal, but only the denser more separate occurrences need to be protected in the context of preservation of the larger habitats and populations

2) My Preferred Alternative - Remove from Area K lots 2-4 and 8. Remove from Area L lots 6-10 and Area J – reconfigure Lot 1 so that the north slope is placed in preservation. This will leave 9 units that could be relocated in the more disturbed Area F-2 or the Corporation Yard. No inclusionary housing needed in Pebble Beach. See comments 6-8 below for more discussion. 17-03

3) Area B - Employee Parking Lot Impact on Area B preservation area.

What will be the impact of lighting and the view of the Parking Lot from the western portion of the Preservation area? This impact could be significant if not designed properly. Please include similar language contained in mitigation requirements for the Corporation Yard development that require lights be shielded, directed away from and not visible in the Preservation area B. 17-04

Visibility of the lot could be reduced by constructing parking lot to be sunken below the elevation of the preservation area. There is currently a built up fire road that drops off into the parking lot. Perhaps a small barrier could be built. 17-05

The impact of construction disturbance spreading non-native plants into the preservation area is potentially significant. The fire road boundary is already quite overgrown with non-native invasive plants. Mitigation should be to require control of invasive nonnative plants at the edge of the preservation area. 17-06

4) Mitigation BIO-A1 establishes the need to implement resource management plans for maintaining and the biological resources. They are grouped by areas of contiguous habitat, for example are PQR. The DEIR does not recognize that there are existing open space areas managed by DMFF that border on two plan preservation areas at Seal Rock Creek and Area B,C. It is important to include these in the management plans as they are ecologically connected as a intact Monterey pine forest and non-native plants may easily spread into the Preservation areas. Include the following in:

a) Area B, C - The open space areas adjacent to Area B are currently dedicated open space resource areas and need to be managed together with Preservation area B. Better yet would be to coordinate with the Regional Park District for management of Rip Van Winkle park, too. Current invasive plants include – English Ivy, Genista (broom), holly, veldt grass (Ehrharta erecta) amongst others. Excessive off trail use by dogs and people is also degrading portions of the area. 17-07

b) Lower Seal Rock Creek - The open space forest to the north of Indian Village Picnic site extending from the Dunes to Stevenson Drive is contiguous and makes up the majority of forest that Area L is part of, and should be managed in the Lower Seal Rock SSRMP.

5) Mitigation BIO-A1 requiring site specific management plans does not include the resource of native grasslands. Native Grassland habitat protection in SSRMPs is needed to be addressed in the DEIR as a biological resource to be protected. Please include this resource to be managed in the SSRMPs. Coastal prairie and other native grasslands are an increasingly rare habitat type in California and Pebble beach contains several dominant grasslands under pine forest that range from dry to wet conditions. Sensitive plant species such as pine rose and endangered yadon's piperia often grow in grassland habitat. They can be easily degraded by non-native grasses both annual and perennial (veldt grass). Protection and enhancement of open meadows such as the Spruance meadow and Indian village meadow as well as the native grass understory of the Monterey pine forest is critical to the health of these habitat resources. 17-08

6) Impact BIO-D1 concerns the removal or indirect impacts on approximately 8000 piperia plants on about 8 acres of habitat. The impact of the loss of critical habitat areas for the piperia is not considered in this DEIR, but is important for the survival of the endangered species. The proposed project will severely impact two areas of high density habitat that is not contiguous to other populations proposed for preservation. Smaller, isolated and less dense populations may not be as important, though the DEIR does state that an isolated population of 274 plants in Area B is important for critical habitat. In particular, development in Area K severely, directly and indirectly, impacts an area of several acres of habitat with over 5300 plants that is a separate from other populations. Therefore development of Area K is a significant impact that can not be mitigated as it is high density, disjunct population important for critical habitat in the recovery plan for Yadon's piperia . Area J also contains higher density piperia habitat. To preserve this important critical habitat reconfigure the project:

17-09

a) RECONFIGURATION of Area K – Delete Lots 2, 3, 4, and place them in the preservation parcels. . This is the largest block of high quality (free from invasive weeds) piperia habitat and plants in Area K. Lot 8 also has a dense population and should be removed also due to it's proximity to a wetland. The other populations are in somewhat degraded condition from genista and more fragmented. Please analyze this as an alternative to the proposed project.

b) RECONFIGURATION of Area J - Lot 1 will directly and indirectly affect an area of piperia habitat that extends westward into a preservation parcel. Deletion of Lot 1 and adding this acreage to the preservation parcel will preserve a significant block of habitat for piperia. At least the northern half of the Lot 1 should be added to the adjacent preservation area

7) Mitigation BIO-D4, Regarding Impact of Area L development on nearby Potentilla hickmanii in Indian Village.

The impact identifies lots 6-10 and the road to them as having a significant impact on the drainage uphill from the Indian village habitat for the Potentilla. This plant occurs in only two populations in the world and deserves the highest level of protection. The Impact is not able conclude that effects on drainage can be ascertained and requires a certification prior to subdivision. Due to the rarity of the plant this mitigation leaves too much chance for adverse impacts and the impact is not mitigatable. Avoidance of development adjacent needs to be considered. Reconfigure to at least remove Lots 9 and 10 and place in the preservation parcel, as these seemed to be the lots located most directly up gradient from the meadow population. Removal of lots 6-10 and the access road to them would provide the highest level of protection.

17-10

8) Impact of Area L development on a large block of contiguous ESHA pine forest. The DEIR fails to identify that the 18 acre Area L is part of a much larger pine forest that stretches from the sand dunes at Bird Rock eastward to a golf course and

17-11

Stevenson Road. This appears to be a block of 80 to 100 acres that has a minimal passive open space recreational area at Indian Village surrounded by the larger preserved open forest space. Why is this substantial intact acreage of ESHA not being considered as an ESHA that is not suitable for development?. It meets all the requirements for important Monterey Pine ESHA. How were areas of ESHA selected that are allowed to be developed? What criteria did this larger lower Seal Rock EHSA forest that area L is contained within allow it to be designated developable? This would be another reason to minimize the impact on ESHA by allowing at the most development on lots 1-6. 17-11 cont'd

9) Mitigation Measure BIO-B3 - which details additional elements for the HHNHA such as specifying closing and revegetating all informal social trails. There are some social trails that provide for a suitable extension to the designated fire roads system that would be suitable for hikers only. The HHNHA SSRMP should conduct an inventory of existing social trails and consider dedicating some of these that do not impact habitat for rare or sensitive plants. Many are mountain bike trails that are severely eroding and are mere shortcuts that need to be removed and rehabilitated. There a few trails that pass through pine forest and would add to the hiking network as hiking only trails. It would be good if there was some mechanism to decide which trails could remain. 17-12

10) Comments regarding Resource Management Plans in Appendix C follow:

a) SSRMP for HHNNA - It is important that this plan include removal of the large stand of invasive acacia and broom in the Sawmill Quarry borrow site. The presence of these plants will be a source for non-native plants to spread into the surrounding HHNNA. Completion of the Spanish Bay requirement to restore the quarry site, removing the non-natives and planting native pine understory plants will remove a festering wound in the HHNNA area. Another high priority area is the interface zone of the Corporation Yard development which also has established and introduced invasive plants into the HHNHA. 17-13

b) Please have the SSRMP's identify native grassland habitats as resources to be protected and include special monitoring to ensure control of non-native plant invasion. 17-14

c) Monitoring for potential impact from development activities. The SSRMPs contain provision to monitor for residential encroachment of ornamental plants into preservation areas. Land conversion such as housing and roadways is a major pathway for of all sorts of non-native invasive plants to become established. So monitoring must be changed to include the following: 17-15

Residential Encroachment: to monitor for non-ornamental and all non-native potentially invasive plants. One example would be veldt grass which becomes commonly established around houses.

Roadside Encroachment - Add an element for Roadside Encroachment to require similar monitoring and control of non-native invasive plants, including grasses, along roadsides bounding preservation areas. 17-15 cont'd

d) Monitoring for invasive plants in all SSRMPs - Important to include all invasive plants that can impact the biological diversity and not just shrubby plants. Annual grasses are becoming more of a problem and are only effectively addressed when first appearing in an area. Problem grasses include: rattlesnake grass (Brizza maxima), rip gut brome (Bromus diandrus), pampas grass, velvet grass (Holcus lanatus) in wet areas and most recently veldt grass (Ehrharta erecta) that is appearing and spreading more. Oxalis or Bermuda buttercup is also becoming an invasive plant in coastal Monterey County. 17-16

e) Effective monitoring is extremely important, so that weed control work can be successful. Treated areas must be inspected on at least a quarterly basis to effective address re-sprouts of weeds or deal with other invasive plants such as grasses that may come in upon the disturbance of the area to control the original weed. Protection of the habitats will only succeed with diligent monitoring and control efforts. Commitment of adequate staff and resources is vital 17-17

f) Education component of SSRMP - should be a part of all the SSRMPs. Property owners should be informed of what kinds of plants they should not plant, how to recognize invasive weeds, how to report invasive weed problems, and how to receive help from Pebble Beach to remove the invasive plants. Most invasive weeds that occur in the preservation areas are also major problems for owner's yards. Pebble Beach Company should offer informal outreach events to help property owners understand the unique native plants around them and the kinds of invasive weed threats that the Pebble Beach forest face. I think outreach to Robert Louis Stevenson School for volunteers to help monitor and combat weeds would be very valuable. Motivating and using volunteers will greatly leverage the monetary resources invested. 17-18

g) Members of Resource Management Team (RMT). The California Native Plant Society, CNPS, with its knowledge of local plants and invasive plant issues would be a good organization to invite to participate on the Resource Management Team. Please include this in the section describing the RMT. 17-19

h) In section 5 of Appendix C, where the individual SSRMP are described, I think it is important to add as a GOAL: To monitor for, remove and control non-native invasive plants. The long term health of many sensitive plants will be compromised if invasive plants are allowed to dominate areas of the forest. It only takes a few years for non-natives to become established in an area. Monitoring and removal/control of non-native invasive plants is as or more important as enhancing reproduction of the native plants. 17-20

i) Will there be a process for the public to review Resource Management Plans (RMP) and annual work reports? – and more importantly a process whereby suggestions can be 17-21

submitted as to areas that need work such as weed control and suggest methods best to control?

11) Cumulative Impact BIO-B1(C) on Monterey Pine forest regionally - The DEIR uses an arbitrary 95% preservation of pine forest in the project plan area. Where does this figure come from? Why isn't there a requirement to at least offset the direct and indirect Monterey pine ESHA lost with at least equal acreage preservation of Monterey pine forest elsewhere, as in previous plans? 17-22

Pebble Beach Company has already entered into MOU to protect 99 acres of Yadon piperia habitat at the Old Capitol site and the Aguajito site (more than the Project develops) If the project directly destroys and indirectly modifies nearly 85 acres of Pine forest ESHA, why doesn't the project simply dedicate to preservation at least 85 acres in the regions Monterey Pine forest and not just an additional 7 acres? The Aguajito site provides more than enough acres. 17-23

Miscellaneous Comments:

12) Appendix F - for current condition of Area O. Fails to mention that much of area O has significant coverage of rattlesnake grass and genista bushes. There is no statement as to what impact these non-native plants are having on the extensive yadon's piperia population there. Please update biological discussion of Area O. 17-24

13) Is there anything in the Proposed Project that alters the condition for restoration of the Sawmill Gulch borrow site as a condition of Spanish Bay Development. This restoration has not yet been completed. Will this restoration condition be completed as part of the SSRMP for HHNA and surrounding parcels? Other than planting trees, the area was allowed to become largely overgrown with invasive acacia and broom. Restoration of a native pine understory does not appear to have been attempted, nor may it be possible with the prevalence of the weeds now. 17-25

14) For all mitigations - In general the DEIR has well thought out conditions imposed to ensure protection of the resources. Will there be adequate funding to provide for the personnel and resources needed to successfully comply with the mitigations? 17-26

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Pebble Beach Company has submitted a plan for development that is a much improved over the previous plan from 2007. While there are a lots in areas J, K and L that should not be developed, the plan has to a great degree maintained sizeable areas of forest and the integrity of the trail system. I look forward to the dedication of the preservation areas and am eager to help monitor and ensure that the biologically rich pine forests of Pebble Beach remain a tranquil retreat for nature lovers for many generations to come. 17-27

Thank you for your consideration, Robert Hale

#18

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January 9, 2012

OUR FILE NO. 6504.01

Via Electronic & US Mail

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RE: Comment to DEIR – Pebble Beach Company Project, Del Monte Forest Area (PLN 100138; State Clearinghouse No. 2011041028)

This firm represents Mr. and Mrs. Donald R. Scifres, owners and residents of the property located at 3310 17 Mile Drive, which is adjacent to the proposed Fairway One component of the Pebble Beach Company Project. This letter comments on the Draft Environmental Impact Report ("DEIR") prepared for the Pebble Beach Company Project (PLN 100138; State Clearinghouse No. 2011041028). **18-01**

A. Noise

Although noise levels in excess of the applicable thresholds would likely be associated with the Fairway One commercial development when measured at the nearby residential receptor area, particularly at the 3310 17 Mile Drive property, the DEIR does not present a clear and comprehensive analysis of the anticipated noise impacts. Appendix G of the CEQA Guidelines requires the review of "exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies." The 1982 Monterey County General Plan[1] cites the U.S. Environmental Protection Agency's ("USEPA") thresholds of 55 dB Ldn for outside and 45 dB Ldn inside for protection of general health and welfare. General Plan Policy 22.2.1 states that new development must conform to the **18-02**

1 The DEIR fails to explain the following conclusions found on Pages 3.9-3 and 3.9-4: "The General Plan's Noise Element contains planning guidelines relating to noise. It identifies goals and policies to support achievement of those goals, but it is not legally enforceable. The goals and policies contained in the General Plan apply throughout the jurisdiction. The Monterey County Noise Ordinance, part of the Monterey County Code, is legally enforceable." The DEIR conclusion concerning the Noise Element is contrary to law. The 1982 Monterey County General Plan sets forth the mandatory standards for environmental review of this Project (See, e.g., *Endangered Habitats League v. County of Orange* (200) 131 CA4th 777), and is at the top of the County's land use regulation hierarchy (*Neighborhood Action Group for the Fifth Dist. v. County of Calaveras* (1984) 156 CA3d 1176).

noise parameters established in Table 6. Table 6, which is included as Table 3.9-2 in the DEIR, sets forth Land Use Compatibility for Exterior Community Noise Environments. For low density single-family residential dwellings, such as those near the Fairway One Project, Table 6 establishes 50-55 dB as the normally acceptable outdoor noise range. While this is intended to be the noise range required to be met in the construction of new residences, given the apparent absence of any other General Plan standard for the range of noise level that commercial development can generate at an adjoining residential receptor, this range, mirroring the USEPA thresholds should be considered the relevant performance standard for the Fairway One project. 18-02 cont'd

The traffic noise exposure modeling in the DEIR for the road segment closest to the Fairway One Project, i.e., 17 Mile Drive South of Stevenson Drive, shows the existing noise level at 58 dB Ldn, which would increase with the Project. Both the baseline and "with project" noise levels are above the USEPA recommended levels referenced in the 1982 General Plan. Because noise is a "threat to physical and mental health" (P. 86, 1982 General Plan) and the baseline measurements are above those levels necessary to protect general health and welfare (P. 86, 1982 General Plan), any measurable level above the baseline must be considered significant. This is particularly important since the DEIR identifies "locations where people reside or where the presence of unwanted sound could adversely affect the use of land" as sensitive receptors. (P. 3.9-9, DEIR.) 18-03

To mitigate noise/health impacts, the 1982 General Plan sets forth several policies that should apply to the Fairway One Project. These include (1) Policy 22.2.5, which states that "the County, in accordance with Table 6, should require ambient sound levels to be less at night (10 p.m. to 7 a.m.) than during the day"; and (2) Policy 22.2.4, which requires the County to "specify working hours as part of the use permit for industries where on- and off-site noise is a concern to adjacent land uses."

Both the baseline and "with Project" noise levels are also within Noise Range II, Conditionally Accepted, of General Plan Table 6. Table 6 specifies that new development which falls within Noise Range II must prepare "detailed analysis of the noise reduction requirements" and include "noise insulation features" in the project design. 18-04

The General Plan policies and measures discussed in Table 6 should apply as mitigation measures for the Fairway One Project, which will not only address the significant noise/health impacts, but also make the Project consistent with the 1982 General Plan.

The DEIR also failed to adequately analyze interior noise and vibration impacts to nearby residential dwellings as a result of the Fairway One Project. The interior noise and vibration analysis must consider direct and cumulative; short (i.e., construction) and long term; and day and night time impacts. Events at the proposed Fairway One meeting facility must also be considered in the analysis. For determining the threshold of significance, the health-based standard of 45 dB should be 18-05

considered, consistent with the USEPA threshold cited in the 1982 General Plan. The Office of Planning Research's *Thresholds of Significance, Criteria for Defining Environmental Significance* recommends a health-based standard of significance for noise. 18-05 cont'd

Specific to noise generated from the on-site Fairway One parking lot, the DEIR concludes without discussion or evidence that "the noise from vehicle parking lot use is anticipated to be less than noise produced by passing vehicles". This bare conclusion cannot satisfy the requirement that the EIR serves as an informational document. (*Gray v. County of Madera* (2008) 167 Cal. App. 4th 1099, 1123.) The noise and vibration from the Project's parking lot which will be experienced by the nearby sensitive receptors, particularly during construction, meetings and events, may be more than those experienced from traffic on 17 Mile Drive. But the unsupported conclusion also misses the point. The threshold of significance is not whether the project noise, including the noise from the parking lot, is less than noise produced by passing vehicles. The appropriate question under CEQA is whether such noise, either directly or cumulatively, is above or below the applicable thresholds. As noted above, for the nearby residences, the threshold should be 55 dB for outside and 45 dB inside for protection of general health and welfare. More particularly, the standard should be expressed as dB(A), because industry practice is for community ambient noise levels to be measured in the A weighted sound pressure level. Further analysis, identification of appropriate thresholds and evaluation of feasible mitigation measures are necessary in order for it to comply with CEQA. 18-06

Finally, the closest monitoring site used to measure ambient noise levels (as shown on Figure 3.9-1 of the DEIR) is about 2,000 feet from the Fairway One Project. Due to distance of the ambient noise monitoring site from the Project, it is important to fully discuss in the body of the document the accuracy of the noise modeling, including uncertainty factors and margin of error. The DEIR is absent such discussion and fails, in that regard, to be a fully informational document. 18-07

In summary, the following are recommended to assess and address potentially significant noise/health impacts, and in order to achieve the necessary Project consistency with the 1982 General Plan:

1) Perform direct and cumulative analyses of the potential for direct and cumulative interior and exterior noise and vibration impacts of the Fairway One Project upon the nearby residential dwellings, particularly at the adjacent 3310 17 Mile Drive property. Such analyses must include short term and long term and day and night time noise exposures. 18-08
2) Fully describe in the body of the DEIR the uncertainty factors and margin of error of the noise modeling. 18-09

3) Change the standard of significance to health-based standards of 55 dB(A) for outside and 45 dB(A) for inside; establish that any measurable level above these health-based thresholds is significant; and apply appropriate mitigation measures. 18-10

4) Establish lesser ambient sound levels at night (10 p.m. to 7 a.m.) than during the day as a mitigation measure, consistent with General Plan Policy 22.2.5. 18-11

5) Specify operating hours for the new meeting facility as a mitigation measure, consistent with General Plan Policy 22.2.4. 18-12

B. Aesthetics

The Fairway One Project includes removal of mature landscaping, including 66 trees, and construction of two-story buildings. As applicable to this Project, the standard of significance set forth in the DEIR is as follows: "Substantial degradation of existing visual character, or quality of the site or surrounding area or incompatibility with the development scale and style of the surrounding area." (P.3.1-12, DEIR.) This standard of significance is consistent with the Del Monte Forest Land Use Plan/Local Coastal Programs ("LUP/LCP"), which states as follows: "Particular attention is to be given towards siting and planning development to assure compatibility with existing resources and adjacent land uses." (p. 48)

Although the above standard of significance is described in the DEIR, the DEIR fails to adequately review the incompatibility of this large commercial development adjacent to residential uses. For example, the DEIR failed to adequately analyze the land use incompatibility impacts resulting from the increase in the allowable building heights and the narrower setbacks with the Project's proposed planning and zoning amendment from LDR to GDC. Also, the simulations included in the DEIR do not include "before" and "after" stimulations from the vantage point of nearby residential dwellings. Without a fuller analysis of potential land use incompatibility impacts, the standard of significance is not properly applied. Because the Fairway One project includes land use plan amendments and rezoning, the EIR must include analysis of the potential impacts to nearby residences associated with the differences in development standards between a residential and commercial project. 18-13

The DEIR concludes without sufficient basis that: "Overall, the proposed development at The Lodge at Pebble Beach would generally appear similar to existing facilities in scale and visual character and would not substantially alter the area's existing visual character and quality. Therefore, this impact would be less than significant." Again, this bare conclusion cannot satisfy the requirement that the EIR serves as an informational document. The Project includes a 40-unit complex with parking, a parking structure, and a 2,100-square foot meeting facility, which would be considered incompatible with nearby single family residential dwellings. In order to address this significant incompatibility impact, the EIR should recommend detailed site-specific mitigation 18-14

measures of for landscape screening (such as requiring a landscape plan and establishing specific performance criteria) and exterior paint colors and materials for the Fairway One Project buildings in order to visually screen the Project from nearby residences. Moreover, the building heights and setbacks should be consistent with the current LDR zoning to lessen the impacts resulting from the Project's incompatible land uses. **18-14 cont'd**

Additionally, to avoid substantial degradation of the existing visual character and quality of the surrounding area, all utility lines for the Project should be underground to hide them from public view, consistent with LUP Policy 53. More specifically, the proposed LUP amendment of this policy should not be allowed for the Fairway One Project due to its potential to substantially degrade the character and quality of this mixed residential/commercial setting. **18-15**

In addition to the Project's incompatibility with adjacent land uses, the Project will create light pollution impacting the health of the nearby residents and the environment. Light pollution, particularly during the nighttime, has been known to cause significant health impacts. The scientific article enclosed as Exhibit "A", states that the increasing prevalence of exposure to artificial light at night has significant social, ecological, behavioral, and health consequences. This health impact has not been evaluated in the DEIR. **18-16**

Although Mitigation Measure AES-C1 requires light and glare reduction measures in design plans and specification, it cannot be determined if the measures are sufficient to reduce their direct and cumulative health impacts to less than significant without reviewing a lighting plan as part of the analysis. Consequently, the mitigation should include precise performance standards for the lighting plan, including but not limited to the locations, types, numbers, and wattages of the exterior lighting fixtures in order to reduce this impact to less than significant. **18-17**

In summary, the following mitigation measures should apply to the Project's potentially significant land use incompatibility, aesthetics and light pollution/health impacts:

1) Specify with particularity performance standards for landscape screening to visually screen the Project buildings as viewed by the nearby residents, particularly the residents of the adjacent 3310 17 Mile Drive property. **18-18**
2) Specify with particularity performance standards for exterior paint colors and materials of all structures (including roofing materials) as required to minimize visibility of the buildings from nearby residences. **18-19**
3) Require all utility lines to be underground to hide them from public views consistent with LUP Policy 53 (i.e., a LUP amendment should not be allowed for the Fairway One Project). **18-20**

4) Require and specify with particularity performance standards for a lighting plan, including but not limited to locations, types, numbers and wattage of exterior lightning fixtures. 18-21

C. Parking, Traffic, Circulation and Associated Impacts

Although the DEIR states in a footnote (Footnote 5, Page 3.11-36) that parking is not considered a CEQA impact under the current guidelines, and the parking analysis is for information purposes only, the DEIR establishes a baseline, formally defines the standard of significance, includes an impact analysis, and applies mitigation measures for parking, and thus, the substantive provisions of CEQA apply irrespective of the conclusion in the footnote. The 1982 General Plan and the LUP/LCP policies also address parking, indicating that parking is a broader land use and environmental issue that requires attention. 18-22

The DEIR parking analysis is inadequate for the Fairway One Project. Of particular concern are (1) the high potential for impacts to the nearby residential use (such as at the 3310 17 Mile Drive property) due to increased demand for on-street parking and increased traffic associated with guests and visitors of the expanded lodge facilities; (2) idling delivery trucks, buses, and shuttles resulting in increased noise and toxic emissions exposure to nearby residents; and 3) circulation and traffic safety risks resulting from the placement of the exit driveway in close proximity to the residential driveway at 3310 17 Mile Drive. The Fairway One complex proposal consists of 40 guest units, and the project has a U-shape driveway that only provides 28 parking spaces. (P. 3.11-64, DEIR.) Although the DEIR notes that additional cars would be valet-parked at the new parking facility (P. 3.11-64, DEIR), there is no analysis of whether guests, visitors and employees may instead seek to park along 17 Mile Drive. It is reasonable to assume that the 28 on-site spaces, which are inadequate for the 40-guest unit complex under county codes, will be fully utilized and overflow demand may utilize the free and more proximately located parking situated on 17 Mile Drive as opposed to the more distant valet parking. This increased use may result in the impacts described above. 18-23

The proposed exit from the Fairway One complex is located close to the residential driveway at 3310 17 Mile Drive and may result in potentially significant circulation, traffic, noise and hazard emission impacts not fully evaluated in the DEIR. The EIR should evaluate the feasibility of reducing these impacts to less than significant with a redesign of the project driveway so it is not circular and the ingress and egress both occur where the present ingress is proposed (near the common boundary of the Beirne and Fairway One lots). This modification would also minimize noise impacts to the Scifres residence associated with guests exiting the Project site near the Scifres driveway entrance. Also, the use of the project driveway and 17 Mile Drive should be limited to avoid dangerous conditions for pedestrians and to limit emission exposure by nearby residents, particularly from idling taxis, trucks, buses and shuttles. As part of access control, only passenger 18-24

vehicles should be allowed in the project driveway on a routine daily basis and idling engines between the Project driveway and the residences on17 Mile Drive should be prohibited to lessen these impacts.=. 18-24 cont'd

Under Impact TRA-F3 for parking conditions during special events, the DEIR concludes that the overall parking impact to the area is expected to remain the same with or without the project. There is inadequate discussion or information to support this conclusion for the Fairway One Project. A 40 unit hotel development on a commercial parcel will have a greater impacts than those associated with the existing Beirne residence. Additionally, the proposed 2,100-square foot meeting facility, any special event could further increase the overall parking demand over what was assumed in the DEIR. The parking space needs were calculated using the parking requirements set forth in section 20.58 of the Monterey County Code which are limited to "convention center, meeting hall, and exhibits." If the use of the project is not limited to only these uses in the application or by conditions of approval, then parking demand needs to be recalculated. 18-25

In summary, the following are recommended in order to address parking and its associated impacts: 18-26

1) Modify the U-shaped driveway to provide for one ingress/egress point near the presently proposed ingress between the Beirne and Fairway One parcels.
2) Limit daily use of the driveway to passenger vehicles. 18-27
3) If the 2,100-square foot meeting facility will not be limited to "convention center, meeting hall, and exhibits", reevaluate parking demand and impacts. 18-28
4) Prohibit the parking or staging of vehicles with idling engines on 17 Mile Drive between the Project entrance and the residential driveway at 3310 17 Mile Drive. 18-29

D. Health Impacts

Under CEQA, a lead agency must make a finding of significance if a project's impacts may cause substantial adverse effects on human beings. (Pub Res C §21083(b)(3); 14 CCR §15065(a)(4).) Under this standard, a change to the physical environment that might otherwise be minor must be treated as significant if people will be significantly affected. The adverse effects on human health associated with the Fairway One Project include noise, light pollution and vehicle emissions, particularly for the residents of 3310 17 Mile Drive. These potentially significant impacts to human health were not adequately evaluated in the DEIR. To mitigate the health impacts associated with noise, light pollution and vehicle emissions, the aforementioned mitigation measures for the Fairway One Project should be evaluated for feasibility and the ability to reduce potentially significant impacts to a level of insignificance. 18-30

Thank you for this opportunity to comment on the DEIR.

Respectfully submitted,

Mark A. Blum

Enclosure

cc: clients
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MINI REVIEW

The dark side of light at night: physiological, epidemiological, and ecological consequences

Abstract: Organisms must adapt to the temporal characteristics of their surroundings to successfully survive and reproduce. Variation in the daily light cycle, for example, acts through endocrine and neurobiological mechanisms to control several downstream physiological and behavioral processes. Interruptions in normal circadian light cycles and the resulting disruption of normal melatonin rhythms cause widespread disruptive effects involving multiple body systems, the results of which can have serious medical consequences for individuals, as well as large-scale ecological implications for populations. With the invention of electrical lights about a century ago, the temporal organization of the environment has been drastically altered for many species, including humans. In addition to the incidental exposure to light at night through light pollution, humans also engage in increasing amounts of shift-work, resulting in repeated and often long-term circadian disruption. The increasing prevalence of exposure to light at night has significant social, ecological, behavioral, and health consequences that are only now becoming apparent. This review addresses the complicated web of potential behavioral and physiological consequences resulting from exposure to light at night, as well as the large-scale medical and ecological implications that may result.

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Introduction

Successful organisms must adapt to temporal, as well as spatial niches. Endogenous biological clocks allow individuals to anticipate and adapt to the daily light-dark cycles in their environments to optimally time metabolism, physiology, and behavior each day. Rodents in nontropical environments, for example, alter reproductive, metabolic [1], and immunological activities [2] based on changes in day length throughout the seasons. The timing of avian reproduction and molt also often depends upon seasonal changes in day length [3], and many species, including some birds [4,5], rodents [6], bats [7], and marine animals [8], adjust foraging activities according to changes in the lunar cycle. Aside from seasonal adjustments, there is marked circadian variation in physiological functions. In many species, including some birds, rodents, fish, and humans, for example, circulating concentrations of sex steroids [9–11] and glucocorticoids [12] vary with the light/dark cycle throughout the day, causing corresponding changes in reproductive activities [13] and metabolic functions [14].

Responses to natural light cycles result in an adaptive temporal organization in humans and other animals. With the invention and use of electrical lights, beginning about a century ago, this temporal organization has been dramatically altered. Light at night has significant social, ecological, behavioral, and health consequences that are only now becoming apparent. The extensive control that light-driven mediators exert upon multiple body systems, for example, creates numerous targets on which light-induced disruptions can act, resulting in a wide range of physiological changes and potentially serious medical implications. In a broader context, underpinning physiological mechanisms regulate a variety of behaviors, ranging from reproduction to foraging, creating expansive targets for light disruption. Assuming that adaptive processes have optimized the physiological and behavioral regulation of animals according to changing day lengths and circadian cycles, artificial changes in light cycles could have drastic fitness effects. This review summarizes the medical and ecological implications of exposure to artificial light at night, and related disturbances in normal seasonal and circadian physiological and behavioral functions.

Sources of light at night

Light pollution by urban development

Urban development has brought the need for artificial lighting of roadways, shopping centers, stadiums, and homes. Some of this light strays and scatters in the atmosphere, bringing about a brightening of the natural sky beyond background levels, called urban sky glow [15,16]. Light pollution has demonstrated effects on daily

human life. In 2001, the percentage of the world's population living under sky brightness higher than baseline levels was 62%, with the percentages of US and European populations exposed to brighter than normal skies lying at 99% [16]. In addition, >80% of the US population and 2/3 of the population in the European Union regularly experience sky brightness greater than nights with a full moon. In these cases, true night darkness is never experienced because the brightness is slightly higher than the typical zenith brightness at nautical twilight [16]. Since the 1960s, artificial lighting has gradually changed from an incandescent-bulb form, which consists of mainly low-level yellow wavelengths, to a high-intensity discharge (HID) form that contains blue wavelengths (reviewed in [17]). Retinal ganglion cells responsible for detecting light and suppressing melatonin production in humans are most sensitive to blue/violet light (~459 nm) [18]. In addition, studies on the action spectrum for human melatonin regulation indicate that exposure to incandescent lighting for <1 h can result in a 50% decrease in circulating melatonin levels, and exposure to even very low levels of blue spectrum light comparable in brightness to moonlight resulted in melatonin suppression in humans as well (reviewed in [17]). Thus, increasing levels of sky glow and exposure to street lighting can disrupt the 'natural' world to which the human body is currently adapted.

While humans live much of their lives based on artificially manipulated light cycles governed by electric lighting, wild species are entirely dependent upon and responsive to changes in natural day length. Thus, photic disturbances that alter the natural light cycle may have elevated physiological and behavioral effects in these species compared with humans. Many 'wild' or national parks are surrounded by or in close proximity to urban centers, causing increased incidence of sky glow over those areas [15], thus exposing many wild species to an artificial and potentially disruptive light cycle.

Shift work

In addition to incidental light exposure resulting from night lighting, current society is experiencing an abolishment of 9–5 workdays in exchange for greater numbers of night shifts and resulting increases in productivity and profit. North American fast-food restaurants glean profits during the late night and early morning hours. In addition, in a survey conducted from 1985 to 2004, approximately 15% of surveyed American full-time wage and salary workers worked a shift other than a daytime schedule; over half of these workers reported that such hours resulted from 'the nature of the job' and not personal preference (US Dept. of Labor, Retrieved June 13, 2007 from http://www.bls.gov/news.release/flex.pdf). Such trends not only exist in the USA, but also in Canada where approximately 30% of employed individuals work alternative shifts [19]; overall, in any urban society, an estimated 20% of people work alternative shifts [20]. Shift-workers live much of their lives out-of-phase with 'normal' local time, but often cannot completely adjust their circadian rhythms due to the changing schedules of the shift-work, and the necessary readjustment to rest days [20]. Thus, shift-workers are experiencing intentional exposures to light at night that could disrupt normal circadian physiological and behavioral rhythms.

Physiological and medical implications

The circadian pacemaker is responsible for organizing the timing of the entire body, spanning multiple body systems [21–24]. Light is detected by photoreceptive ganglion cells

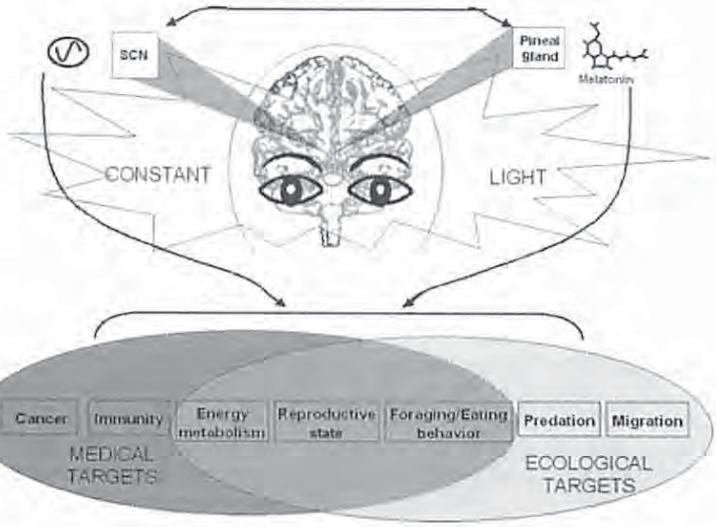

Fig. 1. Exposure to night-time lighting through urban sky glow and/or night shift work could mimic the documented physiological and behavioral effects associated with exposure to constant levels of light. These effects are complex and multi-tiered, and could have large-scale medical and/or ecological implications. Light detected by the retinal ganglial cells (RGCs) programs the suprachiasmatic nuclei (SCN), or the circadian pacemaker. The SCN exerts direct effects on several body systems and stimulates rhythmic melatonin secretion from the pineal gland. Melatonin acts as a transducer of light:dark information into additional physiological signals that results in downstream effects on many body systems. (arrows are not meant to represent exact anatomical locations).

(pRGCs) in the eye. A cluster of pRGCs form the retinohypothalamic tract that projects to and entrains a group of neurons that make up the circadian oscillators in the suprachiasmatic nuclei (SCN) [25], which control melatonin synthesis in the pineal gland. Melatonin is an indole-amine that is found throughout the animal kingdom and orchestrates changes in many physiological functions in response to variation in day length (reviewed in [26]), and the nightly duration of melatonin is the critical parameter responsible for transducing the effects of light on both the neuroendocrine axis and directly on individual body systems [27]. Exposure to extended periods of light alters melatonin levels in many species, including humans [28–31]. Thus, exposure to light at night could result in a variety of physiological effects, potentially mediated through varying levels of melatonin (Fig. 1). In addition, direct sympathetic control of physiological processes after variation in lighting conditions has been documented independently of melatonin synthesis [1]. Consequently, exposure to extended periods of light could alter physiological state through a variety of other mechanisms.

Disruptions of normal circadian timing can evoke a multitude of downstream effects, reorganizing the entire physiological state. Constant lighting conditions alter the rhythmicity of several hormones including prolactin [32], glucocorticoids [33,34], adrenocorticotropic hormone, corticotrophin releasing factor [35], serotonin [36], and melatonin [37]. Human exposure to a low-level incandescent bulb at night requires only 39 min to suppress melatonin levels to 50% [38]. Such changes in melatonin production and release regulates metabolism, immune function, and endocrine balances via the reproductive, adrenal, and thyroid hormone axes [27]. The ensuing effects of disrupted melatonin rhythms by chronic exposure to light at night are countless. In addition, the effects resulting from downstream consequences, such as sleeplessness, make the web of physiological changes resulting from constant light even wider. In the interest of space, the medical implications associated with sleep deprivation will not be considered in depth here. Recent work has largely focused on the potential link between exposure to artificial light at night and the prevalence of several cancers (see below). Such links, however, would likely result from a combination of upstream physiological effects originally triggered by the alteration of the circadian system, many of which could have drastic medical implications in addition to cancer. For example, melatonin and its metabolites have the ability to protect against oxidative stress and diseases resulting from oxidative attack (see below). Depression of melatonin could thus magnify the amount and results of oxidative damage. There is a need for a full understanding of the physiological and epidemiological impacts caused by increasing exposure to light at night through light pollution and shift work.

Metabolic disruption

Efficient energy metabolism is crucial to overall physiological function. Interruptions or difficulties with the efficiency of metabolic processes can result in a variety of disorders, including obesity, type II diabetes, and heart disease. There is an abundance of evidence illustrating an effect of exposure to extended levels of artificial light both directly on metabolic processes, as well as on several of these epidemiological end-points.

Long-term exposure of rats to constant light had strong regulatory effects on metabolism, specifically on carbohydrate metabolism in the liver [39]. Experiments on broiler chickens demonstrated that constant light shifts metabolic efficiency; female broiler chickens reared in a constant light environment gained a significantly higher percentage of fat compared with controls reared on a 12 L:12 D light cycle. Male broiler chickens also gained significantly more weight when exposed to constant light, but the mechanism behind this effect differed (i.e. food intake was higher in males reared in constant light) [40]. Constant-light induced interruption in the nightly secretion of melatonin has also been shown to exert metabolic effects. Melatonin appears to affect body mass regulation, gut efficiency, metabolic rate, and nonshivering thermogenesis in some mammalian species (reviewed in [26]), and also improves ATP synthesis in the heart [41]. Thus, the basic processes associated with acquisition and utilization of energy are functionally altered after exposure to extended periods of artificial lighting.

Several studies suggest that humans are experiencing similar effects in response to artificial light exposure at night. For example, detrimental effects of shift work have been observed in carbohydrate and lipid metabolism, insulin resistance, hypertension, coronary heart disease, and myocardial infarction (reviewed in [42]). Such influences could result from either direct physiological effects of light exposure or indirect effects associated with a lack of sleep [42]. Sleep deprivation significantly alters endocrine and metabolic parameters associated with diabetes, obesity, and a cascade of other disorders [43]. On the other hand, melatonin levels, which reflect changes in light environment more directly, have been associated with coronary heart disease. For example, in a correlative study, patients with coronary heart disease had significantly lower melatonin concentrations at night compared with patients without heart disease [44]. Melatonin reduces the activity of the sympathetic nervous system and significantly reduces norepinephrine turnover in the heart, a potentially beneficial effect because norepinephrine and epinephrine accelerate the uptake of LDL cholesterol [45]. Because exposure to extended periods of low-level artificial night-time lighting decrease melatonin production in rodents [28,45] and humans (reviewed in [17]), the potential for a direct link between exposure to night-time light and metabolic disorders, such as heart disease, become clear. It remains to be determined the extent to which metabolic disorders reflect direct effects of light on circadian organizations or downstream processes such as sleep disruption.

Oxidative stress

Light exposure can also have indirect adverse effects through the promotion of oxidative stress, which can lead to a variety of other disorders, including damage to immune cells and other tissues in the body, elevated incidence of cancer, and an increase in the rate of physiological aging [46]. Exposure of living organisms to light and oxygen results in the production of toxic molecules, reactive oxygen

species, and photo-oxidants (reviewed in [47]). For example, rats maintained in constant light significantly increased lipid peroxidation in the liver, kidney, and brain [28]. Similarly, rats exposed to constant light significantly elevate levels of hepatic oxidative stress [48]. Oxidative stress is combated through numerous physiological mechanisms responsible for maintaining an oxidant:antioxidant balance within the body. Melatonin is a well-known antioxidant, playing a significant role in antioxidant defense and regulating antioxidant enzyme activity and production (reviewed in [49]). In humans, melatonin levels correlate with total antioxidant capacity of the blood [50]. Constant light reduces both melatonin levels and pineal weights to a minimum [28] and the pro-oxidative effects of constant light were preventable through simultaneous administration of melatonin [28]. Activity of glutathione peroxidase, an important antioxidant enzyme, decreased in rats maintained in constant light [28]. Similarly, constant light exposure reduces glutathione levels [51], suggesting a decrease in glutathione production as well. It is likely that suppression of melatonin in response to constant light exposure may at least partially mediate the regulation of glutathione peroxidase activity, as previous studies have shown that melatonin stimulates glutathione synthesis [52] and melatonin deficiency leads to decreased tissue glutathione peroxidase activity (discussed in [28]). Melatonin is unique in that the free radical scavenging capability extends to its secondary, tertiary, and quaternary metabolites, making it a highly effective antioxidant even at low concentrations (see [47] for review). Thus, decreased levels and durations of melatonin production resulting from exposure to constant lighting conditions may result in decrease in the level and duration of this potentially important antioxidant. Alternatively, influences of changing the light environment on oxidative stress could result from downstream consequences of resulting sleep deprivation as documented in the brains of rats [53]. Considered together, these documented reductions in melatonin concentrations in humans exposed to night-time light suggest an elevated risk of oxidative stress and many related disorders after exposure to light pollution, shift work, or both.

Immunological modulation

Exposure of an individual to chronic artificial night-time lighting could alter immune function, through some combination of oxidative, neural, or endocrine pathways. Numerous examples across taxa are available. For example, housing Japanese quail (*Coturnix coturnix japonica*) in constant lighting conditions significantly suppressed both cell-mediated immune responses to a challenge with phytohemagglutinin (PHA) and humoral responses to challenges with Chukar red blood cells (RBCs) [54]. Similarly, cockerels maintained in constant lighting conditions produced significantly fewer antibodies to a challenge with sheep RBCs and displayed significantly reduced delayed type hypersensitivity responses compared with controls maintained in 12 L:12 D lighting conditions [55]. In a mammalian model system, nocturnal light exposure suppressed the normal increase in cytotoxic activities of natural killer cells [56].

Because exposure to light at night is accompanied by a significant decrease in melatonin levels (see above), it is relevant to briefly discuss the potent effects that melatonin has on the immune system. The injection of Syrian hamsters with melatonin, or maintenance of hamsters in short photoperiods which increase melatonin levels resulted in increased splenic masses, total splenic lymphocyte counts, and macrophage numbers [57]. A number of studies have confirmed the existence of melatonin receptors in lymphatic tissue and on circulating cells of the immune system (reviewed in [26]). Although prevalence of splenic melatonin receptors typically fluctuate such that receptor numbers are low at night when melatonin levels are high, levels of binding sites during light at night remain high [58]. Melatonin has been reported to counteract drug or hormone-based immunosuppression and appears to have generally immunostimulatory properties (reviewed in [26]). Suppression of melatonin by exposure to light pollution or during shift work could suppress such immunostimulatory properties. On the other hand, constant light generally inhibits T-cell autoimmunity by eliminating melatonin [26], a potentially beneficial effect. Carrillo-Vico et al. provide an excellent review of the effects of melatonin on the immune system [59]. Based on these documented effects, the potential exists for artificial night-time light to have potent and multi-pathway modulatory effects on the immune system. Similar effects could result from decreases in sleep efficiency associated with exposure to constant levels of light. For example, in a study of humans, 40 h of wakefulness resulted in significant changes in several immune parameters, including a decrease in natural killer cell activity [60]. Sleep deprivation also activates the HPA axis in rats and alters subsequent responses to stress [61], which could exert indirect effects on the immune system as well. Thus, through either direct endocrine effects or indirect sleep-related effects, exposure to light at night has the potential to significantly modulate immune function, leading to large-scale medical implications.

Cancer

Resistance to cancer is often accomplished through endocrine, antioxidant, and immunological processes. It is now apparent that all of these processes can be altered by exposure to light at night; evidence is mounting that forms links between extended exposure to light and the incidence of several cancers in both humans and animals. For example, the risk of developing breast cancer is up to five times higher in industrialized nations than in underdeveloped countries [62]. Current evidence suggests that high levels of artificial light at night in industrialized societies may play a role in cancer risk. Multiple studies have documented a link between night shift work and an increased incidence of breast cancer (reviewed in [63]). In a nationwide study of 7035 Danish women with confirmed primary breast cancer, at least half a year of predominantly work during the night increased the risk of breast cancer 1.5 fold [64]. Other studies of women involved in various types of work during the night have consistently demonstrated an up to threefold increase in the relative risk of breast cancer ([64], also see [65] for review). Although night shift work

increased the incidence of breast cancer, an increased risk was also documented in individuals who reported not sleeping during the time of night when melatonin is typically elevated [66]. Importantly, there was an indication of increased risk in patients with the brightest bedrooms [66]. Although breast cancer is the most abundantly studied cancer type in relation to light at night and shift work, recent studies have begun examining links with other cancer types. For instance, in a study of 602 colorectal cancer cases among 78,586 women, it was determined that a rotating night shift at least three nights per month over at least 15 yr increases the risk of colorectal cancer [67]. Considered together, abundant evidence suggests that circadian disruption, and/or the changes in melatonin and other physiological systems may increase the risk of cancers.

Specific evidence of the role of light in tumor development was demonstrated in deer mice (*Peromyscus maniculatus*); mice maintained in long day lengths (16 L:8 D) were significantly more likely to develop tumors induced by 9,10-dimethyl-1,2,benzanthracene (DMBA) compared with animals maintained in short day lengths (8 L:16 D) [68]. Indeed, 90% of animals in long day lengths developed tumors, whereas animals maintained in short day lengths developed none. More recent studies have demonstrated that exposure to extended dim light can have similar effects on tumor incidence and growth. Exposure to constant dim light (0.21 lux) significantly increased the growth of MCF-7-induced tumors and significantly increased the total tumor fatty acid uptake, linoleic acid uptake, and 13-hydroxyoctadecadienoic acid (13-HODE) production (reviewed in [69]). Additionally, female rats with small DMBA-induced tumors were maintained in one of the four treatment groups, including a normal light cycle (12 L:12 D), a constant bright light cycle (24 h at 300 lux), a normal light cycle with a flash of bright light halfway through the dark period, and a normal cycle with low level incandescent lighting throughout the dark period [70]. Animals maintained in the normal light cycle (12 L:12 D) had significantly lower rates of tumor growth than all other treatments, and the animals experiencing dim light at night had the lowest survival probability. In summary, extended periods of exposure to even dim levels of light impair suppression of tumor development.

Both experimental and clinical reports suggest a link between cancer development and pineal function (reviewed in [26]). Under a majority of in vitro conditions, physiological levels of melatonin decrease the rate of cell proliferation, whereas elevated concentrations tend to be either cytostatic or cytotoxic (reviewed in [69]). Melatonin may shift the cell balance from proliferation to differentiation, and thus can prevent the proliferation of tumor cells. In addition, melatonin may promote apoptosis of cancer cells (reviewed in [69]). Pinealectomy accelerates the growth of transplanted melanoma in hamsters [71] and of transplanted Yoshida sarcoma in rats [72]. In addition, DMBA-induced mammary tumors grew more slowly in rats treated with melatonin when compared with control rats that did not receive melatonin ([73], reviewed in [74]). In a particularly elegant study, rats were implanted with either rat hepatomas or human breast cancer xenografts [62]. Resulting tumors were subsequently perfused in situ with human blood collected from subjects during the daytime, during the night, or following exposure to 580 $\mu W/cm^2$ of white fluorescent light at night. In addition, some of the blood collected from individuals exposed to night-time light was also supplemented with a synthetic form of melatonin. Proliferative activity, linoleic acid production, 13-HODE production, and tumor cAMP levels significantly decreased when tumors were exposed to blood taken from individuals during the night-time. This suppressive effect disappeared when tumors were exposed to blood from individuals who experienced night-time light, leaving proliferation levels similar to those perfused in blood from daytime individuals. Interestingly, when melatonin was added to blood from light-exposed individuals, tumor proliferation and activity was again suppressed [62]. These data suggest that melatonin exerts a direct effect on tumor growth and proliferation.

Constant light may act on cancer through direct actions of depressed melatonin levels or through secondary endocrine modulation associated with either light exposure resulting from light exposure and/or sleep disruption [63,65]. 'The melatonin hypothesis' suggests that reduced pineal melatonin secretion might increase the risk of breast cancer through an interaction with high levels of estrogen, a known promoter of breast tissue proliferation [75]. Melatonin suppresses estrogen secretion in several species of mammals [76]. Melatonin completely blocks estradiol-induced stimulation of breast cancer cell proliferation, and melatonin loses its antiproliferative effects unless cells are co-cultured with estradiol or prolactin [77]. As mentioned, melatonin acts as a potent antioxidant, and thus may normally protect against estradiol-induced oxidative damage that could result in cancer (reviewed in [78]). Alternatively, melatonin may prevent the estradiol-induced suppression of the cell-mediated immune response, providing immunological protection against cancer development (reviewed in [78]). Estradiol is also responsible for upregulating telomerase activity, and melatonin may inhibit these effects. Thus, suppression of melatonin after exposure to constant light would inhibit these anti-cancer effects. Despite this evidence, rats exposed to constant light did not increase serum estradiol concentrations [62,68]. Furthermore, ovariectomy and estrogen treatment did not affect tumor formation [68]. Thus, although the 'melatonin hypothesis' seems plausible, current evidence suggests that light exposure likely acts on tumor formation and growth through one or more alternative mechanisms.

Ecological implications

Physiological responses to artificial light exposure result not only in the medical conditions listed above, but also in large-scale ecological changes. Natural departures from the rhythmic light:dark cycle, such as changes in the lunar cycle and white nights in the artic region of the world, evoke a multitude of physiological and behavioral changes within animals experiencing them [79] (and see below). Because sky glow resulting from artificial lighting in urban environments can reach levels that exceed those seen in natural twilight [16], similar physiological and behavioral phenomena may result, altering reproductive activities, predator/

prey interactions, and even orientation capabilities. Such alterations in natural activities can result in large-scale ecological changes, and alterations in the survival of key species in the environment (See [80] for an excellent additional detailed review addressing ecological light pollution).

Reproduction

It has been well-established that the timing of breeding in wild animals could be altered by artificial lighting. For example, it has been known for centuries that domestic hens (*Gallus domesticus*) could be stimulated to lay more eggs during the winter by putting lights in the coops at night [81]. In one of the first studies of the effects of photoperiod on vertebrate biology, Rowan [82] exposed juncos (*Junco hyemalis*), maintained in outdoor aviaries in Edmonton, Alberta, to several minutes of electric illumination after the onset of dark each day (lights were illuminated at sunset) during the winter. Under these artificial lighting conditions, these birds came into reproductive condition despite the harsh Canadian winter temperatures. Thus, artificial lights were sufficient to adjust the reproductive phenotype of these birds to mimic summer-like conditions. Similarly, the initial demonstration that photoperiod regulates mammalian reproduction was reported for European field voles (*Microtus agrestis*) that received artificial illumination after the onset of dark [83]. Again, artificial illumination effectively mimicked natural light sources.

Given the level of control that variation in light cycles can exert on reproductive physiology and behavior, exposure to lighting durations beyond normal limits can impose disruptive effects on these processes. Melatonin, for example, has well-documented effects on reproductive behavior and physiology in many species [76], and exposure to extended periods of light depress production of pineal melatonin [28–31]. Such effects may mediate the documented changes in the reproductive systems of animals in response to extended exposure to light. For example, persistent exposure to constant dim light suspends estrous cycles in rats and induces persistent estrus [84]. Such disruption reduces fertility [80] by inhibiting periovulatory gonadotropin surges [85,86] and elevating plasma prolactin and estrogen concentrations [32,84,87]. Similarly, exposure of male South Indian gerbils (*Tatera indica cuvieri*) to constant light diminished reproductive efficiency, decreasing reproductive organ masses, epididymal sperm counts, and the proportion of ejaculating males [88]. Maintenance in constant light is a well-documented way of interrupting incubation in turkey hens, and results in significantly elevated prolactin concentrations in circulation [89] and trout exposed to either constant or 18 h of light advanced spawning up to 2 months compared with control fish exposed to ambient light [90]. Such changes in the timing of reproduction could disrupt synchrony of the breeding cycle in relation to changing environmental variables, such as temperature. In cases where sky brightness never gets below the level of a typical nautical twilight [16], reproductive disruption is a clear possibility for a number of species.

Evidence that light pollution and exposure to artificial lighting disrupts reproductive activities in the wild has been demonstrated in studies examining behaviors and activities associated with reproduction in a wide range of species. For example, artificial illumination influenced territorial singing behavior in mockingbirds (*Mimus polyglottos*); after mating, male mockingbirds only sang in artificially lighted areas, or during the full moon ([91]; reviewed in [80]). In frogs, male mating calls may be disrupted by artificial lighting, and female frogs *Physalaemus pustulosus*, are less selective about mate choice and mate earlier under increased lighting levels. It has been suggested that advancing reproduction is a method of avoiding predation due to extended exposure under well-lit conditions (reviewed in [80]). Black-tailed godwits (*Limosa l. limosa*) based their choices of nesting sites according to roadway lighting, choosing to nest approximately 300 m away from artificial roadway lighting (reviewed in [80]). Such disruptive effects of artificial lighting even extend into invertebrate animal classes. Female glowworms, for example, attract males with visual flashes that are less visible in lighted environments (reviewed in [80]). Interruptions in such critical reproductive behaviors mediated by exposure to artificial lighting could exert significant fitness consequences for a wide variety of animal species.

Foraging and predation

Predator-prey interactions are important determinants of many decisions made by animals, ranging from foraging behavior to mate choice (reviewed in [92,93]). It is well established that dynamics of predator-prey interactions change as a function of ambient light levels. For example, foraging behavior decreases during high lunar illumination in desert and temperate rodents [94,95], fruit eating bats (*Artibeus jamaicensus*) [96], small seabirds [93], and even in nonvisual predators, such as scorpions (*Buthus occitanus*) [97]. Light drives a number of animals to make activity decisions either directly by changing the risk of being seen by a predator (Predation Risk Hypothesis, reviewed in [93]) or indirectly by altering prey availability and thus changing the payoff of foraging during times of high illumination (Foraging Efficiency Hypothesis [98]). These ideas are not mutually exclusive and in some cases, illumination has both direct and indirect effects. For example, foraging efficiency of short-eared owls (*Asio flammeus*) increases in bright moonlight and, at the same time, the activity levels and foraging behavior of their prey, deer mice (*P. maniculatus*) decreases presumably to avoid the increased risk of being eaten in a highly illuminated environment [94]. Similarly, variation in light levels produces a significant shift in the capture rates of prey by the lined seahorse (*Hippocampus erectus Perry*) [99]. Thus, changes in illumination levels affect not only the behaviors of predators, but also the behaviors of their prey as well as any other species directly linked to their prey. Such a phenomenon could result in large-scale ecosystem changes (see [80] for review).

In some parts of the world, sky brightness resulting from urban sky glow is even greater than nights with a full moon [16]. Thus, if natural lunar cycles exert such dramatic effects on predator-prey interactions, then artificial light resulting

from sky glow could have equal, if not more dramatic, changes on ecological dynamics. Indeed, artificial lighting exerts strong effects on foraging behavior and predation. For example, artificial illumination increased the predatory risk for and reduced foraging behavior in three rodent species, including the Arizona pocket mouse (*Perognathus amplus*), Bailey's pocket mouse (*Perognathus baileyi*), and Merriam's kangaroo rat (*Dipodomys merriami*) [100]. Similar results were obtained in additional species of desert rodents [6] and artificial illumination also affects the foraging behavior of petrels [98].

In some cases, high levels of illumination are purposely used by animals to aid foraging abilities. Foraging northern bats (*Eptesicus nilssoni*) in Sweden are attracted to illuminated roadways in the Spring [101]. The numbers of insects congregating and bats foraging around three types of street lamps was monitored in one study [102]: 125 W Hg lamps which give off a bluish-white light, 100 W high pressure Na lamps which give off a light orange light, and 100 W low pressure Na lamps which give off a deep orange light. Insects were most abundant around the bluish-white light, and also significantly abundant around the light orange light, whereas insect numbers around the deep orange light were similar to lamps that were turned off. Additionally, several bat species foraged more in the areas illuminated by the bluish-white and light orange lights [103]. Thus, bright streetlamps emitting light in the blue wavelengths draws many insects towards a high risk of predation, and abundance of these lighting sources could result in a change in the survival and propagation of many insect species. The mechanistic basis for such changes in foraging behaviors remains elusive for most species. In some species of birds, constant lighting may alter foraging activities through the alteration of natural melatonin rhythms [104] and melatonin has also been shown to regulate food intake in mammals (reviewed in [26]). Thus changes in melatonin levels and/or other physiological signals resulting from constant light exposure may regulate foraging behavior in other species as well. The implications for large-scale ecological impacts resulting from artificial illumination in this manner are clear.

Migration and orientation

Migration is a critical event in the lives of many animals and is often necessary for successful reproduction and survival. Changes in ambient illumination drive migration patterns in a variety of species [82,103,105–107]. Silver eels (*Anguilla anguilla* L.), for example, exhibit 'light shyness' because they cease 'running' (migrating) when lunar illumination levels are high [108]. In salmonid fishes, exposure to the new moon triggers a thyroxine surge that is thought to trigger the onset of migration towards the sea [109]. Many aquatic invertebrates exhibit 'diel vertical migration', movement up and down the water column, according to changes in lunar illumination; some species of zooplankton and shrimp avoid surface water layers in response to light dimmer than that of a half moon (reviewed in [80]).

Exposure to sky glow and artificial lighting that is currently common can have severe effects on the migratory patterns of animals. Changes in migration patterns in response to artificial light exposure were documented long ago in crows (*Corvus brachyrhynchos*) [82] and in some cases, migrating birds become attracted to and disoriented by artificial night lighting (reviewed in [80]). Silver eel (*Anguilla anguilla* L.) exposed to underwater electric lighting ceased migrating [107] and disruption of the circadian clock of monarch butterflies (*Danaus plexippus*) interfered with their orientation direction during migration [103]. Exposure of the zooplankton *Daphnia* to urban light pollution in the wild decreased the magnitude of migratory movements and the number of migrating individuals [106]. One markedly disruptive form of light pollution interference is the effect of artificial light on hatchling sea turtles. After hatching, sea turtles orient themselves towards the sea using a visual cue – they move away from the shadowy backdrop of the low sand dunes. Artificial lighting associated with beachfront urbanization removes that visual cue and disorients the young sea turtles [110].

The mechanistic basis behind such changes in migratory patterns and behaviors remains to be elucidated; however, studies in birds have shown that melatonin plays a crucial role in the timing and orientation aspects of avian migration [111,112]. Thus, changes in migratory behavior may result from alterations in melatonin levels or other circadian and seasonally based physiological signals. Changes in the timing and/or efficiency of migration and general orientation can be detrimental in terms of both survival and reproduction. Even low levels of artificial lighting effectively mimic the natural influences of the lunar cycle. Urban sky glow causes sky brightening long distances from the original lighting source, potentially affecting migrating individuals kilometers away [15]. Such large-scale changes could have drastic ecological impacts.

Future directions

Irregular light/dark patterns are now being considered as endocrine disruptors [45]. Indeed, the material summarized in this review illustrates a multitude of physiological effects, most of which occur through endocrine pathways after exposure to extended periods of light. Should exposure to light be regulated as endocrine disrupting compounds in the environment? Proposals have been put forth to decrease levels of urban sky glow through light shields, reduction in the number of lights, as well as through an adjustment of the color spectrum produced by external lighting towards low-level red lighting and away from the highly disruptive high-energy blue lighting. It is clear that increasing levels of urban sky glow can have serious medical and ecological repercussions (Fig. 1). Additionally, elevated numbers of night shifts worked could result in large-scale incidences of metabolic disorders, immunosuppression, oxidative stress, and cancer. Future work should examine both the epidemiological end-points associated with exposure to light pollution and circadian disruption, as well as the endocrine mediators that may be involved. A thorough understanding of the mechanisms by which exposure to unnatural patterns of light may alter specific components of physiology and behavior could be useful towards the implementation of plans to combat large-scale medical and ecological

disruptions associated with disturbances in the natural light cycle.

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#19
Stilwell

PEBBLE BEACH
COMPANY

January 9, 2012

Mr. Joseph Sidor, Associate Planner
Monterey County Resource Management Agency
- Planning Department
168 West Alisal Street, 2nd Floor
Salinas, CA 93901

Re: Del Monte Forest Plan, County File PLN100138
Draft Environmental Impact Report, State Clearinghouse No. 2011041028

Dear Joe:

On behalf of the applicant, Pebble Beach Company ("PBC"), I am pleased to submit the following comments on the DEIR as prepared by ICF International. Overall, we found the DEIR to be thorough in its scope and comprehensive in its environmental analysis. We appreciate the hard work that both ICF and the County have put into its preparation. **19-01**

Our specific comments on each chapter of the DEIR are as follows:

Executive Summary:

ES Comment 1: p 4-3, Table ES-1. We acknowledge footnote a, but would like to clarify that in the square footage reference for The Inn at Spanish Bay, a portion of the 4,155 sf of support/circulation space is actually an expansion of existing meeting space, as shown on Figure 2.9. The amount is approximately 1,800 sf. Additionally, a portion of the 4,660 sf mentioned as new meeting space is actually support/circulation space – about 660 sf. The total estimated square footage remains accurate at 8,815. **19-02**

ES Comment 2: Page ES-14, Line 6-8: This sentence should be corrected to state that "The State Water Resources Control Board (SWRCB) is requiring Cal-Am to cease extracting water above its legal rights from the Carmel River by 2017 . . . ." **19-03**

ES Comment 3: Page ES-14, Footnote 3. The date in the last sentence should be updated from 2011 to 2012. **19-04**

ES Comment 4: Page ES-20, Table ES-4. The reference to a Footnote "1" should be changed to "a" in the column "Reduces Impacts to Less than Significant". **19-05**

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ES Comment 5: Following Page ES-20, Table ES-5: Under Alternative 4, the reference should be to 285 spaces, rather than 290 spaces. **19-06**

ES Comment 6: Page ES-24, lines 9-15: the reference to existing lots of record states "perhaps as many as 41 units overall, of which only 20 would be in areas considered ESHA". For the record, PBC has been issued 41 certificates of compliance for 41 lots, but we have the potential to obtain certificates of compliance for up to an additional 44 lots, for a total of 85. That would make the impacts of the No Project Alternative more significant than suggested in this analysis, and potentially more significant than the proposed project depending on where the existing lots of record are recognized. Additionally, the reference to 76 lots being in areas that are considered mostly or entirely ESHA is inaccurate, particularly with respect to the portions of Area U and V planned for 7 and 14 lots, respectively. Lots are only planned in these areas within existing developed areas (one used as part of the Equestrian Center, the other the existing Pebble Beach Driving Range). The other areas are small, fragmented areas on existing golf courses, and arguably fall outside the definition of ESHA. **19-07**

Chapter 1 – Introduction:

No comments.

Chapter 2 – Project Description:

Project Description Comment 1: Page 2-6, Table 2.2: Same comment as ES Comment 1. **19-08**

Project Description Comment 2: Page 2-12, Lines 3-9. Same comment as ES Comment 1. **19-09**

Project Description Comment 3: Page 2-13, line 1; The proposed development site consist of two development parcels totaling 8.58 acres and one preservation parcel of 0.80 acres. **19-10**

Project Description Comment 4: Page 2-14, line 16; Open space parcels would total 12.07 acres (8.33 + 1.01+2.73) **19-11**

Chapter 3 – Environmental Setting, Impacts, and Mitigation Measures

Environmental Setting Comment 1: Page 3-4, Lines 20-23: Minor technical point – The existing LUP allows 270 rooms at The Inn at Spanish Bay; 269 have been built. So one additional room would be allowed under the existing LUP, rather than zero. Same comment to Table 3-2. **19-12**

Section 3.1 – Aesthetics:

Aesthetics Comment 1: Page 3.1-14, Lines 3-9. We disagree that the proposed Fairway One structures would create any inconsistencies with the visual character of The Lodge or as observed from 17-Mile Drive. While the proposed new buildings would differ from the existing buildings on the site to be demolished, the proposed new buildings would be consistent with other existing buildings at The Lodge and with the overall visual character of the Del Monte **19-13**

Forest as viewed from 17-Mile Drive. The Forest has many different architectural styles that are represented, so the different style represented by the proposed golf cottages (versus existing structures on the site) would be entirely consistent with other styles both at The Lodge and elsewhere in the Forest. Finally, when proposed landscaping at the site matures, the proposed buildings would be substantially screened from 17-Mile Drive and therefore have no significant impact on views from 17-Mile Drive.

Aesthetics Comment 1: Page 3.1-15, Lines 6-10. Same comment as Aesthetics Comment 1. **19-13 cont'd**

Aesthetics Comment 1: Page 3.1-19, Lines 1-3. This proposed portion of Mitigation Measure AES-A1 should be deleted, for the reasons stated in Aesthetics Comment 1. **19-14**

Section 3.2 – Air Quality:

Air Quality Comment 1: Table 3.2-7. PM 10 Emissions failed to total at the bottom of column 3/15.

Air Quality Comment 2: Table 3.2-8. PM 10 Emissions failed to total at the bottom of columns 9/12 and 10/12. **19-15**

Section 3.3 – Biological Resources:

Bio Comment 1: Page 3.3-7, Line 14. Take authorization can be obtained either through an incidental take permit or a consultation process, but this sentence only references the take permit. To be accurate, we therefore suggest that the reference be changed to "take authorization" instead. **19-16**

Bio Comment 2: Page 3.3-10, Lines 3&4. The last sentence should be revised to read "The consultation may cover the entire Project or may be limited to only those parts of the Project involving federal jurisdictional wetlands." **19-17**

Bio Comment 3: Page 3.3-17, Lines 8-10. Need to clarify that drainages potentially requiring DFG streambed alteration agreements are not necessarily streams or riparian habitats (Area I-2, Area U, Area L). **19-18**

Bio Comment 4: Page 3.3-25, Lines 9-16. Clarify that these drainages are not considered wetlands. They are considered "other waters of the United States" (see also lines 31 & 32 on this page). Also need to clarify that Coastal staff (Dr. Dixon) called the small (0.03ac) depression in the horse paddock in Area U a wetland, not the ditch that flows to Drake Road. The Corps dismissed the isolated depression but considered the ditch "other waters of the United States." **19-19**

Bio Comment 5: Page 3.3-33, following line 24. The DEIR should discuss the Yadon's piperia MOU between USFWS and PBC in this section (even though mentioned generally in Section D, pp. 3.3-54 through 3.3-59). This MOU represents a significant milestone in the cooperative arrangement between PBC and USFWSFWS, and is intended to assure the long-term protection of the species in the DMF. **19-20**

Bio Comment 6: Page 3.3-41, Lines 3 & 4. The "wetland" impact discussion in areas L and U needs to be clarified, as followed:

Area L supports a linear (226 ft or 0.003 ac) drainage ditch ("other waters of the US") and a small seasonal wetland depression (0.011 ac) for a total of 0.014 ac of Corps and Coastal Act jurisdictional area. Only a small part of these features will be filled – less than 0.014 ac. Area U also supports a linear (110 ft or 0.006 ac) drainage ditch ("other waters of the US") and a small depression (0.03 ac) that the Corps determined was not jurisdictional, but Coastal staff (Dr. Dixon) called a wetland. So the total fill in Area U will be 0.036, but only 0.006 will be Corps jurisdictional area. **19-21**

Thus, the statement in the text on this page should read: "The proposed project would result in the removal or fill of up to 0.02 acres of Corps jurisdictional waters and wetlands at Area L and Area U. A small (0.03 ac) depression, considered a wetland by Coastal Commission staff, would also be filled in Area U, increasing the total fill to 0.05 acres (not 0.06 as currently noted in the DEIR). All similar references should be corrected.

Bio Comment 7: Page 3.3-42, Line 20. We would recommend that the Del Monte Forest Foundation and/or the Open Space Advisory Committee be included as acceptable entities to prepare the SSRMPs. **19-22**

Bio Comment 8: Page 3.3-48, line 7; type conversion of ~~5.17~~ 4.43 acres of Monterey Pine forest. See table 3.3-6 **19-23**

Bio Comment 9: Page 3.3-48, line 9; easement on ~~8.51~~ 9.25 acres of Monterey Pine forest... See table 3.3-6 **19-24**

Bio Comment 10: Page 3.3-48, line 27; add Area J and Area K **19-25**

Bio Comment 11: Page 3.3-52, Line 12. Change 0.06 to 0.05. See Bio Comment 6 above. **19-26**

Bio Comment 12: p. 3.3-52, Line 17. The drainages in these areas are not classified as wetlands, but other waters of the US. See Bio Comment 6 above. **19-27**

Bio Comment 13: Page 3.3-52, Line 28. Change 0.03 acre to 0.014 acre. See Bio Comment 6 above. **19-28**

Bio Comment 14: Page 3.3-52, Line 31. Revise to read: "An approximately 0.03 acre depression considered a wetland by Coastal staff and a 110 linear foot drainage ditch considered waters of the United States by the Corps would be filled for residential development in Area U." See Bio Comment 6 above. **19-29**

Bio Comment 15: Page 3.3-53, line 8; should read Area H, not Area G **19-30**

Bio Comment 16: Page 3.3-70, Line 20. We recommend changing the word "must" to "may" because the statement as written implies that there are no alternatives for frog movement in these areas. **19-31**

Bio Comment 17: Page 3.3-71, Line 23. CRLF surveys are typically conducted in and directly adjacent to aquatic sites. Finding frogs in upland habitats 300 feet away from aquatic habitats is virtually impossible (without radio tagging). We would recommend that the surveys be limited to areas directly adjacent to aquatic areas. Additionally, the requirement that the Corporation Yard be fenced during construction to exclude red-legged frog is unnecessary – there are no aquatic areas near the Corporation Yard that could lead to red-legged frogs being on-site. **19-32**

Bio Comment 18: Page 3.3-71, Line 38. The proposed language is too restrictive. We need to be able to create new breeding ponds in areas other than those listed if that works better biologically. Suggest "create new breeding ponds within the Seal Rock Creek watershed in areas determined suitable by a qualified biologist." **19-33**

Bio Comment 19: Page 3.3-72, Line 4. The proposed language is too restrictive. According to Mike Zander, PBC's biologist, requiring a guarantee that ponds will dry down completely every other year in August-October would be infeasible and would react significant design/management difficulties. **19-34**

Bio Comment 20: Page 3.3-81, Lines 28-29. Please correct the referenced dates on the following page (3.3-82, lines 3, 14 & 19) to be consistent with the dates here. The period should be from July 1st and Feb 28th in all locations. **19-35**

Bio Comment 21: Page 3.3-89, Line 40. Change 0.06 to 0.05. See Bio Comment 6 above. **19-36**

Section 3.4 – Climate Change:

No comments.

Section 3.5 – Cultural Resources:

Cultural Resources Comment 1: Page 3.5-14, Lines 15-27. We presume that the intent of MM CR-B1 is to require training only for grading construction workers, versus other construction workers. Please clarify if considered necessary. We also think the requirement should be limited to forepersons and field supervisors. Attempting to train all hourly grading workers would be unreasonable and difficult to implement for hourly workers who would be under the direct control of forepersons and field supervisors anyway. **19-37**

Cultural Resources Comment 2: Page 3.5-16, Lines 10-11. Same comment as Cultural Resources Comment 1 above.

Section 3.6 – Geology, Seismicity, and Soils:

Geo Comment 1: Page 3.6-2, Table 3.6-1. Under GSS-D3, we are unaware of any unconsolidated fill at The Inn at Spanish Bay, and believe that this column should be changed to no impact or not applicable to this development site.

Geo Comment 2: Page 3.6-19, Line 8. The reference to The Inn at Spanish Bay should be deleted. See Geo Comment 1 above. **19-38**

Geo Comment 3: Page 3.6-19, Line 9. The reference to Conference Center Expansion should be corrected to Area M Spyglass Hotel/Lots. **19-39**

Geo Comment 4: Page 3.6-19, Lines 19-21. This discussion of Area K should be moved under the prior section relating to slope stability and the heading changed accordingly, as there is no fill in Area K, but there are steep cutbanks. **19-40**

Geo Comment 5: Page 3.6-21, Line 28. The reference to Section 3.4 should be changed to Section 3.7. **19-41**

Geo Comment 6: Page 3.6-23, Lines 3-4. The reference to Conference Center Expansion at The Inn at Spanish Bay should be deleted. See Geo Comment 1 above.

Geo Comment 7: Page 3.6-25, Lines 28-29. The references to Conference Center Expansion and New Guest Cottages at The Inn at Spanish Bay should be deleted. See Geo Comment 1 above. **19-42**

Section 3.7 – Hydrology and Water Quality:

Hydro Comment 1: Page 3.6-6, Table 3.6-2. Confirm that that developments sites column includes all development areas. Same comment on Table 3.6-3 on pages 3.6-10 to 11. Additionally, references to "MR" should all be "MH/MR. . **19-43**

Hydro Comment 2: Page 3.7, Lines 10-11. Add "waters of the United States" after "wetlands" and change the reference from 0.06 to 0.05 acres. See Bio Comment 6 above. **19-44**

Hydro Comment 3: Page 3.7-19, line 8; run-off to a 20-inch CMP culvert **19-45**

Hydro Comment 4: Page 3.7-20, line 19; site is contained within the Fan Shell watershed with a small portion within the Carmel Bay ASBS watershed **19-46**

Hydro Comment 5: Page 3.23, Line 14. The total run-off figure of 21,798 cubic feet seems high for 2.73 acres of impervious surface in comparison to other areas. For example, the New **19-47**

Employee Parking for The Inn at Spanish Bay has a comparable amount of new impervious surface, 2.64 acres, yet the total run-off figure is only 8,377 cubic feet. See page 3.7-22, Lines 27-28. **19-47 cont'd**

Hydro Comment 6: Page 3.7-25; footnote numbers incorrect

Hydro Comment 7: Page 3.7-26; footnote numbers incorrect

Hydro Comment 8: Page 3.7-27; footnote numbers incorrect **19-48**

Hydro Comment 9: Page 3.7-30, line 29; would increase by 36.69 acres (0.70% of the total area of Pebble Beach). *Overall revised number was not reflected in the Drainage report addendum, WWD, September 21, 2011* **19-49**

Hydro Comment 10: Page 3.7-34-35, Mitigation Measure HYD-C3. The Collins Field is an existing turfed area that is already maintained for golf practice and other occasional recreational uses. As a result, the movement of the existing PB Driving Range to this location presents no significant change in usage or in maintenance practices. Consequently, there is no basis for adding this proposed mitigation measure to this site, and the measure should be deleted. **19-50**

Hydro Comment 11: Page 3.7-35, line 33; would increase by 36.69 acres (0.70% of the total area of Pebble Beach). *Overall revised number was not reflected in the Drainage report addendum, WWD, September 21, 2011* **19-51**

Section 3.8 – Land Use and Recreation:

Land Use Comment 1: Page 3.8-14, line 11. The proposed development site consist of two development parcels totaling 8.58 acres and one preservation parcel of 0.80 acres. **19-52**

Land Use Comment 2: Page 3.8-14, line 24; Area K also includes 4.70 (2.84+1.86, same as page 2-14) acres of land to be dedicated **19-53**

Land Use Comment 3: Page 3.8-14, line 38; would also include 12.07 acres (8.33 + 1.01+2.73) of open space **19-54**

Land Use Comment 4: Page 3.8-15, line 26; open space, totaling 2.91 (2.43+.48) acres, and a 12.56-acre **19-55**

Land Use Comment 5: Page 3.8-16, line 11; 6.96 acres preservation parcel **19-56**

Land Use Comment 6: Page 3.8-17, line 3; existing intersection by ~~providing a left-turn channel and~~ realigning to eliminate **19-57**

Land Use Comment 7: Page 3.8-17, line 15; There would be 0.25 miles of new trails, and the balance of 2.15 miles would result from relocating (see page 2-17) **19-58**

Land Use Comment 8: Page 3.8-24, line 21; Create ~~0.40 mile of new trails with~~ 0.15 mile on existing dirt fire road (see page 2-17). **19-59**

Section 3.9 – Noise and Vibration:

No comments.

Section 3.10 – Public Services and Utilities:

No comments.

Section 3.11 – Transportation and Circulation:

Traffic Comment 1: Page 5-32, Table 5-4. This table should also include the intersection Level of Service for the 2015 No Project scenario i.e., without Del Monte Forest Plan. According to Table 3.11-25 (Section 3.11, page 3.11-52) the AM peak hour LOS in 2015 without the project is F with 105.7 seconds of delay. According to Table 3.11-26 (Section 3.11, page 3.11-54), the PM peak hour LOS is E with 79.0 seconds of delay. **19-60**

With this added information to the table, it clearly shows that the road improvements proposed with the Del Monte Forest Plan improve traffic operations over a scenario without the project.

Traffic Comment 2: Page 5-33, Table 5-5. This table should also include the intersection vehicle queues for the 2015 No Project scenario i.e., without Del Monte Forest Plan. According to the October 2011 traffic study completed by Fehr & Peers (Table 10-2, page 100), the 95th percentile vehicle queue for eastbound Highway 68 approaching the Highway 1 intersection would be 3,874 feet in the AM peak hour and 4,078 feet in the PM peak hour. **19-61**

With this added information to the table, it clearly shows that the road improvements proposed with the Del Monte Forest Plan substantially reduce the expected vehicle queues without the project on eastbound Highway 68 approaching the Highway 1 intersection; by about 45% in the AM peak hour and about 50% in the PM peak hour.

Traffic Comment 3: Page 5-34, Lines 6-11. PBC acknowledges that the roundabout at the Highway 68/Highway 1 intersection (depicted in Figure 5-1) performs better than the Caltrans approved Highway 68 Widening Project in terms of intersection Level of Service and vehicle queuing. However, Pebble Beach Company has serious concerns regarding its feasibility.

As noted in the text, the roundabout maintains an existing design deficiency identified by Caltrans i.e., locating an intersection (17 Mile Drive) on an on-ramp to southbound Highway 1. This design deficiency was raised by Caltrans during preparation of the Project Study Report for the Highway 68 Widening Project which was completed by the City of Monterey during 2002/07. During that time, the City of Monterey was unsuccessful in obtaining the mandatory design exception from Caltrans to maintain the existing design deficiency. Instead, the traffic movements between Highway 68 and 17 Mile Drive were required to be physically separated from the movements to Highway 1. That requirement ultimately led to the Highway 68 Widening Project with a 5-leg intersection at the Highway 1 off-ramp intersection. **19-62**

Furthermore, several alternatives were considered in the Project Report for the Highway 68 Widening Project including roundabout alternatives. These alternatives were dismissed by Caltrans District 5. There is no supporting evidence that Caltrans District 5 will support the current roundabout design (depicted in Figure 5-1) since it violates the mandatory design exception. Furthermore, the roundabout not only needs approval from Caltrans District 5 but it also needs to be approved by Caltrans Headquarters in Sacramento.

19-62 cont'd

Caltrans approved the Project Report for the Highway 68 Widening Project. The Transportation Agency of Monterey County (TAMC) website also indicates that the project is environmentally cleared. Refer to this website

http://www.tamcmonterey.org/programs/hwyproj/pdf/Roadway_05_Peninsula_Projects.pdf

PBC identified a constructible phase of that Highway 68 Widening Project that would improve traffic operations over the current conditions as well as conditions with the development proposal. PBC then incorporated that phased project into the Del Monte Forest Plan to ensure that the community could achieve an improved condition until such time that funding is available to construct the entire widening project. The Community Hospital of Monterey Peninsula (CHOMP) took a similar approach with the City of Monterey in 2008 by constructing a phase of the Highway 68 Widening Project at the entrance to their hospital.

19-63

Pebble Beach Company estimates that the phased project will cost about $4 million to design and construct. The Del Monte Forest Plan is estimated to contribute 3.11 percent or $778,000 (DEIR Section 3.11, page 3.11-57, line 29).

In conclusion, PBC firmly believes that the roundabout design (depicted in Figure 5-1) is not feasible because Caltrans previously declined to approve the needed mandatory design exception. In addition, as a private entity, PBC is at a disadvantage over local public agencies such as Monterey County, TAMC, and the City of Monterey to reach agreeable terms with Caltrans.

19-64

Section 3.12 – Water Supply and Demand:

As we understand the reasoning and conclusions of the Water Supply and Demand section, the DEIR begins by utilizing as the "baseline" the "normal" CEQA position of the existing conditions as of the time the notice of preparation was published for the EIR (2011). It recognizes the legal validity of the Pebble Beach Water Entitlement ("PBWE") of 365 acre feet annually ("AFA") initially granted to Pebble Beach Company ("PBC") and now held by PBC and a number of other Del Monte Forest landowners, all pursuant to a series of agreements between PBC and the Monterey Peninsula Water Management District ("MPWMD") related to the funding of the highly successful Carmel Area Wastewater District ("CAWD") – Pebble Beach Community Services District ("PBCSD") Wastewater Reclamation Project (the "Reclamation Project"). The Reclamation Project is now providing on average approximately 1,000 AF of recycled water to irrigate the eight Del Monte Forest golf courses and other open spaces, replacing and conserving 1,000 AF of potable water from Cal-Am sources previously utilized for this irrigation. The DEIR recognizes the effect of State Water Resources Control Board ("SWRCB") Cease and Desist Order 2009-0060 (the "CDO") which allows the holders of the PBWE to connect to the Cal-Am system and be served with withdrawals from the Carmel

19-65

River, over and above the limits otherwise imposed by the CDO, until December 31, 2016. Thus, insofar as water supply is concerned, water is available to serve the Project and there is no significant effect. **19-65 cont'd**

On and after January 1, 2017, the holders of the PBWE are still legally entitled to connect to the Cal-Am system, but Cal-Am may serve the PBWE only with legal withdrawals from the Carmel River and other sources. If a Regional Water Project ("RWP") is completed and operational by January 1, 2017, there will be no significant impact because the RWP will provide additional water supply sufficient to serve the PBWE for the Project and all other customers in the Cal-Am system without water rationing or other cutbacks in service. However, if a RWP is not completed and operational by January 1, 2017, then serving the new connections of the PBWE thereafter will require further water rationing among existing Cal-Am customers (including existing PBWE customers), and this impact is considered. There is no mitigation assignable to PBC for this significant effect, which makes it unavoidable, because PBC through its funding of the Reclamation Project has already contributed its proportionate share to the mitigation – and constitutional principles enunciated in the U.S. Supreme Court cases of Nollan v. California Coastal Commission and Dolan v. City of Tigard preclude imposing additional mitigation burdens on PBC. **19-66**

The effects on Water Infrastructure Capacity are similar. Until January 1, 2017, there are no significant effects because the Project with the PBWE can be served with permitted diversions from the Carmel River and no additional infrastructure is needed. After January 1, 2017, however, a RWP will need to be built to serve existing demand and the increase in demand from the Project. The amount required to serve the Project is interpolated from the existing demand amount utilized for planning the Coastal Water Project, so no increase in capacity is required to serve the Project and thus there are no significant effects in this regard. However, because a RWP is assumed to have secondary and significant unavoidable environmental impacts as found in the PUC EIR for the Coastal Water Project, the impacts are the same for the Project. **19-67**

With respect to the effects on Carmel River Biological Resources, because the Project will result in increased withdrawals through 2016 and such increased withdrawals would have deleterious effects on the biological resources of the Carmel River, the Project's effects are significant and unavoidable. However, after 2017, the Project demand would not change the already SWRCB-mandated reductions in Carmel River withdrawals, and the Project's effects would not be significant. **19-68**

With respect to cumulative impacts, adding the unused portion of the PBWE for other owners and other cumulative demand, the effects would be the same as described above for the Project. **19-69**

Initially, we recognize that the water supply for this Project involves complex facts and issues. Thus, the DEIR has been forced to make various assumptions and engage in a certain amount of forecasting. We believe the DEIR has done a commendable and quite thorough job on its analysis of the issues, and none of our comments indicating some disagreements are intended to detract from our respect for the job done. **19-70**

Our first and most important comment is on the selection of the "baseline." While the CEQA Guidelines state that the baseline will "normally" constitute the physical conditions at the time the EIR notice of preparation is published, the distinctive circumstances of the water supply for this project are not "normal," They not only justify, but in fairness and accuracy require, a departure from a "normal" baseline. The CEQA Guidelines clearly contemplate exceptions in untypical cases, and the selection of an earlier baseline is supported by recent case law in the context of water.

In Cherry Valley Pass Acres & Neighbors v. City of Beaumont, 190 Cal App. 4th 316, decided in November of 2010, the court held that the quoted section of the CEQA Guidelines "necessarily contemplates that physical conditions *at other points in time* may constitute the appropriate baseline or environmental setting" (at p. 336, emphasis in original) and that "an agency enjoys the discretion to decide … exactly how the existing physical conditions without the project *can most realistically be measured.*" (at pp. 336-337, emphasis ours). In the Cherry Valley case, the EIR utilized the adjudicated right of a party to draw 1,484 AFA employed while an egg farm was operating as the baseline, rather than the 50 AFA the party was actually using after the egg farm ceased operations when the EIR was prepared. The court held that this was a proper baseline; the party still retained the right to pump 1,484 AF, and this amount reflected the "real conditions on the ground" and was not a "hypothetical" amount even though the use was earlier in time. The situation with respect to the state of the Carmel River and the PBWE is remarkably similar, keeping in mind that the task is to "decide exactly how the existing physical conditions without the project can most realistically be measured." Prior to the PBWE, approximately 1,000 AF more water was being withdrawn from the Carmel River to irrigate Del Monte Forest open spaces than is presently being withdrawn. Beginning in 1994 through 2007, the Reclamation Project reduced that amount by an average of 706 AFA. Since 2007, the savings has been incrementally increased to 1,000 AFA today. The Reclamation Project was made possible entirely by PBC's funding of the project. Such funding would not have been provided by PBC unless it had been granted the PBWE; and PBC would not have acquired the PBWE except for its plans for development of its Del Monte Forest properties and with the assurance that the PBWE could in fact be used for such purpose. Stated differently, the development of PBC's Del Monte Forest land, now proposed by this Project, is the *sine qua non* of the savings/reduction of 1,000 AF in Carmel River withdrawals. Without the prospective development of PBC's Del Monte Forest land, there would be no Reclamation Project and no reduction of 1,000 AFA of withdrawals from the Carmel River. Thus, the existing physical conditions without the PBC Project are "most realistically measured" by considering the environmental setting before the savings/reduction of a minimum of 700 AFA in Carmel River withdrawal.

19-71

Utilizing an appropriate baseline of the pre-Reclamation Project existing conditions prior to the Project, which would be the year (1993) just prior to commencement of its operation, one would find that for each relevant environmental effect, there is a reduction in impacts and a net benefit to the Carmel River from the Project. The PBWE of 365 AFA (with another 15 AFA to Lohr and Griffin for a total of 380 AFA) directly caused a reduction of approximately 700AFA initially of withdrawals from the Carmel River (13 year average through 2007).

In many respects, utilization of the 1993 baseline of existing conditions is only a different way of saying that PBC is not responsible, under the constitutional limitations of the *Nollan* and *Dolan*

Supreme Court decisions, for any further mitigation for increased water use/withdrawals over a 2011 baseline because PBC has already paid its proportionate share of such mitigation through its funding of the Reclamation Project; this is the conclusion of the DEIR. But using a 1993 baseline is more accurate, because PBC has not only paid for the Reclamation Project, but its funding in anticipation of development of its Del Monte Forest Land (of which the Project is the latest iteration) unquestionably caused the Reclamation Project and the resultant water savings that have benefitted the community for over 17 years now.

In summary, since all significant effects noted in the DEIR derive from an increase in water use above the "baseline" of 2011 (which is after all of the savings from the Reclamation Project have been realized), utilizing a proper baseline of the pre-Reclamation Project operation as noted above would produce no significant effects whatsoever.

19-71 cont'd

Even if one accepts a 2011 baseline as appropriate, we take issue with certain of the assumptions, analysis, and conclusions of the DEIR. First, the assumption that the Project may be served only with withdrawals from the Carmel River is inaccurate. The two main sources for Cal-Am are the Carmel River and the Seaside Coastal Sub-Basin, although other smaller sources (e.g., aquifer storage and recovery) are also contributory. This water is fungible, however, in the sense that, once supplied to the Cal-Am system, water is commingled and then distributed out over the system as a whole. Thus, water to serve the PBWE may come from any source available to Cal-Am, not just the Carmel River. One should not confuse an exclusivity of source from the Carmel River to serve the PBWE with the impact on the Carmel River of serving the PBWE.

19-72

Second, the DEIR should recognize that any impacts attributable to a RWP not being completed by January 1, 2017 are short-term impacts. The completion of a RWP that will replace the water illegally withdrawn by Cal-Am from the Carmel River and supply water to the full extent of the PBWE is neither speculative nor uncertain. Cal-Am is subject to a State order (the CDO) and likely other laws that require this result. Therefore, for purposes of CEQA, a RWP should be viewed as a certainty. The timing of its completion and operation may presently be uncertain, but given the regulatory, economic, and social exigencies of remedying the present situation, if not accomplished by January 1, 2017, a RWP of some kind would be completed in a matter of a few years thereafter.

19-73

More specific comments are set forth below.

Water Supply and Demand Impacts

We believe the effects of the Project's use of 135 AFA as of January 1, 2017 (even assuming that full amount would be used by then, which is highly doubtful) on intensified rationing would be negligible and insignificant. Without considering use of the PBWE, the CDO already requires incremental cutbacks that may induce rationing, and as of the beginning of 2017 (as is acknowledged in the subsection on impacts on Carmel River Biological Resources) the SWRCB-mandated cutback is so severe that 135 AFA would be a negligible percentage contributing to the rationing need. Assuming Cal-Am withdrawals from the Carmel River to coincide with its 3,376 AFA of legal water rights in 2017 with no RWP, Table 3.12-10 lists a reduction of –7,782 AFA under average rainfall years over 2011 conditions. The Project would contribute only an additional 47 AFA to the rationing load that achieves this –7,782 AFA reduction, or 0.6%.

19-74

While the impacts of severe rationing may indeed be significant and unavoidable, they are not caused by the Project, and the Project's contribution to those impacts is so miniscule that it cannot be described as a significant and unavoidable impact of the Project. The same is true for cumulative impacts, where the cumulative demand from the PBWE would approximately 98 AFA (see Table 3.12-14), or 1.25%. **19-74 cont'd**

Water Infrastructure Capacity

The DEIR correctly concludes that the Project will not of itself create the need for any increase in capacity of a RWP, either before or after January 1, 2017 or under cumulative conditions. The DEIR concludes, however, that because the PBWE amount necessary to meet the Project and other cumulative demand is included in existing demand that a RWP must accommodate, and the RWP as analyzed in the CPUC final EIR found that there were significant and unavoidable impacts in certain areas, those impacts are significant and unavoidable impacts of the Project, and cumulative conditions. Again, even assuming full use of the PBWE as a part of existing demand that must be provided for over-and-above 2017 supply, that amount is miniscule and an insignificant contribution to the overall demand creating the need for a RWP and thus the significant impacts of a RWP. It cannot fairly be said to be a significant impact of the Project, and should not be characterized as such. **19-75**

Carmel River Biological Resources

The DEIR finds that, after January 1, 2017, there would be no significant impact to the biological resources of the Carmel River because the SWRCB order "caps" the amount that Cal-Am can withdraw from the river at Cal-Am's 3,376 AFA legal rights, and providing water to the Project would not change that amount. The DEIR finds, though, that there would be a significant and unavoidable impact on such resources prior through the end of 2016 because the Project would require increased withdrawals from the Carmel River over 2011 existing conditions. That is hardly apparent, however. In fact, the SWRCB orders are requiring Cal-Am to reduce its withdrawals incrementally from 2009 on, so withdrawals even with the amount of the PBWE will be less than 2011 conditions. And, as a corollary, the withdrawals allowed by the SWRCB orders until 2017, over and above Cal-Am's legal rights of 3,376 AFA, are far greater than the withdrawals for the Project . The lowest amount of these SWRCB permitted withdrawals (without legal right) is 5,942 AFA in 2016-17 according to the CDO. Again, the additional withdrawals for the Project, 145 AFA maximum, are an insignificant amount of the total permitted withdrawals (without legal right) until 2017 – 2.44 % to be exact. Again, while the total amount of allowed withdrawals may be causing significant adverse impacts to the biological resources of the Carmel River, the PBWE withdrawals for the Project, individually and on a cumulative basis, by themselves are not causing those impacts, and are making a negligible contribution to the overall withdrawals causing the impacts. Thus, the effects of the Project are insignificant, and should be stated as such. **19-76**

Other Considerations

Some of the assumptions regarding water use and regulatory outcome intensify the effects the DEIR perceives from the use of the PBWE in ways that are unrealistic. For example, the DEIR assumes that all of the PBWE will actually be in use at the relevant times in its analysis, which as a factual matter is virtually impossible. The construction /implementation schedule for the Project alone anticipates incremental development through the year 2022, and for the residential **19-77**

component this schedule includes only subdivision of the land for sale of lots, not the construction of the homes which will actually use the water. Based on historical development patterns in the Del Monte Forest, construction of homes is expected to take place over a much more extended time period – more on the order of 20 to 30 years. Also, PBC's experience is that, with respect to the portion of the PBWE that has been purchased by other residential homeowners in Del Monte Forest, many have done so without any present intention of using the water in the immediate future but rather to "bank" the water for future needs. These "needs" may or may not occur for many years, if ever.

19-77 cont'd

Finally, modifications to the CDO which would alter many of the DEIR's conclusions are certainly possible. Presently there is litigation pending in the Santa Clara County Superior Court brought by Cal-Am, MPWMD, and other parties against the SWRCB, and include PBC as a real party in interest. The outcome of this litigation, through settlement or trial, may materially modify the terms of the CDO. One logical modification would be to make the ability of Cal-Am to serve the PBWE with diversions from the Carmel River, over-and-above the limitations of the CDO, co-terminus with the completion of a RWP. That was clearly the intent of the CDO Decision, since Cal-Am represented, and the SWRCB and all parties relied on such representation, that a RWP would be completed by January 1, 2017.

19-78

Chapter 4 – Other CEQA-Required Sections:

Other Section Comment 1: Table 4.1, Significant and Unavoidable Impacts, and Pages 4.6 to 4.7. See PBC Comments on Water Supply Chapter.

19-79

Chapter 5 – Alternatives:

We have no material comments on the Alternatives section not already included in our comments on other sections. The DEIR is correct that there are multiple options for considering alternatives to the clustered and reduced-density residential designs. The DEIR has selected a reasonable range of alternatives on these options, from which conclusions can also be made about other possibilities. The DEIR has selected a reasonable range of alternatives as well for the other Project elements considered in the Alternatives section. We are withholding judgment at this time on whether any of these alternatives would, in fact, be feasible, if selected. We do appreciate the comprehensive discussion.

19-80

We appreciate the opportunity to provide our comments. If you have any questions, please call me at 831-625-8449.

Sincerely,

PEBBLE BEACH COMPANY

Mark Stilwell

Mark Stilwell
Executive Vice President, Real Estate

#20

HOPE

Bringing you HOPE -
Helping Our Peninsula's Environment
Box 1495, Carmel, CA 93921 **Info7 at 1hope.org**
831/ 624-6500 **www.1hope.org**

Monterey County Supervisors
Coastal Commission

January 25, 2012

PBC & Monterey County "Planning"
Still can't get it right after 5 major tries.

Pebble Beach Forest Destruction Project (Version 5)
And affiliated Zoning Changes Violate CEQA in 12 ways

With all due respect, HOPE must object to the project and the purported environmental review of the current Pebble Beach Company Forest Destruction Project.

20-01

Here are the legal, rationale, physical, environmental harms and problems the project faces --

1. Water: Though PBC correctly calls it an "entitlement" PBC falsely implies they obtained a "right" to 360 acre feet of water to use for development. They have no right to that water - because the agency that "gave" them the water" had no authority or right to do so.

This claim is not unlike the for-profit companies who will sell you the "right" to name a star - that is wholly unrecognized by the International Astronomical Union. Those companies have no recognized "right" to sell you a star name.

The PBC so called "water entitlement" arises out of water given to them by an agency that had no legal right or authority to give water away. This "science fiction" claim has not yet been decided by a court.

20-02

This is highly important because all residents of the Monterey Peninsula are laboring under a genuine Water Emergency first declared by The Monterey Peninsula Water Management District in 1998.

The State Water Resources Control Board, Per Order No. 95-10, issued in 1995, ordered California-American Water Company to reduce 70 percent of its pumping of the Carmel River Alluvial Aquifer. This means that two-thirds of all water coming out of our drinking water faucets is illegally pumped water.

20-03

In addition, three major changes have occurred since the PBC project was first filed in 1999 and then rejected by the Coastal Commission in June 2007. 20-04

2. **<u>Traffic</u>: Event Traffic inside the Forest has dramatically worsened because the Coastal Commission (gently reminded by HOPE annually for a decade) finally forced PBC to permanently close the Haul Rd.** 20-05

   Now most Golf Event Traffic must use the Highway 1 gate - instead of the Haul Rd as they did heavily until a few years ago. Now during Golf Events using roads inside the Forest is much more congested and has many more detours and outright prohibitions. The Purported EIR failed to recognize this.

   - **(*Why has No Golf event in Pebble Beach ever had to obtain a Coastal Permit? If an individual holds an outside event with more than 50 people - we have to at least get a county permit.*)** 20-06

3. **<u>Lots</u>: PBC has only provided evidence of only 43 lots of record - but they claim they have 90.** 20-07

4. **<u>Endangered Species</u>: Due to the Coastal Act (and the Commission decision) and its mutual support of Endangered species laws - PBC must <u>avoid</u>, not just minimize, <u>harm</u> to Native Monterey pine forest which is vital habitat for Yadon's piperia and two dozen other formally protected endangered species.** 20-08

Other problems include :

5. **<u>Removing Zoning for Resource Protection</u> - B-8 Zoning - Contradicted by, and Not Supported by Evidence.** 20-09

   As noted above our community is out of water and suffers daily gridlock. Yet this proposal to remove the protective B-8 zoning - claims those problems do not exist or are somehow irrelevant to this proposal.

6. **Piecemealing: <u>Separating Dual</u> Projects by same applicant (Poppy Hills and PBC)**

   The two projects: Poppy Hills and todays' PBC Forest Destruction Plan -
   - **are processed by the same agency,**
   - **are adjacent to each other,**
   - **destroy huge amounts of imperiled Monterey pines and their habitat for endangered species,**
   - **yet the two projects are separated and the purported environmental analyses use different significance thresholds and methods for CEQA purposes.** 20-10

   This is a text book definition of piece-mealing - which is forbidden by CEQA

HOPE requests that the County -

1. **Please fix these errors in the EIR, then when legally adequate re-circulate the EIR.** 20-11

2. **Include the Coastal Commission's (June 2007) Denial of this earlier version of this project, and its findings and all of its evidence be made a part of this administrative record, this hearing and considered.** 20-12

3. **Include the Coastal Commission Staff Report on the proposed (and since withdrawn) Pebble Beach Driving Range Expansion (A-3-MCO-98-085) dated 5/25/99 which recommended that the Commission find that substantial issues exist with regard to the loss of native Monterey pine habitat, substantial evidence of listed endangered species (Yadon's Piperia and Hickman's Onion) lined the area and *the need for an update of the Del Monte Forest LCP*.** 20-13

4. **Include the May 19, 1999 and October 28, 1999 Coastal Commission Letters to Monterey County Planning Director William Phillips regarding the proposed Pebble Beach Lot Program and its relation to 1) the Coastal Act definition of Environmentally Sensitive Habitat Area (ESHA), 2) ESHA Avoidance v CEQA Mitigation, 3) In situ preservation of Pinus Radiata (Monterey Pine) forest, 4) Wetlands delineation.** 20-14

5. **Add a document called "Final EIR" to the County website. There is still no such document available as of this morning of the hearing (Wednesday, January 25, 2012).** 20-15

Finally, HOPE would like to let you in on a Huge Secret -- 20-16

> **If Monterey County prepared a legally adequate EIR that illuminated the genuine environmental harm done by the proposal, rather than twisting and hiding reality, *HOPE would have nothing to litigate*.**
>
> **This would ease the burden on County staff and save PBC lots of money and years of effort.**

Thank you,
-David Dilworth for the Board of Trustees
Helping Our Peninsula's Environment

Note 1:
Unfortunately we have learned over decades of attending County meetings that it is a waste of the public's time to speak to Supervisors at the podium. Kind of like looking for living dinosaurs, Gravity Waves or Cosmological Dark Matter, we have yet to detect a single instance of the Supervisors responding in any way to public interest concerns. 20-17

That is why we no longer waste our time participating in your "*Hear*ings" - because even when we have to get a Court to order you to do it properly - you still don't "hear" us.

Note 2:

Water Conservation Ignored

What water conservation methods are all PBC's 7 golf courses using?

- **Does PBC compact their soil? (No. Yet, compacting alone has reduced water use by as much as 49%.)**
- **Do PBC golf courses get watered only when needed - or on a clock schedule? (Hint Spanish Bay and PBC operate on a clock causing shallow rooting and increases water need.)**
- **Does PBC water deeply and infrequently? (No.)**
- **Did PBC lower their mowing height? (No.)**
- **Does PBC use dull mowing blades? (Not on purpose ;-)**
- **Did PBC reduce fertilizer use to save water? (No.)**

According to the US Golf Association all these methods *significantly* reduce water use.

20-18

HOPE and this project:

HOPE is the organization that lead the successful 15 year effort to protect the native Monterey pine forest from PBC's chainsaws. The effort succeeded when the Coastal Commission rejected Supervisor Dave Potter's motion to approve the project (8-4) in 2007.

HOPE is the only group which filed a lawsuit against the project; who attended and participated in every one of the hundreds of meetings, lead hundreds of people on ecosystem tours of the native Monterey pine forest, and who provided written objections with the best available science at every one of the dozens of comment opportunities over the 15 year timespan when the first version of the project was announced in 1992.

And of course HOPE is the group that was able to persuade "Mark Twain" himself to testify on behalf of the endangered red-legged frogs at a Coastal Commission hearing.

20-19

#21
LWV-2

THE LEAGUE
OF WOMEN VOTERS
of the Monterey Peninsula

Comment X

RECEIVED
JAN 18 2012
MONTEREY COUNTY
PLANNING DEPARTMENT

January 18 2012

Monterey County Planning Department
168 West Alisal Street, 2nd Floor
Salinas, CA 93901

CEQAComments@co.monterey.ca.us

SUBJECT: MND FOR POPPY HOLDINGS INC. AND DEIR FOR THE PEBBLE BEACH COMPANY PROPERTIES IN THE DEL MONTE FOREST LCP

Dear Staff:

The League of Women Voters of the Monterey Peninsula has reviewed the environmental documents for the Pebble Beach Company (PBC) project which includes over 125 amendments to the Del Monte Forest LCP and the Poppy Hills Golf course project. It has come to our attention that our earlier letter on these projects incorrectly stated that the Pebble Beach Company is the applicant for both projects. Although there are two separate applicants, our overall concern remains the same. 21-01

The environmental documents for the projects do not account for the cumulative impact of both projects. For example, the PBC project would remove up to 6,700 Monterey Pine trees. The Poppy Hills Golf course project would remove 533 trees. Both projects include significant emissions during the construction phase with potential health impacts from diesel exhaust emissions. In terms of climate change, the PBC project would emit up to 5,469 MT CO_2e while the Poppy Hills project would emit 2,227 tons of CO_2 over the life of the project. While the second project's impact may not be significant, when considered with the first, the total may be significant and require a larger amount of mitigation. Finally, the two environmental documents use different methodologies for addressing impacts on climate change. 21-02 21-03

We request that the two environmental documents address the totality of the impacts of both projects on the environment, use consistent methodologies for addressing climate change and that these documents be recirculated for public review and comment. 21-04

Thank you for the opportunity to review the documents.

Sincerely,

Beverly Bean
President

#22

Blum-1

-----Original Message-----
From: Mark Blum [mailto:MBlum@horanlegal.com]
Sent: Tuesday, March 20, 2012 12:21 PM
To: Sidor, Joe (Joseph) x5262
Subject: Pebble Beach Company Project

Joe,

There is a riparian drainage channel located between the Fairway One parcel and the Scifres property. I reviewed the DEIR and Appendices,
and did not see this area identified or evaluated for ESHA/riparian values. As a consequence, I presume there are no mitigation measures
recommended in the EIR for setbacks from this channel. Do you know whether this channel has been evaluated and determined not to be
a riparian corridor, and if so, where would that analysis be found?

22-01

Thank you,
Mark

Mark A. Blum

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Of Counsel
JEROME F. POLITZER
SEAN FLAVIN
JACQUELINE M. PIERCE

LAURENCE P. HORAN
(1929-2012)

OUR FILE NO. 6504.01

March 28, 2012

VIA ELECTRONIC & REGULAR MAIL

Dan Carl
California Coastal Commission
Central Coast District Office
725 Front Street, Suite 300
Santa Cruz, CA 95060-4508

RE: Monterey County LCP Amendment No. MCO-1-12 (Del Monte Forest LCP update and Pebble Beach Company Concept Plan)

Dear Mr. Carl:

This firm represents Mr. and Mrs. Donald R. Scifres, owners and residents of the property located at 3310 Seventeen Mile Drive, Pebble Beach (Monterey County APN 008-423-004). The Scifres' parcel and residence ("Scifres' Parcel") is located adjacent to the proposed Fairway One project, a component of the Pebble Beach Lodge expansion in the Pebble Beach Company Concept Plan.

One of the two parcels comprising the proposed Fairway One project is known as the Beirne Parcel (Monterey County APN 008-423-002). The Scifres' Parcel is located adjacent to the Beirne Parcel. Both the Scifres' Parcel and the Beirne Parcel are presently designated and classified for residential use, which is consistent with the underlying private land use restrictions in existing private deed restrictions. The Del Monte Forest LCP Update and Pebble Beach Company Concept Plan, if approved, would re-designate and rezone the Beirne parcel to Coastal General Commercial, as a first step towards the construction and operation of a proposed commercial hotel adjoining the Scifres' residence.

Similar circumstances previously arose in connection with the Pebble Beach Company's Casa Palermo project and resulted in a 1997 agreement between the Del Monte Forest Neighborhood Preservation Association and Pebble Beach Company (the "NPA Agreement", copy attached). Under the NPA Agreement, Pebble Beach Company may not operate the Beirne Parcel for any uses other than residential, open space, landscaping and/or access. However, if the

23-01

Company first obtains the written consent of the owners of the Scifres' Parcel, then it may conduct hotel and spa use or golf course use on the Beirne Parcel, provided they are ancillary to the Pebble Beach Lodge. The Scifres have not provided their consent to Pebble Beach Company under the NPA Agreement.

The NPA Agreement is premised on various existing deed restrictions that include, among others: (1) prohibitions of conduct of trade or business; and (2) limitations on use to private single family residential purposes as set forth in said deeds ("Deed Restrictions"). In the NPA Agreement, Pebble Beach Company has forever quitclaimed to the owners of the Scifres' Parcel all rights to terminate the Deed Restrictions affecting the Scifres' Parcel.

The Scifres have identified numerous potential adverse effects upon themselves and their property associated with the proposed Fairway One Project. The Scifres are in ongoing negotiations with Pebble Beach Company regarding modifications to the Fairway One Project and associated issues in an effort to address their concerns. Many of these effects are impacts recognizable under CEQA and are referenced in my letter to County planner Joe Sidor dated January 09, 2012 (copy attached). Other significant adverse effects upon the Scifres may not necessarily be cognizable under CEQA, but nevertheless must be resolved to the Scifres' satisfaction before they will provide the consent Pebble Beach Company desires under the NPA Agreement.

23-01 cont'd

The land use re-designations and zoning re-classifications which are part of the Del Monte Forest LCP update and Pebble Beach Company Concept Plan would commit future uses of the Beirne Parcel to commercial uses. Such action, or the implementation of such commercial uses, would violate both the NPA Agreement and the Deed Restrictions absent the Scifres' prior written consent. Consequently, the Scifres object to the proposed land use re-designations and zoning re-classifications for the Beirne Parcel at this time. This objection is legally premised on the NPA Agreement, the Deed Restrictions and the CEQA equivalency process under the Coastal Act and the Coastal Commission's regulations.

From an environmental review standpoint, the LCP amendments are but one component of the larger Pebble Beach Company project application PLN100138, presently pending before Monterey County. Consequently, the actions requiring environmental review by the Coastal Commission include not only the Del Monte Forest LCP update and Pebble Beach Company Concept Plan, but also the proposed Pebble Beach Company build-out of the Del Monte Forest pursuant to application PLN100138.

23-02

Monterey County has incorrectly determined that the LCP amendment component of the larger Pebble Beach Company Project is statutorily exempt from CEQA, while the balance of the project is subject to CEQA. Although an LCP amendment standing alone may be exempt under CEQA Guidelines section 15265, that exemption is not applicable here, where the scope of the activity as a whole which constitutes the larger Pebble Beach Company Project is greater than just the LCP amendment and the Concept Plan components. Therefore, the County cannot rely

23-03

on this exemption to relieve it of its responsibility to undertake an EIR for the entire Pebble Beach Company Project. (See *Association for a Cleaner Environment v. Yosemite Community College District* (2004) 116 Cal.App.4th 629, 640) [CEQA exemptions which might otherwise have been applicable to activities comprising parts of project did not apply because scope of entire project was greater than scope of exempt activities.] Nor is the Pebble Beach Company Project analogous to the circumstances in *Surfrider Foundation v. California Coastal Commission* (1994) 26 Cal.App.4th 151, where the court found that exemptions were applicable only because the combined exemptions applied to the entire scope of the activity in question. Consequently, the County's EIR for PLN100138, and the Coastal Commission's CEQA equivalency review, must include both the proposed LCP amendments and the larger Pebble Beach Company Project, in order to avoid an improper "piecemealing" of environmental review.

23-03 cont'd

Thank you for your thoughtful consideration.

Respectfully submitted,

Mark A. Blum

MAB:mh

Enclosures

Cc: Clients
Mark Stilwell
Joe Sidor

Chapter 4

Revisions to the Draft EIR

Chapter 4
Revisions to the Draft EIR

Introduction

This chapter includes revisions to Volume I Draft EIR and Volume II Draft EIR Appendices by errata as allowed by CEQA. The revisions are presented in the order they appear in the Draft EIR, with the relevant page number(s) and text line(s) indicated with italicized print. New or revised text is shown with <u>underline</u> for additions and ~~strike-out~~ for deletions.

All text revisions are to provide clarification or additional detail. After considering all comments received on the draft EIR, the Lead Agency has determined that the changes do not result in a need to recirculate the draft EIR. Under the CEQA Guidelines, recirculation is required when new significant information identifies:

- A new significant environmental impact resulting from the project or from a new mitigation measure proposed to be implemented;
- A substantial increase in the severity of an environmental impact unless mitigation measures are adopted that reduce the impact to a level of insignificance;
- A feasible project alternative or mitigation measure, considerably different from others previously analyzed, that clearly would lessen the significant environmental impacts of the project, but that the project's proponents decline to adopt; or
- The draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded (Guidelines sec. 15088.5[a]).

Recirculation of a draft EIR is not required where the new information merely clarifies, amplifies or makes minor modifications to an adequate EIR (Guidelines sec. 15088[b]). The information provided below meets those criteria.

Revisions to Volume I Draft EIR

Acronyms and Abbreviations

Page xxi is revised as follows:

MPWMD Monterey Peninsula Water Management District

Executive Summary

Page ES-12, lines 6-7 are revised as follows:

- **Inclusionary Housing.** Concern has been raised about the Applicant's proposal to pay an in-lieu fee to comply with the County's inclusionary housing ordinance instead of constructing inclusionary housing inside or outside the Del Monte Forest as well as concerns about the water demand of such housing.

Page ES-14, lines 6–18 are revised as follows:

The State Water Resources Control Board (SWRCB) is requiring Cal-Am to cease extracting water above its legal rights from the Carmel River by 2017[3], and the Seaside aquifer is oversubscribed and Cal-Am is required to reduce its withdrawals from this source as well.

[3] In October 2009, the SWRCB issued Order WR-2009-0060, a cease and desist order (CDO), which prescribes a series of significant cutbacks to Cal-Am's pumping from Carmel River from 2010 through December 2016. If a new water supply cannot be built by the end of 2016, the California Public Utilities Commission (CPUC), which regulates Cal-Am as a water utility, may require water rationing and/or a moratorium on new water permits for construction/remodels. Customers in Del Monte Forest using an entitlement from the Pebble Beach Wastewater Reclamation Project (including the proposed project) are not subject to the moratorium, but would be subject to any rationing program that affects the Cal-Am water system. Lawsuits have been filed challenging the CDO, and proceedings are pending in Santa Clara Superior Court. Ongoing litigation is not anticipated to be resolved until late 2012 ~~2011~~ (MPWMD 2011).

The regional water supply project (Regional Project) ~~(~~or an equivalent~~)~~, whose principal element is a desalination plant, ~~has~~ completed environmental review and had been approved by the California Public Utilities Commission (CPUC), and was ~~is~~ planned to be completed by 2016 to replace the water that Cal-Am will no longer be able to withdraw from the Carmel River and the Seaside Aquifer. However, as discussed in Section 3.12, Water Supply and Demand, the Regional Project~~, although approved by the CPUC,~~ is somewhat uncertain at this time, as a Monterey County Superior Court has ruled that Marina Coast Water District cannot rely on the EIR approved by the CPUC and must prepare its own EIR as the lead agency and Cal-Am has withdrawn from the parties that were collectively implementing the Retional Project. There are ~~given~~ unresolved issues concerning permits from the California Coastal Commission, costs, water rights and governance~~, and may be delayed or possibly replaced by an alternative project~~. As a result, ~~A~~alternatives to the Regional Project are currently being proposed, but none of them have completed environmental review and are thus speculative at this time.

Page ES-14, lines 24-31 are revised as follows:

The proposed project would create an estimated demand for water of up to 135 AFY in an average year. The project's water demand would represent an increase in water use above the 2011 existing conditions, but less than the remaining entitlement amount, meaning that Cal-Am can provide water to the project from the Carmel River through 2016. After 2016, the project could be supplied by water from either the Carmel River (within Cal-Am's legal water rights), the Seaside aquifer (within Cal-Am adjudicated limits), or the Regional Project ~~(~~or an alternative to the Regional Project.~~);~~ ~~however, but g~~Given the current uncertain nature of regional water supplies, the additional project water demand could intensify water supply shortfalls and potential water rationing starting in 2017, if the Regional Project or its equivalent is not built by then.

Page ES-16, lines 17-18 are revised as follows:

Inclusionary Housing

The Applicant's proposal is to pay an in-lieu fee for inclusionary housing. The County's inclusionary housing ordinance allows for either construction of inclusionary housing as part of a proposed project on-site or within the local planning area.

The EIR includes analysis of an alternative to the Applicant's proposal which includes construction of on-site inclusionary housing units at the Corporation Yard. The environmental impacts of the inclusionary housing alternative are analyzed in the EIR and found to be similar to the proposed project, with some slight variations. The water demand of such inclusionary housing is also analyzed, the water demand of the on-site units could be met through use of remaining portions of the Applicant's water entitlement, and the additional water demand would not substantially increase the level of water supply impacts relative to the proposed project.

Construction of inclusionary units outside the Del Monte Forest is not proposed by the Applicant nor is considered as an alternative to the project as the inclusionary housing ordinance calls for construction of such units within the same planning area when an in lieu fee is not used. Payment of an in-lieu fee may result directly or indirectly in construction of inclusionary housing in locations outside the Del Monte Forest, but given the multiplicity of uses to which in-lieu fees are used by the County to support inclusionary housing, it is speculative to conclude precisely if and where such units might be built. Where and when the County proposes inclusionary housing projects it complies with CEQA at the time such projects are defined and actually proposed.

Page ES-16, lines 10-15 are revised as follows:

However, starting in 2017, servicing the project demand could intensify water shortages in the event the Regional Project ~~(~~or an equivalent~~)~~ is not completed by the end of 2016, and could worsen potential water rationing for other water users in 2017 and after which would be ~~is~~ a significant and unavoidable impact. In addition, the project's water demand would directly or indirectly contribute to the need for new regional water supply infrastructure.

Page ES-18, lines 38-40, and Page ES-19, lines 1-3 are revised as follows:

- WSD-A1. The project's water demand would represent an increase in water use above the 2011 existing conditions, but would be within the Applicant's current entitlement and could be legally supplied by Cal-Am through 2016. However, given the current uncertain nature of regional water supplies, the additional project water demand could intensify water supply shortfalls and

rationing starting in 2017 if the Regional ~~Water Supply~~ Project or its equivalent is not built by then. Additional mitigation is not feasible for this impact given the Applicant's prior financing of the Recycled Water Project, which has resulted in a net reduction of withdrawals from the Carmel River.

Page ES-19, lines 9-12 are revised as follows:

- WSD-C1. The project's water demand would result in increased withdrawals from the Carmel River through 2016 and thus would have a significant and unavoidable impact on Carmel River biological resources. Additional mitigation is not feasible for this impact given the Applicant's prior financing of the Recycled Water Project, which has resulted in a net reduction of withdrawals from the Carmel River. After 2017, SWRCB mandated reductions in Cal-Am withdrawals from the Carmel River will not be changed by the project demand.

Page ES-20, Table ES-4 is revised as follows:

Table ES-4. Summary of Alternatives Considered for Evaluation

Alternative	Meets Most Project Objectives?	Feasible?	Further Reduces Significant Impacts [a]? (1)	Reduces One or More Impacts[1] to Less than Significant? (2)	Creates Additional Significant impacts?
Analyzed in Draft EIR					
1A. Clustered Development Option A	Yes	Yes	Yes	No	No
1B. Clustered Development Option B	Yes	Yes	Yes	No	No
1C. Clustered Development Option C	Yes	Yes	Yes	Yes	No
2A. Reduced Development Option A	Yes	Yes	Yes	No	No
2B. Reduced Development Option B	Yes	Yes	Yes	No	No
2C. Reduced Development Option C	Yes	Yes	Yes	Yes	No
3. Driving Range Redesign	Yes	Yes	Yes	Yes	No
4. Spanish Bay Underground Employee Parking	Yes	Yes	Yes	No	Yes
5. Roundabout at the SR 68/SR 1/17-Mile Drive Interchange	Yes	Yes	Yes ~~No~~	No	No
Alternatives Considered but Dismissed from Further Analysis					
Alternative A—New Access Road near SR 1 Gate	No	No	No	No	Yes
Alternative B—Residential Development at Sawmill Gulch	Yes	No	No	No	Yes
Alternative C—No Residential Development	No	Yes	Yes	Yes	No
Alternative D – No Visitor-Serving Development	No	Yes	Yes	Yes	No
Alternative E – Reduced Visitor-Serving Development	No	Yes	Yes	No	No

(1) ~~a~~ Reduces at least one ~~(but not all) projects impacts to less than~~ significant unavoidable impact, but not to a level of less than significant.

(2) Reduces a project impact that can be mitigated to a less than significant level, without the need for mitigation.

Following Page ES-20, Table ES-5, Alternative 4 row is revised as follows:

Relocate 285-~~290~~ space surface parking lot from Area B to underground at the Inn at Spanish Bay to reduce impacts to Monterey pine forest.

Following Page ES-20, Table ES-6, Alternative 1 transportation impacts are revised as follows:

Table ES-6. Comparison of Environmental Impacts of Project Alternatives Analyzed in Draft EIR

		Alternative		
		1. Clustered Development Options		
Issue Area	**Proposed Project**	**1A: Option A**	**1B: Option B**	**1C: Option C**
Transportation	●Construction related traffic increases at intersections; operation related traffic to regional highways ⦿Increased traffic at intersections within DMF and highway ramps; potential design hazards from new roadways; increased risk to bicyclists	●⦿Similar impact. Slightly more local and regional traffic due to 18 more residences at Corporate Yard ~~but same regional traffic~~.	●⦿Similar impact. Slightly more local and regional traffic due to 18 more residences at Corporate Yard ~~but same regional traffic~~.	●⦿Similar impact. Slightly more local and regional traffic due to 18 more residences at Corporate Yard ~~but same regional traffic~~.

Following Page ES-20, Table ES-6, Alternative 2A climate change, transportation, and water supply and demand impacts are revised as follows:

Table ES-6. Comparison of Environmental Impacts of Project Alternatives Analyzed in Draft EIR

		Alternative		
		2. Reduced Development Options		
Issue Area	**Proposed Project**	**2A: Option A**	**2B: Option B**	**2C: Option C**
Climate Change	⦿ Contribute to climate change impacts.	⦿ Similar impact. Slightly less to s lightly more contribution.	⦿ Similar impact. Slightly less contribution.	⦿Similar impact. Slightly less contribution.
Transportation	●Construction related traffic increases at intersections; operation related traffic to regional highways ⦿Increased traffic at intersections within DMF and highway ramps; potential	●⦿Similar impact. Slightly more local traffic due to more residents in Del Monte Forest. Slightly more to slightly ~~L~~less regional traffic due to slightly more or less residential	●⦿Similar impact. Slightly less local and regional traffic	●⦿Similar impact. Slightly less local and regional traffic

Issue Area	Proposed Project	Alternative		
		2. Reduced Development Options		
		2A: Option A	2B: Option B	2C: Option C
	design hazards from new roadways; increased risk to bicyclists	units.		
Water Supply and Demand	●Demand for potable water and infrastructure extension would be accommodated through 2016. If Regional Project not built, project would intensify potential rationing. Project contributes to need for Regional Project, which has secondary impacts	● Slightly more to slightly ~~L~~less water demand since slightly more or slightly less residential development.	● Less water demand since less residential development.	● Less water demand since less residential development.

Page ES-21, lines 31-34 are revised as follows:

Because these alternatives would have fewer market-rate residential lots, the requirements for inclusionary housing units are ~~also~~ less than those ~~of the proposed project~~ in Alternative 1. Therefore, under this alternative, there would be 77 to 93 residential units (64 to 77 market-rate and 13 to 16 inclusionary), which would be 13 less units (Alternative 2C) to 3 more units (Alternative 2A) compared to the proposed project and also less units than Alternative 1.

Page ES-22, lines 1-5 are revised as follows:

Because the ~~all~~ three Alternative 2 options would have slightly more (Alternative 2A) to somewhat less (Alternatives 2B and 2C) ~~fewer~~ residential units than the proposed project, these options would result in slightly higher to somewhat ~~all~~ lower impacts related to construction air quality ~~overall~~, ~~biological resources,~~ construction and operational traffic, and water supply. All three options would have substantially lower impacts to biological resources, in particular to Monterey pine forest and Yadon's piperia as well as other resources due to the clustering of market-rate units.

Page ES-24, lines 2-3 are revised as follows:

It should be noted that in order for the County to select a roundabout as an alternative to the proposed Phase 1B project, it would need to be designed and its design approved by both Caltrans and TAMC. At this time, there is no design approved by Caltrans for a roundabout whereas the proposed Phase 1B interchange improvement is consistent with the approved Highway 68 Widening Project. As such, Monterey County cannot select a roundabout alternative to the Phase 1B that is, at present, infeasible, because the designs proposed to date do not meet the Caltrans mandatory design requirements for access. The roundabout would place an intersection on the on-ramp to southbound SR 1 which would not meet Caltrans requirements. While the County cannot adopt a roundabout alternative at this time as an alternative to the Phase 1B improvement, the County can

consider a condition of approval that would require Pebble Beach to pay its fair-share portion of a roundabout, if such a roundabout is approved by Caltrans as a revision to the Highway 68 Widening Project and approved by TAMC for inclusion in the regional impact fee program, provided such approval is obtained sufficiently soon such that conditions at the SR1/SR68 intersection can be improved without further delay.

Page ES-24, lines 23-28 are revised as follows:

Based on the assessment of environmental impacts above and summarized inTable 5-2, the environmentally superior "action" alternative is Alternative 2C (Reduced ~~Clustered~~ Development Alternative C) because it reduces the impacts on biological resources (Monterey pine forest and Yadon's piperia, in particular, see comparison in Table 5-6 below), has lower air quality impacts (due to less construction), less traffic and a lower water demand compared to the other action alternatives (as well as the proposed project).

Following Page ES-29, Table ES-3 (page 2 of 25), 3.2 Air Quality, is revised as follows:

Mitigation Measure: ~~AQ-D1. Implement after-market emissions control technology on on-road and off-road construction equipment.~~ AQ-C2. Implement measures to control construction-related exhaust emissions during construction.

Following Page ES-29, Table ES-3 (page 4 of 25), 3.3 Biological Resources, is revised as follows:

Impact BIO-C1. Project development would result in potential disturbance of 0.05 ~~0.06~~ acre of wetlands/drainages and result in indirect effects to wetlands and waters in and adjacent to project development areas.

Page 3.3-7, Table 3.3-1, the following note is added:

There are no mitigation measures BIO-E3 and BIO-E4, and thus the mitigation numbers skip from BIO-E2 to BIO-E5.

Following Page ES-29, Table ES-3 (Page 9 of 25), 3.4 Climate Change, is revised as follows:

Mitigation Measure CC-A2-A. Reduce annual greenhouse gas emission by 24% ~~26%~~ relative to business as usual using a combination of design features, replanting, and/or offset purchases.

Following Page ES-29, Table ES-3 (Page 20 of 25), 3.11 Transportation, is revised as follows:

Mitigation Measure TRA-C2: Pay fair-share contribution to construct the full SR 68 Widening Project as modified by the City of Monterey to eliminate signalization of the SR 68/Professional Center intersection, eliminate left turns to southbound SR 68 from the Professional Center, and allow exiting eastbound traffic to make a U-turn at the Community Hospital intersection.

Mitigation Measure TRA-C8(C). Pay fair-share contribution to construct the full SR 68 Widening Project (excluding signalization of the SR 68/Professional Center driveway intersection as identified in ~~as required by~~ MM-TRA-C2) and to construct ~~add~~ third eastbound lane and to construct a third eastbound lane on SR 68 from east of the Carmel Hill Professional Center driveway through the SR 1 intersection, with one lane going to the SR 1 southbound on-ramp and two lanes proceeding across the SR 68 overcrossing.

Chapter 1 – Introduction

No revisions made.

Chapter 2 – Project Description

Page 2-14, lines 1–2 are revised as follows:

Area J (5 lots). The proposed development site consists of two parcels totaling 8.58 ~~9.38~~ acres and one preservation parcel of 0.80 acres in the Spyglass-Cypress Planning Area….

Page 2-15, lines 1–3 are revised as follows:

Trails are proposed along existing dirt roads to connect this residential subdivision to the trail system in the HHNA. Such trails would not cause the closing of any fire roads or fuel breaks, and fire department access to Fire Roads 2 and 4 and Haul Road would not be blocked by development in the Corporation Yard.

Page 2-17, line 8 is revised as follows:

Development of trails proposed along existing dirt roads, fire roads and fuel breaks would not cause the fire roads and fuel breaks to be closed and would not block emergency vehicle access.

Page 2-20, line 2 is revised as follows:

An interagency team to be known as the Resource Management Team (RMT) will review the site-specific RMPs, the annual work plans, and annual monitoring reports and provide input to Monterey County for consideration in approval of same. The RMT will include the California Department of Fish and Game (DFG), California Coastal Commission (CCC), the U.S. Fish and Wildlife Service (USFWS), the fire protection arm of Pebble Beach Community Services District (PBSCD/CAL FIRE), the Del Monte Forest Open Space Advisory Committee (OSAC), the Monterey County Planning Department (County), Del Monte Forest Foundation (DMFF), and other agencies, organizations, and scientific experts as deemed necessary by Monterey County.

Page 2-20, lines 35–37 are revised as follows:

Emergency Vehicle Access. Emergency vehicle access, including access to fire roads and fuel breaks, would not be blocked during construction activities or by development.

Page 2-24, lines 8–11 are revised as follows:

- The proposed amendment to the Del Monte Forest LCP would reclassify the land use designations and zoning classifications at multiple locations as shown in Table 2-2 and Table 2-4. These changes facilitate the development and preservation of the proposed project, which is referred to in the LCP Amendment as the Pebble Beach Company Concept Plan. The proposed amendment would also allow up to 45 additional visitor-serving units total at The Inn at Spanish Bay (up to additional 20 units) and The Lodge at Pebble Beach (up to 25 additional units), beyond that included in the proposed project.

Page 2-25, lines 1–12 are revised as follows:

- Chapter 3. Land Use and Development Element. This chapter would be revised and updated to current conditions, and the Concept Plan would be added to the LUP. The most substantive

change to this chapter is to add the Concept Plan as a specifically allowed development in Del Monte Forest, including exceptions to certain ESHA and other requirements. Other key changes include amending the zoning code to limit parcels to only one accessory unit, to amend site coverage in the Pescadero watershed, to prohibit golf courses in areas designated residential, and to prohibit development at the Sawmill Gulch quarry area. Key process changes include deletion of Table A (which showed allowable units by planning area) in favor of the Concept Plan and county zoning outside the Concept Plan areas, the addition of a reference to PBC's water entitlement as providing water supply, deletion of a reference to site-specific access requirements and the Del Monte Forest Open Space Management Plan (OSAC Plan) in the LUP (see discussion below), and other clarifications. The proposed amendment would also allow up to 60 additional visitor-serving units at The Inn at Spanish Bay (up to additional 20 units beyond that included in the proposed project) and up to 80 additional visitor-serving units at The Lodge at Pebble Beach at the adjacent area (up to 25 additional units beyond that included in the proposed project).

Page 2-26, lines 3–13 are revised as follows:

- Table 2-6 provides a more detailed summary of proposed changes to the LUP. The proposed LUP is included in Appendix D of this Draft EIR. The proposed LUP changes, shown in Table 2-6, would facilitate the Pebble Beach Company Project Concept Plan, which is analyzed in this EIR. Thus, the impacts of the proposed changes relative to the Concept Plan on the environment are disclosed in this Draft EIR. For changes to the LUP that are unrelated to the Concept Plan, as described in Table 2-6, these changes are not expected to increase development potential in areas outside the Concept Plan in Del Monte Forest (except in relation to the 25 additional visitor-serving units at The Lodge at Pebble Beach and adjacent area and the 20 additional visitor-serving units at The Inn at Spanish Bay) or lessen protection of environmental resources, and are more likely to result in reduction of environmental impact overall compared to the policies in the existing LUP. As such, the analysis of environmental impacts in this Draft EIR is focused on the impacts of the Pebble Beach Company Project (the Concept Plan), without further need to analyze the environmental impact of the LUP changes not related to the Concept Plan.

Page 2-35, Table 2-6, first row, concerning land use by planning area, is revised as follows:

Table 2-6. Summary of Key Changes to the Land Use Plan

Land Use by Planning Area	Land Use by Planning Area	Table A showing units per area deleted. Planning area descriptions revised to recognize completed development and Concept Plan and the potential for an additional 45 VSC units at The Lodge and The Inn (beyond that included in the Concept Plan). Deletes reference to OSAC Plan.	Table A now outdated in light of completed development and proposed Concept Plan. Development on non–Concept Plan areas governed by County zoning code. See discussion of OSAC Plan below. Change would not alter allowable development on non–Concept Plan lands with the exception of the 25 additional VSC units at The Lodge and the additional 20 VSC units at The Inn. Concept Plan analyzed in this EIR.

Page 2-36, Table 2-6, second row, third column concerning water and wastewater is revised as follows:

New text describes that concept plan development can use water from the Pebble Beach Water Entitlement and that adequate water entitlement is available to meet expected demand.

Chapter 3.0 – Introduction

Page 3-2, lines 37–39 are revised as follows:

In this document we used the projection approach overall, but also included one project, the Monterey Presidio Real Property Master Plan (RPMP) project, in the analysis of cumulative traffic conditions. The cumulative analysis also considered the Poppy Hills Golf Course renovation project, which is located within Pebble Beach on either side of Lopez Road.

Page 3-4, lines 18–23 are revised as follows:

There are 190 existing visitor-serving units at The Lodge at Pebble Beach (including Casa Palmero) and 269 units at The Inn at Spanish Bay. The LUP allows for 270 units at The Inn but does not allow for additional visitor-serving uses at The Lodge ~~these locations~~. Thus, the existing LUP building projections (without project) are 96 dwelling units on existing vacant lots, 934 additional residential dwelling units in subdivisions, and one ~~no~~ additional visitor-serving unit~~s~~.

Page 3-4, lines 33–35 are revised as follows:

Comparing buildout with and without the proposed project under the existing LCP, the proposed project buildout would be up to 835 fewer residential dwelling units and up to 194 ~~195~~ visitor-serving units more than buildout without the proposed project (Table 3-2). With the additional 45 units allowed by the proposed LCP at The Inn at Spanish Bay and The Lodge at Pebble Beach, the proposed project with the proposed LCP would result in buildout of up to 835 fewer residential dwelling units and up to 239 visitor-serving units more than buildout without the proposed project (Table 3-2).

Page 3-5, Table 3-2 is revised as follows:

Table 3-2. Cumulative Projections in Del Monte Forest, With and Without the Proposed Project

	Existing	Existing LCP/ No Project		Proposed Project/LCP Amendment Change With Project			
Component	Existing DU/VSU	Potential DU/VSU Over Existing	Buildout	Project Residential Lots	Potential DU/VSC Over Existing	Buildout	Relative to Existing LCP
Existing Developed Lots	2,900	–	2,900	–	–	2,900	0
Undeveloped (Vacant) Existing Lots[a]	–	96	96	–	96	96	0
Proposed Project Lots	–	–	–	90 to 100[b]	90 to 100	90 to 100	90 to 100
Additional Lots Allowable	–	934[c]	934[c]	–	9[d]	9[d]	-925
Total Residential Lots	*2,900*	*1,030*	*3,930*	*90 to 100[b]*	*195 to 205*	*3,095 to 3,105*	*-825 to -835*
Total Visitor-Serving Units	*459*	*1*	*459*	–	~~*95 to 195*~~ *140 – 239[e]*	~~*554 to 654*~~ *599 - 700[e]*	~~*95 to 195*~~ *140 - 239[e]*

Notes:

DU = dwelling units.

VSC = visitor-serving unit.

[a] Does not include vacant PBC lots.

[b] Includes 2 existing residential lots at Collins Residence.

[c] Includes vacant PBC lots, based on existing LCP zoning; full buildout may not be possible due to ESHA or other considerations.

[d] New lots: Area X (8) based on County-issued certificates of compliance; Area Y—assumed limit to 1 lot based on presumption that presence of ESHA may prevent further subdivision.

[e] The Proposed LCP allows for 95 to 194 visitor-serving units included with the proposed project and up to an additional 45 units total at The Inn at Spanish Bay (20 units) and The Lodge at Pebble Beach (45 units).

Chapter 3.1 – Aesthetics

Page 3.1-14, lines 1–9 are revised as follows:

The proposed structures would have cement shake roofing, horizontal wood siding, and stone veneer at their bases, creating a visual character inconsistent with the existing visual character of surrounding buildings, which have terra cotta roof tiles and stucco wall finish. This inconsistency would add to the degree of perceived visual change at the site because the new buildings would visually differ from the existing buildings on the site and from the surrounding architectural styles. While all of these changes would not affect views from Point Lobos, more than 3 miles away, they would affect public views available from 17-Mile Drive. Most residences in the proximity of Fairway One are located along 17-Mile Drive and are surrounded by mature, dense landscaping that provides privacy and generally blocks views beyond the immediate surrounding area. While there are gaps in

the landscaping surrounding residences, these gaps generally direct views from these residences toward the golf course immediately adjacent to and generally south of residential properties, not toward Fairway One. This, combined with mature landscaping, greatly limits available views of Fairway One from private residences.

Page 3.1-14, lines 21–24 are revised as follows:

The proposed improvements would generally represent an incremental change that would not substantially alter the aesthetic character of The Lodge at Pebble Beach, as seen from 17-Mile Drive. As discussed below, vegetative screening would be maintained or planted between the parking garage and residences to the north. Therefore, views from residences would not be affected by visual changes resulting from the Meeting Facility Expansion. As shown in the simulation, the proposed expansion would not obstruct the distant views of the bay and mountains.

Page 3.1-14, lines 34–36 are revised as follows:

Thus, the proposed modifications would represent an incremental change that could enhance the pedestrian environment and create a somewhat more urban streetscape along this segment of 17-Mile Drive. Vegetative screening would be maintained or planted between the parking garage and residences to the north. Therefore, views from residences would not be affected by visual changes resulting from the Parking and Circulation Reconstruction.

Page 3.1-19, lines 1–3 are revised as follows:

- Architectural treatments of visitor-serving facilities will incorporate building façade and roofing materials, including the selection of exterior paint colors, which ~~that~~ are consistent with the visual character of existing buildings located on the site and existing buildings surrounding the site.

Page 3.1-19, lines 39-41 are revised as follows:

…to be approved by Caltrans (for the portion of the SR 1/SR 68/17-Mile Drive intersection within the Caltrans right-of-way) and the County (for the portion outside the Caltrans~~County~~ right-of-way and all internal intersections).

Chapter 3.2 – Air Quality

Page 3.2-2, Table 3.2-1, Row D Sensitive Receptors is revised as follows:

Mitigation Measure: ~~AQ- D1. Implement after-market emissions control technology on on-road and off-road construction equipment.~~ AQ-C2. Implement measures to control construction-related exhaust emissions during construction.

Pages 3.2-18 and 3.2-19, Table 3.2-6 is revised as follows on the next page.

Following Page 3.2-20, Table 3.2-7 and Table 3.2-8 are revised as follows on the next page after Table 3.2-6.

1 **Table 3.2-6. Operational Emissions (lbs/day)**

Project Element	Category	Pounds/Day~~Year~~ ROG	NO_X	CO	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	~~Metric Tons/Year~~ ~~NBio-CO_2~~	~~CH_4~~	~~N2O~~	~~CO2e~~
New Colton Building (PBL)	Area	0.81	0.00	0.00		0.00	0.00		0.00	0.00	~~0.00~~	~~0.00~~	~~0.00~~	~~0.00~~
	Energy	0.04	0.36	0.30		0.00	0.03		0.00	0.03	~~71.88~~	~~0.00~~	~~0.00~~	~~72.31~~
	Mobile	1.12	2.43	11.71	1.03	0.08	1.11	0.04	0.08	0.11	~~173.19~~	~~0.01~~	~~0.00~~	~~173.49~~
	Total	1.97	2.79	12.01	1.03	0.08	1.14	0.04	0.08	0.14	~~245.07~~	~~0.01~~	~~0.00~~	~~245.80~~
Conference Center Expansion (Ballroom) (SBI)	Area	0.04	0.00	0.00		0.00	0.00		0.00	0.00	~~0.00~~	~~0.00~~	~~0.00~~	~~0.00~~
	Energy	0.00	0.01	0.01		0.00	0.00		0.00	0.00	~~1.29~~	~~0.00~~	~~0.00~~	~~1.30~~
	Mobile	0.90	2.07	9.88	0.91	0.07	0.98	0.03	0.07	0.10	~~151.80~~	~~0.01~~	~~0.00~~	~~152.05~~
	Total	0.94	2.08	9.89	0.91	0.07	0.98	0.03	0.07	0.10	~~153.09~~	~~0.01~~	~~0.00~~	~~153.35~~
New Guest Cottages (SBI)	Area	1.61	0.00	0.00		0.00	0.00		0.00	0.00	~~0.00~~	~~0.00~~	~~0.00~~	~~0.00~~
	Energy	0.08	0.72	0.61		0.00	0.05		0.00	0.05	~~143.75~~	~~0.00~~	~~0.00~~	~~144.62~~
	Mobile	2.24	4.87	23.42	2.06	0.16	2.22	0.07	0.16	0.23	~~346.39~~	~~0.03~~	~~0.00~~	~~346.97~~
	Total	3.93	5.59	24.03	2.06	0.16	2.27	0.07	0.16	0.28	~~490.14~~	~~0.03~~	~~0.00~~	~~491.60~~
Conference Center Expansion (Meeting Rooms) (SBI)	Area	0.11	0	0		0	0		0	0	~~0.00~~	~~0.00~~	~~0.00~~	~~0.00~~
	Energy	0	0.02	0.02		0	0		0	0	~~3.64~~	~~0.00~~	~~0.00~~	~~3.66~~
	Mobile	0.12	0.28	1.35	0.12	0.01	0.13	0.00	0.01	0.01	~~20.70~~	~~0.00~~	~~0.00~~	~~20.73~~
	Total	0.23	0.30	1.37	0.12	0.01	0.13	0.00	0.01	0.01	~~24.34~~	~~0.00~~	~~0.00~~	~~24.39~~
Residential Lot Subdivision (Area V)	Area	8.18	0.15	12.13		0	1.59		0	1.59	~~27.34~~	~~0.06~~	~~0.00~~	~~29.23~~
	Energy	0.02	0.14	0.06		0	0.01		0	0.01	~~28.83~~	~~0.00~~	~~0.00~~	~~29.00~~
	Mobile	1.26	2.99	14.16	1.35	0.1	1.45	0.05	0.1	0.15	~~223.43~~	~~0.02~~	~~0.00~~	~~223.79~~
	Total	9.46	3.28	26.35	1.35	0.10	3.05	0.05	0.10	1.75	~~279.60~~	~~0.08~~	~~0.00~~	~~282.02~~
New Resort Hotel (Area M Spyglass Hill Option 1)	Area	4.03	0	0		0	0		0	0	~~0.00~~	~~0.00~~	~~0.00~~	~~0.00~~
	Energy	0.2	1.81	1.52		0	0.14		0	0.14	~~359.37~~	~~0.01~~	~~0.01~~	~~361.56~~
	Mobile	6.51	14.14	68.06	5.99	0.46	6.45	0.21	0.46	0.66	~~1,006.60~~	~~0.08~~	~~0.00~~	~~1,008.30~~
	Total	10.74	15.95	69.58	5.99	0.46	6.59	0.21	0.46	0.80	~~1,365.97~~	~~0.09~~	~~0.01~~	~~1,369.86~~
New Residential Lots (Area M Spyglass Hill Option 2)	Area	5.84	0.1	8.67		0	1.14		0	1.14	~~19.53~~	~~0.04~~	~~0.00~~	~~20.88~~
	Energy	0.01	0.1	0.04		0	0.01		0	0.01	~~20.59~~	~~0.00~~	~~0.00~~	~~20.72~~
	Mobile	0.9	2.14	10.11	0.96	0.07	1.03	0.03	0.07	0.11	~~159.59~~	~~0.01~~	~~0.00~~	~~159.85~~
	Total	6.75	2.34	18.82	0.96	0.07	2.18	0.03	0.07	1.26	~~199.71~~	~~0.05~~	~~0.00~~	~~201.45~~
Meeting Facility Expansion (PBL)	Area	0.06	0	0		0	0		0	0	~~0.00~~	~~0.00~~	~~0.00~~	~~0.00~~
	Energy	0	0.01	0.01		0	0		0	0	~~1.93~~	~~0.00~~	~~0.00~~	~~1.94~~
	Mobile	0.18	0.42	1.99	0.18	0.01	0.2	0.01	0.01	0.02	~~30.52~~	~~0.00~~	~~0.00~~	~~30.57~~
	Total	0.24	0.43	2.00	0.18	0.01	0.20	0.01	0.01	0.02	~~32.45~~	~~0.00~~	~~0.00~~	~~32.51~~

		Pounds/Day~~Year~~									~~Metric Tons/Year~~			
Project Element	**Category**	**ROG**	**NO_X**	**CO**	**Fugitive PM10**	**Exhaust PM10**	**PM10 Total**	**Fugitive PM2.5**	**Exhaust PM2.5**	**PM2.5 Total**	**~~NBio-CO_2~~**	**~~CH_4~~**	**~~N2O~~**	**~~CO2e~~**
Residential Lot Subdivisions (without Area V and Corporation Yard)	Area	37.4	0.67	55.47		0	7.28		0	7.28	~~125.00~~	~~0.27~~	~~0.01~~	~~133.6~~
	Energy	0.07	0.62	0.27		0	0.05		0	0.05	~~131.78~~	~~0.00~~	~~0.00~~	~~132.58~~
	Mobile	5.74	13.67	64.72	6.15	0.46	6.61	0.21	0.46	0.67	~~1,021.38~~	~~0.08~~	~~0.00~~	~~1,023.04~~
	Total	43.21	14.96	120.46	6.15	0.46	13.94	0.21	0.46	8.00	~~1,278.16~~	~~0.36~~	~~0.01~~	~~1,289.23~~
Residential Lot Subdivision (Corporation Yard)	Area	5.84	0.1	8.67		0	1.14		0	1.14	~~19.53~~	~~0.04~~	~~0.00~~	~~20.88~~
	Energy	0.01	0.1	0.04		0	0.01		0	0.01	~~20.59~~	~~0.00~~	~~0.00~~	~~20.72~~
	Mobile	0.9	2.14	10.11	0.96	0.07	1.03	0.03	0.07	0.11	~~159.59~~	~~0.01~~	~~0.00~~	~~159.85~~
	Total	6.75	2.34	18.82	0.96	0.07	2.18	0.03	0.07	1.26	~~199.71~~	~~0.05~~	~~0.00~~	~~201.44~~
Fairway One Reconstruction (PBL)	Area	1.41	0	0		0	0		0	0	~~0.00~~	~~0.00~~	~~0.00~~	~~0.00~~
	Energy	0.07	0.63	0.53		0	0.05		0	0.05	~~125.78~~	~~0.00~~	~~0.00~~	~~126.55~~
	Mobile	1.96	4.26	20.49	1.80	0.14	1.94	0.06	0.14	0.2	~~303.09~~	~~0.02~~	~~0.00~~	~~303.60~~
	Total	3.44	4.89	21.02	1.80	0.14	1.99	0.06	0.14	0.25	~~428.87~~	~~0.03~~	~~0.00~~	~~430.15~~
Total Emissions with Option 1	Area	59.49	0.92	76.27	0.00	0.00	10.01	0.00	0.00	10.01	~~171.88~~	~~0.38~~	~~0.01~~	~~183.71~~
	Energy	0.49	4.42	3.37	0.00	0.00	0.34	0.00	0.00	0.34	~~888.84~~	~~0.02~~	~~0.01~~	~~894.25~~
	Mobile	20.93	47.27	225.89	20.55	1.56	22.12	0.71	1.56	2.26	~~3,436.68~~	~~0.27~~	~~0.00~~	~~3,442.39~~
Total Emissions with Option 1 (lbs./day)	**Total**	**80.91**	**52.61**	**305.53**	**20.55**	**1.56**	**32.47**	**0.71**	**1.56**	**12.61**	**~~4,497.39~~**	**~~0.66~~**	**~~0.03~~**	**~~4,520.35~~**
MBUAPCD threshold (lbs./day)		*137*	*137*	*550*	*NA*	*NA*	*82*	*NA*	*NA*	*NA*	~~*NA*~~	~~*NA*~~	~~*NA*~~	~~*NA*~~
Above MBUAPCD threshold?		No	No	No	NA	NA	No	NA	NA	NA	~~NA~~	~~NA~~	~~NA~~	~~NA~~
Total Emissions with Option 2	Area	61.30	1.02	84.94	0.00	0.00	11.15	0.00	0.00	11.15	~~191.41~~	~~0.42~~	~~0.01~~	~~413.57~~
	Energy	0.30	2.71	1.89	0.00	0.00	0.21	0.00	0.00	0.21	~~550.06~~	~~0.01~~	~~0.01~~	~~553.40~~
	Mobile	15.32	35.27	167.94	15.52	1.17	16.70	0.53	1.17	1.71	~~2,589.67~~	~~0.20~~	~~0.00~~	~~2,593.95~~
Total Emissions with Option 2 (lbs/day)	**Total**	**76.92**	**39.00**	**254.77**	**15.52**	**1.17**	**28.06**	**0.53**	**1.17**	**13.07**	**~~3,331.13~~**	**~~0.63~~**	**~~0.02~~**	**~~3,351.94~~**
MBUAPCD threshold (lbs./day)		*137*	*137*	*550*	*NA*	*NA*	*82*	*NA*	*NA*	*NA*	~~*NA*~~	~~*NA*~~	~~*NA*~~	~~*NA*~~
Above MBUAPCD threshold?		No	No	No	NA	NA	No	NA	NA	NA	~~NA~~	~~NA~~	~~NA~~	~~NA~~

Notes:
NA = Not Applicable; PBL = The Lodge at Pebble Beach; SBI = The Inn at Spanish Bay. (The SBI ballroom includes support and circulation space.)

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DEL MONTE FOREST PROJECT - PHASE I, II, III, IV
PRELIMINARY CONSTRUCTION DURATION

Table 3.2-7. Unmitigated Construction PM10 Emissions

MONTH-YEAR

CONSTRUCTION PHASE Development Site (Duration)	Total	11-11	12-11	1-12	2-12	3-12	4-12	5-12	6-12	7-12	8-12	9-12	10-12	11-12	12-12	1-13	2-13	3-13	4-13	5-13	6-13	7-13	8-13	9-13	10-13	11-13	12-13	1-14	2-14	3-14	4-14	5-14	6-14	7-14	8-14	9-14	10-14	11-14	12-14
PHASE I																																							
Residential Lot Subdivisions (66 Lots, all except Area V and Corporate Yard)												G	G	G	P	P	P																						
(6 months)	229.02											73.01	73.01	73.01	3.33	3.33	3.33																						
Congress Rd/ Lopez Rd Intersection Improvements												G	P																										
(2 months)	9.20											8.00	1.20																										
SR 1/SR 68/17-Mile Dr Intersection Improvements																		G	G	G	P	P	P	P	P	P													
(9 months)	47.70																	13.30	13.30	13.30	1.30	1.30	1.30	1.30	1.30	1.30													
Congress Rd /17-Mile Dr Intersection Improvements												G	P																										
(2 months)	0.30											0.20	0.10																										
New Employee Parking Lot (SBI)												G	G	P	P																								
(4 months)	111.18											52.91	52.91	2.68	2.68																								
Parking and Circulation Reconstruction (PBL)																		G	G	G	B	B	B	B															
(9 months)	22.47																	2.33	2.33	2.33	3.87	3.87	3.87	3.87															
Pebble Beach Links Driving Range Relocation from Area V to Collins Field																		G	G	G	P	B	B	B															
(8 months)	615.53																	201.16	201.16	201.16	5.21	2.28	2.28	2.28															
PHASE II																																							
Meeting Facility Expansion (PBL)																														G	B	B	B	B	B	B	B	B	AC
(10 months)	12.93																													2.14	1.31	1.31	1.31	1.31	1.31	1.31	1.31	1.31	0.31
New Colton Building (PBL)																														G	G	B	B	B	B	B	B	B	AC
(10 months)	44.72																													18.20	18.20	1.15	1.15	1.15	1.15	1.15	1.15	1.15	0.27
Portola Rd/ Stevenson Dr Intersection Improvements																														G	P								
(2 months)	5.80																													4.80	1.00								
Equestrian Center Reconstruction/Special Events Area																														G	G	B	B	B	B	P			
(8 months)	162.14																													75.56	75.56	2.02	2.02	2.02	2.02	2.94			
Lopez Rd/Sunridge Rd Intersection Improvements																														G	P								
(2 months)	1.20																													0.20	1.00								
Residential Lot Subdivisions (10 Lots, Corporate Yard)																														G	G	G	P	P	P				
(6 months)	1,211.13																													401.37	401.37	401.37	2.34	2.34	2.34				
Conference Center Expansion, Meeting Rooms (SBI)																														G	B	B	B	B	B	B	B	B	AC
(10 months)	76.47																													67.67	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	1.36
PHASE III																																							
Conference Center Expansion, Ballroom (SBI)																																							
(10 months)	73.81																																						
Fairway One Reconstruction (PBL)																																							
(16 months)	92.02																																						
New Guest Cottages (SBI)																																							
(16 months)	94.57																																						
PHASE IV																																							
Residential Lot Subdivisions (14 Lots, Area V)																																							
(5 months)	177.58																																						
Area M Spyglass Hill, Option 1 New Resort Hotel																																							
(29 months)	2,807.91																																						
Area M Spyglass Hill, New Residential Lots (10 Lots)																																							
	794.76																																						
Total PM10 Emissions with Option 1 (lbs/day)												134.12	127.22	75.69	6.01	3.33	3.33	216.79	216.79	216.79	10.38	7.45	7.45	7.45	1.30	1.30				569.94	499.37	406.78	7.75	7.75	7.75	6.33	3.39	3.39	1.94
Above MBUAPCD 82 lbs/day threshold?												**Yes**	**Yes**	NO	NO	NO	NO	**Yes**	**Yes**	**Yes**	NO	NO	NO	NO	NO	NO				**Yes**	**Yes**	**Yes**	NO	NO	NO	NO	NO	NO	NO
Total PM10 Emissions with Option 2 (lbs/day)																																							
Above MBUAPCD 82 lbs/day threshold?																																							

PBL = The Lodge at Pebble Beach, SBI = The Inn at Spanish Bay

G = grading / demo, B = building construction, P = paving, AC = architectural coating (e.g., paint)

Construction

03/21/12

DEL MONTE FOREST PROJECT - PHASE I, II, III, IV
PRELIMINARY CONSTRUCTION DURATION

Table 3.2-7. Unmitigated Construction PM10 Emissions

CONSTRUCTION PHASE

Development Site (Duration)	1-15	2-15	3-15	4-15	5-15	6-15	7-15	8-15	9-15	10-15	11-15	12-15	1-16	2-16	3-16	4-16	5-16	6-16	7-16	8-16	9-16	10-16	11-16	12-16	1-17	2-17	3-17	4-17	5-17	6-17	7-17	8-17	9-17	10-17	11-17	12-17	1-18	2-18	3-18	4-18	5-18	6-18	7-18	8-18	9-18	10-18	11-18	12-18
PHASE I																																																	
Residential Lot Subdivisions (66 Lots, all except Area V and Corporate Yard)																																																
(6 months)																																																
Congress Rd/ Lopez Rd Intersection Improvements																																																
(2 months)																																																
SR 1/SR 68/17-Mile Dr Intersection Improvements																																															
(9 months)																																																
Congress Rd /17-Mile Dr Intersection Improvements																																																
(2 months)																																																
New Employee Parking Lot (SBI)																																																
(4 months)																																																
Parking and Circulation Reconstruction (PBL)																																																
(9 months)																																																
Pebble Beach Links Driving Range Relocation from Area V to Collins Field																																															
(8 months)																																																
PHASE II																																																
Meeting Facility Expansion (PBL)																																																
(10 months)																																																
New Colton Building (PBL)																																																
(10 months)																																																
Portola Rd/ Stevenson Dr Intersection Improvements																																																
(2 months)																																																
Equestrian Center Reconstruction/Special Events Area																																																
(8 months)																																																
Lopez Rd/Sunridge Rd Intersection Improvements																																																
(2 months)																																																
Residential Lot Subdivisions (10 Lots, Corporate Yard)																																																
(6 months)																																																
Conference Center Expansion, Meeting Rooms (SBI)																																																
(10 months)																																																
PHASE III																																																
Conference Center Expansion, Ballroom (SBI)			G	B	B	B	B	B	B	B	B	AC																																				
(10 months)			67.19	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.22																																				
Fairway One Reconstruction (PBL)			G	G	B	B	B	B	B	B	B	B	B	B	P	P	AC	AC																														
(16 months)			34.24	34.24	1.91	1.91	1.91	1.91	1.91	1.91	1.91	1.91	1.91	1.91	1.97	1.97	0.25	0.25																														
New Guest Cottages (SBI)																									G	G	P	B	B	B	B	B	B	B	B	B	B	AC	AC								
(16 months)																									22.28	22.28	1.61	4.36	4.36	4.36	4.36	4.36	4.36	4.36	4.36	4.36	4.36	0.22	0.22								
PHASE IV																																																
Residential Lot Subdivisions (14 Lots, Area V)																																																
(5 months)																																																
Area M Spyglass Hill, Option 1 New Resort Hotel																																																
(29 months)																																																
Area M Spyglass Hill, New Residential Lots (10 Lots)																																																
Total PM10 Emissions with Option 1 (lbs/day)			101.43	35.04	2.71	2.71	2.71	2.71	2.71	2.71	2.71	2.13	1.91	1.91	1.97	1.97	0.25	0.25																														
Above MBUAPCD 82 lbs/day threshold?			**Yes**	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO																														
Total PM10 Emissions with Option 2 (lbs/day)																									22.28	22.28	1.61	4.36	4.36	4.36	4.36	4.36	4.36	4.36	4.36	4.36	4.36	0.22	0.22								
Above MBUAPCD 82 lbs/day threshold?																									NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO								

PBL = The Lodge at Pebble Beach, SBI = The Inn at Spanish Bay
G = grading / demo, B = building construction, P = paving, AC = architectural coat
Construction

03/21/12

DEL MONTE FOREST PROJECT - PHASE I, II, III, IV
PRELIMINARY CONSTRUCTION DURATION

Table 3.2-7. Unmitigated Construction PM10 Emissions

CONSTRUCTION PHASE

Development Site (Duration)	1-19	2-19	3-19	4-19	5-19	6-19	7-19	8-19	9-19	10-19	11-19	12-19	1-20	2-20	3-20	4-20	5-20	6-20	7-20	8-20	9-20	10-20	11-20	12-20	1-21	2-21	3-21	4-21	5-21	6-21	7-21	8-21	9-21	10-21	11-21	12-21	1-22	2-22	3-22	4-22	5-22	6-22	7-22
PHASE I																																											
Residential Lot Subdivisions (66 Lots, all except Area V and Corporate Yard)																																											
(6 months)																																											
Congress Rd/ Lopez Rd Intersection Improvements																																											
(2 months)																																											
SR 1/SR 68/17-Mile Dr Intersection Improvements																																											
(9 months)																																											
Congress Rd /17-Mile Dr Intersection Improvements																																											
(2 months)																																											
New Employee Parking Lot (SBI)																																											
(4 months)																																											
Parking and Circulation Reconstruction (PBL)																																											
(9 months)																																											
Pebble Beach Links Driving Range Relocation from Area V to Collins Field																																											
(8 months)																																											
PHASE II																																											
Meeting Facility Expansion (PBL)																																											
(10 months)																																											
New Colton Building (PBL)																																											
(10 months)																																											
Portola Rd/ Stevenson Dr Intersection Improvements																																											
(2 months)																																											
Equestrian Center Reconstruction/Special Events Area																																											
(8 months)																																											
Lopez Rd/Sunridge Rd Intersection Improvements																																											
(2 months)																																											
Residential Lot Subdivisions (10 Lots, Corporate Yard)																																											
(6 months)																																											
Conference Center Expansion, Meeting Rooms (SBI)																																											
(10 months)																																											
PHASE III																																											
Conference Center Expansion, Ballroom (SBI)																																											
(10 months)																																											
Fairway One Reconstruction (PBL)																																											
(16 months)																																											
New Guest Cottages (SBI)																																											
(16 months)																																											
PHASE IV																																											
Residential Lot Subdivisions (14 Lots, Area V)															G	G	G	P	P																								
(5 months)															58.22	58.22	58.22	1.46	1.46																								
Area M Spyglass Hill, Option 1 New Resort Hotel															G	G	G	G	G	G	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	P	AC	AC	AC		
(29 months)															450.60	450.60	450.60	450.60	450.60	450.60	5.34	5.34	5.34	5.34	5.34	5.34	5.34	5.34	5.34	5.34	5.34	5.34	5.34	5.34	5.34	5.34	5.34	2.13	0.24	0.24	0.24		
Area M Spyglass Hill, New Residential Lots (10 Lots)															G	G	G	P	P	P																						
															263.46	263.46	263.46	1.46	1.46	1.46																						
Total PM10 Emissions with Option 1 (lbs/day)															508.82	508.82	508.82	452.06	452.06	450.60	5.34	5.34	5.34	5.34	5.34	5.34	5.34	5.34	5.34	5.34	5.34	5.34	5.34	5.34	5.34	5.34	5.34	2.13	0.24	0.24	0.24		
Above MBUAPCD 82 lbs/day threshold?															**Yes**	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO		
Total PM10 Emissions with Option 2 (lbs/day)															321.68	321.68	321.68	2.92	2.92	1.46																						
Above MBUAPCD 82 lbs/day threshold?															**Yes**	**Yes**	**Yes**	NO	NO	NO																						

PBL = The Lodge at Pebble Beach, SBI = The Inn at Spanish Bay
G = grading / demo, B = building construction, P = paving, AC = architectural coa
Construction

DEL MONTE FOREST PROJECT - PHASE I, II, III, IV
PRELIMINARY CONSTRUCTION DURATION

Table 3.2-8. Mitigated Construction PM10 Emissions (lbs/day)

CONSTRUCTION PHASE Development Site (Duration)	Total	NTH- 11-11	12-11	1-12	2-12	3-12	4-12	5-12	6-12	7-12	8-12	9-12	10-12	11-12	12-12	1-13	2-13	3-13	4-13	5-13	6-13	7-13	8-13	9-13	10-13	11-13	12-13	1-14	2-14	3-14	4-14	5-14	6-14	7-14	8-14	9-14	10-14	11-14	12-14
PHASE I																																								
Residential Lot Subdivisions (66 Lots, all except Area V and Corporate Yard)												G	G	G	P	P	P																						
(6 months)	192.90											64.10	64.10	64.10	0.20	0.20	0.20																						
Congress Rd/ Lopez Rd Intersection Improvements												G	P																										
(2 months)	9.20											8.00	1.20																										
SR 1/SR 68/17-Mile Dr Intersection Improvements																		G	G	G	P	P	P	P	P	P													
(9 months)	47.70																	13.30	13.30	13.30	1.30	1.30	1.30	1.30	1.30	1.30													
Congress Rd /17-Mile Dr Intersection Improvements												G	P																										
(2 months)	0.30											0.20	0.10																										
New Employee Parking (SBI)												G	G	P	P																								
(4 months)	92.62											46.04	46.04	0.27	0.27																								
Parking and Circulation Reconstruction (PBL)																		G	G	G	B	B	B	B														
(9 months)	1.97																	0.39	0.39	0.39	0.20	0.20	0.20	0.20														
Pebble Beach Links Driving Range Relocation from Area V to Collins Field																		G	G	G	P	B	B	B														
(8 months)	7.56																	2.52	2.52	2.52	0.00	0.00	0.00	0.00														
PHASE II																																						
Meeting Facility Expansion (PBL)																													G	B	B	B	B	B	B	B	B	AC
(10 months)	0.50																												0.42	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.00
New Colton Building (PBL)																													G	G	B	B	B	B	B	B	B	AC
(10 months)	35.18																												16.77	16.77	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.03
Portola Rd/ Stevenson Dr Intersection Improvements																													G	P								
(2 months)	5.80																												4.80	1.00								
Equestrian Center Reconstruction/Special Events Staging Area																													G	G	B	B	B	B	P			
(8 months)	134.58																												67.19	67.19	0.00	0.00	0.00	0.00	0.20			
Lopez Rd/Sunridge Rd Intersection Improvements																													G	P								
(2 months)	1.20																												0.20	1.00								
Residential Lot Subdivisions (10 Lots, Corporate Yard)																													G	G	G	P	P	P				
(6 months)	1,185.24																												394.81	394.81	394.81	0.27	0.27	0.27				
Conference Center Expansion, Meeting Rooms (SBI)																													G	B	B	B	B	B	B	B	B	AC
(10 months)	66.43																												66.26	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.01
PHASE III																																						
Conference Center Expansion, Ballroom (SBI)																																						
(10 months)	65.88																																					
Fairway One Reconstruction (PBL)																																						
(16 months)	61.76																																					
New Guest Cottages (SBI)																																						
(16 months)	48.51																																					
PHASE IV																																						
Residential Lot Subdivisions (14 Lots, Area V)																																						
(5 months)	159.93																																					
Area M Spyglass Hill, Option 1 New Hotel Resort																																						
(29 months)	2,747.20																																					
Area M Spyglass Hill, Option 2 New Residential Lots (10 Lots)																																						
	775.41																																					
Total PM10 Emissions with Option 1 (lbs/day)												118.34	111.44	64.37	0.47	0.20	0.20	16.21	16.21	16.21	1.50	1.50	1.50	1.50	1.30	1.30				550.45	480.80	395.07	0.53	0.53	0.53	0.46	0.26	0.26	0.04
Above MBUAPCD 82 lbs/day threshold?												Yes	Yes	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO				Yes	Yes	Yes	NO	NO	NO	NO	NO	NO	NO
Total PM10 Emissions with Option 2 (lbs/day)																																						
Above MBUAPCD 82 lbs/day threshold?																																						

PBL = The Lodge at Pebble Beach, SBI = The Inn at Spanish Bay
G = grading / demo, B = building construction, P = paving,
AC = architectural coating (e.g., paint)
Mitigated emissions modeling in Table 3.2-8 only assumed Level 1 DPFs, which achieve a 25% reduction.

To achieve the additional reductions to meet the 85% reduction in emissions from the Level 3 DPFs specified in Mitigation Measure AQ-C2, the values represented in Table 3.2-8 should be reduced by an additional 80% to obtain the values to achieve the additional reductions necessary for the 85% reduction in emissions from the Level 3 DPFs.

DEL MONTE FOREST PROJECT - PHASE I, II, III, IV
PRELIMINARY CONSTRUCTION DURATION

Table 3.2-8. Mitigated Construction PM10 Emissions (lbs/day)

CONSTRUCTION PHASE

Development Site (Duration)	1-15	2-15	3-15	4-15	5-15	6-15	7-15	8-15	9-15	10-15	11-15	12-15	1-16	2-16	3-16	4-16	5-16	6-16	7-16	8-16	9-16	10-16	11-16	12-16	1-17	2-17	3-17	4-17	5-17	6-17	7-17	8-17	9-17	10-17	11-17	12-17	1-18	2-18	3-18	4-18	5-18	6-18	7-18	8-18	9-18	10-18	11-18	12-18
PHASE I																																																		
Residential Lot Subdivisions (66 Lots, all except Area V and Corporate Yard)																																																	
(6 months)																																																	
Congress Rd/ Lopez Rd Intersection Improvements																																																	
(2 months)																																																	
SR 1/SR 68/17-Mile Dr Intersection Improvements																																																
(9 months)																																																	
Congress Rd /17-Mile Dr Intersection Improvements																																																	
(2 months)																																																	
New Employee Parking (SBI)																																																	
(4 months)																																																	
Parking and Circulation Reconstruction (PBL)																																																	
(9 months)																																																	
Pebble Beach Links Driving Range Relocation from Area V to Collins Field																																																
(8 months)																																																	
PHASE II																																																	
Meeting Facility Expansion (PBL)																																																	
(10 months)																																																	
New Colton Building (PBL)																																																	
(10 months)																																																	
Portola Rd/ Stevenson Dr Intersection Improvements																																																	
(2 months)																																																	
Equestrian Center Reconstruction/Special Events Staging Area																																																	
(8 months)																																																	
Lopez Rd/Sunridge Rd Intersection Improvements																																																	
(2 months)																																																	
Residential Lot Subdivisions (10 Lots, Corporate Yard)																																																	
(6 months)																																																	
Conference Center Expansion, Meeting Rooms (SBI)																																																	
(10 months)																																																	
PHASE III																																																	
Conference Center Expansion, Ballroom (SBI)			G	B	B	B	B	B	B	B	B	AC																																					
(10 months)			65.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00																																					
Fairway One Reconstruction (PBL)			G	G	B	B	B	B	B	B	B	B	B	B	P	P	AC	AC																															
(16 months)			28.78	28.78	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.05	0.05	0.05	0.05																															
New Guest Cottages (SBI)																										G	G	P	B	B	B	B	B	B	B	B	B	B	B	AC	AC							
(16 months)																										16.65	16.65	0.01	1.36	1.37	1.37	1.37	1.37	1.37	1.37	1.37	1.37	1.37	1.37	0.07	0.07							
PHASE IV																																																	
Residential Lot Subdivisions (14 Lots, Area V)																																																	
(5 months)																																																	
Area M Spyglass Hill, Option 1 New Hotel Resort																																																	
(29 months)																																																	
Area M Spyglass Hill, Option 2 New Residential Lots (10 Lots)																																																	
Total PM10 Emissions with Option 1 (lbs/day)			94.66	28.78	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.05	0.05	0.05	0.05								16.65	16.65	0.01	1.36	1.37	1.37	1.37	1.37	1.37	1.37	1.37	1.37	1.37	1.37	0.07	0.07							
Above MBUAPCD 82 lbs/day threshold?			**Yes**	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO								NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO							
Total PM10 Emissions with Option 2 (lbs/day)																																																
Above MBUAPCD 82 lbs/day threshold?																																																	

PBL = The Lodge at Pebble Beach, SBI = The Inn at Spanish Bay
G = grading / demo, B = building construction, P = paving,
AC = architectural coating (e.g., paint)
Mitigated emissions modeling in Table 3.2-8 only assumed Level 1 DPFs, which achieve a 25% reduction.

To achieve the additional reductions to meet the 85% reduction in emissions from the Level 3 DPFs specified in Mitigation Measure AQ-C2, the values represented in Table 3.2-8 should be reduced by an additional 80% to obtain the values to achieve the additional reductions necessary for the 85% reduction in emissions from the Level 3 DPFs.

DEL MONTE FOREST PROJECT - PHASE I, II, III, IV
PRELIMINARY CONSTRUCTION DURATION

Table 3.2-8. Mitigated Construction PM10 Emissions (lbs/day)

CONSTRUCTION PHASE

Development Site (Duration)	1-19	2-19	3-19	4-19	5-19	6-19	7-19	8-19	9-19	10-19	11-19	12-19	1-20	2-20	3-20	4-20	5-20	6-20	7-20	8-20	9-20	10-20	11-20	12-20	1-21	2-21	3-21	4-21	5-21	6-21	7-21	8-21	9-21	10-21	11-21	12-21	1-22	2-22	3-22	4-22	5-22	6-22	7-22
PHASE I																																											
Residential Lot Subdivisions (66 Lots, all except Area V and Corporate Yard)																																											
(6 months)																																											
Congress Rd/ Lopez Rd Intersection Improvements																																											
(2 months)																																											
SR 1/SR 68/17-Mile Dr Intersection Improvements																																											
(9 months)																																											
Congress Rd /17-Mile Dr Intersection Improvements																																											
(2 months)																																											
New Employee Parking (SBI)																																											
(4 months)																																											
Parking and Circulation Reconstruction (PBL)																																											
(9 months)																																											
Pebble Beach Links Driving Range Relocation from Area V to Collins Field																																											
(8 months)																																											
PHASE II																																											
Meeting Facility Expansion (PBL)																																											
(10 months)																																											
New Colton Building (PBL)																																											
(10 months)																																											
Portola Rd/ Stevenson Dr Intersection Improvements																																											
(2 months)																																											
Equestrian Center Reconstruction/Special Events Staging Area																																											
(8 months)																																											
Lopez Rd/Sunridge Rd Intersection Improvements																																											
(2 months)																																											
Residential Lot Subdivisions (10 Lots, Corporate Yard)																																											
(6 months)																																											
Conference Center Expansion, Meeting Rooms (SBI)																																											
(10 months)																																											
PHASE III																																											
Conference Center Expansion, Ballroom (SBI)																																											
(10 months)																																											
Fairway One Reconstruction (PBL)																																											
(16 months)																																											
New Guest Cottages (SBI)																																											
(16 months)																																											
PHASE IV																																											
Residential Lot Subdivisions (14 Lots, Area V)														G	G	G	P	P																										
(5 months)														53.13	53.13	53.13	0.27	0.27																										
Area M Spyglass Hill, Option 1 New Hotel Resort														G	G	G	G	G	G	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	P	AC	AC	AC		
(29 months)														444.40	444.40	444.40	444.40	444.40	444.40	4.19	4.19	4.19	4.19	4.19	4.19	4.19	4.19	4.19	4.19	4.19	4.19	4.19	4.19	4.19	4.19	4.19	4.19	4.19	0.71	0.16	0.16	0.16		
Area M Spyglass Hill, Option 2 New Residential Lots (10 Lots)														G	G	G	P	P	P																								
														258.20	258.20	258.20	0.27	0.27	0.27																								
Total PM10 Emissions with Option 1 (lbs/day)														497.53	497.53	497.53	444.67	444.67	444.40	4.19	4.19	4.19	4.19	4.19	4.19	4.19	4.19	4.19	4.19	4.19	4.19	4.19	4.19	4.19	4.19	4.19	4.19	4.19	0.71	0.16	0.16	0.16		
Above MBUAPCD 82 lbs/day threshold?														**Yes**	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO		
Total PM10 Emissions with Option 2 (lbs/day)														311.33	311.33	311.33	0.54	0.54	0.27																								
Above MBUAPCD 82 lbs/day threshold?														**Yes**	**Yes**	**Yes**	NO	NO	NO																								

PBL = The Lodge at Pebble Beach, SBI = The Inn at Spanish Bay
G = grading / demo, B = building construction, P = paving,
AC = architectural coating (e.g., paint)
Mitigated emissions modeling in Table 3.2-8 only assumed Level 1 DPFs, which achieve a 25% reduction.

To achieve the additional reductions to meet the 85% reduction in emissions from the Level 3 DPFs specified in Mitigation Measure AQ-C2, the values represented in Table 3.2-8 should be reduced by an additional 80% to obtain the values to achieve the additional reductions necessary for the 85% reduction in emissions from the Level 3 DPFs.

Page 3.2-22, lines 10–11 are revised to include:

- The applicant will ensure that the construction specifications require construction contractor(s) to retrofit and install diesel particulate filters (DPFs) capable of achieving an 85% reduction in PM10 exhaust emissions (Level 3) on all off-road construction equipment and diesel oxidation catalysts and Level 3 DPFs on all on-road soil hauling.

Page 3.2-22 lines 32–40 are revised as follows:

The driving range relocation was modeled as it represents a worst-case scenario for potential health risks due to the location of nearby sensitive receptors and the anticipated level of construction activity, representing the greatest amount of earthwork in close proximity to existing sensitive land uses) (i.e., having the greatest total emissions with the closest proximity to sensitive receptors).The results of the screening-level health risk assessment for the driving range relocation are summarized in Table 3.2-9, while Table 3.2-10 presents the estimated scaled potential health risks at the other project development areas based on the calculated risks associated with the driving range relocation. The screening-level assessment assumes worst-case meteorology and, as a result, often overstates the actual likely level of exposure for sensitive receptors.

Page 3.2-23, Table 3.2-9 is revised as follows:

Table 3.2-9. Potential Health Risks to Air Quality Sensitive Receptors Near the Driving Range Relocation to Collins Field

Distance from Project Fence Line (feet)	Unmitigated Cancer Risk (risk per million)		Unmitigated Acute Non-Cancer HI		Mitigated Cancer Risk (risk per million)		Mitigated Acute Non-Cancer HI	
10	~~**149**~~	**76**	~~**1.2**~~	0.8	~~**22**~~	**11**	~~0.1~~	0.1
20	~~**133**~~	**70**	~~**1.3**~~	0.8	~~**20**~~	**11**	~~0.1~~	0.1
39	~~**100**~~	**57**	~~**1.4**~~	0.8	~~**15**~~	9	~~0.1~~	0.1
82	~~**62**~~	**41**	~~**1.2**~~	0.7	~~9~~	6	~~0.1~~	0.1
98	~~**53**~~	**38**	~~**1.1**~~	0.7	~~8~~	6	~~0.1~~	0.1
197	~~**24**~~	**24**	~~0.7~~	0.5	~~4~~	4	~~0.1~~	0.1
246	~~**18**~~	**20**	~~0.6~~	0.4	~~3~~	3	~~0.1~~	0.0
295	~~**13**~~	**17**	~~0.5~~	0.4	~~2~~	3	~~0.1~~	0.0
312	~~**12**~~	**16**	~~0.5~~	0.4	~~2~~	2	~~0.1~~	0.0
328	~~**11**~~	**15**	~~0.4~~	0.4	~~2~~	2	~~0~~	0.0
410	~~8~~	**12**	~~0.3~~	0.3	~~1~~	2	~~0~~	0.0
492	~~6~~	10	~~0.3~~	0.3	~~1~~	1	~~0~~	0.0
574	~~5~~	8	~~0.2~~	0.3	~~1~~	1	~~0~~	0.0

Note:
Adverse health risks (exceeding the threshold) are indicated in **bold**. Nearest residences (as identified in Table 3.2-5) are approximately 100 feet from the construction site and would have significant impacts before mitigation but less-than-significant impacts after mitigation.

Page 3.2-24, Table 3.2-10 is revised as follows:

Table 3.2-10. Scaled Cancer Risks to Air Quality Sensitive Receptors in the Vicinity of Other Project Development Areas

Project Development Areas	Distance from Fenceline to Sensitive Receptors / Distance of Construction Equipment from Fenceline (feet)	Unmitigated Cancer Risk (risk per million)	Unmitigated Acute Non-Cancer HI	Mitigated Cancer Risk (risk per million)	Mitigated Acute Non-Cancer HI
The Lodge at Pebble Beach	~~100~~	~~52.0~~	~~1.1~~	~~8.0~~	~~0.01~~
Fairway One Reconstruction	100/430	6.0	1.1	0.9	0.01
Parking and Circulation Reconstruction	100/250	2.6	1.1	0.4	0.01
New Colton Building	250/100	4.3	1.1	0.7	0.01
The Inn at Spanish Bay	~~400~~	~~13~~	~~0.3~~	~~2~~	~~0.0~~
Conference Center Expansion	650/200	1.6	0.3	0.2	0.0
New Guest Cottages	700/500	0.8	0.3	0.1	0.0
New Employee Parking	400/500	1.7	0.3	0.3	0.0
Collins Field–Equestrian Center–Special Events Area	100/500	37.7 ~~52~~	0.3 ~~1.1~~	5.7 ~~8~~	0.1
Area M Spyglass Hill	750/1,000	1.7 ~~7~~	0.0 ~~0.1~~	1.9 ~~1~~	0.0
Residential Lot Subdivisions (lots)					
F-2 (16)	400/1,750	0.4 ~~13~~	0.3	0.1 ~~2~~	0.0
I-2 (16)	100/1,500	1.0 ~~52~~	1.1	0.2 ~~8~~	0.1
J (5)	100/300	1.7 ~~52~~	1.1	0.3 ~~8~~	0.1
K (8)	100/700	0.8 ~~52~~	1.1	0.1 ~~8~~	0.1
L (10)	100/1,000	0.6 ~~52~~	1.1	0.1 ~~8~~	0.1
U (7)	450/200	0.5 ~~12~~	0.2	0.1 ~~2~~	0.0
V (14)	100/500	8.6 ~~52~~	1.1	1.3 ~~8~~	0.1
Collins Residence (4)	100/350	1.2 ~~52~~	1.1	0.2 ~~8~~	0.1
Corporation Yard (10)	650/600	9.5 ~~8~~	0.2	1.4 ~~1~~	0.0
Roadway Improvements					
SR 1/SR 68/17-Mile Drive	200/700	1.0 ~~26~~	0.5	0.1 ~~4~~	0.0
17-Mile Drive/Congress Road	350/300	0.0 15	0.3	0.0 ~~2~~	0.0
Lopez Road/Congress Road	450/300	0.2 12	0.2	0.0 ~~2~~	0.0
Lopez Road/Sunridge Road	250/300	0.1 21	0.4	0.0 ~~3~~	0.0
Portola Road/Stevenson Drive	500/300	0.1 10	0.2	0.0 ~~2~~	0.0

Page 3.2-25, lines 1–23 are revised as follows:

The results of the screening-level health risk assessment indicate that the worst-case construction activities associated with the driving range relocation have the potential to result in 38 ~~53~~ cases of cancer per million within approximately 100 feet of construction activities at Collins Field and an acute HI of 1.1 (chronic HI is anticipated to be less than acute). However, with mitigation (Table 3.2-9), impacts would be reduced to a less-than-significant level within less than 100 feet of construction (nearest residences are approximately 100 feet from the site). The amount of exposure adjacent to other development sites in the project area (Table 3.2-10) would be less than adjacent to the Collins field location due to the lower level of construction activity.

This impact is considered significant for construction at ~~all~~ the following project development sites: The Lodge at Pebble Beach; Collins Field; and Residential Lot Subdivisions in Areas I-2, J, K, L, V, and Collins~~except Area M Spyglass Hill (New Resort Hotel or New Residential Lots) and the Residential Lot Subdivision at the Corporation Yard, where the impact would be less than significant~~. Tables 3.2-9 and 3.2-10 indicate that this impact would be reduced to a less-than-significant level (cancer risks below 10 in one million and an HI less than 1.0) relative to the location of sensitive receptors with implementation of Mitigation Measure AQ-C2, which would apply BMPs to reduce construction-related exhaust emissions and potential related health risks~~,and Mitigation measure AQ-D1, which would implement emissions control technology to reduce construction-related emissions and potential related health risks~~.

~~**Mitigation Measure AQ-D1. Implement after-market emissions control technology on on-road and off-road construction equipment.**~~

~~The applicant will ensure that the construction specifications require construction contractor(s) to retrofit and install diesel particulate filters (DPFs) capable of achieving an 85% reduction in PM10 exhaust emissions (Tier 3) on all off-road construction equipment and diesel oxidation catalysts and Tier 3 DPFs on all on-road soil hauling.~~

Page 3.2-29, lines 24–32 are revised as follows:

Similarly, earth moving and site grading, including construction included in the proposed project, would also result in the temporary generation of PM10. No other major developments are planned in Del Monte Forest other than the proposed project. ~~,~~ However, the Poppy Hills Golf Course project is a short-term construction project that would overlap with the proposed project.

The Poppy Hills project, which includes grading to renovate the irrigation and drainage system for greater efficiency, includes removing the existing irrigation system in the turf area and replacing it with a new high water efficiency system; grading and sand-capping (placing 8 inches of sand over irrigated turf areas) to improve water conservation and drainage; and removing 14.6 acres of irrigated turf and replacing it with naturalized non-irrigated plantings.

The Monterey Bay Unified Air Pollution Control District (MBUAPCD) significance threshold for PM10 emissions is 82 pounds/day. The Poppy Hills project PM10 emissions with mitigation would be 20.27 pounds per day, which is below the MBUAPCD significance threshold (Monterey County 2011, 2012). The PBC project PM10 emissions with mitigation would exceed this threshold at various times during the anticipated construction schedule, with a maximum expected to occur during March 2014 (refer to Impact AQ-C1 and Tables 3.2-7 and 3.2-8 in Volume I). During the time period when construction of the two projects would overlap, the total combined mitigated PM10

emissions are projected to be 38.48 pounds per day, which is below the MBUAPCD significance threshold. Because of the planned construction phasing, the Poppy Hills project construction activity is not anticipated to overlap the time periods when the PBC PM10 emissions exceed the MBUAPCD PM10 threshold of significance. Therefore, the Poppy Hills project, when considered individually or combined with the PBC project, would not result in a considerable contribution to a cumulative impact from PM10 emissions.

~~but t~~There could be other projects on the Monterey Peninsula and beyond that could occur at the same time as construction of the proposed project. Even with implementation of Mitigation Measures AQ-C1 (Implement measures to control fugitive dust emissions) and AQ-C2 (Implement measure to control construction-related exhaust emissions), the proposed project would exceed MBUAPCD's PM10 significance threshold of 82 pounds/day, with a maximum PM10 of approximately 550 pounds/day expected to occur the month of March 2014. Therefore, cumulative construction impacts are considered to be potentially significant, and the proposed project would make a considerable contribution even with mitigation.

Page 3.2-30, lines 6–15 are revised as follows:

Cumulative development could result in exposure of people to diesel TACs during construction or operations. Potential exposures of sensitive receptors to diesel TACs are localized impacts, and no major developments are planned in Del Monte Forest other than the proposed project. However, there might be smaller-scale TAC emissions associated with construction of single-family development, and the Poppy Hills Golf Course project is a short-term construction project that would overlap with the proposed project.

The Poppy Hills air quality analysis is based on the URBEMIS 2007 model which integrates EMFAC2007 diesel exhaust modeling. The nearest sensitive receptor to the project is at 300 feet. Elements of the PBC project that would be constructed concurrent with the Poppy Hills Golf Course renovation, including the relocation of the Pebble Beach Driving Range to Collins Field, are approximately 1 mile from the Poppy Hills project site. Construction of the Pebble Beach Driving Range would involve 64,300 cubic yards of grading on one 16.48 acre parcel over a three month period within 100 feet of the nearest sensitive receptor. The Poppy Hills project involves 120,000 cubic yards of intermittent and geographically dispersed grading on a 166.53 acre site over a 7 month period. Mitigation for both projects requires that diesel equipment and grading activities will be spread out over a longer time period and larger area than the driving range relocation.

It is also possible that sensitive residential receptors in Del Monte Forest might also be exposed to TAC emissions at other non-residential locations outside Del Monte Forest during work or trips outside the area. This cumulative impact is considered potentially significant. With implementation of Mitigation Measure AQ-C2 which would implement measures to control construction-related exhaust emissions during construction ~~AQ-D1, which would implement after-market emissions control technology that would reduce project TAC emissions~~, the proposed project's contribution would be less than significant.

Chapter 3.3 – Biological Resources

Page 3.3-3, Table 3.3-1, is revised as follows:

Impact BIO-C1. Project development would result in potential disturbance of 0.05 ~~0.06~~ acre of wetlands/drainages and result in indirect effects to wetlands and waters in and adjacent to project development areas.

Page 3.3-7, Table 3.3-1, the following note is added:

There are no mitigation measures BIO-E3 and BIO-E4, and thus the mitigation numbers skip from BIO-E2 to BIO-E5.

Page 3.3-7, lines 14–15 are revised as follows:

Because the proposed project may require take authorization ~~an incidental take permit~~ from the U.S. Fish and Wildlife Service (USFWS) pursuant to effects on the California red-legged frog (CRLF), a permit….

Page 3.3-10, lines 3–4 are revised as follows:

The consultation may cover the entire project or may be limited to only those parts of the project involving federal jurisdictional wetlands.

Page 3.3-17, lines 8–10 are revised as follows:

The applicant would apply for a streambed alteration agreement if any drainages, streams or ~~their~~ associated riparian habitats would be affected. For example, the entrance road at Residential Area L may affect a drainage. Drainages potentially requiring a permit are not necessarily streams or riparian habitats (e.g., in Area I-2, Area U, Area L).

Page 3.3-18, the following is added after line 30:

Other Relevant Agreements

The Pebble Beach Company and the U.S. Fish and Wildlife Service agreed to a Memorandum of Understanding (MOU) in 2007 for the purposes of implementing a conservation strategy involving PBC lands containing Yadon's piperia. The MOU is intended to ensure the conservation of Yadon's piperia on PBC's lands by establishing a commitment to dedicate 511 acres (412 acres in the Del Monte Forest, 83 acres at Aguajito and 16 acres at Old Capitol) and to implement certain Yadon's piperia management measures with respect to such habitat and other areas. The agreement was developed at the time of environmental review and permit processing for the Del Monte Forest Preservation and Development Plan (DMF/PDP) and notes that if PBC is precluded from proceeding with the development of that project, the obligations of the parties under the MOU may be reasonably amended to address any changes in circumstances.

Within the Del Monte Forest, the MOU required the dedication of the southeastern portion of Area B, the northern portion of Area F-3, all of Area G, all of Area H, all of Area I-1, the portion of Area K west of Stevenson Drive, the eastern part of Area L, the portion of Area O along Bristol Curve, and nearly all of Area PQR. As noted above, 99 additional acres are also required to be dedicated at Aguajito and Old Capitol outside the Del Monte Forest.

Relevant to the proposed project, the MOU is consistent with proposed development and preservation areas in the Del Monte Forest with one exception. The current proposed project includes several residential lots in Area K west of Stevenson Drive, which the MOU requires to be dedicated. Since the MOU was established during the processing of the DMF/PDP, which is no longer being advanced, and current proposed preservation areas in the Del Monte Forest are far greater than what is required by the MOU (including preservation of far larger parts of MNOUV than required in the MOU), it is expected that PBC and USFWS will be able to negotiate amendments to the MOU to allow the current project to move forward.

Page 3.3-23, lines 3–5 are revised as follows:

Wetlands are uncommon and important biological resources in Del Monte Forest. A total of 9.59 acres of wetlands occur within the project area: 0.05 ~~0.06~~ acre within development site boundaries and 9.53 acres within proposed preservation areas (see Table 3.3-3 in this Section and Appendix F).

Page 3.3-24, lines 19–20 are revised as follows:

Approximately 0.05 ~~0.06~~ acres of seasonal wetlands are present in areas that would be disturbed, and 8.71 acres of seasonal wetlands occur in the proposed preservation areas.

Page 3.3-25, lines 9–16 are revised as follows:

There is a small ~~hu~~man-made drainage in Area U that receives Equestrian Center run-off; this drainage is not considered a wetland by the California Coastal Commission, but is considered "other waters of the United States" by USACE staff.~~a wetland under Coastal Act jurisdiction and~~ It may also be considered a state jurisdictional water by the Central Coast RWQCB and DFG~~; however, the USACE has indicated that it would also is unlikely to take federal jurisdiction over this feature~~. Additionally, there is a small (0.03 acre) man-made depression in the horse paddock in Area U that California Coastal Commission staff identified as a wetland; however, the USACE did not take jurisdiction over the isolated depression.

Page 3.3-40, lines 3–14 are revised as follows:

~~It is long standing practice of the CCC that impacts on ESHA for non-resource dependent development are to be avoided rather than mitigated. The project's proposed visitor-serving and residential development are not resource dependent, although some of the ancillary developments, such as trail development and internal Del Monte Forest roadway improvements are resource dependent because their locations are fixed in areas containing ESHA. As described in Chapter 2, Project Description, the project analyzed in this Draft EIR under CEQA includes both the proposed development project as well as the LCP Amendment. As noted above, the LCP Amendment would specifically allow the proposed project's development to be permitted. The agreement between the CCC staff and the applicant identifies that the CCC staff has determined that the LCP Amendment represents a balancing of impacts on ESHA due to development located within and adjacent to previously disturbed areas with the opportunity to preserve far larger areas of ESHA containing extensive, intact, contiguous habitat and high ecological values.~~

Page 3.3-41, lines 3–4 are revised as follows:

Natural Wetlands/Seasonal Ponds. The proposed project would result in the removal or fill of up to ~~0.06~~ 0.02 acres of Corps jurisdictional waters and Corps/Coastal Act wetlands at Area L. A Coastal Act jurisdictional wetland, approximately 0.03 acre in size, would also be filled in ~~and~~ Area U. The total fill in jurisdictional waters and wetlands would be 0.05 acres.

Page 3.3-43, the following is added after line 21:

This mitigation measure also includes the prohibition of the use of invasive non-native species for landscaping in any project residential or commercial locations that are adjacent to existing or proposed preservation areas within the Del Monte Forest. This requirement specifically applies to development in the following areas: Equestrian Center Reconstruction; New Employee Parking in Area B; and Residential Lot Subdivisions in Areas J, K, L, M (Spyglass Hill), U, V, and the Corporation Yard. Landscaping plans shall be prepared for all development in these areas and submitted to the County for review and approval prior to issuance of building permits for each site. The prohibition of use of invasive non-native species will be a condition of issuance of building permits for each site.

This mitigation measure also requires educational outreach to property owners in areas adjacent to proposed preservation areas (as well as property owners in the DMF in general) regarding invasive non-native species and the threat they pose to native vegetation and habitats in the DMF, how to recognize non-native species, how to report their presence, and appropriate methods of removal.

The following measures will be incorporated into site conditions for the New Employee Parking in Area B:

- Outside lighting will not be directed at the Area B preservations area.
- Outside lighting will be directed downward or inward toward the parking lot.

Page 3.3-44, lines 11–15 are revised as follows:

Significance Determination after Mitigation. ~~With the LCP Amendment's balancing of the priorities under the Coastal Act supporting the preservation of larger areas of intact ESHA at the expense of limited impacts on ESHA with areas that are previously disturbed or are adjacent to existing development, and w~~With the implementation of the mitigation measures noted above, the project's impacts on ESHA are considered less than significant.

Page 3.3-48, lines 6–10 are revised as follows:

Residential Area L. Residential development at Area L would result in removal of 4.48 acres and type conversion of 4.43 ~~5.17~~ acres of Monterey pine forest. Area L is located south and east of the Dunes Road and north of Holes 6 and 7 of the Spyglass Hill Golf Course. Dedication of a conservation easement on 9.25 ~~8.51~~ acres of Monterey pine forest in Area L is also proposed as part of the project.

Page 3.3-48, lines 26–28 are revised as follows:

Preservation Areas. In addition to the proposed preservation areas discussed above for Residential Areas L, U, and V, the project also includes preservation in Areas B, C, F-1, F-3, G, H, I-1, J, K, N, O, and PQR for a total of 598 acres of Monterey Pine Forest.

Page 3.3-52, lines 12–17 are revised as follows:

Impact BIO-C1. Project development would result in ~~potential~~ disturbance of 0.05 ~~0.06~~ acre of wetlands/drainages and result in indirect effects to wetlands and waters in and adjacent to project development areas. (Less than significant with mitigation)

Seven project elements contain wetlands (see Table 3.3-3). The project would also directly affect two small drainages at two locations (Area L and Area U).~~; as described previously, both of these drainages are classified as wetlands as well.~~

Page 3.3-52, lines 28–32 are revised as follows:

Approximately 0.014 ~~0.03 acre~~ of a seasonal wetland/drainage in Area L falls within the proposed access road alignment. This wetland would be subject to fill or disturbance as a result of road construction.

Approximately 0.03 acre of a seasonal wetland considered a jurisdictional wetland by the Coastal Commission staff~~/~~ and a 110 linear foot drainage ditch considered waters of the United Stated by the Corps ~~drainage~~ in Area U would be filled for residential development.

Page 3.3-53, lines 7–8 are revised as follows:

Proposed Preservation. Approximately 9.47 acres of wetlands would be preserved within Areas C, ~~G~~H, J, K, L, N, PQR, U, V and the Corporaration Yard.

Page 3.3-54, lines 7–8 are revised as follows:

Proposed Preservation. Approximately 9.47acres of wetlands would be preserved within Areas C, ~~G~~ H, J, K, L, N, PQR, U, V, and the Corporation Yard.

Page 3.3-70, lines 12–13 are revised as follows:

Construction and grading for the development areas will impact 0.05 ~~0.06~~ acre of jurisdictional waters and wetland in Areas L and U. CRLF could be killed or injured during construction activities.

Page 3.3-70, lines 19–21 are revised as follows:

Habitat conversion from forest to development would decrease the cover in areas through which CRLF may ~~must~~ move between sites, thereby increasing exposure to mortality factors such as predation and human disturbances (e.g., road mortality).

Page 3.3-71, lines 23–26 are revised as follows:

Conduct preconstruction surveys in all ~~upland~~ areas ~~within 300 feet of~~ with suitable upland habitat immediately adjacent to aquatic habitat, as determined by the surveying biologist, in areas proposed for temporary or permanent disturbance in Areas J, K, L U and V. The Equestrian Center and the Corporation Yard residential area do not need to be surveyed, but exclusion fencing will be placed around the Equestrian Center work area to prevent ingress by CRLF during construction.

Page 3.3-71, lines 37-40, and Page 3.3-72, lines 1–2 are revised as follows:

The applicant will hire a qualified restoration ecologist and biologist to design and create ~~three~~ new CRLF breeding ponds ~~along Seal Rock Creek in Areas, J, K, L and/or Indian Village~~ within the Seal Rock Creek watershed in areas determined suitable by a qualified biologist. The restoration ecologist and biologist will determine the most suitable locations to create CLRF breeding ponds based on the size and natural characteristics of each preservation area, as well as the number of feasible breeding ponds to most benefit CRLF breeding requirements. The following CRLF habitat characteristics will be incorporated into the designs for the new breeding ponds:

Page 3.3-72, lines 3–4 are revised as follows:

Water depth: ponded water depth should be at least 3 feet with water present through July, drying down completely at least every other year ~~in August–October~~ from late summer to early fall during years with typical rainfall.

Page 3.3-81, lines 37–38 are revised as follows:

Prior to construction activities, conduct pre-construction raptor surveys during the breeding season (typically February 28 ~~1~~ through July 1~~31~~)….

Page 3.3-82, line 3 is revised as follows:

Conduct a breeding-season survey (typically February 28~~1~~ through July 1~~31~~)….

Page 3.3-82, lines 13–14 are revised as follows:

Tree and vegetation removal may begin when the biologist determines that the nest is no longer being used for that season (typically around July 1~~31~~)….

Page 3.3-82, lines 18–19 are revised as follows:

…trees may be removed without any mitigation during the non-breeding season (typically July 1 ~~August 1~~ through February 28 ~~January 31~~).

Page 3.3-89, lines 40–41 are revised as follows:

The proposed project will result in the removal or fill of up to 0.05 ~~0.06~~ acres of wetlands/drainages at Area L and Area U.

Page 3.3-103, lines 7–17 are revised as follows:

Cumulative projects that would also remove more than a few native trees include the Poppy Hills Golf Course renovation project and residential development in the Del Monte Forest, which could also result in removal of native trees.

The Poppy Hills Golf Course renovation project includes the removal of 533 trees on approximately 2.5 acres to enable replacement of the existing irrigation and drainage system for more efficiency. This impact would be mitigated by a tree replacement plan that includes planting a mix of Monterey pine, Coast live oak, and Gowen cypress trees on 4 acres previously occupied by irrigated turf and planting Monterey pine trees within approximately 3 acres of existing forested areas where regeneration is not occurring naturally. This mitigation more than compensates for tree removal, and thus the project would not contribute to a cumulative impact.

Comparatively, the proposed PBC project includes the removal of up to 6,700 trees in the various development sites and the preservation of over 112,000 trees (primarily Monterey pines) in 635 acres ~~The project includes preservation of extensive areas containing native trees~~ within the Del Monte Forest. Mitigation Measure BIO-A-1 requires the development and implementation of a site-specific resource management plan (RMP) for each preservation area, and ~~As noted above,~~ mitigation measure BIO-J1 and BIO-J2 require incorporation of tree removal and replanting guidelines in site-specific RMPs and protection of retained trees during construction.

With the proposed preservation and resource management, and the identified mitigation measures for impact on Monterey pine forest and native trees for project impacts, the project's contribution to a cumulative impact on native trees would be less than significant.

Chapter 3.4 – Climate Change

Page 3.4-2, Table 3.4-1, is revised as follows:

Mitigation Measure CC-A2-A. Reduce annual greenhouse gas emission by 24 ~~26~~% relative to business as usual using a combination of design features, replanting, and/or offset purchases.

Page 3.4-3, lines 9–12 are revised as follows:

The key sources of data and information used in the preparation of this section are:

- 2005 Draft Unincorporated Monterey County Greenhouse Gas Emissions Inventory (AMBAG 2010a).
- 2005 Final Unincorporated Monterey County Greenhouse Gas Emissions Inventory (AMBAG, 2010b).
- 2010 Monterey County General Plan Final EIR (Monterey County 2010).

Page 3.4-10, Tables 3.4-3 and 3.4-4 are revised as follows:

Table 3.4-3. Global, National, State, and Local GHG Emissions Inventories

Emissions Inventory	CO_2e (metric tons)
2004 IPCC Global GHG Emissions Inventory	49,000,000,000
2009 EPA National GHG Emissions Inventory	6,633,200,000
2008 ARB State (CA) GHG Emissions Inventory	477,700,000
2005 Monterey County GHG Emissions Inventory	1,648,410 ~~1,713,227~~
Sources: Intergovernmental Panel on Climate Change 2007a; U.S. Environmental Protection Agency 2010; California Air Resources Board 2009; Association of Monterey Bay Area Governments 2010b.	

Table 3.4-4. Monterey County GHG Emission Inventory by Sector (2005)

Sector	CO_2e (metric tons)
Residential	143,707
Commercial/Industrial	759,974 ~~771,945~~
Transportation	645,742 ~~711,808~~
Wastewater	8,850
Waste	90,137 ~~50,973~~
2005 Monterey County GHG Emissions Inventory	1,648,410 ~~1,713,227~~
Source: Association of Monterey Bay Area Governments 2010b.	

Page 3.4-14, lines 30–34 are revised as follows:

On the county level, the County has identified its 2020 target to be to reduce GHG emissions by 15% below 2005 levels by 2020. The County's 2005 emissions were ~~of~~ approximately 1.648 ~~1.71~~ million MT CO2e (AMBAG 2010b) and the county's target would correspond to 1.401 million MT CO_2e. The

County's GHG emissions are projected to increase to 1.831 ~~1.91~~ million MT CO_2e by 2020 (AMBAG 2010b) which is an increase of approximately 11%. ~~Using the draft inventory data, the county's target would correspond to 1.5 million MT CO_2e.~~ This target ~~which~~ is approximately 24% (23.5% rounded up) below 2020 BAU conditions.

Page 3.4-14, footnote 4 is revised as follows:

BAU conditions are defined as population and economic growth in the future using ~~current~~ baseline (2005 ~~2008~~) building practices. BAU conditions presume no improvements in average energy efficiency, water efficiency, or fuel efficiency beyond that existing today.

Page 3.4-17, the following is added after Table 3.4-6:

The Poppy Hills Golf Course project is a short-term construction project in Pebble Beach that would overlap with the proposed project. For the Poppy Hills project, the majority of trees to be removed are in poor condition and approximately 16% are standing dead. They are located along the edges of the course where dead and hazardous trees are removed for safety reasons on an annual basis and would be likely candidates for removal in the foreseeable future. The planting of approximately 4 acres of new trees and the implementation of the Forest Management Plan (required by mitigation measure no. 8) will result in an increased number of acres of healthy forest that can sequester carbon.

Both projects would result in project-related emissions and tree removal. Mitigation measures identified for both projects (Mitigation Measure No. 2 for the Poppy Hills and Mitigation Measure CC-A1 for the PBC project) require best management practices to be included in the construction specifications to reduce construction-related GHG emissions to a less than significant level.

Pages 3.4-18 to 3.4-20, Table 3.4-7 is revised as follows:

Table 3.4-7. Unmitigated Operational GHG Emissions (metric tons/year)

Development Site	Sector	CO_2		CH_4		N_2O	CO_2e
PBL[a] Meeting Facility Expansion	Area	0.00		0.00		0.00	0.00
	Energy	13.97		0.00		0.00	14.06
	Mobile	23.16		0.00		0.00	23.2
	Waste	0.00		0.02		0.00	0.49
	Water	~~0.82~~	1.63	~~0.01~~	0.02	0.00	~~1.16~~ 2.30
	Total	**~~37.95~~**	**38.76**	**~~0.03~~**	**0.04**	**0.00**	**~~38.91~~ 40.05**
PBL Fairway One Reconstruction	Area	0.00		0.00		0.00	0.00
	Energy	250.56		0.01		0.00	252.11
	Mobile	204.73		0.02		0.00	205.1
	Waste	0.00		0.23		0.00	4.83
	Water	~~1.51~~	3.00	~~0.03~~	0.06	0.00	~~2.29~~ 4.55
	Total	**~~456.80~~**	**458.29**	**~~0.29~~**	**0.32**	**0.00**	**~~464.33~~ 466.59**
PBL New Colton Building	Area	0.00		0.00		0.00	0.00
	Energy	143.18		0.00		0.00	144.06
	Mobile	116.99		0.01		0.00	117.2
	Waste	0.00		0.13		0.00	2.76
	Water	~~0.86~~	1.71	~~0.02~~	0.04	0.00	~~1.31~~ 2.60
	Total	**~~261.03~~**	**261.88**	**~~0.16~~**	**0.18**	**0.00**	**~~265.33~~ 266.62**

Development Site	Sector	CO_2	CH_4	N_2O	CO_2e
SBI[b] Conference Center Expansion (Ballroom)	Area	0.00	0.00	0.00	0.00
	Energy	26.35	0.00	0.00	26.51
	Mobile	17.32	0.00	0.00	17.35
	Waste	0.00	0.04	0.00	0.92
	Water	~~1.56~~ 1.92	0.02	0.00	~~2.18~~ 2.69
	Total	**~~45.23~~ 45.59**	**0.06**	**0.00**	**~~46.96~~ 47.47**
SBI Conference Center Expansion (Meeting Rooms)	Area	0.00	0.00	0.00	0.00
	Energy	26.35	0.00	0.00	26.51
	Mobile	17.32	0.00	0.00	17.35
	Waste	0.00	0.04	0.00	0.92
	Water	~~1.56~~ 1.92	0.02	0.00	~~2.18~~ 2.69
	Total	**~~45.23~~ 45.59**	**0.06**	**0.00**	**~~46.96~~ 47.47**
SBI New Guest Cottages	Area	0.00	0.00	0.00	0.00
	Energy	286.35	0.01	0.01	288.12
	Mobile	233.98	0.02	0.00	234.4
	Waste	0.00	0.26	0.00	5.51
	Water	~~1.72~~ 2.12	~~0.03~~ 0.04	0.00	~~2.62~~ 3.23
	Total	**~~522.05~~ 522.45**	**~~0.32~~ 0.33**	**0.01**	**~~530.65~~ 531.26**
Area M Spyglass Hill Option 1 (New Resort Hotel)	Area	0.00	0.00	0.00	0.00
	Energy	715.88	0.02	0.01	720.30
	Mobile	934.64	0.08	0.00	936.31
	Waste	0.00	0.66	0.00	13.80
	Water	~~4.31~~ 15.24	~~0.08~~ 0.28	0.00	~~6.56~~ 23.20
	Total	**~~1,654.83~~ 1,665.76**	**~~0.84~~ 1.04**	**0.01**	**~~1,676.97~~ 1,693.61**
Area M Spyglass Hill Option 2 (New Residential Lots)	Area	13.12	0.01	0.00	13.63
	Energy	39.63	0.00	0.00	39.87
	Mobile	151.07	0.01	0.00	151.32
	Waste	0.00	0.15	0.00	3.21
	Water	~~1.45~~ 5.13	~~0.02~~ 0.07	0.00	~~2.03~~ 7.18
	Total	**~~205.27~~ 208.95**	**~~0.19~~ 0.24**	**0.00**	**~~210.06~~ 215.21**
Residential Lot Subdivisions (without Area V and Corporation Yard)	Area	83.96	0.06	0.01	87.21
	Energy	253.63	0.01	0.00	255.19
	Mobile	966.82	0.08	0.00	968.46
	Waste	0.00	0.97	0.00	20.29
	Water	~~9.29~~ 24.93	~~0.13~~ 0.35	0.00	~~13.00~~ 34.89
	Total	**~~1,313.70~~ 1,329.34**	**~~1.25~~ 1.47**	**0.01**	**~~1,344.15~~ 1,366.04**
Residential Lot Subdivisions (Area V)	Area	18.37	0.01	0.00	19.08
	Energy	55.48	0.00	0.00	55.82
	Mobile	211.49	0.02	0.00	211.85
	Waste	0.00	0.21	0.00	4.44
	Water	~~2.03~~ 5.45	~~0.03~~ 0.08	0.00	~~2.84~~ 7.62
	Total	**~~287.37~~ 290.79**	**~~0.27~~ 0.32**	**0.00**	**~~294.03~~ 298.81**

Development Site	Sector	CO_2		CH_4		N_2O	CO_2e
Residential Lot Subdivisions (Corporation Yard)	Area	13.12		0.01		0.00	13.63
	Energy	39.63		0.00		0.00	39.87
	Mobile	151.07		0.01		0.00	151.32
	Waste	0.00		0.15		0.00	3.21
	Water	~~1.45~~	3.89	~~0.02~~	0.05	0.00	~~2.03~~ 5.45
	Total	**~~205.27~~**	**207.71**	**~~0.19~~**	**0.22**	**0.00**	**~~210.06~~ 213.48**
Total Option 1 Area M Spyglass Hill New Resort Hotel	Area	115.45		0.08		0.01	119.92
	Energy	~~2,097.73~~	1,811.38	0.05		0.02~~3~~	~~2,110.67~~ 1,822.55
	Mobile	2,877.52		0.24		0.00	2,882.54
	Waste	0.00		~~2.97~~	2.71	0.00	~~62.68~~ 57.17
	Water	~~26.83~~	61.81	~~0.42~~	0.96	0.00	~~38.79~~ 89.22
	Total	**~~5,117.53~~**	**4,866.17**	**~~3.76~~**	**4.05**	**0.03~~4~~**	**~~5,214.60~~ 4,971.40**
Total Option 2 Area M Spyglass Hill New Residential Lots	Area	128.57		0.09		0.01	133.55
	Energy	~~1,421.48~~	1,135.13	~~0.04~~	0.03	0.01~~2~~	~~1,430.24~~ 1,142.12
	Mobile	2,093.95		0.17		0.00	2,097.55
	Waste	0.00		~~2.46~~	2.20	0.00	~~52.09~~ 46.58
	Water	~~23.97~~	51.70	~~0.36~~	0.75	0.00	~~34.26~~ 73.20
	Total	**~~3,667.97~~**	**3,409.35**	**~~3.12~~**	**3.25**	**0.02~~3~~**	**~~3,747.69~~ 3,493.00**

Source: ICF calculations using CalEEMod (Appendix E of this EIR).

Notes:

[a] PBL: The Lodge at Pebble Beach.

[b] SBI: The Inn at Spanish Bay. (The SBI ballroom includes support and circulation space.)

The PBL Parking and Circulation Reconstruction and SBI New Employee Parking are not reported because they are supporting facilities, and operational emissions from vehicles associated with these facilities are included in the other land use emissions. The estimates assume that the proposed development includes no mitigating features to reduce GHG emissions.

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Page 3.4-21, Table 3.4-9 is revised as follows:

Table 3.4-9 Total Project Emissions over Baseline (MT CO_2e/year)[a]

	Annual Operational Emissions	Annual~~ized Carbon Stock/~~Sequestration Loss[b]	Net Annual~~ized~~ Operational Emissions
Total Option 1	~~5,206~~	~~262~~	~~5,468~~
Area M Spyglass Hill New Resort Hotel	4,971	216	5,187[c]
Total Option 2	~~3,801~~	~~255~~	~~4,056~~
Area M Spyglass Hill New Residential Lots	3,493	211	3,704 [c]

Source:
ICF Calculations (Appendix E of this EIR).

Notes:

[a] This table presents net GHG emissions associated with the proposed project, accounting for emissions from carbon sequestration~~/stock loss emissions~~ associated with operational project components (i.e., motor vehicles, energy consumption, waste generation).

[b] Includes emissions associated with loss of carbon sequestration. C~~c~~arbon stock emissions are one-time emissions and not included in this table but are described in Table 3.4-8 and will be required to be mitigated as discussed below. a~~ssociated with land cover change annualized over a 100-year period per The Climate Action Reserve (The Climate Action Reserve 2010). The annualized stock loss equates to 46 MT CO_2e/year for Option 1 and 43 MT CO_2e/year for Option 2 and is added to the annual sequestration loss for each option in Table 3.4-8.~~

[c] Includes driving range and intersection analysis water emissions; these project elements are assumed to have no other increased GHG emissions.

Page 3.4-22, lines 14–28 are revised as follows:

Mitigation Measure CC-A2-A: Reduce annual greenhouse gas emission by 24%~~26~~% relative to business as usual using a combination of design features, replanting, and/or offset purchases.

The project applicant will develop and implement a GHG Reduction Plan to reduce annual emissions of the proposed project by 24~~26~~% below the unmitigated annual emissions level identified for the proposed project. Mitigation will also be required for the one-time emissions associated with tree removal and loss of associated carbon stock. The GHG Reduction Plan will be provided to Monterey County for review and approval prior to grading, or ground disturbance or vegetation removal for any phase of the proposed project. The GHG Reduction Plan will identify the specific design measures proposed to reduce GHG emissions from the proposed project, their timing, and the responsible party. The effect of state measures, as applied to project development, may be counted toward the 24~~26~~% reduction level.

The GHG Reduction Plan will provide for mitigation of both annual operational emissions and one-time emissions due to tree removal. Annual emissions are estimated 5,187 MT CO2e/year (Option 1) to 3,704 MT CO2e/year (Option 2). One-time emissions due to tree removal are estimated as 4,605 MTCO2e for Option 1 and 4,320 MTCO2e for Option 2.

The GHG Reduction Plan will demonstrate how the project-specific measures and the state measures will result in ~~2020~~ project annual emissions of no more than 3,942 ~~4,047~~ MT CO_2e/year for Area M Spyglass Hill Option 1 (New Resort Hotel) and 2,815 MT ~~3,001~~ CO_2e/year for Area M Spyglass Hill Option 2 (New Residential Lots).

The GHG Reduction Plan will also provide for 24% mitigation of emissions associated with one-time carbon loss due to tree removal. The mitigation required is estimated as 1,105 MTCO2e to 1,037 MT CO2e depending on Option 1 or 2. Mitigation for the one-time losses shall be provided prior to or no later than 2 years after tree removal.

Page 3.4-24, line 23 is revised as follows:

- Renewable Portfolio Standard (19.1% ~~23.9%~~ reduction in energy emissions).

Page 3.4-24, lines 27–31 are revised as follows:

- Project measures that could lower project emissions (compared to BAU conditions):
  - Features and measures to exceed Title 24 standards by 20%.
  - Installation of low-flow water fixtures and irrigation systems.
  - Expanding recycling and composting services to ensure recycling of 50% of materials.
  - ~~Replanting of trees to replace those removed.~~

Page 3.4-25, lines 1–4 are revised as follows:

Table 3.4-10 below shows that if the state measures and project-level 1 reductions noted above are incorporated into the design, annual operational GHG emissions could be reduced by approximately 24 ~~34~~% relative to BAU for Option 1 and 23~~37~~% relative to BAU for Option 2. While this scenario is hypothetical, it shows that reduction of emissions to below the significance criteria is feasible (with the addition of a small amount (37 MT) of addition mitigation for Option 2, which is readily feasible through one or more of the measures discussed above).

Pages 3.4-25 to 3.4-27, Table 3.4-10 is revised as follows:

Table 3.4-10. Mitigated Scenario fo4 Operational GHG Emissions (metric tons/year)

Phase	Sector	CO_2	CH_4	N_2O	CO_2e
PBL[a] New Colton Building	Area	0.00	0.00	0.00	0.00
	Energy	~~103.22~~ 108.20	0.00	0.00	~~103.86~~ 108.87
	Mobile	87.02	0.01	0.00	87.18
	Waste	0.00	0.07	0.00	1.38
	Water	~~0.70~~ 1.39	~~0.01~~ 0.02	0.00	~~1.06~~ 2.10
	Total	**~~190.94~~ 196.61**	**~~0.09~~ 0.10**	**0.00**	**~~193.48~~ 199.53**
PBL Fairway One Reconstruction	Area	0.00	0.00	0.00	0.00
	Energy	~~180.63~~ 189.35	0.01	0.00	~~181.75~~ 190.52
	Mobile	152.28	0.01	0.00	152.56
	Waste	0.00	0.11	0.00	2.42
	Water	~~1.22~~ 2.42	~~0.02~~ 0.04	0.00	~~1.85~~ 3.67
	Total	**~~334.13~~ 344.05**	**~~0.15~~ 0.17**	**0.00**	**~~338.58~~ 303.74**
PBL Meeting Facility Expansion	Area	0.00	0.00	0.00	0.00
	Energy	~~10.07~~ 10.56	0.00	0.00	~~10.14~~ 10.63
	Mobile	17.23	0.00	0.00	17.26
	Waste	0.00	0.01	0.00	0.24
	Water	~~0.69~~ 1.37	~~0.01~~ 0.02	0.00	~~0.96~~ 1.91
	Total	**~~27.99~~ 29.16**	**~~0.02~~ 0.03**	**0.00**	**~~28.60~~ 30.04**

Phase	Sector	CO_2	CH_4	N_2O	CO_2e
Residential Lot Subdivision (Corporation Yard)	Area	13.12	0.01	0.00	13.63
	Energy	~~28.57~~ 29.95	0.00	0.00	~~28.74~~ 30.13
	Mobile	112.37	0.01	0.00	112.55
	Waste	0.00	0.08	0.00	1.63
	Water	~~1.22~~ 3.28	~~0.02~~ 0.05	0.00	~~1.68~~ 4.51
	Total	**~~155.28~~ 158.71**	**~~0.12~~ 0.15**	**0.00**	**~~158.23~~ 162.45**
Residential Lot Subdivisions (without Area V or Corporation Yard)	Area	83.96	0.06	0.01	87.21
	Energy	~~182.85~~ 191.67	0.01	0.00	~~183.97~~ 192.85
	Mobile	719.14	0.06	0.00	720.36
	Waste	0.00	0.48	0.00	10.14
	Water	~~7.80~~ 20.94	~~0.10~~ 0.27	0.00	~~10.77~~ 28.91
	Total	**~~993.75~~ 1,015.71**	**~~0.71~~ 0.88**	**0.01**	**~~1,012.45~~ 1,039.47**
Residential Lot Subdivision (Area V)	Area	18.37	0.01	0.00	19.08
	Energy	~~40.00~~ 41.93	0.00	0.00	~~40.24~~ 42.18
	Mobile	157.31	0.01	0.00	157.58
	Waste	0.00	0.11	0.00	2.21
	Water	~~1.71~~ 4.59	~~0.02~~ 0.05	0.00	~~2.36~~ 6.33
	Total	**~~217.39~~ 222.20**	**~~0.15~~ 0.18**	**0.00**	**~~221.47~~ 227.38**
SBI[b] Conference Center Expansion (Ballroom)	Area	0.00	0.00	0.00	0.00
	Energy	~~19.00~~ 19.92	0.00	0.00	~~19.11~~ 20.03
	Mobile	12.88	0.00	0.00	12.91
	Waste	0.00	0.02	0.00	0.47
	Water	~~1.31~~ 1.61	0.02	0.00	~~1.81~~ 2.23
	Total	**~~33.19~~ 34.41**	**0.04**	**0.00**	**~~34.30~~ 35.64**
SBI Conference Center Expansion (Meeting Rooms)	Area	0.00	0.00	0.00	0.00
	Energy	~~19.00~~ 19.92	0.00	0.00	~~19.11~~ 20.03
	Mobile	12.88	0.00	0.00	12.91
	Waste	0.00	0.02	0.00	0.47
	Water	~~1.31~~ 1.61	0.02	0.00	~~1.81~~ 2.23
	Total	**~~33.19~~ 34.41**	**0.04**	**0.00**	**~~34.30~~ 35.64**
SBI New Guest Cottages	Area	0.00	0.00	0.00	0.00
	Energy	~~206.44~~ 216.40	0.01	0.01	~~207.71~~ 217.73
	Mobile	174.04	0.01	0.00	174.35
	Waste	0.00	0.13	0.00	2.76
	Water	~~1.39~~ 1.71	0.02	0.00	~~2.11~~ 2.60
	Total	**~~381.87~~ 392.16**	**~~0.17~~ 0.18**	**0.01**	**~~386.93~~ 397.44**
Area M Spyglass Hill Option 1 (New Resort Hotel)	Area	0.00	0.00	0.00	0.00
	Energy	~~516.09~~ 541.00	0.01	0.01	~~519.28~~ 544.34
	Mobile	695.20	0.06	0.00	696.45
	Waste	0.00	0.66	0.00	13.80
	Water	~~3.49~~ 12.34	~~0.06~~ 0.21	0.00	~~5.29~~ 18.71
	Total	**~~1,214.78~~ 1,248.54**	**~~0.79~~ 0.94**	**0.01**	**~~1,234.82~~ 1,273.30**

Phase	Sector	CO_2	CH_4	N_2O	CO_2e
Area M Spyglass Hill Option 2 (New Residential Lots)	Area	13.12	0.01	0.00	13.63
	Energy	~~28.57~~ 29.95	0.00	0.00	~~28.74~~ 30.13
	Mobile	112.37	0.01	0.00	112.55
	Waste	0.00	0.08	0.00	1.60
	Water	~~1.22~~ 4.31	~~0.02~~ 0.07	0.00	~~1.68~~ 5.94
	Total	**~~155.28~~ 159.75**	**~~0.12~~ 0.17**	**0.00**	**~~158.20~~ 163.85**
Tree Removal (All Areas, Option 1)	Trees (2020)	~~262~~ 216			~~262~~ 216
Tree Removal (All Areas, Option 2)	Trees (2020)	~~255~~ 211			~~255~~ 211
~~Tree Replanting (All Areas, Option 1)~~	~~Trees (2020)~~	~~-302~~			~~-302~~
~~Tree Replanting (All Areas, Option 2)~~	~~Trees (2020)~~	~~-297~~			~~-297~~
Total Option 1 Area M Spyglass Hill New Resort Hotel	Area	115.45	0.08	0.01	119.92
	Energy	~~1,305.87~~ 1,368.89	0.04	0.02	~~1,313.92~~ 1,377.32
	Mobile	2,140.35	0.17	0.00	~~2,144.09~~ 2,144.11
	Waste	0.00	1.69	0.00	~~35.49~~ 35.52
	Water	~~20.84~~ 51.26	~~0.30~~ 0.74	0.00	~~29.70~~ 73.20
	~~Net~~ Tree Sequestration Loss[c]	~~-40~~ 216			~~-40~~ 216
	Total	~~3,542.52~~ 3,891.95	~~2.29~~ 2.72	~~0.02~~ 0.03	~~3,603.12~~ 3,966.07[d]
Total Option 2 Area M Spyglass Hill New Residential Lots	Area	128.57	0.09	~~0.00~~ 0.01	133.55
	Energy	~~818.34~~ 857.84	~~0.02~~ 0.03	0.01	~~823.38~~ 863.11
	Mobile	1,557.52	0.12	0.00	1,560.21
	Waste	0.00	1.11	0.00	~~23.29~~ 23.32
	Water	~~18.57~~ 43.23	~~0.26~~ 0.60	0.00	~~26.09~~ 60.43
	~~Net~~ Tree Sequestration Loss[c]	~~-42~~ 211			~~-42~~ 211
	Total	~~2,481.00~~ 2,798.17	~~1.61~~ 1.95	~~0.01~~ 0.02	~~2,524.5~~ 2,851.62[d]

Source:
ICF Calculations using CalEEmod (Appendix E of this EIR).

Notes:

[a] PBL: The Lodge at Pebble Beach.

[b] SBI: The Inn at Spanish Bay. (The SBI ballroom includes support and circulation space.)

[c] This amount is the ~~net change in~~ loss in annual sequestration taking into account the project tree removal (from Table 3.4-9). ~~and~~ The value of planting new trees is not included ~~noted~~ in this table but could be used to meet the performance standard.
The PBL Parking and Circulation Reconstruction and SBI New Employee Parking are not reported because they are supporting facilities, and operational emissions from vehicles associated with these facilities are included in the other land use emissions. The estimates assume that the proposed development includes no mitigating features to reduce GHG emissions.

[d] Includes driving range and intersection analysis water emissions; these project elements are assumed to have no other increased GHG emissions.

1

Page 3.4-28, lines 14–20 are revised as follows:

As shown in Table 3.4-11, if the forest preservation offset credit is fully validated for the preservation lands designated for development in the existing LUP, then the project emissions would be reduced by far more than the significance threshold of 24% ~~26%~~ reduction. It should be noted that Table 3.4-11 does not take into account the effect of state GHG emission reduction measures, so the net project emissions would be even lower than shown in the table, if the offset credit is validated.

Page 3.4-28, Table 3.4-11 is revised as follows:

Table 3.4-11. Potential Mitigated GHG Emissions Assuming 100 Percent Validation of Forest Preservation Offset Credit for Preserved Forest Designated for Development in the Existing LUP

Development Site	Unmitigated Annualized Emissions (MT CO_2e)	Annualized Preserve Stock (MT CO_2e)	Annual Preserved Sequestration (MT CO_2e/ year)	Net Annual Project Emissions (MT CO_2e/ year)
Total Option 1 Area M Spyglass Hill New Resort Hotel	5,187 ~~5,206~~	-485	-2,620	2,082 ~~2,362~~
Total Option 2 Area M Spyglass Hill New Residential Lots	3,704 ~~3,801~~	-485	-2,620	599 ~~950~~

Source:
ICF Calculations using CalEEMod (Appendix E of this EIR).
Notes:
This table presents net GHG emissions associated with the proposed project, accounting for emissions and mitigation value of preservation, assuming the preservation is validated through the Climate Action Reserve's protocol.
Carbon stock preservation total for the preserved areas designated for development (~437 acres) was estimated as 48,528 MT CO_2e/year and was then annualized over a 100-year period per The Climate Action Reserve Forest Projects Protocol (The Climate Action Reserve 2010) to 485 MT CO_2e/year.

Chapter 3.5 – Cultural Resources

Page 3.5-14, lines 15–17 are revised as follows:

Prior to the initiation of any site preparation and/or start of construction, the applicant will ensure that all construction forepersons and field supervisors, who will be involved in grading and other ground-disturbing activities, receive training overseen by a qualified professional archaeologist and paleontologist….

Page 3.5-14, lines 23–25 are revised as follows:

Training will also be provided to all other construction workers who will be involved in grading and other ground-disturbing activities, but the training may ~~might~~ include videotape of the initial training and/or the use of written materials rather than in-person training.

Chapter 3.6 – Geology, Seismicity and Soils

Page 3.6-6, Table 3.6-2 is revised as follows (all changes are to the "Development Sites" column, only the affected rows are included, and the text in the "Description" column was omitted due to length):

Table 3.6-2. Geologic Units Within Project Development Sites

Geologic Unit	Geologic Period	Description	Development Sites
Artificial fill	Holocene		~~MH/MR~~
Dune sand deposits	Holocene		SBI (Conference Center Expansion) MH/MR
Undivided alluvial deposits	Holocene		SBI (New Employee Parking) MH/MR RES SUB (Area K, L and Corporation Yard)
Older dune deposits	Pleistocene		SBI (New Employee Parking) RES SUB (Areas L and U) ~~MR~~
Coastal terrace deposits	Pleistocene		COL-EQC (All three development sites) PBL (All three development sites) MH/MR RES SUB (Areas J, K, l, M, V, U, I-2, F-2, Collins, Corporation Yard)
Los Laureles/ Vaqueros/Temblor	Miocene		RES SUB (Area I-2 and K)
Porphyritic granodiorite of Monterey of Ross (1976)	Cretaceous	The porphyritic granodiorite of Monterey of Ross (1976) is light gray to moderate pink and medium grained.	RES SUB (Areas I-2,K, and Corporation Yard)

Page 3.6-10, Table 3.6-3 is revised as follows (all changes are to the "Development Sites" column, only the affected rows are included, and the text in the "Description" column was omitted due to length):

Table 3.6-3. Soil Unit Descriptions for Soils found within Project Development Sites

Soil Unit	Description	Development Sites
Dune Land		MH/MR
Narlon Loamy Fine Sand 2% to 9% Slopes		COL-EQC (All three development sites) PBL (All three development sites) RES SUB (U, V, K, I-2, F-2, Collins) RD (SR 1/SR 68/17-Mile Drive Intersection Reconfiguration)
Tangair Fine Sand 2% to 9% Slopes		SBI (All three development sites) RES SUB (K)

Page 3.6-19, lines 1–21 are revised as follows:

Slope Stability (Area M Spyglass Hill, Area K)

- For New Resort Hotel (Option 1) and New Residential Lots 1–7 (Option 2) where the steepened fill slopes possess inadequate engineering qualities for structure support and are unstable, remove un-engineered fill in the quarry area down to firm in situ earth materials and replace with compacted engineered fill (inclined at 2:1 slope or flatter) in areas designated to support improvements. For residential lots, development will be on portions of the lots with less steep slopes (Haro, Kasunich and Associates, Inc. 2010c, 2010d).
- For Residential Lot Subdivision at Area K where there are some steep cutbanks, the structural foundation elements will be set back at least 20 feet from the crest of cutbanks of drainage channels.

Unconsolidated Fill (The Inn at Spanish Bay, ~~Area M Spyglass Hill,~~ Corporation Yard)

- For the Conference Center Expansion where the undocumented fill is medium dense but can be variable, design the foundation elements to penetrate undocumented fill and be imbedded into competent native soil or, alternatively, the undocumented fill could be sub-excavated to the underlying native bedrock and replaced with engineered fill to provide uniform bearing support (Haro, Kasunich and Associates, Inc. 2010a.).
- For Residential Lot Subdivision at the Corporation Yard (10 residential lots) where man-made fill underlies the area, completely remove existing landfill materials and reclaim building sites with engineered fill placed in accordance with standard engineered fill procedures to provide adequate load-bearing support and adequate surface and subsurface drainage during and after construction (Haro, Kasunich and Associates, Inc. 2010m).
- ~~For Residential Lot Subdivision at Area K where there are some steep cutbanks, the structural foundation elements will be set back at least 20 feet from the crest of cutbanks of drainage channels~~.

Page 3.6-21, lines 27–30 are revised as follows:

This measure can be combined with requirements of Mitigation Measure HWQ-C1 (see Section 3.7 ~~3.4~~, Hydrology and Water Quality) to prepare a SWPPP in compliance with NPDES general construction permit requirements.

Chapter 3.7 – Hydrology and Water Quality

Page 3.7-9, lines 9–10 are revised as follows:

Wetland resources of the Del Monte Forest area have been studied for the proposed project. A total of 9.59 acres of wetlands and waters of the United States occur within the project area: 0.05 ~~0.06~~ acres within development site….

Page 3.7-19, lines 7–8 are revised as follows:

The southern portion lies east of Lopez Road and currently discharges storm run-off to a 20-inch ~~20/1~~ CMP culvert, and….

Page 3.7-20, line 19 is revised as follows:

This 3.85-acre development site is contained within the Fan Shell watershed with a small portion within the Carmel Bay ASBS watershed.

Page 3.7-20, lines 28–29 are revised as follows:

The preliminary drainage reports for the proposed project (WWD Corporation 2010, 2011 and Lorentz pers. comm.) indicate that impervious surface would increase by 36.69 ~~32.85~~ acres (0.70% ~~0.63%~~ of the total area of Pebble Beach).

Page 3.7-25, line 32 and footnotes are revised as follows, respectively:

Area K. The development could increase impervious area on the site by 1.91 acres,[4] ~~5~~

[2,3,4] This estimate assumes 9,000 square feet of impervious surface per lot plus associated roadway (WWD Corporation 2011).

~~[3] This estimate assumes 9,000 square feet of impervious surface per lot plus associated roadway (WWD Corporation 2011).~~

Page 3.7-26, line 33 and footnote are revised as follows, respectively:

Residential development could increase the impervious area on the site by 1.47 acres,[6] ~~4~~ ….

[5,6] ~~4~~ This estimate assumes 9,000 square feet of impervious surface per lot plus associated roadway (WWD Corporation 2011).

Page 3.7-27, lines 7, 19, 40 and footnote are revised as follows, respectively:

Area V. The residential development could increase the impervious area on the site by 3.37 acres[7] ~~6~~….

Collins Residence. The development could increase the impervious area by 1.03 acres,[8] ~~7~~….

Corporation Yard. The development could increase the impervious area of the site by 3.02 acres;[9] ~~5~~….

[7,8,9] ~~5~~ This estimate assumes 9,000 square feet of impervious surface per lot, plus the roadway (WWD Corporation 2010, 2011).

Page 3.7-30, lines 28–29 are revised as follows:

The preliminary drainage reports for the proposed project (WWD Corporation 2010, 2011; Lorentz pers. comm.) indicate that impervious surface would increase by 36.69 ~~32.85~~ acres (0.70 ~~0.63~~% of the total area of Pebble Beach).

Chapter 3.8 – Land Use and Recreation

Page 3.8-7, lines 4–5 are revised as follows:

Golf courses can be allowed as a conditional use in the Low-Density Residential (LDR) and Medium Density Residential (MDR) land use designations of the Del Monte Forest per the current LCP. The proposed LCP amendment deletes golf courses as an allowed use in these areas.

Page 3.8-7, lines 20–21 are revised as follows:

The area of the PBC Corporation Yard immediately south of the proposed ~~employee~~ housing is also designated institutional.

Page 3.8-8, lines 27–30 are revised as follows:

The proposed LCP Amendment would also ~~prohibit residential uses within Visitor-Serving Commercial (VSC)-designated areas and would~~ add driving rages, clubhouses, trails, and neighborhood parks as specifically allowable uses to the Open Space Recreation designation. The proposed LCP Amendment would also prohibit golf courses in the Low Density Residential and Medium Density Residential land use designations.

Page 3.8-13, lines 21–23 are revised as follows:

The proposed project includes creating new residential lot subdivisions, which are described below and shown in Figures 2-19 through 2-27. The proposed residential lot subdivisions are located in nine areas within or adjacent to existing golf courses or other development.

The proposed LUP and CIP amendments specify that all of these proposed residential lots cannot be further subdivided (beyond that in the Concept Plan which is consistent with the proposed project) and must be restricted by deed restrictions and B-6 zoning upon their initial subdivision.

Page 3.8-14, lines 10–12 are revised as follows:

The proposed project would develop 5 residential lots on two development parcels~~,~~ totaling 8.58 ~~9.38~~ acres and one preservation parcel of 0.80 acres, located within the Spyglass Cypress Planning Area with frontage on Spyglass Woods Drive.

Page 3.8-14, lines 24–25 are revised as follows:

Development in Area K would also include~~s~~ 4.70 ~~5.78~~ acres of land to be dedicated to open space.

Page 3.8-15, lines 25–27 are revised as follows:

Two parcels around the south, southeast, and southwest of the proposed residential lots would be dedicated to open space, totaling 2.91 ~~15.47~~ acres, and a 12.56-acre parcel to the north would be dedicated to preservation.

Page 3.8-16, lines 8–11 are revised as follows:

The proposed project would create a 10-lot residential subdivision. The portion of the parcel along the northwestern edge ~~adjacent to the HHNHA~~ would remain open space (1.45 acres). This open space would be used for low-impact passive recreation (e.g., playing Frisbee, walking dogs) and would have no formal recreation structures (e.g., no playground, basketball courts, etc.)." A 6.96-acre parcel, located north of the open space and adjacent to HHNHA, would be dedicated to preservation.

Page 3.8-17, lines 2–4 are revised as follows:

The proposed project would improve the existing intersection by ~~providing a left-turn channel and~~ realigning to eliminate the intersecting angle and improve sight distance.

Page 3.8-17, lines 15–16 are revised as follows:

There would be 0.25 ~~2.35~~ miles of new trails, and the balance of 2.15 ~~0.05~~ miles would result from relocating existing trails….

Page 3.8-19, lines 24–29 are revised as follows:

The Lodge at Pebble Beach. The proposed Meeting Facility Expansion, New Colton Building, Fairway One Reconstruction, and Parking and Circulation Reconstruction would be within an existing developed area and adjacent to existing visitor-serving facilities and golf course. Although the intensity of the land uses at The Lodge would increase with the proposed project, the increase would not be substantial, and it would be consistent and compatible with the existing and surrounding visitor-serving and residential land uses.

There are residential land uses adjacent to the Parking and Circulation Reconstruction site (which is currently a parking lot) and adjacent to Fairway One site (which currently contains a vacant residence and a 5 room visitor-serving facility). Fairway One is considered compatible with the residence on the east side for several reasons. The residence is situated at the 17-Mile Drive entrance to The Lodge complex. The residence is a large-scale residence (10,000-sf, partial 2-story structure on a 3.4-acre lot). The residential structure is over 70 feet away, and a mature vegetation buffer extends along the residence's property line. The ridgeline (highest part of the roof) of the second story units at Fairway One would be at an elevation of approximately 132 feet. Because the adjacent residential structure is situated upslope, its ridgeline is at an elevation of approximately 141 feet. As the new trees (over 100) planted around the Fairway One structures mature, they will further screen views of the structures. Additionally, this is a residential resort area. As one drives east-to-west on 17-Mile Drive towards The Lodge at Pebble Beach, the land uses transition from residential to visitor-serving. Casa Palmero on the south side of the 2nd Fairway introduces the full resort complexes before approaching The Lodge complex. Surrounded by 17-Mile Drive to the north and east, the 1st Fairway, Casa Palmero, and Lodge hotel room buildings to the south and the Peter Hay Golf Course across the street, the adjacent residence is in the heart of The Lodge resort area.

Page 3.8-24, line 21 is revised as follows:

Create ~~0.40 mile of new trails with~~ 0.15 mile on existing dirt fire roads….

Page 3.8-25, lines 11–14 are revised as follows:

Two land use plans or regulations are applicable to the proposed project: (1) the Del Monte Forest LCP and (2) the Coastal Act ~~Area~~. The Del Monte Forest Area segment of the Monterey County LCP is composed of the LUP and the CIP, which is codified in Title 20 of the County Code (coastal zoning ordinance).

Page 3.8-25, lines 39–40, and Page 3.8-26, line 1 are revised as follows:

As described in the proposed LCP Amendment, the PBC Concept Plan (which is equivalent to the proposed project described in this EIR), provides a plan for a majority of ~~the~~ PBC's remaining development potential in the Del Monte Forest.

Chapter 3.9 – Noise and Vibration

Page 3.9-4, lines 13–15 are revised as follows:

The text of the 1982 noise element refers to 60 decibels (dB) or below as being acceptable for residential uses. In addition to the County's land use compatibility guidelines summarized above, the Monterey County Planning Department has established 60 ~~decibels (~~dB~~)~~ as the maximum acceptable noise level for residential uses (Monterey County 2005).

Page 3.9-9, lines 22–24 are revised as follows:

For the noise analysis, traffic noise impacts were evaluated using existing and predicted traffic volumes provided by the project traffic engineers (Fehr & Peers 2011) and a spreadsheet model based on the FHWA's Traffic Noise Model[1].

[1] There are certain inherent limitations associated with noise modeling, as noise modeling, as models do not represent real-world conditions and include many assumptions. Some limitations associated with noise modeling include effects of sound propagation from meteorological conditions (wind and temperature), ground and terrain effects, roadway characteristics, and vehicle fleet characteristics.

Page 3.9-10, lines 24–28 are revised as follows:

- Expose persons to or generate noise levels in excess of standards established in the County's General Plan and by the Monterey County Planning Department ~~Land Use Compatibility for Exterior Community Noise chart~~ **and** result in a significant increase in noise levels over existing noise levels (i.e., >5-dB increase in noise where existing noise levels are less than 60 dBA L_{dn}, >3-dB increase in noise where existing noise levels are between 60 and 65 dBA L_{dn}, or a >1.5-dB increase in noise where existing noise levels are more than 65 dBA L_{dn}).

Page 3.9-26, Table 3.9-12 is revised as follows (only affected rows shown):

Table 3.9-12. Traffic Noise Exposure at Typical Residential Setbacks, Existing (2011) and 2030 Conditions

		Existing Noise (dB L_{dn})		Estimated Noise in 2030 (dB L_{dn})				Change		Project Contribution	
		Existing		No Project		With Project[a]		2030 With Project minus Existing		2030 With Project minus 2030 No Project	
Roadway	Segment Location	50 feet	100 feet	50 feet	100 feet	50 feet	100 feet	50 feet	100 feet	50 feet	100 feet
17-Mile Drive	Congress Rd–SR 68	56	51	58	52	58	~~52~~53	2	~~1~~2	0	1
17-Mile Drive	Forest Lodge Rd–Spanish Bay Rd	55	49	~~55~~56	50	57	51	2	2	~~2~~1	1
Congress Road	SFB Morse Dr–Forest Lodge Rd	54	49	55	~~49~~50	56	50	2	1	1	~~1~~0
17-Mile Drive	Stevenson Dr–Palmero Way	60	54	61	55	61	~~55~~56	1	2	0	1

Note: The future cumulative scenario includes the 45 visitor-serving units (25 at PBL and 20 at SBI) that are included in the 2012 Local Coastal Program amendment but that are not included as part of the proposed project.

Chapter 3.10 – Public Utilities and Services

Page 3.10-6, lines 28–31 are revised as follows:

- One 2011~~2000~~ Emergency One Fire Engine with a Class A triple combination pump that produces 1,500 gallons per minute (gpm).
- One 2004 American LaFrance Quint with ~~Truck has~~ a 75-foot aerial ladder and pump that produces 2,000 gpm. Please see Chapter 3 of this document for the specific changes.
- One 2000~~1993~~ Emergency One Fire Engine with a pump that produces 1,500 gpm.

Page 3.10-12, lines 27–29 are revised as follows:

In addition, PBCSD has an automatic aid agreement with Cypress Fire Protection District and the cities of Carmel, Pacific Grove, and Monterey that improves the District's ability to provide fire protection and emergency medical services to the project area.

Page 3.10-13, lines 38–41 are revised as follows:

Review of the PBCSD Fire Defense Plan reveals that construction at this location could block access to Haul Road (used as a fire road and fuel break) and fire roads 2 and 4 (Pebble Beach Community Service District 2009). As stated in Chapter 2, emergency vehicle access, including access to fire roads and fuel breaks, would not be blocked during construction activities or by proposed development. ~~Although it appears emergency access could be obstructed,~~ CAL FIRE has reviewed the project application and determined that the proposed project would not block emergency access to open space areas and undeveloped parcels identified in the PBCSD Fire Defense Plan (Hamelin pers. comm.[A].)

Chapter 3.11 – Transportation and Circulation

Page 3.11-2, Table 3.11-1 is revised as follows:

Mitigation Measure TRA-C2: Pay fair-share contribution to construct the full SR 68 Widening Project as modified by the City of Monterey to eliminate signalization of the SR 68/Professional Center intersection, eliminate left turns to southbound SR 68 from the Professional Center, and allow exiting eastbound traffic to make a U-turn at the Community Hospital intersection.

Mitigation Measure TRA-C8(C). Pay fair-share contribution to construct the full SR 68 Widening Project (excluding signalization of the SR 68/Professional Center driveway intersection as identified in ~~as required by~~ MM-TRA-C2) and to construct a~~dd~~ third eastbound lane and to construct a third eastbound lane on SR 68 from east of the Carmel Hill Professional Center driveway through the SR 1 intersection, with one lane going to the SR 1 southbound on-ramp and two lanes proceeding across the SR 68 overcrossing.

Page 3.11-28, line 15 is revised as follows:

Appendix G.1 contains the cumulative intersection traffic volumes used in this section. Cumulative conditions (2030) with-project include the 45 additional guest units (25 at The Lodge and 20 at The Inn) that are not part of the proposed project but are included in the proposed 2012 LCP amendment.

Page 3.11-56, lines 39–40, and Page 3.11-57, lines 1–37 are revised as follows:

This impact is considered significant because the proposed project adds more than one vehicle trip to an intersection operating at LOS F without the proposed project. ~~With the construction of the measure described in MM TRA-C2, the intersection would operate at LOS A (5.2 seconds of delay UPDATE) and LOS A (5.4 seconds of delay UPDATE) during the AM and PM peak hours, respectively~~.

The existing conditions at this intersection would be mitigated by implementing the full SR 68 Widening Project, as modified by the City of Monterey, to eliminate signalization of the SR 68/Professional Center intersection, eliminate left turns to southbound SR 68 from the Professional Center, and allow exiting eastbound traffic to make a U-turn at the Community Hospital intersection.

In the Conditions of Approval for the CHOMP expansion permit (City of Monterey 2006), the City of Monterey has identified the following condition:

> Condition #19: Prior to occupancy, the applicant shall provide an in lieu payment to the Transportation Agency for Monterey County to pay for construction improvements to modify the State Route 68/CHPC intersection to eliminate the southbound left-turn movement from the CHPC driveway approach to the State Route 68/CHPC intersection. Elimination of this left-turn would prohibit left-turn movements onto eastbound State Route 68. The applicant shall allow vehicles to turn right on State Route 68 and use the CHOMP driveway to make a U-turn in order to turn left onto eastbound State Route 68 toward Highway One at this signalized intersection (EIR Mitigation 13). The signing and striping required to execute this condition shall be approved by the City Traffic Engineer prior to installation. The radius is also subject to Caltrans approved.

By implementing the improvements described in Condition #19, the intersection would operate at LOS A (C) (0.4 seconds of delay for the intersection and 22.6 seconds for the worst movement) and LOS A (F) (2.6 seconds of delay for the intersection and 58.4 seconds for the worst movement) during the AM and PM peak hours under 2015 with project conditions, respectively. This represents an improvement over existing conditions.

Therefore, Mitigation Measure TRA-C2 requires the applicant be responsible for a fair-share contribution to this mitigation based on total traffic, as the intersection is already deficient under existing conditions. The impact would remain significant and unavoidable during the interim period between when the impact occurs and when the improvement is actually built.

Mitigation Measure TRA-C2: Pay fair-share contribution to construct the full SR 68 Widening Project as modified by the City of Monterey, to eliminate signalization of the SR 68/Professional Center intersection, eliminate left turns to southbound SR 68 from the Professional Center, and allow exiting eastbound traffic to make a U-turn at the Community Hospital intersection.

PBC will make a fair-share contribution to construct~~ing~~ the ~~full~~ SR 68 Widening Project (as modified by the City of Monterey to eliminate signalization of the SR 68/Professional Center intersection, eliminate left turns to southbound SR 68 from the Professional Center, and allow exiting eastbound traffic to make a U-turn at the Community Hospital intersection) through the TAMC Regional Impact Fee Program as the widening project is included in the TAMC program.

The contribution will be made prior to issuance of the first project building permit.

The full SR 68 Widening Project, as identified in the Regional Transportation Plan, extends from the SR 1 southbound off-ramp intersection to the Community Hospital intersection, and includes signalization of the Carmel Hill Professional Center intersection.

The full SR 68 Widening Project identified in the RTP includes the following features:

- Widen SR 68 from a two-lane to four-lane cross section from the ramp terminal intersection with SR 1 through the Community Hospital intersection.
- Widening the Highway 68 overcrossing at Highway 1.
- Replace the Scenic Drive overcrossing to accommodate the four-lane SR 68.
- Widen the SR 1 southbound off-ramp for more vehicle storage and provide a left-turn lane.
- Reconfigure the SR 1 southbound on-ramp to separate Pebble Beach– and highway-related traffic.
- Extend the SR 1 southbound on-ramp merge from Pebble Beach.
- ~~Signalize the Carmel Hill Professional Center driveway at SR 68.~~

The adopted Highway 68 Widening Project also includes signalizing of the Carmel Hill Professional Center at SR 68. However, this mitigation proposed a change to the project to instead eliminate left turns to southbound SR 68 instead of a signal. Consistent with the City of Monterey's Condition of Approval #19 for the CHOMP expansion permit, the State Route 68/Carmel Professional Center driveway intersection will be modified to eliminate the southbound left-turn movement from the Professional Center driveway approach to the State Route 68/ Carmel Professional Center driveway intersection. Elimination of this left-turn will prohibit left-turn movements onto eastbound State Route 68. Vehicles will be allowed to turn right on State Route 68 and use the CHOMP driveway to make a U-turn in order to turn left onto eastbound State Route 68 toward State Route 1 at this signalized intersection. The signing and striping required to execute this condition shall be approved by the City of Monterey Traffic Engineer prior to installation. The radius is also subject to Caltrans approved.

The 68 Widening Project (without the modification described above) has an estimated cost of $25,000,000 (Fehr & Peers 2011). Based on the project's portion of total traffic at the PM peak hour of 3.05% ~~3.11 percent~~ at the SR 1/SR 68 interchange, the fair share contribution for this mitigation would be approximately $762,500 ~~$778,000~~. The actual fair-share contribution will need to be determined by the County and TAMC, taking into account the Regional Impact Fee Program requirements, the mitigation value of the Phase 1B improvements (which are part of the Highway 68 Widening project) valued at approximately $4,000,000 (Fehr & Peers, 2011~~)~~), the local access benefit of the Phase 1B improvement to the applicant (previously calculated as 25% for the prior 2005 project, which would correspond to $1,000,000) and the calculation of the project's fair-share for project impacts to SR 68 (West). The fee would also need to be adjusted due to the modifications described above.

Fair-share contribution to the TAMC Regional Impact Fee Program relative to the SR 68 Widening Project (West) shall not be redirected to other mitigation measures (i.e. for other mitigation measures not related to SR 68 Widening Project as modified above).

At this time, the Highway 68 Widening Project includes a 5-legged intersection at the SR 1 southbound offramp/SR 68 intersection (the Phase 1B improvement). If a roundabout solution to this intersection were approved by Caltrans and approved by TAMC for inclusion in the regional impact fee program, sufficiently soon such that conditions at the SR 1/SR 68 intersection are improved without further delay, then the Applicant's fair share contribution can be applied to roundabout improvements.

Page 3.11-61, lines 1–37 are revised as follows:

Mitigation Measure TRA-C4. Pay fair-share traffic impact fee for various improvements to SR 1, SR 68, and SR 156 based on the conditions described in TAMC's Regional Development Impact Fee Program.

PBC shall make a contribution to the TAMC Regional Development Impact Fee Program based on the program requirements. The contribution will be made prior to issuance of the first project building permit. Fair-share contribution to the TAMC Regional Impact Fee Program shall not be redirected to other mitigation measures.

The calculation of the regional impact fee shall take into account the direct fair share for impacts to SR 68 (West) noted above in Mitigation Measure TRA-C2 relative to the Highway 68 Widening Project and any payments made by the Applicant for construction of Phase 1B improvement to ensure that total mitigation requirements for the project do not exceed the Applicant's overall fair share for impacts to regional highways. Monterey County and TAMC shall coordinate on the determination of the amount of the regional impact fee to ensure that no double-counting of fair-share contributions is made concerning improvements to SR 68 (West)

Page 3.11-69, Rows 5–6 are revised as follows:

The Monterey County Code would require 205 ~~182~~ parking spaces for these uses, as shown in Table 3.11-30.

Page 3.11-74, lines 36–38 are revised as follows:

The applicant will prepare and implement an alternative transportation plan, emphasizing specific trip reduction measures for proposed visitor, resident, and employee uses. The plan must also identify a reporting and enforcement mechanism. The plan must be submitted and reviewed by the county prior to issuance of the first building permit.

Page 3.11-76, lines 9–10 are revised as follows:

Appendix G.1 contains the intersection traffic volumes used in this section. Cumulative conditions (2030) with-project include the 45 additional guest units (25 at The Lodge and 20 at The Inn) that are not part of the proposed project but are included in the proposed 2012 LCP amendment.

Page 3.11-76, lines 12–13 are revised as follows:

Appendix G.2 contains the detailed results of the traffic analysis for Option 2 (New Residential Lots). Cumulative conditions (2030) with-project include the 45 additional guest units (25 at The Lodge and 20 at The Inn) that are not part of the proposed project but are included in the proposed 2012 LCP amendment.

Page 3.11-76, lines 26–31 are revised as follows:

Cumulative traffic would also contribute traffic to these deficient traffic operations. In the Del Monte Forest, construction of the Poppy Hills Golf Course renovation project would overlap with the proposed PBC project. The Poppy Hills project involves hauling 55,000 cubic yards (or 7,200 one-way trips) to the site for the sand-capping portion of the project. To mitigate this impact, the applicant would begin stockpiling sand on the site in March or April 2012, a year ahead of planned construction, to allow the average daily number of trucker trips to be spread over 17 months, rather

than 9 months. Also, the temporary new trips would be offsite by the reduced number of golfers using the course during construction. Thus, construction-related traffic from the Poppy Hills project was determined to be less than significant and would not contribute to a significant cumulative impact (Monterey County 2011). The project's contribution would be reduced in severity with implementation of Mitigation Measures TRA-A1 to TRA-A4. However, even with mitigation, it is possible that construction traffic would still contribute to unacceptable conditions on certain roadways outside Del Monte Forest and thus the project's contribution to cumulative traffic impacts during construction is considered significant and unavoidable.

Page 3.11-76, the following is added after line 38:

Given that all of the intersection levels of service (see discussion below) with the additional 45 visitor-serving units were nearly identical to the levels of service without the additional 45 units, a quantitative analysis of the impact of the additional 45 visitor-serving units on Del Monte Forest gates was not conducted as there is no evidence that completion of such an analysis would reveal any significant changes in traffic impacts relative to the proposed project.

1 *Pages 3.11-78 to 3.11-81, Tables 3.11-34 and 3.11-35 are revised as follows:*

2 **Table 3.11-34. Intersection AM Peak Hour Levels of Service—2030 With Project Conditions**

Intersection	Control[a]	Existing (2011)[b, c, d]	2030 Without Project[b, c, d]	2030 With Project[b, c, d, e, f]	2030 With Project Significant?[fg]	Project Contribution Significant?[gh]
Sunset Drive (SR 68)/17-Mile Drive[hi]	AWSC	6.9/A	8.0/A	9.~~3~~6/A	No	
Sunset Drive (SR 68)/Congress Road[hi]	AWSC	11.8/B	18.1/C	**~~25.2~~31.5/D**	**Yes**	**Yes**[jk]
Congress Avenue/Forest Lodge Road	AWSC	11.5/B	12.2/B	12.3/B	No	
Congress Avenue/David Avenue	AWSC	10.9/B	11.3/B	11.4/B	No	
Forest Avenue (SR 68)/David Avenue	Signal	24.8/C	26.5/C	27.~~1~~2/C	No	
SR 68/Prescott Avenue	Signal	11.2/B	15.7/B	15.7/B	No	
SR 68/Presidio Boulevard[hi]	SSSC	3.8 (4.3)/A(A)	12.8 (21.6) /B(C)	13.9 (24.~~1~~3)/B(C)	No	
SR 68/SFB Morse Gate	Signal	5.3/A	12.8/B	12.9/B	No	
SR 68/Skyline Forest Drive	SSSC	21.4(>120)/C(F)	>120(>120)/F(F)	**>120(>120)/F(F)**	**Yes**	**Yes**[kl]
Skyline Forest Drive/Skyline Drive	AWSC	7.9/A	8.2/A	8.2A	No	
SR 68/Community Hospital	Signal	7.1/A	9.5/A	9.7/A	No	
SR 68/Carmel Hill Professional Center	SSSC	64.6(>120)/F(F)	98.6(>120)/F(F)	**97.2(>120)/F(F)**	**Yes**	**Yes**[kl]
SR 68/SR 1 Southbound Off-Ramp	Signal	80.8/F	>120/F	**>120/F**	**Yes**	**Yes**[lm]
17-Mile Drive/SR 1 Southbound On-Ramp	SSSC	3.2 (14.1)/A(B)	3.7 (16.8)/A(C)	Eliminated[ij]	No	
SR 68/Aguajito Road[hi]	SSSC	2.6 (9.5)/A(A)	3.1 (17.4)/A(C)	~~3.4 (27.9)~~5.2(47.3)/A(~~D~~E)	No	
SR 1/Carpenter Street	Signal	16.0/B	18.3/B	18.3/B	No	
San Antonio Road/Ocean Avenue	AWSC	7.9/A	8.2/A	8.2/A	No	
SR 1/Ocean Avenue	Signal	34.5/C	45.0/D	46.~~3~~5/D	**Yes**	No[mn]
SR 1/Carmel Valley Road	Signal	9.4/A	10.2/B	10.3/B	No	
SR 1/Rio Road	Signal	30.5/C	33.7/C	33.9/C	No	
17-Mile Drive/Congress Road	SSSC	4.8 (10.6)/A(B)	5.2 (11.2)/A(B)	5.~~3~~4 (12.~~5~~7)/A(B)	No	
Forest Lodge Road/Congress Road	SSSC	2.0 (11.1)/A(B)	2.8 (11.5)/A(B)	3.~~0~~1 (11.7)/A(B)	No	
SFB Morse Drive/Congress Road	AWSC	7.7/A	7.8/A	7.9/A	No	
17-Mile Drive/Forest Lodge Road/Sloat Road[hi]	SSSC	4.5 (7.1)/A(A)	4.8 (7.5)/A(A)	~~5.1 (7.9)~~5.2(8.3)/A(A)	No	

Intersection	Control[a]	Existing (2011)[b, c, d]	2030 Without Project[b, c, d]	2030 With Project[b, c, d, e, f]	2030 With Project Significant?[fg]	Project Contribution Significant?[gh]
Lopez Road/Sloat Road	AWSC	8.0/A	8.1/A	8.5/A	No	
Spyglass Hill Road/Stevenson Drive	SSSC	2.9 (8.6)/A(A)	3.2 (8.8)/A(A)	4.8 (9.5)/A(A)	No	
Forest Lake Road/Stevenson Drive	SSSC	4.0 (11.9)/A(B)	4.6 (12.8)/A(B)	4.5 (14.~~2~~3)/A(B)	No	
17-Mile Drive/Alvarado Lane	AWSC	9.4/A	9.9/A	~~10.9~~11.0/B	No	
17-Mile Drive/Palmero Way	SSSC	2.2 (15.5)/A(C)	2.9 (17.3)/A(C)	2.9 (19.~~2~~4)/A(C)	No	
Sunridge Road/Ronda Road	SSSC	2.1 (10.0)/A(A)	2.4 (10.2)/A(B)	2.8 (10.4)/A(B)	No	
Sunridge Road/Scenic Drive	SSSC	0.6 (9.8)/A(A)	0.8 (10.1)/A(B)	0.8 (10.2)/A(B)	No	
Sunridge Road/Constanilla Way	SSSC	5.5 (9.5)/A(A)	5.6 (9.6)/A(A)	5.5 (9.7)/A(A)	No	
Sunridge Road/Haul Road[hi]	SSSC	0.8 (5.3)/A(A)	1.2 (7.3)/A(A)	1.3 (6.~~5~~8)/A(A)	No	

Source:
Fehr & Peers 2011.

Notes:

[a] Signal = signalized intersection; SSSC = side-street stop-controlled intersection; AWSC = all-way stop-controlled intersection.

[b] Average delay (in seconds) is listed first, followed by corresponding LOS.

[c] For side-street stop-controlled intersections, average delay is listed first, followed by delay for worst approach.

[d] Intersections that experience a significant project contribution are shown in bold.

[e] Project conditions reflect Option 1 (New Resort Hotel).

[f] Cumulative conditions (2030) include the 45 additional guest units (half at PBL and half at SBI) that are not part of proposed project but are included in LCP amendment.

[fg] Column evaluates difference between 2030 With Project conditions and Existing conditions against significance criteria.

[gh] Column evaluates whether proposed project contributes adversely to 2030 With Project conditions where 2030 With Project represents a significant change from Existing conditions.

[hi] Intersection analyzed using SimTraffic.

[ij] This intersection would be eliminated as part of the proposed project.

[jk] This intersection would change operations from LOS C to LOS D under 2030 With-Project conditions compared to 2030 Without-Project conditions.

[kl] This unsignalized intersection experiences an increase of the v/c ratio on the worst approach under 2030 With-Project conditions compared to 2030 Without-Project conditions.

[lm] The proposed project adds traffic to a signalized intersection that would operate at LOS F under 2030 Without-Project conditions.

[mn] This signalized intersection does not experience an increase of v/c of 0.01 or more with 2030 With-Project conditions compared to 2030 Without-Project conditions.

1

Table 3.11-35 Intersection PM Peak Hour Levels of Service—2030 With Project Conditions

Intersection	Control[a]	Existing (2011)[b, c, d]	2030 Without Project[b, c, d]	2030 With Project[b, c, d, e, f]	2030 With Project Significant?[fg]	Project Contribution Significant?[gh]
Sunset Drive (SR 68)/17-Mile Drive[fg]	AWSC	5.6/A	6.6/A	7.4/A	No	
Sunset Drive (SR 68)/Congress Road[fg]	AWSC	9.6/A	18.2/C	**26.3/D**	**Yes**	**Yes**[ik]
Congress Avenue/Forest Lodge Road	AWSC	10.6/B	12.6/B	12.8/B	No	
Congress Avenue/David Avenue	AWSC	10.5/B	12.6/B	12.7/B	No	
Forest Avenue (SR 68)/David Avenue	Signal	30.1/C	38.9/D	**40.4~~6~~6/D**	**Yes**	**Yes**[kl]
SR 68/Prescott Avenue	Signal	19.2/B	24.0/C	24.2/C	No	
SR 68/Presidio Boulevard[fg]	SSSC	3.6 (3.8)/A(A)	5.2 (5.6)/A(A)	~~5.3 (5.9)~~5.5(6.1)/A(A)	No	
SR 68/SFB Morse Gate	Signal	3.9/A	17.8/B	18.~~1~~2/B	No	
SR 68/Skyline Forest Drive	SSSC	15.9(>120)/C(F)	>120(>120)/F(F)	**>120(>120)/F(F)**	**Yes**	**Yes**[lm]
Skyline Forest Drive/Skyline Drive	AWSC	8.3/A	8.8/A	8.8/A	No	
SR 68/Community Hospital	Signal	8.7/A	23.7/C	26.~~2~~5/C	No	
SR 68/Carmel Hill Professional Center	SSSC	23.4(>120)/C(F)	>120(>120)/F(F)	**>120(>120)/F(F)**	**Yes**	**Yes**[lm]
SR 68/SR 1 Southbound Off-Ramp	Signal	70.1/E	>120/F	**>120/F**	**Yes**	**Yes**[mn]
17-Mile Drive/SR 1 Southbound On-Ramp	SSSC	8.7 (22.9)/A(C)	18.8(56.6) /C(F)	Eliminated[ij]	No	
SR 68/Aguajito Road[fg]	SSSC	2.9 (11.0)/A(A)	32.4 (>120)/D(F)	**39.7 (>120)/E(F)**	**Yes**	**Yes**[lm]
SR 1/Carpenter Street	Signal	45.9/D	74.1/E	**76.~~0~~1/E**	**Yes**	**Yes**[kl]
San Antonio Road/Ocean Avenue	AWSC	8.8/A	9.4/A	9.5/A	No	
SR 1/Ocean Avenue	Signal	45.4/D	63.9/E	65.~~7~~9/E	Yes	No[no]
SR 1/Carmel Valley Road	Signal	17.4/B	21.7/C	22.0/C	No	
SR 1/Rio Road	Signal	32.9/C	38.3/D	38.3/D	Yes	No[no]
17-Mile Drive/Congress Road	SSSC	5.5 (11.8)/A(B)	6.1 (12.6)/A(B)	7.~~0~~1 (14.~~7~~9)/A(C)	No	
Forest Lodge Road/Congress Road	SSSC	3.5 (13.9)/A(B)	4.2 (15.4)/A(C)	4.5 (16.1)/A(C)	No	
SFB Morse Drive/Congress Road	AWSC	7.9/A	8.1/A	8.2/A	No	
17-Mile Drive/Forest Lodge Road/Sloat Road[fg]	SSSC	4.1 (7.7)/A(A)	4.6 (8.2)/A(A)	5.1 (9.~~1~~2)/A(A)	No	

Intersection	Control[a]	Existing (2011)[b, c, d]	2030 Without Project[b, c, d]	2030 With Project[b, c, d, e, f]	2030 With Project Significant?[fg]	Project Contribution Significant?[gh]
Lopez Road/Sloat Road	AWSC	8.0/A	8.4/A	9.0/A	No	
Spyglass Hill Road/Stevenson Drive	SSSC	2.7 (9.0)/A(A)	2.9 (9.3)/A(A)	4.4~~5~~ (10.0)/A(B)	No	
Forest Lake Road/Stevenson Drive	SSSC	3.9 (11.7)/A(B)	4.5 (12.3)/A(B)	4.4~~5~~ (13.~~7~~8)/A(B)	No	
17-Mile Drive/Alvarado Lane	AWSC	9.6/A	10.5/B	~~11.8~~12.0/B	No	
17-Mile Drive/Palmero Way	SSSC	3.5 (16.2)/A(C)	4.4 (18.1)/A(C)	4.6 (20.~~2~~6)/A(C)	No	
Sunridge Road/Ronda Road	SSSC	3.7 (9.5)/A(A)	4.0 (9.8)/A(A)	4.1 (10.~~1~~0)/A(B)	No	
Sunridge Road/Scenic Drive	SSSC	0.8 (10.6)/A(B)	1.1 (10.6)/A(B)	1.~~1~~0 (10.9)/A(B)	No	
Sunridge Road/Constanilla Way	SSSC	2.5 (9.2)/A(A)	3.0 (9.4)/A(A)	3.2 (9.5)/A(A)	No	
Sunridge Road/Haul Road[fg]	SSSC	1.1 (5.6)/A(A)	1.6 (5.9)/A(A)	1.6 (5.~~8~~9)/A(A)	No	

Source for traffic data: Fehr & Peers 2011.

Notes:

[a] Signal = signalized intersection; SSSC = side-street stop-controlled intersection; AWSC = all-way stop-controlled intersection.

[b] Average delay (in seconds) is listed first, followed by corresponding LOS.

[c] For side-street stop-controlled intersections, average delay is listed first, followed by delay for worst approach.

[d] Intersections that experience a significant project contribution are shown in **bold**.

[e] Project conditions reflect Option 1 (New Resort Hotel).

[f] Cumulative conditions (2030) include the 45 additional guest units (25 at PBL and 20 at SBI) that are not part of proposed project but are included in the proposed LCP amendment.

[~~f~~g] Column evaluates difference between 2030 With-Project conditions and Existing conditions against significance criteria.

[~~g~~h] Column evaluates whether proposed project contributes adversely to 2030 With-Project conditions where 2030 With-Project conditions represent a significant change from Existing conditions.

[~~h~~i] Intersection analyzed using SimTraffic.

[~~i~~j] This intersection would be eliminated as part of the project.

[~~j~~k] This intersection would change operations from LOS C to LOS D under 2030 With-Project conditions compared to 2030 Without-Project conditions.

[~~k~~l] This signalized intersection experiences an increase of the v/c ratio of 0.01 or more under 2030 With-Project conditions compared to 2030 Without-Project Conditions.

[~~l~~m] This unsignalized intersection experiences an increase of the v/c ratio on the worst approach under 2030 With-Project conditions compared to 2030 Without-Project Conditions.

[~~m~~n] The project adds traffic to a signalized intersection that would operate at LOS F under 2030 Without-Project conditions.

[~~n~~o] This signalized intersection does not experience an increase of v/c of 0.01 or more with 2030 With-Project conditions compared to 2030 Without-Project conditions.

Page 3.11-82, lines 13–26 are revised as follows:

Mitigation Measure TRA-C6(C): Pay fair-share contribution to restripe the westbound approach at the Sunset Drive/Congress Avenue intersection to provide a left-turn pocket.

PBC will pay a fair-share contribution to restripe the westbound approach at the Sunset Drive/Congress Avenue intersection to provide a left-turn pocket. PBC is responsible for its fair-share contribution to this mitigation based on new traffic growth because the intersection operates at acceptable levels under existing conditions. The contribution will be made prior to issuance of the first building permit for this development.

Based on the project's contribution to this intersection over new traffic growth, the project's estimated share of impact is 20.82% ~~20.50 percent~~. The estimated cost of this mitigation is $4,200 (Fehr & Peers 2011). Thus, the estimated mitigation fair-share fee for this impact is $874 ~~$861~~.

This mitigation measure is not included in any existing local or regional traffic improvement program. The County will have the discretion to concentrate funds derived from PBC's fair-share contributions to several mitigation measures to accelerate the funding and implementation of one or more mitigation measures.

Page 3.11-82, lines 28–30 are revised as follows:

This is a signalized intersection. The intersection would operate at LOS D (38.9 seconds of delay) without the proposed project and LOS D (40.6 ~~40.4~~ seconds of delay) with the proposed project under 2030 weekday PM peak hour conditions.

Page 3.11-83, lines 1-17 are revised as follows:

Mitigation Measure TRA-C7(C): Pay fair-share contribution to optimize signal timings and phasing at the Forest Avenue/David Avenue intersection.

PBC will pay a fair-share contribution for new traffic signal timings and phasing for the Forest Avenue/David Avenue intersection to allow protected left turns (with lead/lag operations) from the westbound and eastbound approaches after the visitor-serving uses of the proposed project have been developed. The timings will be adjusted, while maintaining the same offsets to the adjacent signalized intersections in the corridor.

PBC is responsible for its fair-share contribution to this mitigation based on new traffic growth because the intersection operates at acceptable levels under existing conditions. The contribution will be made prior to issuance of the first building permit for this development.

Based on the project's contribution to this intersection over new traffic growth, the project's estimated share of impact is 10.94% ~~10.73 percent~~. The estimated cost of this mitigation is $143,800 (Fehr & Peers 2011). Thus, the estimated mitigation fair-share fee for this impact is $15,732 ~~$15,000~~.

This mitigation measure is not included in any existing local or regional traffic improvement program. The County will have the discretion to concentrate funds derived from PBC's fair-share contributions to several mitigation measures to accelerate the funding and implementation of one or more mitigation measures.

Page 3.11-83, lines 23–25 are revised as follows:

With the construction of the measure described in MM TRA-C1 (described above), the intersection would operate at LOS A (9.8 ~~9.7~~ seconds of delay) and LOS A (9.2 seconds of delay) during the AM and PM peak hours, respectively.

Page 3.11-83, lines 35–37 are revised as follows:

With the construction of the measure described in MM TRA-C2 (described above), the SR 68/Carmel Hill Professional Center intersection would operate at LOS C ~~A~~ (18.7 ~~4.7~~seconds of delay for the worst movement) and LOS C ~~A~~ (19.3 ~~5.7~~seconds of delay for the worst movement) during the AM and PM peak hours, respectively.

Page 3.11-84, lines 7–10 are revised as follows:

With the construction of the measures described in MM TRA-C8(C), the SR 68/SR 1 southbound off-ramp intersection would operate at LOS C (20.5 ~~20.4~~ seconds of delay) and LOS B (18.4 ~~18.3~~ seconds of delay) during the AM and PM peak hours, respectively.

Page 3.11-84, lines 15–42 are revised as follows:

Mitigation Measure TRA-C8(C): Pay fair-share contribution to construct the full SR 68 Widening Project (excluding signalization of the SR 68/Professional Center driveway intersection as identified in the Mitigation Measure TRA-C2) and to construct a third eastbound lane on SR 68 from east of the Carmel Hill Professional Center driveway through the SR 1 intersection, with one lane going to the SR 1 southbound on-ramp and two lanes proceeding across the SR 68 overcrossing.

PBC will pay a fair-share contribution to construct the full SR 68 Widening Project (as modified by Mitigation Measure TRA-C2) and to construct a third eastbound lane on SR 68 from east of the Carmel Hill Professional Center driveway through the SR 1 intersection. Of the three eastbound lanes on SR 68, one would become a dedicated lane to the SR 1 southbound on-ramp, and the other two would continue across a widened SR 68 overcrossing and merge into a single lane before the Aguajito Road intersection.

PBC is responsible for its fair-share contribution to this mitigation based on total traffic because this intersection is deficient under existing conditions. The contribution will be made prior to issuance of the first building permit for this development.

The 68 Widening Project is part of the Regional Impact Fee Program with an estimated cost of $25,000,000 (Fehr & Peers 2011) (not including any cost changes relative to the modifications in Mitigation Measure TRA-C2). The estimated cost of the Widening Project with the additional third eastbound lane would be $26,690,000 (Fehr & Peers 2011) for an additional cost of $1,690,000 for the third eastbound lane. Based on the project's portion of total traffic at the PM peak hour of 3.05% ~~3.11 percent~~ at the SR 1/SR 68 interchange, the fair share contribution for this mitigation would be approximately $813,029 ~~$830,000~~. The actual fair-share contribution will need to be determined by the County and TAMC, taking into account the Regional Impact Fee Program requirements, the mitigation value of the Phase 1B improvements (which are part of the Highway 68 Widening Project) valued at approximately $4,000,000, the local access benefit of the Phase 1B improvement to the applicant (previously calculated as 25% for the prior 2005 project and thus an estimated

$1,000,000 for the present project) ~~and~~ the calculation of the fair-share, and the costs of the modifications per Mitigation Measure TRA-C2.

The third eastbound lane is not included in any existing local or regional traffic improvement program. ~~The County, in consultation with TAMC, will have the discretion to concentrate funds derived from PBC's fair-share contributions to several mitigation measures to accelerate the funding and implementation of one or more mitigation measures.~~ Fair-share contribution to the TAMC Regional Impact Fee Program relative to the SR 68 Widening Project (West) shall not be redirected to other mitigation measures (i.e. for other mitigation measures not related to SR 68 Widening Project).

At this time, the Highway 68 Widening Project includes a 5-legged intersection at the SR 1 southbound off-ramp/SR 68 intersection (the Phase 1B improvement). If a roundabout solution to this intersection were approved by Caltrans and approved by TAMC for inclusion in the regional impact fee program, sufficiently soon such that conditions at the SR 1/SR 68 intersection are improved without further delay, then the Applicant's fair share contribution can be applied to roundabout improvements.

Page 3.11-85, lines 6–8 are revised as follows:

With the construction of the measures described in MM TRA-C9(C), the SR 68/Aguajito Road intersection would operate at LOS A (2.5 seconds of delay) and LOS C (23.1 ~~20.9~~ seconds of delay) during the AM and PM peak hours, respectively.

Page 3.11-85, lines 28–29 are revised as follows:

The intersection would operate at LOS E (74.1 seconds of delay) during the weekday PM peak hour and at LOS E (76.1 ~~76.0~~ seconds of delay) with the proposed project.

Page 3.11-85, lines 32–34 are revised as follows:

With the construction of the measures described in MM TRA-C10(C), the SR 1/Carpenter Street intersection would improve to LOS E (63.5 ~~63.4~~ seconds of delay) during the PM peak hour.

Page 3.11-86, lines 19–22 are revised as follows:

The intersection would operate at LOS D (46.5 ~~46.3~~ seconds of delay) during the weekday AM peak hour and at LOS E (65.9 ~~65.7~~ seconds of delay) under cumulative plus project conditions compared to existing conditions of LOS C and LOS D for AM and PM peak hours respectively.

Page 3.11-85, lines 13-26 are revised as follows:

Mitigation Measure TRA-C9(C): Pay fair-share contribution to construct a refuge lane on SR 68 for traffic turning left out of the Aguajito Road intersection.

PBC will make a fair-share contribution to construct a refuge lane on SR 68 for traffic turning left out of the Aguajito Road intersection with SR 68. PBC is responsible for its fair-share contribution to this mitigation based on new traffic because the intersection operates at acceptable levels under existing conditions. The contribution will be made prior to issuance of the first building permit for this development.

Based on the project's contribution to this intersection over new traffic growth, the project's estimated share of impact is 10.80% ~~7.31 percent~~. The estimated cost of this mitigation is $201,400

(Fehr & Peers 2011). Thus, the estimated mitigation fair-share fee for this impact is $21,749 ~~$15,000~~.

This mitigation measure is not included in any existing local or regional traffic improvement program. The County will have the discretion to concentrate funds derived from PBC's fair-share contributions to several mitigation measures to accelerate the funding and implementation of one or more mitigation measures.

Page 3.11-90, the following is added after line 6:

Given that all of the intersection levels of service (see discussion above) with the additional 45 visitor-serving units were nearly identical to the levels of service without the additional 45 units, a quantitative analysis of the impact of the additional 45 visitor-serving units on regional highways was not conducted as there is no evidence that completion of such an analysis would reveal any significant changes in traffic impacts relative to the proposed project.

Chapter 3.12 – Water Supply and Demand

Page 3.12-2, lines 10–20 are revised as follows:

A Regional Project (referred to as the Regional Project), whose principal element is a desalination plant, ~~is has been~~ planned to be completed by 2016 to replace the water that Cal-Am will no longer be able to withdraw from the Carmel River and the Seaside Aquifer, and to address both current water shortfalls and future planned growth. Although the Regional Project ~~has~~ had completed environmental review and ~~has~~ had been approved by the California Public Utilities Commission (CPUC), it is now facing substantial challenges in implementation including issues surrounding a court order finding that the Marina Coast Water District is the lead agency for its components of the project, the withdrawal of Cal-AM support for the project, permitting from the California Coastal Commission, cost concerns by ratepayers, and governance issues regarding the structure of project control and actions of one of the principal project consultants. Thus, the Regional Project is considered uncertain for the purposes of this analysis. Alternatives to the Regional Project are currently being proposed, but none of them have completed environmental review and are thus speculative at this time.

Page 3.12-3, lines 7–17 are revised as follows:

This section also analyzes the impact of the project's increased demand for water on the water supplies in the Carmel River, on the need for new water infrastructure, and on the biological resources of the Carmel River. Water to serve the project would be derived pursuant to the Applicant's water entitlement, which could come from any legal source from which Cal-Am could derive its water supply, which could include the Carmel River, the Seaside Aquifer (as limited by the adjudication), aquifer storage and recovery, or new sources developed as part of a regional water supply project (such as desalination). However, at this time, there are severe limitations on the use of existing water resources. The analysis does not presume ~~any new supply for this~~ the project will increase withdrawals from the Seaside Aquifer due to the existing adjudication mandating a substantial reduction in Cal-Am's withdrawals from this aquifer. Some or all of the actual water serving the project may come from the Seaside Aquifer but due to the adjudication, this increased demand cannot result in overall increase of withdrawals from the Seaside Aquifer by Cal-Am which is legally restricted. The project may increase Carmel River withdrawals prior to 2017 and may be served from potentially new sources, such as desalination. The analysis looks at impacts related to

providing water to the project on the Carmel River and to other sources, as the project could increase withdrawals from these sources, temporarily or permanently. This project is somewhat unique in that new development is inextricably related to a water entitlement derived from the prior reduction of water use due to the applicant's prior financing of the Recycled Water Project. This broader context is a fundamental part of the impact analysis used in this EIR. This section also analyzes cumulative demand due to other residential development in the Del Monte Forest and on the Monterey Peninsula in general that currently use water from the Carmel River and the Seaside Aquifer, in combination with the project's water demand.

Page 3.12-7, lines 21–28 are revised as follows:

To help finance the eventual $33 million cost of Phase II, MPWMD adopted Ordinance 109 on May 27, 2004. Ordinance 109 allowed Pebble Beach Company to sell up to 175 AF of the Company's remaining unused water entitlement to interested Del Monte Forest residential property owners, with the proceeds from such sales to be used to pay for Phase II. Since 2004, Pebble Beach Company has sold approximately 117~~130~~ AF of its remaining 355 AF water entitlement to Del Monte Forest residents, leaving 58 AF remaining that could still be sold (of the 175 AF allowed) ~~of which such~~ Residents that have purchased entitlements ~~connected~~ are actually only using approximately 30 AF of their 117 AF as of fall 2011 (MPWMD 2011) . Therefore there is approximately237 ~~225~~ AF of unsold and unused water entitlement available for Pebble Beach Company use. ~~and~~ For other Del Monte Forest residents that have purchased entitlements ~~have~~, there is approximately 87~~100~~ AF of unused water entitlement, for a total remaining unused water entitlement of 325 AF.

Page 3.12-16, lines 8–10 are revised as follows:

To determine if the proposed project would demand more water than a proposed residential development of 500 units, a factor of 0.42 acre-feet per year (AFY) per dwelling unit used by the MPWMD was used (~~Monterey County 2005~~ MPWMD, 2006c).

Page 3.12-17, lines 26–27 are revised as follows:

This analysis presumes that there will be no increase in withdrawals ~~supply~~ from the Seaside Aquifer to serve water demand generated by the project from this aquifer due to the constraints noted above. Some or all of the actual water serving the project may come from the Seaside Aquifer but due to the adjudication, this increased demand cannot result in overall increase of withdrawals from the Seaside Aquifer by Cal-Am which is legally restricted.

Page 3.12-18, lines 15–16 are revised as follows:

The original Order prohibited~~s~~ Cal-Am from diverting water from the Carmel River after ~~December 31, 2016,~~ to supply the applicant's water entitlement.

Page 3.12-18, lines 26–39 are revised as follows:

In summary, Cal-Am can increase withdrawals ~~provide water~~ from the Carmel River to supply new connection for the applicant's entitlements until December 31, 2016 without limitation. After December 31, 2016, Cal-Am would have to supply the applicant's entitlement from water withdrawn from the Carmel River within its legal rights or from other legal sources, such as an alternative to the Regional Project. Increased withdrawals from the Seaside Aquifer would not occur to serve the project due to the limits established by the adjudication, although the actual water to serve the project may come from the Seaside Aquifer. ~~cannot supply additional water for Cal-Am under current conditions (without replenishment of the aquifer from external sources)~~ because the aquifer

is oversubscribed and subject to constraint by the basin adjudication described above. Increased withdrawals from the Seaside Aquifer may occur in the future in association with additional supply from aquifer and storage (and may serve the project's demand) provided such withdrawals comply with the adjudication and do not result in depletion of the aquifer.

Pursuant to MPWMD Ordinance 109 the Applicant is allowed to transfer up to 175 AFY of their remaining entitlement to other residential users. As of 2011, the Applicant had used 10 AFY of the entitlement for the previously developed Casa Palmero project and has sold approximately 117~~130~~ AFY to other residential users. Subtracting these amounts from the original 365 AFY, there is approximately 237~~225~~ AFY remaining entitlement for project or other use. As of 2011, the total amount of the original entitlement of 365 AFY actually used was approximately 40 AFY, leaving 325 AF unused (MPWMD 2011).

Page 3.12-18, line 40, through Page 3.12-20, line 41 are revised as follows:

Monterey Bay Regional Water Supply Project

The Monterey Regional Water Supply Project (Regional Project) is a previously ~~an~~ adopted program to replace the water illegally withdrawn from the Carmel River by Cal-Am and water above Cal-Am's adjudicated allocation for the Seaside Aquifer in the short-run and to provide additional water for planned growth in the future.

In December 2011 (Intended Decision) and February 2012 (Amended Intended Decision), a Monterey County Superior Court found that the Marina Coast Water District is the lead agency for purposes of MCWD actions on the Regional Project and MCWD could not simply rely on the California Public Utilities Commission(CPUC)'s EIR. In January 2012, Cal-Am withdrew its support for the project. Thus, completion of this project is uncertain.

The California Public Utilities Commission (CPUC) originally studied a Coastal Water Project focused solely on replacing the unlawful diversions of Carmel River water. The CPUC's certified Final EIR for the Coastal Water Project also analyzed the Regional Project, as a project alternative, that would produce additional water beyond Cal-Am's current Carmel River replacement needs. In addition to Cal-Am's replacement needs, the Regional Project would provide sufficient additional water to the Marina Coast Water District to meet the future needs of Fort Ord (2,700 AFY), to provide for build-out of the Monterey Peninsula in accordance with existing local general plans (4,500 AFY), and to provide for the North County (5,900 AFY). The Regional Project was ~~is~~ envisioned as a phased project, with first priority being 12,500 AFY of replacement water for Cal-Am and 2,700 AFY to meet future Fort Ord demand. Phase I of the Regional Project would ~~therefore~~ provide up to 15,200 AFY in a critically dry weather year if built. If fully built out with Phase II, the Regional Project would supply up to 25,600 AFY (CPUC 2009).

As described in the Coastal Water Project Final EIR (CPUC 2009), Phase I of the Regional Project would include the following facilities and would provide up to 15,200 AFY in critically dry years if built:

- Sand City desalination plant and distribution system which began operation in 2010 (300 AFY).
- Regional Urban Water Augmentation Project, which includes delivery of recycled water from the Salinas Valley Reclamation Plant for urban irrigation uses (currently in design) (1,000 AFY).
- Seaside Basin Aquifer Storage and Recovery (ASR) project expansion (1,300 AFY including n existing 920 AFY plus expansion of 380 AFY).

- Regional Desalination Facility, which is a new 10.9 mgd plant and associated intake wells proposed to be located in North Marina. (8,800 AFY on average with up to 10,900 AFY).
- Groundwater use in critically dry years (1,700 AFY) with replacement of water from use of additional desalination water in off-peak years to balance basin.

Phase II could include some combination of the following additional facilities, none of which are currently approved (CPUC 2009):

- Pacific Grove urban runoff diversion project.
- Salinas River Diversion Facility.
- Castroville Seawater Intrusion Project expansion.
- Expansion of the Surface Water Treatment Plant proposed under Phase 1 of the Coastal Water Project.
- Expansion of the Regional Desalination Facility proposed under Phase 1 of the Coastal Water Project to utilize brackish water wells.
- Seaside Basin groundwater replenishment activities.
- Seaside Basin ASR and reservoir expansion.

The CPUC certified the Final EIR for the CWP in December 2009 and issued its decision approving the Regional Desalination Project, granting a Certificate of Public Convenience and Necessity (CPCN), for California-American Water Facilities on December 3, 2010.

The Regional Project ~~is~~ was being implemented through a Water Purchase Agreement (MCWRA/MCWD/Cal-Am 2011): a three-way partnership of the Marina Coast Water District (MCWD), the MCWRA and Cal-Am, whereby the overall purpose of each agency would have been as follows ~~is~~:

- MCWD provides water service to the City of Marina and the former Fort Ord. MCWD acts on behalf of persons served to furnish water for beneficial use, to protect the groundwater underlying MCWD, and to conserve the water supply for future as well as present use.
- MCWRA's boundaries are coexistent with Monterey County's boundaries, and MCWRA is responsible under the Agency Act to control groundwater extractions to prevent the loss of usable groundwater through intrusion of seawater, to replace groundwater through the development and distribution of a substitute surface supply, and to prohibit groundwater exportation from the Salinas Basin.
- Cal-Am provides water service in various areas within California, including a service area in Monterey County, adjacent to MCWD Service Area and within the boundaries of MCWRA. Cal-Am withdrew its support for the Regional Project in January, 2012 and is no longer part of the partnership.

Phase 1 of the Regional Project was planned for completion of construction by the end of 2015 and operation in 2016, but implementation of the Regional Project has faced numerous challenges to date that may delay or result in change to the Regional Project or outright cancellation:

- Environmental Impact Report: As noted above, the Monterey County Superior Court has found that MCWD is lead agency for its components of the project and cannot simply rely on the CPUC

EIR. The court also instructed MCWD that it would need to address certain issues, including water rights.

- California Coastal Commission: The project must be approved by the California Coastal Commission for project elements located within the coastal zone. No permit for the project has been issued to date. The CCC recently (August 2011) postponed consideration of an application for a test well for the project, which is needed to support project design. The delay of this permit could delay design and construction of the project. Approval of the overall project by the CCC is also uncertain as well.
- Cost: Water derived from the desalination element of the project will be much more expensive than the current supplies from the Carmel River and the Seaside Aquifer. As a result, there is substantial concern on behalf of ratepayers about the future increased cost of water. Cal-Am recently commissioned a study on alternatives to the project, specifically to examine the potential to reduce costs (see discussion below). It is unknown at this time whether cost concerns might result in a change to the project to a different technology or different project configuration; should this happen, completion of the project and provision of replacement water supply could be delayed.
- Governance: Certain issues have been raised recently concerning project governance. Some stakeholders have advocated for a different structure of control than the current control of MCWD, MCWRA, and Cal-Am. In addition, concerns have been raised about potential conflicts of interest on behalf of the project manager for the project's management consultant, RMC. While governance issues can ultimately be resolved, resolution of these issues may result in delays for project implementation or result in alternatives.
- Water Rights: Agricultural owners have challenged the project concerning water rights. The Monterey Superior Court ruling held that MCWD's environmental analysis would need to address certain issues, including water rights.

Given this uncertainty, at present it is unknown whether the Regional Project would be completed by the end of 2016 and whether the Regional Project will be completed at all. As a result, this EIR considers potential water supply impacts under two alternative scenarios for 2017:

- 2017 Scenario A: Regional Project completed as proposed by 2016.

2017 Scenario B: Regional Project (or an alternative) not completed by 2016.

Page 3.12-23, lines 28–33 are revised as follows:

In the Del Monte Forest, potable water is supplied by Cal-Am from sources in the Carmel Valley alluvial aquifer and the Seaside Aquifer. As discussed below, given the constraints in the Seaside Aquifer and the basin adjudication, which will reduce Cal-Am's withdrawals over time, it is presumed that the project would not result in increased withdrawals ~~be supplied by Cal-Am with water~~ from the Seaside Aquifer. It is presumed that the project ~~will be supplied from the~~ could increase withdrawals from the Carmel River through 2016, and could derive water from the Seaside aquifer (provided withdrawals are within Cal-Am's adjudicated limits). After 2017, the project's water could be derived ~~and either~~ from the Carmel River (within Cal-Am's legal right limit), from the Seaside Aquifer (within Cal-Am's adjudication limit) or from the Regional Project or an alternative to the Regional Project ~~after 2017~~.

The analysis of water supply presumes that the entire proposed project, including all visitor-serving development and residential development, is built shortly after project approval, such that the

entire project water demand occurs prior to 2016. This assumption is conservative and discloses a worst-case impact of increased project demand. However, this assumption is also likely an overstatement of the short and near-term project water demand. The commercial aspects of the project are likely to be built relatively soon, but the residential development could take many years to develop as the Applicant will be selling residential lots to private parties who may choose not to build their residences for many years. Thus, it may take many years before the project's full water demand is realized, and in particular it may be many years before the full residential demand is actually reached.

Page 3.12-25, the following text is added after line 26:

As noted above, it may take many years before the project's full water demand, particularly the residential demand, is realized because it may take many years before all the project's proposed residential lots are actually built out and their water demands come on line. Thus, in the short- and near-term, the estimates of project demand likely overstate the demand that would actually occur, and thus provide a worst-case analysis of potential impacts.

Page 3.12-26, lines 4–10 are revised as follows:

As noted above, the applicant's proposal is to use water pursuant to a water entitlement that was derived through financing the replacement of potable water used for turf irrigation in the Del Monte Forest with recycled water. Given the constraints on the Seaside Aquifer and the basin adjudication which will reduce Cal-Am's withdrawals over time, it is presumed that the project would not ~~be supplied by Cal-Am with~~ increase water withdrawals from the Seaside Aquifer ~~up to 2016~~, although it may be provide actual water from the Seaside Aquifer within Cal-Am's adjudicated limits. After 2016, the project could be supplied by Cal-Am with water from the Carmel River within Cal-Am's water rights, from the Seaside Aquifer (within Cal-Am's adjudication limit), or through new water supplies from the Regional Project (or an equivalent alternative).

Page 3.12-31, lines 6–14 are revised as follows:

As described above under "Environmental Setting," there is a remaining unused water entitlement available to the Applicant of 237~~325~~ AFY. Provision of water pursuant to this entitlement by Cal-Am is not constrained by the requirements of SWRCB Order WR 95-10 or Order WR2009-0060 up to December 31, 2016 (see discussion of water supply and distribution in "Environmental Setting" above). The estimated increased supply needed to serve project demands could range between 128 and 145 AFY, depending on water year type. Even if all of this water were derived from the Carmel River, it is less than the remaining entitlement; thus, Cal-Am would be able to supply project demand without incurring any additional risk of enforcement activity from SWRCB pursuant to Order WR 95-10 or Order WR2009-0060 up to December 31, 2016.

Page 3.12-32, lines 18–37 are revised as follows:

The Regional Project was ~~is being~~ designed to accommodate the existing demand that would be displaced by the restrictions on Cal-Am withdrawals from the Carmel River and the Seaside Aquifer. Alternatives to the Regional Project are being designed to achieve the same purpose. MPWMD estimates the existing demands based on estimates of water use within the Cal-Am system between 1996 and 2006, and then adjusted those demands upward to account for the relatively wet conditions in this period compared to long-term averages. The use of potable water by the PBCSD Recycled Water Project between 1996 and 2006 is included in MPWMD's estimates and averaged 285 AFY. Using the MPWMD's adjustment factors, the potable water demand of the Recycled Water

Project would be 292 AFY (average year) up to 307 AFY (critically dry year) (see calculations in Appendix H). Thus, MPWMD included up to 307 AFY in its estimate of existing water demand, which was used to size the Regional Project. A similar assessment of water demand is expected to be used in sizing Alternatives to the Regional Project.

Subsequent to 2006, the PBCSD Recycled Water Project was upgraded with the Phase 2 improvements which have virtually eliminated all potable water use. Thus, the 307 AFY included in the MPWMD's estimates of existing demand is no longer needed for the Recycled Water Project and is available. Since the Applicant financed the upgrades to the plant that eliminated this water use, it is reasonable to consider this 307 AFY available to serve the Applicant's entitlement. Thus, although the project's water demand will be met either directly from the Regional Project (or its equivalent) or indirectly from the Regional Project or its equivalent (due to displacement of other existing demand from being met via Carmel River water), the project would not require an expansion of the Regional Project (or its equivalent) beyond its currently planned capacity. This is considered a less than significant impact.

Page 3.12-33, lines 23–26 are revised as follows:

In the CPUC's Final EIR (CPUC 2009), the Regional Project was identified as having significant and unavoidable impacts in the following area: air quality (during construction only for both Phase 1 and Phase 2); geology, soils and seismicity (specifically concerning liquefaction for Phase 2 only); and greenhouse gas emissions (for both Phase 1 and Phase 2). The Monterey County Superior Court has held that MCWD is the lead agency for its components of the project and cannot simply rely on the CPUC EIR. The court ruling found that any new EIR for the Regional Project prepared by MCWD for its actions would need to address water rights, a contingency plan, the assumption of constant pumping, the exportation of groundwater from the Salinas Valley basin, brine impacts on the outfall, impacts on overlaying adjacent properties and water quality. Depending on the revised analysis the project may also have significant unavoidable impacts to other resources than those noted above in the Final EIR.

Page 3.12-36, line 24 to Page 3.12-37, line 7 are revised as follows:

Cumulative demand was analyzed in two ways: (1) Cumulative impacts were evaluated due to the use of the remaining unused portion of the Applicant's water entitlement combined with project water demand to examine potential near-term impacts on withdrawals from the Carmel River; and 2) Cumulative impacts were evaluated due to cumulative demands on the Monterey Peninsula for 2011, 2017, and 2030. As described in Section 3.0, cumulative development within the Del Monte Forest consists of residential development of perhaps up to 105 new single-family dwelling units[5]. as well as 45 additional visitor serving units at The Lodge at Pebble Beach and The Inn at Spanish Bay (allowed by the proposed LCP Amendment beyond that included in the proposed project). As shown in Table 3.12-11, these units could result in a demand of up to 93.5 AFY ~~82 AFY~~. It is expected that Del Monte Forest new residential owners may purchase a portion of the Applicant's entitlement; if not they would be new demand that would have to be supplied by Phase 2 of the Regional Project (or an equivalent alternative). MPWMD Ordinance No. 109 allowed up to 175 AF to be sold by the Applicant to other Del Monte Forest benefited properties. As of September 2011, of the 175 AF, only 30 AF was being used, leaving 145 AF that could be used in future. It was assumed that all of the remaining 145 AF of residential entitlement would be used in the near future and that the 93.5 AF ~~82 AF~~ of cumulative Del Monte Forest growth would either be accommodated through use of the residential entitlement or the remaining unused part of the Applicant's entitlement (for

their own properties) or would be deferred until new regional supplies were available[6]. These demands are summarized in Table 3.12-11.

Another project planned for the Del Monte Forest is the Poppy Hills Golf Course renovation project which includes: removing the existing irrigation system in the turf area and replacing it with a new high water efficiency system; grading and sand-capping (placing 8 inches of sand over irrigated turf areas) to improve water conservation and drainage; and removing 14.6 acres of irrigated turf and replacing it with naturalized non-irrigated plantings. This would result in a beneficial impact to water supply by decreasing the amount of water required to irrigate the Poppy Hills Golf Course.

On the Monterey Peninsula, cumulative water demands were examined in the Final EIR for the Coastal Water Project (California Public Utilities Commission 2009), which also analyzed the Regional Project. Using data from the Final EIR and several other data sources, cumulative water demand was analyzed for 2011, 2017, and 2030 in comparison to available or projected water supplies. The results of this analysis are discussed later in this section. The recent court ruling concerning MCWD's reliance on the EIR for the Regional Project did not indicate any deficiencies in the analysis of cumulative water demand.

As noted previously, it may take many years before the project's full water demand is realized, in particular due to residential demand as it may take many years before all the project's proposed lots are actually built out and their water demands come on line. The same is true for new cumulative water demand related to the Applicant's sale of a portion of its water entitlement (as of fall 2011, while 117 AF of the entitlement had been sold to other parties, only 30 AF was actually in use). Thus, in the short and near-term, the estimates of project and other entitlement demand likely overstate the demand that will actually occur, and thus provide a worst-case analysis of potential impacts.

Page 3.12-38, Table 3.12-11 is revised as follows:

Table 3.12-11. Other Future Entitlement Demand

	Units	Use factor (AFY/unit)	Demand AFY)	Factor (AFY/unit)	Notes
Del Monte Forest Buildout (other than the Project)					
Existing Vacant Lots					
Future SFD Development	96(1)	0.8	76.8	0.8	DMF Average based on pre-2001 non-rationing year use (2). Approximately the same as average actual use of McComber Estates (2).
Area X and Y					
Future SFD Development	9 (1)	0.8	7.2	0.8	DMF Average based on pre-2001 non-rationing year use (2). Approximately the same as average actual use of McComber Estates (2).
Visitor-Serving Units					
The Lodge at Pebble Beach and The Inn at Spanish Bay	45	0.21	9.5	0.21	Additional VSC units allowed by proposed LCP Amendment beyond the VSC units included in the proposed project.
Total			93.5 ~~84~~		Assumed that such properties would either purchase PBC entitlement or would have to be served by future expansions of the Regional Project (or an alternative to the Regional Project).
PBC Entitlement Allocations					
Total entitlement			365		
Amount sold to others or dedicated for PBC use ~~in use~~ as of 2011			127 ~~40~~		10 AF - PBC, 117~~30~~ AF – others (MPWMD 2011)
Remaining ~~unused~~ entitlement available for PBC use			237 ~~325~~		(MPWMD 2011)
Entitlement used for project			145		Based on critically dry year estimate
Remaining unsold entitlement outside of project for future other residential use			58 ~~145~~		MPWMD Ordinance 109 allows up to 175 AF to be sold to DMF benefited properties. As of September 2011, PBC had sold 117 AF, leaving 58 AF more that could be sold. (3) ~~Of the 175 AF, only 30 AF is being used as of 2011 leaving 145 AF that could be used in future.~~
Unused entitlement			34		Remaining entitlement ~~not currently being used~~ minus amount to be used for project minus remaining amount that can be used for ~~unused~~ DMF benefited properties. (Note numbers do not precisely add due to rounding).

	Units	Use factor (AFY/unit)	Demand AFY)	Factor (AFY/unit)	Notes
Other Entitlement Demand					
Amount of entitlement allowed to be transferred to others			175		MPWMD Ordinance 109 allows up to 175 AF to be sold to DMF benefited properties. (3)
Amount of entitlement actually used by others in 2011			30		(MPWMD, 2011)
Remaining amount that can be used by others			145		
Applicant's entitlement used for 45 additional VSC units			***9.5***		
Total Other Entitlement Use			**154**		Equals 145 AF that can be used by current and future entitlement holders that is not used as of fall 2011 and 9.5 AF used by the Applicant (for the additional 45 units at the Inn and Lodge or other uses).

Sources:

(1) DMF residential development calculations – ICF estimated vacant lots and buildout of X and Y based on Table 3-2 in Chapter 3 of the DEIR.

(2) DMF Average from DEIR for the DMF/PDP (Monterey County, 2004). Macomber Estates average actual use from Revised Water Demand Analysis for the September Ranch Project (Monterey County, 2009)

(3) Entitlement information: MPWMD, 2011, Monthly Entitlement Report, October 17, 2011 (for September 2011).

Page 3.12-40, Table 3.12-12 is revised as follows:

Table 3.12-12. Cumulative Changes in Withdrawals from the Carmel River (through 2016)

Low Use (Wet Year)	**Acre-Feet**
2011 Existing Conditions[a]	*10,393*
Project Demand	128
Other Water Entitlement Demand	147 ~~138~~
Withdrawal	*10,659*
Change relative to 2011 Existing Conditions	**275 ~~266~~**
Average Use (Average Rainfall Year)	
2011 Existing Conditions[b]	*11,205*
Project Demand	135
Other Water Entitlement Demand	154 ~~145~~
Withdrawal	*11,485*
Change relative to 2011 Existing Conditions	**289 ~~280~~**
High Use (Dry Year)	
2011 Existing Conditions[c]	*11,489*
Project Demand	142
Other Water Entitlement Demand	163 ~~153~~
Withdrawal	*11,783*
Change relative to 2011 Existing Conditions	**304 ~~294~~**
Very High Use (Critically Dry Year)	
2011 Existing Conditions[d]	*11,773*
Project Demand	145
Other Water Entitlement Demand	167 ~~156~~
Withdrawal	*12,074*
Change relative to 2011 Existing Conditions	**312 ~~301~~**

Source:
Appendix H
Notes:
Totals may not add precisely due to rounding.
[a] Wet Year = Water Years 1995, 1998, 2005, 2006, and 2010.
[b] Average = Average of 1995 to 2010 conditions, adjusted by MPWMD factor of 2.6% to reflect relative wetter conditions than long-term averages (see Appendix H).
[c] Dry = Average of 1995 to 2010 conditions, adjusted by MPWMD factor of 5.2%
[d] Critically Dry = Average of 1995 to 2010 conditions, adjusted by MPWMD factor of 7.8%.

Page 3.12-42, Table 3.12-13 is revised as follows:

Table 3.12-13. Cumulative Changes in Withdrawals from the Carmel River for 2017 Scenario A (with Regional Project)/2017 Scenario C (Alternative to the Regional Project)

Low Use (Wet Year)	
2011 Existing Conditions[a]	*10393*
Cal-Am Maximum Withdrawals per SCWRB Order WR 2009-0060[b]	3376
Project Demand[c]	128
Other Future Entitlement Demand[c]	147 ~~138~~
Reduction in Cal-Am service to Other Existing Users[d]	-275 ~~-266~~
Withdrawals with Project and other Entitlement Demand	*3376*
Change over 2011 Existing Conditions	**-7017**
Average Use (Average Rainfall Year)	
2011 Existing Conditions[a]	*11205*
Cal-Am Maximum Withdrawals per SCWRB Order WR 2009-0060[a]	3376
Project Demand[c]	135
Other Future Entitlement Demand[c]	154 ~~145~~
Reduction in Cal-Am service to Other Existing Users[d]	-289 ~~-280~~
Withdrawals with Project and other Entitlement Demand	*3376*
Change over 2011 Existing Conditions	**-7829**
High Use (Dry Year)	
2011 Existing Conditions[a]	*11814*
Cal-Am Maximum Withdrawals per SCWRB Order WR 2009-0060[b]	3376
Project Demand[c]	142
Other Future Entitlement Demand[c]	163 ~~153~~
Reduction in Cal-Am service to Other Existing Users[d]	-304 ~~-294~~
Withdrawals with Project and other Entitlement Demand	*3376*
Change over 2011 Existing Conditions	**-8113**
Very High Use (Critically Dry Year)	
2011 Existing Conditions[a]	*11773*
Cal-Am Maximum Withdrawals per SCWRB Order WR 2009-0060[b]	3376
Project Demand[c]	145
Other Future Entitlement Demand[c]	167 ~~156~~
Reduction in Cal-Am service to Other Existing Users[d]	-312 ~~-301~~
Withdrawals with Project and other Entitlement Demand	*3376*
Change over 2011 Existing Conditions	**-8397**

Source: Appendix H

[a] Existing Condition Water Year scenarios from Table 3.12-7.

[b] Cal-Am withdrawals from the Carmel River limited to Cal-Am water rights amount after 12/31/16.

[c] Project can be supplied per water entitlement per allowance in SWRCB order WR2009-0060, but not in excess of water right amount.

[d] If project supplied from Carmel River then Cal-Am, will need to supply existing users with an equivalent amount from the regional water supply project (or equivalent). If the project is supplied from the regional water supply project (or equivalent), then the net effect is the same as Cal-Am withdrawals are limited to their existing water rights (3,376 AFY).

Page 3.12-43, Table 3.12-14 is revised as follows:

Table 3.12-14. Cumulative Changes in Withdrawals from the Carmel River for 2017 Scenario B (No Regional Project or its equivalent)

Low Use (Wet Year)	
2011 Existing Conditions[a]	*10393*
Cal-Am Maximum Withdrawals per SCWRB Order 2009-0060[b]	3376
Project Demand At 65% rationing[c]	45
Other Future Entitlement Demand at 65% rationing[c]	51 ~~48~~
Reduction in Cal-Am service to Other Existing Users[d]	-96 ~~-93~~
Withdrawals with Project and other Entitlement Demand	*3376*
Change over 2011 Existing Conditions	**-7017**
Average Use (Average Rainfall Year)	
2011 Existing Conditions[a]	*11205*
Cal-Am Maximum Withdrawals per SCWRB Order 2009-0060[b]	3376
Project Demand At 65% rationing[c]	47
Other Future Entitlement Demand at 65% rationing[c]	54 ~~51~~
Reduction in Cal-Am service to Other Existing Users[d]	-101 ~~-98~~
Withdrawals with Project and other Entitlement Demand	*3376*
Change over 2011 Existing Conditions	**-7829**
High Use (Dry Year)	
2011 Existing Conditions[a]	*11489*
Cal-Am Maximum Withdrawals per SCWRB Order 2009-0060[b]	3376
Project Demand At 65% rationing[c]	50
Other Future Entitlement Demand at 65% rationing[c]	57 ~~53~~
Reduction in Cal-Am service to Other Existing Users[d]	-106 ~~-103~~
Withdrawals with Project and other Entitlement Demand	*3376*
Change over 2011 Existing Conditions	**-8113**
Very High Use (Critically Dry Year)	
2011 Existing Conditions[a]	*11773*
Cal-Am Maximum Withdrawals per SCWRB Order 2009-0060[b]	3376
Project Demand At 65% rationing[c]	51
Other Future Entitlement Demand at 65% rationing[c]	58 ~~55~~
Reduction in Cal-Am service to Other Existing Users[d]	-109 ~~-106~~
Withdrawals with Project and other Entitlement Demand	*3376*
Change over 2011 Existing Conditions	**-8397**

Source: Appendix H

Notes:

[a] Existing Condition Water Year scenarios from Table 3.12-7.

[b] Cal-Am withdrawals from the Carmel River limited to Cal-Am water rights amount after 12/31/16.

[c] Project can be supplied per water entitlement per allowance in SWRCB order WR2009-0060, but not in excess of water right amount. Presumed project is supplied from Carmel River by Cal-Am, but is subject to rationing like other users. Amount of rationing rounded up to 65% based on calculation of shortfall (61%) without Regional Project (or equivalent by 2017) as shown in Appendix H.3.

[d] Increase of project demand intensifies rationing by equivalent amount.

Totals may not precisely match due to rounding.

Page 3.12-44, lines 3–10 are revised as follows:

Cumulative conditions were also evaluated for the Monterey Peninsula as a whole considering existing and future demands, including the project demands, and future other entitlement demands noted above. The results of this analysis are shown in Table 3.12-15. As shown therein, there is adequate supply at present to serve cumulative demand (taking into account current restrictions on new connections) in 2017 and 2030 presuming, respectively, that Phase 1 of the Regional Project (or its equivalent) is built by 2016 and Phase 2 of the Regional Project (or its equivalent) is built in time to anticipate new demands beyond the demands met by Phase 1. If the Regional Project (or its equivalent) is not built, then there will be substantial shortfalls and likely water rationing.

Pages 3.12-45 and 3.12-46, Table 3.12-15 is revised as follows:

Table 3.12-15. Water Supply and Demand on the Monterey Peninsula, 2011, 2017, and 2030

	2011	2017 with no RWSP	2017 with RWSP Phase 1	2030 with RWSP Phase 2	Sources and Notes
Water Demand					
Existing demand from Carmel River served by Cal-Am[a]	11,015	11,015	11,015	11,015	CPUC 2009. Average year demand.
Existing demand from Seaside Aquifer served by Cal-Am[a]	3,695	3,695	3,695	3,695	CPUC 2009. Average year demand.
Future Monterey Peninsula Demand		455[b]	455[b]	4,546	CPUC 2009 for 2030 estimate.
Marina Coast Water District for former Fort Ord area (outside Cal-Am service Area)				2,700	CPUC 2009.
North County (outside Cal-Am service area				5,900	CPUC 2009.
Proposed Project Demand	135	135	135	135	Average year demand.
Future Other PBC Entitlement Demand	154 ~~145~~	154 ~~145~~	154 ~~145~~	154 ~~145~~	Average year demand.
Total Demand	*14,999* ~~*14,990*~~	*15,454* ~~*15,444*~~	*15,454* ~~*15,444*~~	*28,145* ~~*28,136*~~	
Water Supply					
Carmel River (Cal-Am water rights)	3,376	3,376	3,376	3,376	CPUC 2009.
Carmel River (Cal-Am interim limit over water rights)	7,909	0	0	0	CPUC 2009. Eliminated at end of 2016 per SWRCB order.
Seaside Aquifer (Cal-Am withdrawals)	3,448[c]	1,474[c]	1,474[c]	1,474[c]	Seaside Groundwater Basin Watermaster, 2010.
Seaside Aquifer Storage and Recovery (ASR)	920	920	920	920	CPUC 2009.
Subtotal Existing Sources	*15,653*	*5,770*	*5,770*	*5,770*	
RWSP: Conservation		0[d]	0[d]	0[d]	CPUC 2009.
RWSP: Sand City Desalination	300	300	300	300	CPUC 2009. Desal facility in operation in May 2010.
RWSP: Regional Urban Water Augmentation Project (RUWAP)		0	1,000	1,000	CPUC 2009.
RWSP: Seaside ASR Expansion		0	380	380	CPUC 2009. MPWMD estimates it may be able to obtain up to 1,000 AFY, but this analysis assumes only the 380 AFY in CPUC 2009.
RWSP: Desalination		0	10,900	10,900	CPUC 2009. Critically dry year supply; in average years would be 8,800 AFY.

	2011	2017 with no RWSP	2017 with RWSP Phase 1	2030 with RWSP Phase 2	Sources and Notes
RWSP: Groundwater use in critically dry years		0	1,700	1,700	CPUC 2009. Groundwater use in peak periods offset by desalination production in off peak periods
Total Additional Supply (with Phase 1)	*300*	*300*	*14,280*	*14,280*	
Total Supply (with Phase 1)	***15,953***	***6,070***	***20,050***	***20,050***	
Supply/ Demand Balance	**954** ~~**963**~~	**-9,384** ~~**-9,374**~~	**4,596** ~~**4,606**~~	**-8,095** ~~**-8,086**~~	
RWSP: Phase 2	0	0	0	10,400	CPUC 2009. Additional amount beyond Phase 1
Total Additional Supply (with Phase 2)	*15,953*	*6,070*	*20,050*	*20,050*	
Total Supply (with Phase 2)	***15,953***	***6,070***	***20,050***	***30,450***	
Supply/ Demand Balance	**954**[e] ~~**963**~~[e]	**-9,384** ~~**-9,374**~~	**4,596**[e] ~~**4,606**~~[e]	**2,305**[e] ~~**2,314**~~[e]	

Sources:

[a] CPUC, 2009. Final EIR, Coastal Water Project, Chapters 2 and 5.

[b] Project Demand and Future Other Entitlement Demand from Appendix H.2

[c] Seaside Basin Watermaster. 2010. Reported Quarterly and Annual Water Production from the Seaside Groundwater Basin.

Notes:

RWSP = Regional Water Supply Project or the Regional Project

[a] Does not include existing non–Cal-Am demand or supply. Other existing users not supplied by Cal-Am are presumed to derive water from the Carmel River and the Seaside Aquifer per their existing rights.

[b] Due to current moratorium on most new connections, only limited new hookups are allowed (including pursuant to the entitlement from the PBCSD Recycled Water Project and the Sand City Desalination project and certain areas in the Laguna Seca Subarea). The exact amount of new demand in these areas up to 2017 has not been estimated; 10% of 2030 new demand was assumed for the 2017 scenarios, excluding entitlements from the Recycled Water Project which were accounted for separately below.

[c] 2011 amount shown is for 2011 (~3,202 AFY for the coastal subareas and 246 AFY for the Laguna Seca Subarea). Allocation reduced to adjudicated rights (1,474 AFY per CPUC 2009) over time. Analysis assumes reduction to 1,474 AFY will occur by 2017 but may occur later in time.

[d] No number assumed in CPUC 2009. Also excluded 300 AFY mentioned in CPUC 2009 for unaccounted water recovery as unproven water savings.

[e] Although a nominal surplus is shown for 2011, >2016 (with RWSP Phase 1) and 2030 (with RWSP Phase 2), the water demand shown is normal-year demand and does not account for dry or critically dry -year demands. Thus, this should not be considered a true surplus in toto, but rather mostly a reserve for use during critical years. RWSP Phase 1, includes 15,200 AFY (including 920 AFY of existing ASR) to meet the immediate needs of the Monterey Peninsula, and replace a previously approved supply for part of the former Fort Ord within the MCWD service area. Similarly, the nominal surplus for 2011 and 2030 (with RWSP Phase 2) should not be seen as excess supply but rather reserve for dry or critically-dry years.

1

Page 3.12-47, lines 11–17 are revised as follows:

As shown in Table 3.12-15, by 2030, cumulative demand would far exceed water supplies developed with Phase 1 of the Regional Project (or its equivalent) but cumulative demand could be met if Phase 2 of the Regional Project (or its equivalent) were completed. As described in the EIR for the 2010 Monterey County General Plan, existing City, County, MPWMD, and SWRCB policies and restrictions would constrain new development in absence of a long-term water supply and thus cumulative demands beyond that serviced by Phase 1 of the Regional Project (or its equivalent) would not worsen the water supply conditions.

Page 3.12-47, line 39 through Page 3.12-48, line 4 are revised as follows:

As described above, MPWMD included up to 307 AFY in its estimate of existing water demand for the potable water demand of the PBCSD Recycled Water Project which is no longer needed when it estimated existing demand for the Regional Project (presumably similar estimating would be done for alternatives to the Regional Project). The project and future other entitlement water demand would range from 275 to 312 AFY ~~266 to 301 AFY~~, which is less than or approximately the same as the 307 AFY freed up by Phase 2 of the PBCSD Recycled Water Project and thus would not result in a need to expand the Regional Project (or its equivalent) beyond current planning. This is considered a less than considerable contribution to cumulative water supply impacts and thus a less than significant impact.

Page 3.12-48, lines 15–18 are revised as follows:

Inside the Del Monte Forest, distribution water lines are included in the project to deliver water from current distribution lines to the point of demand. Other cumulative development inside the Del Monte Forest is limited to residential development. The project's new demand and future other entitlement demand could range from 275 to 312 AFY ~~266 to 301 AFY~~,.

Chapter 4 – Other CEQA Required Sections

No revisions made.

Chapter 5 – Alternatives

Page 5-6, Table 5-1 is revised as follows:

Table 5-1. Summary of Alternatives Considered for Evaluation

Alternative	Meets Most Project Objectives?	Feasible?	Further Reduces Significant Impacts [a]? (1)	Reduces One or More Impacts~~[1]~~ to Less than Significant? (2)	Creates Additional Significant impacts?
Analyzed in Draft EIR					
1A. Clustered Development Option A	Yes	Yes	Yes	No	No
1B. Clustered Development Option B	Yes	Yes	Yes	No	No
1C. Clustered Development Option C	Yes	Yes	Yes	Yes	No
2A. Reduced Development Option A	Yes	Yes	Yes	No	No
2B. Reduced Development Option B	Yes	Yes	Yes	No	No
2C. Reduced Development Option C	Yes	Yes	Yes	Yes	No
3. Driving Range Redesign	Yes	Yes	Yes	Yes	No
4. Spanish Bay Underground Employee Parking	Yes	Yes	Yes	No	Yes
5. Roundabout at the SR 68/SR 1/17-Mile Drive Interchange	Yes	Yes	Yes ~~No~~	No	No
Alternatives Considered but Dismissed from Further Analysis					
Alternative A—New Access Road near SR 1 Gate	No	No	No	No	Yes
Alternative B—Residential Development at Sawmill Gulch	Yes	No	No	No	Yes
Alternative C—No Residential Development	No	Yes	Yes	Yes	No
Alternative D – No Visitor-Serving Development	No	Yes	Yes	Yes	No
Alternative E – Reduced Visitor-Serving Development	No	Yes	Yes	No	No

(1) ~~a~~ Reduces at least one ~~(but not all) projects impacts to less than~~ significant unavoidable impact, but not to a level of less than significant.

(2) Reduces a project impact that can be mitigated to a less than significant level, without the need for mitigation.

Page 5-6, Footnote 1 is deleted:

~~As described in Chapter 2, Project Description, the LCP Amendment is not part of the "project" being analyzed under CEQA in this document. The LCP Amendment is exempt from normal CEQA analysis because it will be analyzed through the certified regulatory process under the California Coastal Commission which is considered the functional equivalent to CEQA. However, the proposed project represents the "Concept Plan" described in the LCP Amendment and this EIR describes the environmental impacts of the Concept Plan for use as information in the County and CCC review and approval of the LCP Amendment.~~

Following Page 5-8, Table 5-3, Alternative 1 transportation impacts are revised as follows:

Table 5-3. Comparison of Environmental Impacts of Project Alternatives Analyzed in Draft EIR

		Alternative		
		1. Clustered Development Options		
Issue Area	**Proposed Project**	**1A: Option A**	**1B: Option B**	**1C: Option C**
Transportation	●Construction related traffic increases at intersections; operation related traffic to regional highways ⦿Increased traffic at intersections within DMF and highway ramps; potential design hazards from new roadways; increased risk to bicyclists	●⦿Similar impact. Slightly more local and regional traffic due to 18 more residences at Corporate Yard ~~but same regional traffic~~.	●⦿Similar impact. Slightly more local and regional traffic due to 18 more residences at Corporate Yard ~~but same regional traffic~~.	●⦿Similar impact. Slightly more local and regional traffic due to 18 more residences at Corporate Yard ~~but same regional traffic~~.

Following Page 5-8, Table 5-3, Alternative 2A climate change, transportation, and water supply and demand impacts are revised as follows:

Table 5-3. Comparison of Environmental Impacts of Project Alternatives Analyzed in Draft EIR

		Alternative		
		2. Reduced Development Options		
Issue Area	**Proposed Project**	**2A: Option A**	**2B: Option B**	**2C: Option C**
Climate Change	⦿ Contribute to climate change impacts.	⦿ Similar impact. Slightly less to s lightly more contribution.	⦿ Similar impact. Slightly less contribution.	⦿Similar impact. Slightly less contribution.
Transportation	●Construction related traffic increases at intersections; operation related traffic to regional highways ⦿Increased traffic at intersections within DMF and highway ramps; potential design hazards from new roadways; increased risk to bicyclists	●⦿Similar impact. Slightly more local traffic due to more residents in Del Monte Forest. Slightly more to slightly ~~L~~less regional traffic due to slightly more or less residential units.	●⦿Similar impact. Slightly less local and regional traffic	●⦿Similar impact. Slightly less local and regional traffic

Issue Area	Proposed Project	Alternative		
		2. Reduced Development Options		
		2A: Option A	2B: Option B	2C: Option C
Water Supply and Demand	●Demand for potable water and infrastructure extension would be accommodated through 2016. If Regional Project not built, project would intensify potential rationing. Project contributes to need for Regional Project, which has secondary impacts	● Slightly more to slightly ~~l~~less water demand since slightly more or slightly less residential development.	● Less water demand since less residential development.	● Less water demand since less residential development.

Pages 5-10 to 5-16, the Alternative 1 – Clustered Development Options analysis is revised as follows.

Note: The Alternative 1 – Clustered Development Options analysis has been revised to include more detail and quantification for the additional 18 inclusionary housing units that are part of Alternative 1. The Alternative 1 – Clustered Development Options discussion has been included in its entirety to provide context for the changes.

Alternative 1—Clustered Development Options

Alternative Characteristics

Multiple options exist to cluster residential development to reduce the level of impact on biological resources. The following three clustered development options (Alternatives 1A, 1B, 1C or Options 1A, 1B, 1C) were developed to reduce the level of impact on Monterey pine forest and Yadon's piperia. All three options have the same visitor-serving component as the proposed project (with Area M Spyglass Hill New Resort Hotel [Option 1]) and the same transportation improvements and preservation areas. Unlike the proposed project (whereby the applicant would contribute an in-lieu fee for affordable housing), these three options include an additional 18 inclusionary housing units in the Corporation Yard to comply with the County's affordable housing program, which increases the total residential development within Del Monte Forest to 108 residential units (90 market-rate and 18 inclusionary).

Table 5-2 includes a summary of the alternative characteristics for each clustered development option, including the total number of residential units (market rate and inclusionary), a description of how the residential units would be clustered, and the biological resource impacts being avoided or reduced.

All three Alternative 1 clustered development options would meet most of the project objectives, but the lots in certain subdivisions would be smaller in size and thus would not meet the specific project objective for large lots as well as the proposed project.

The use of an in-lieu inclusionary housing fee, as proposed by the Applicant, may or may not result in actual construction of inclusionary housing units as in-lieu fees can be used for a range of activities supporting inclusionary housing other than constructing new inclusionary housing units. Thus it is speculative at this time to conclude that inclusionary housing units would be built somewhere within Monterey County due to use of an in lieu fee. For this alternatives analysis, it is assumed that use of the in-lieu fee by the project does not result in actual construction of inclusionary housing units and thus that the amount of residential units included in each alternative should be compared to the units actually proposed to be built by the proposed project.

Alternative 1A: Clustered Development Option A

This alternative would include 90 market-rate residential lots but would relocate all proposed residential lots from Areas J (5 lots) and Area K (8 lots), shown in Figures 2-21 and 2-22, to Area F-2 (16 lots) and Area I-2 (16 lots), shown in Figures 2-19 and 2-20. Areas J and K contain Monterey pine forest, Yadon's piperia, streams and wetlands, and CRLF breeding habitat. Area K has the largest population of Yadon's piperia of all the proposed development sites (the majority of Yadon's piperia in Del Monte Forest is located within the proposed preservation sites). Areas F-2 and I-2 were selected as densification locations because they are completely surrounded by development and, as such, their natural resources are isolated and fragmented from larger undeveloped areas in Del Monte Forest.

There are a number of ways that the 13 lots from Areas J and K can be consolidated into Areas F-2 and I-2; this alternative presumes 6 lots are added to Area F-2 and 7 lots are added to Area I-2. This alternative presumes that lots not containing Yadon's piperia would be split to accommodate the new lots in each area, so as to avoid any increase in direct loss of Yadon's piperia. The gross density of Area F-2 would decrease from 1.22 acres per unit to 0.89 acre per unit, which would be classified as Medium-Density Residential (MDR), which allows between 2 and 4 units per acre. The gross density of Area I-2 would decrease from 1.17 acres per unit to 0.81 acre per unit, which would also be Medium-Density Residential (MDR).

This alternative would include 18 inclusionary units in attached housing at the Corporation Yard, in addition to the 10 market rate units, with all 28 units being within the same 4.7-acre development footprint as the proposed project. The 10 market rate units would be on 2.3 acres on the north side, and the 18 inclusionary units would be on 2.4 acres on the south side, as shown in Figure 5-3 (Pebble Beach Company 2012).The density of the proposed housing area would change from an average of 0.47 acre per unit to an average of 0.23 acre per unit for the 10 market rate units and 0.13 acre per unit for the 18 inclusionary units ~~0.17 acre per unit~~. The 18 inclusionary units would be in three two-story buildings with 6 units each, and the development area would include landscaping and 54 surface parking spaces. Per the county's coastal zoning ordinance, this density would be High-Density-Residential (HDR), which allows 8 units per acre or a higher density approved as part of a clustered residential subdivision. ~~The proposed 10 market-rate single family units at the Corporation Yard would change to attached housing in combination with the 18 inclusionary units, for a total of 28 units at the Corporation Yard).~~

Alternative 1B: Clustered Development Option B

This alternative would include 90 market-rate residential lots but would relocate all proposed residential lots from Area K (8 lots) and Area L (10 lots), as shown in Figures 2-22 and 2-23, to Areas F-2 and I-2. As noted, above, Area K contains Monterey pine forest, streams, wetlands, CRLF habitat, and the largest population of Yadon's piperia of all the proposed development sites. The

proposed development area at Area L contains Monterey pine forest adjacent to Del Monte Forest Foundation Indian Village preservation area. Although Area L also contains dune habitat, these areas are already preserved in an existing conservation easement. The project could have indirect effects on the dune area, as described in Section 3.3, Biological Resources, which would be avoided by not developing adjacent areas. Area L also contains several streams, CRLF habitat, and a small population of Yadon's piperia, but the proposed project includes these resources within the proposed preservation areas.

Areas F-2 and I-2 can accommodate the 18 lots from Areas K and L in a number of ways; this alternative presumes 9 lots each are added to F-2 and I-2. This alternative presumes that lots not containing Yadon's piperia would be split to accommodate the new lots in each area in order to avoid any increase in direct loss of Yadon's piperia. The gross density of Area F-2 would decrease from 1.22 acres per unit to 0.65 acre per unit, which would be classified as Medium-Density Residential (MDR)/2, which allows up to 2 units per acre. The gross density of Area I-2 would decrease from 1.17 acres per unit to 0.75 acre per unit, which would also be Medium-Density Residential (MDR)/2.

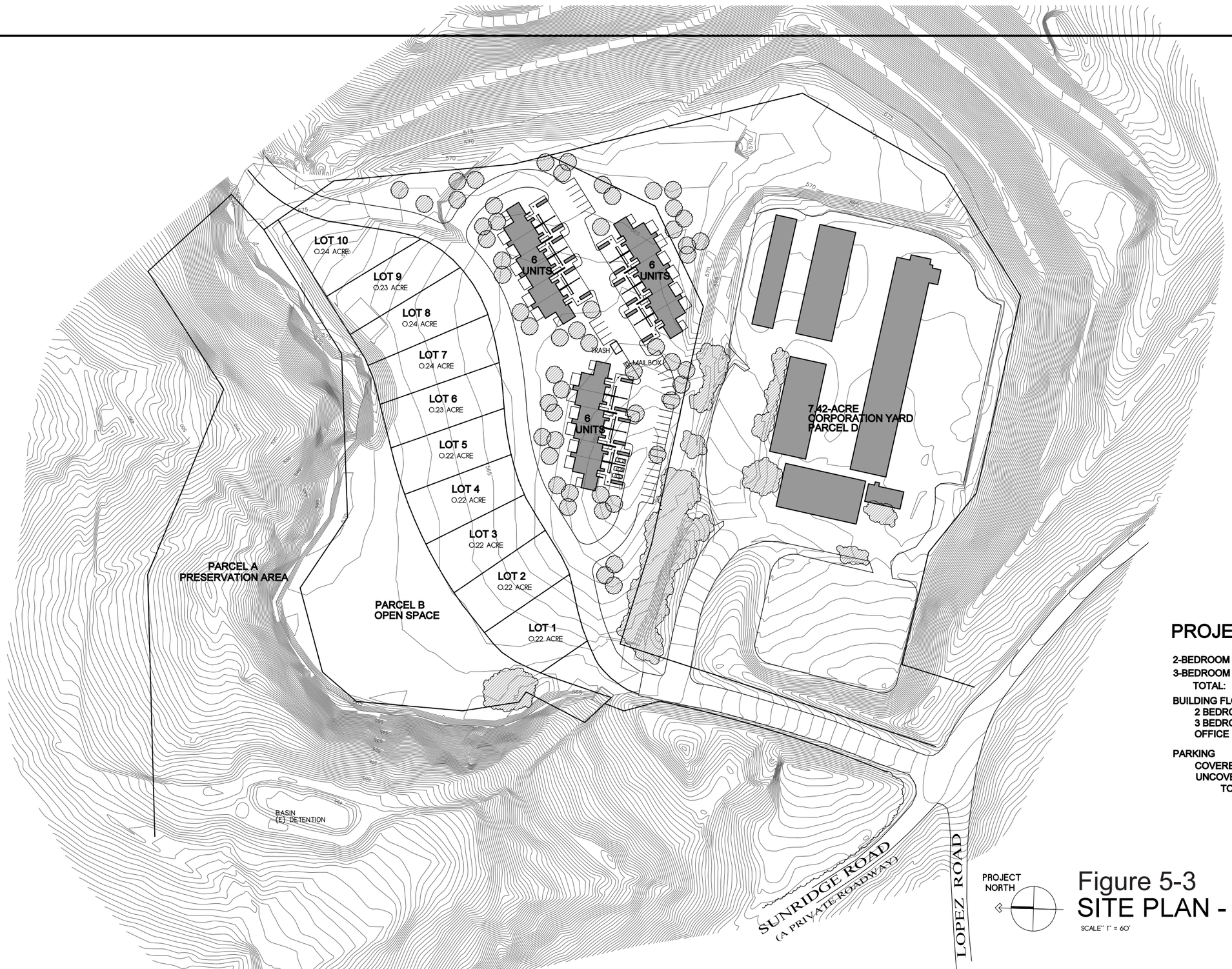
This alternative would include 18 inclusionary units in attached housing at the Corporation Yard as described under Alternative 1A and shown in Figure 5-3.

Alternative 1C: Clustered Development Option C

This alternative would include 90 market-rate residential lots but would restrict and reconfigure building envelopes to avoid all direct impacts to Yadon's piperia. While there are a myriad of ways that lots can be reconfigured and or clustered to avoid Yadon's piperia, this alternative includes the following:

- Area F-2 (16 lots): Modify allowable building envelopes on Lots 1, 2, 5, 6, 8, 9, 10, 11, and 15 and eliminate Lot 16, and split Lot 4 to accommodate the relocated lot on-site.
- Area I-2 (16 lots): Delete Lots 1, 3, 4, 5, 6, and 12 and split Lots 2, 7, 8, 9, 13, and 14 to accommodate relocated lots on-site.
- Area J (5 lots): Delete Lots 1 and 5 and split Lots 2 and 3 to accommodate relocated Lots on-site and modify Lot 4 allowable building envelope.
- Area K (8 lots): Modify allowable building envelopes on Lots 1 and 5 and delete Lots 2–4 and 6–8 and relocate the lots to Area L.
- Area L (10 lots): Split Lots 1–5 and Lot 8 to accommodate the relocated lots from Area K.
- Area U (7 lots): Modify allowable building envelope on Lot 7.
- Area V (14 lots): Delete Lot 11 and reconfigure other lots to accommodate relocated lot on-site, and modify Lot 10 allowable building envelope.
- Special Events Staging Area: Reduce the development footprint to avoid Yadon's piperia.

These areas and lots are shown in Figures 2-19 to 2-25. This alternative would include 18 inclusionary units in attached housing at the Corporation Yard, as described under Alternative 1A and shown in Figure 5-3.



PROJECT INFORMATION

2-BEDROOM UNITS	12
3-BEDROOM UNITS	6
TOTAL:	18
BUILDING FLOOR AREAS (all 2-story)	
2 BEDROOM UNIT	1,250 s.f.
3 BEDROOM UNIT	1,475 s.f.
OFFICE	670 s.f.
PARKING	
COVERED SPACES	24
UNCOVERED SPACES	30
TOTAL	54

Figure 5-3
SITE PLAN - 18 UNITS

SCALE: 1" = 60'

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PARCEL INFORMATION: A.P. # 008-313-003
EL PESCADERO RANCHO, MONTEREY COUNTY, CALIFORNIA

CORPORATE YARD
DEL MONTE FOREST PRESERVATION AND DEVELOPMENT PLAN
CORPORATE YARD INCLUSIONARY HOUSING

DATE: FEB. 9, 2012

Source: Pebble Beach Company 2012

Impact Analysis

The analysis below applies to all three Alternative 1 clustered development options. Any differences between the options are described within the evaluation. All three Alternative 1 options include the additional 18 inclusionary housing units at the Corporation Yard. The analysis below separates this element of the project to provide a quantitative analysis of the additional housing units. Although some impacts would result in an increase or decrease in the severity of an impact compared to the proposed project, the difference is relatively minor and does not change the significance determination for any of the impacts—except for biological resources. Alternative 1C would reduce impacts to Yadon's piperia from less than significant with mitigation to less than significant without mitigation.

Aesthetics

The impacts under this alternative would be similar to those identified for the proposed project.

Impacts Other than the Inclusionary Housing

Impacts AES-A1 (adversely affect public viewing in or near visually prominent areas identified in the LUP and along 17-Mile Drive), AES-B1 (degrade visual character and quality of some development sites), and AES-C1 (introduce new light and glare) would be slightly greater under Alternative 1 because residential development would be increased in Areas F-2~~,~~ and I-2 ~~and the Corporation Yard~~. Residential development would be removed from Areas J and K (13 lots) under Option 1A and from Areas K and L (18 lots) under Option 1B, and relocated to Areas F-2 and I-2. Under Option 1C, the number of residential lots within Areas J, K, L, F-2 and I-2 would be the same but shifted and split differently.

Impacts of the Inclusionary Housing

All three Alternative 1 options include adding 18 inclusionary housing units to the Corporation Yard site. Impact AES-C1 (introduce new light and glare) would be slightly greater under Alternative 1 because residential development would be increased in the Corporation Yard which is adjacent to the open space (the HHNHA). However, the Corporation Yard is mostly screened from view from neighboring residential areas due to intervening forest.

Impact Conclusion

Overall, the impacts and required mitigation of Alternative 1 would be similar to those of the proposed project but slightly higher in Areas F-2, I-2 and the Corporation Yard due to a higher number of residential units. Like the proposed project, the impacts of Alternative 1 would be reduced to a less-than-significant level with implementation of Mitigation Measures AES-A1 (incorporate design features and landscaping requirements in design plans and specifications for all development sites that involve construction of new structures or modification of existing structures) and AES-C1 (incorporate light and glare reduction measures in design plans and specifications).

Air Quality

The impacts under this alternative would be similar to those identified for the proposed project.

Impacts Other than the Inclusionary Housing

The construction-related Impacts AQ-C1 (increase in PM10 emissions from grading and construction) and AQ-D1 (increase in emission of diesel toxic air contaminants from construction trucks and equipment) would generally be the same under Alternative 1. However, localized emissions would shift from Areas J, K, and L to Areas F-2 and I-2 ~~and would slightly increase at the Corporation Yard~~. Residential development would be relocated from Areas J and K (13 lots) under Option 1A and from Areas K and L (18 lots) under Option 1B to Areas F-2 and I-2 under both options. Under Option 1C, the number of residential lots within Areas J, K, L, F-2 and I-2 would be the same, but shifted and split differently so the overall increase in these areas would remain the same.

Impacts of the Inclusionary Housing

All three Alternative 1 options include adding 18 inclusionary housing units to the Corporation Yard site. The construction-related Impacts AQ-C1 (increase in PM10 emissions from grading and construction) and AQ-D1 (increase in emission of diesel toxic air contaminants from construction trucks and equipment) would generally be the same under Alternative 1. However, localized emissions would increase slightly at the Corporation Yard.

Adding the 18 inclusionary housing units to the Corporation Yard would increase emissions associated with project operations from area, energy, and mobile sources. Table 5-8 summarizes operational emissions associated with the 18 inclusionary housing units to the Corporation Yard (which are indicated in **bold** text) and presents the total project emissions. As shown in Table 5-8, operational emissions are anticipated to remain below MBUAPCD threshold levels. Table 5-9 presents a comparison of emissions for the proposed project and Alternative 1 and shows that Alternative 1 would increase emissions slightly.

In addition to increases in criteria pollutant emissions, adding the 18 inclusionary housing units to the Corporation Yard site is expected to affect traffic congestion and distribution at nearby roadway intersections, which could result in elevated carbon monoxide (CO) concentrations. An analysis of CO concentrations at nearby roadway intersections was performed and is presented in Table 5-10. As shown in Table 5-10, the additional 18 inclusionary housing units would not result in elevated CO concentrations in excess of State or federal standards. Table 5-11 presents a comparison of CO concentrations for the proposed project and Alternative 1 and shows that Alternative 1 would increase CO concentrations slightly.

Impact Conclusion

Overall, the impacts and required mitigation of Alternative 1 would be similar to those of the proposed project but slightly higher due to a higher number of residential units. Compared to the proposed project, construction-related emissions would be roughly the same and would be reduced with implementation of Mitigation Measures AQ-C1 (measures to control fugitive dust emissions), AQ-C2 (measures to control construction-related exhaust emissions), and AQ-D1 (use after-market emissions control technology on construction equipment). Also like the proposed project, implementation of Mitigation Measures AQ-C1 and AQ-C2 would not be sufficient to reduce construction PM10 emissions to a less-than-significant level because the large excavation areas are related to the visitor-serving development and the relocation of the driving range.

Table 5-8. Operational Emissions (lbs/day) of Alternative 1 (new table)

		Pounds/Year								
Project Element	**Category**	**ROG**	**NOx**	**CO**	**Fugitive PM10**	**Exhaust PM10**	**PM10 Total**	**Fugitive PM2.5**	**Exhaust PM2.5**	**PM2.5 Total**
New Colton Building	Area	0.81	0.00	0.00		0.00	0.00		0.00	0.00
	Energy	0.04	0.36	0.30		0.00	0.03		0.00	0.03
	Mobile	1.12	2.43	11.71	1.03	0.08	1.11	0.04	0.08	0.11
	Total	**1.97**	**2.79**	**12.01**	**1.03**	**0.08**	**1.14**	**0.04**	**0.08**	**0.14**
SBI Conference Center Expansion (Ballroom)	Area	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Energy	0.00	0.01	0.01	0.00	0.00	0.00	0.00	0.00	0.00
	Mobile	0.90	2.07	9.88	0.91	0.07	0.98	0.03	0.07	0.10
	Total	0.94	2.08	9.89	0.91	0.07	0.98	0.03	0.07	0.10
SBI New Guest Cottages	Area	1.61	0.00	0.00		0.00	0.00		0.00	0.00
	Energy	0.08	0.72	0.61		0.00	0.05		0.00	0.05
	Mobile	2.24	4.87	23.42	2.06	0.16	2.22	0.07	0.16	0.23
	Total	**3.93**	**5.59**	**24.03**	**2.06**	**0.16**	**2.27**	**0.07**	**0.16**	**0.28**
SBI Conference Center Expansion (Meeting Rooms)	Area	0.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Energy	0.00	0.02	0.02	0.00	0.00	0.00	0.00	0.00	0.00
	Mobile	0.12	0.28	1.35	0.12	0.01	0.13	0.00	0.01	0.01
	Total	**0.23**	**0.30**	**1.37**	**0.12**	**0.01**	**0.13**	**0.00**	**0.01**	**0.01**
Residential Lot Subdivision (Area V)	Area	8.18	0.15	12.13	0.00	0.00	1.59	0.00	0.00	1.59
	Energy	0.02	0.14	0.06	0.00	0.00	0.01	0.00	0.00	0.01
	Mobile	1.26	2.99	14.16	1.35	0.10	1.45	0.05	0.10	0.15
	Total	**9.46**	**3.28**	**26.35**	**1.35**	**0.10**	**3.05**	**0.05**	**0.10**	**1.75**
Area M Spyglass Hill (Option 1 New Resort Hotel)	Area	4.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Energy	0.20	1.81	1.52	0.00	0.00	0.14	0.00	0.00	0.14
	Mobile	6.51	14.14	68.06	5.99	0.46	6.45	0.21	0.46	0.66
	Total	**10.74**	**15.95**	**69.58**	**5.99**	**0.46**	**6.59**	**0.21**	**0.46**	**0.80**

Project Element	Category	Pounds/Year ROG	NOx	CO	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Area M Spyglass Hill (Option 2 New Residential Lots)	Area	5.84	0.10	8.67	0.00	0.00	1.14	0.00	0.00	1.14
	Energy	0.01	0.10	0.04	0.00	0.00	0.01	0.00	0.00	0.01
	Mobile	0.90	2.14	10.11	0.96	0.07	1.03	0.03	0.07	0.11
	Total	**6.75**	**2.34**	**18.82**	**0.96**	**0.07**	**2.18**	**0.03**	**0.07**	**1.26**
PBL Meeting Facility Expansion	Area	0.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Energy	0.00	0.01	0.01	0.00	0.00	0.00	0.00	0.00	0.00
	Mobile	0.18	0.42	1.99	0.18	0.01	0.20	0.01	0.01	0.02
	Total	**0.24**	**0.43**	**2.00**	**0.18**	**0.01**	**0.20**	**0.01**	**0.01**	**0.02**
Residential Lot Subdivisions (Other than Area V and the Corporation Yard)	Area	37.40	0.67	55.47	0.00	0.00	7.28	0.00	0.00	7.28
	Energy	0.07	0.62	0.27	0.00	0.00	0.05	0.00	0.00	0.05
	Mobile	5.74	13.67	64.72	6.15	0.46	6.61	0.21	0.46	0.67
	Total	**43.21**	**14.96**	**120.46**	**6.15**	**0.46**	**13.94**	**0.21**	**0.46**	**8.00**
Residential Lot Subdivision (Corporation Yard)	Area	15.38	0.29	24.14		0	3.19		0	3.19
	Energy	0.03	0.27	0.12		0	0.02		0	0.02
	Mobile	2.51	5.98	28.31	2.69	0.20	2.89	0.09	0.20	0.29
	Total	**17.92**	**6.54**	**52.57**	**2.69**	**0.20**	**6.10**	**0.09**	**0.20**	**3.50**
PBL Fairway One Reconstruction	Area	1.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Energy	0.07	0.63	0.53	0.00	0.00	0.05	0.00	0.00	0.05
	Mobile	1.96	4.26	20.49	1.80	0.14	1.94	0.06	0.14	0.20
	Total	3.44	4.89	21.02	1.80	0.14	1.99	0.06	0.14	0.25
Total Emissions with Area M Option 1 (New Resort Hotel)	Area	69.03	1.11	91.74	0.00	0.00	12.06	0.00	0.00	12.06
	Energy	0.51	4.59	3.45	0.00	0.00	0.35	0.00	0.00	0.35
	Mobile	22.54	51.11	344.09	22.28	1.69	23.98	0.77	1.69	2.44
	Total	**92.08**	**56.81**	**339.28**	**22.28**	**1.69**	**36.39**	**0.77**	**1.69**	**14.85**
MBUAPCD threshold (lbs./day)		137	137	550	NA	NA	82	NA	NA	NA
Above MBUAPCD threshold?		*No*	*No*	*No*	*NA*	*NA*	*No*	*NA*	*NA*	*NA*

Project Element	Category	Pounds/Year ROG	NOx	CO	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Total Emissions with Area M Option 2 (New Residential Lots)	Area	70.84	1.21	100.41	0.00	0.00	13.20	0.00	0.00	13.20
	Energy	0.32	2.88	1.97	0.00	0.00	0.22	0.00	0.00	0.22
	Mobile	16.93	39.11	186.14	17.25	1.30	18.56	0.59	1.30	1.89
	Total	**88.09**	**43.20**	**288.52**	**17.25**	**1.30**	**31.98**	**0.58**	**1.30**	**15.31**
MBUAPCD threshold (lbs./day)		137	137	550	NA	NA	82	NA	NA	NA
Above MBUAPCD threshold?		*No*	*No*	*No*	*NA*	*NA*	*No*	*NA*	*NA*	*NA*

Notes:
PBL = The Lodge at Pebble Beach
SBI = The Inn at Spanish Bay (The ballroom includes support and circulation space.)

Table 5-9. Comparison of Operational Criteria Pollutant Emissions for the Proposed Project and Alternative 1 (lbs/day) (new table)

Project Condition	Pounds/Year ROG	NOx	CO	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Area M Option 1 (New Resort Hotel)									
Total Emissions for Proposed Project	80.91	52.61	305.53	20.55	1.56	32.47	0.71	1.56	12.61
Total Emissions for Alternative 1	92.08	56.81	339.28	22.28	1.69	26.39	0.77	1.69	14.85
Difference	*11.17*	*4.20*	*33.75*	*1.73*	*0.13*	*3.92*	*0.06*	*0.13*	*2.24*
Area M Option 2 (New Residential Lots)									
Total Emissions for Proposed Project	76.92	39.00	254.77	15.52	1.17	28.06	0.53	1.17	13.07
Total Emissions for Alternative 1	88.09	43.20	288.52	17.25	1.30	31.98	0.59	1.30	15.31
Difference	*11.17*	*4.20*	*33.75*	*1.73*	*0.13*	*3.92*	*0.06*	*0.13*	*2.24*

Table 5-10. Results of Localized Carbon Monoxide Modeling for Alternative 1 with 18 Units (new table)

Intersection	Receptor[a]	2011		2015		2030	
		1-hour CO[b, c]	8-hour CO[b, c]	1-hour CO[b, c]	8-hour CO[b, c]	1-hour CO[b, c]	8-hour CO[b, c]
SR 68/Skyline Forest Drive	1	5.53	2.83	4.53	2.23	3.33	1.51
	2	5.53	2.83	4.53	2.23	3.33	1.51
	3	5.73	2.95	4.63	2.29	3.33	1.51
	4	5.43	2.77	4.43	2.17	3.33	1.51
SR 68/Carmel Hill Professional Center	5	5.63	2.89	4.53	2.23	3.33	1.51
	6	5.73	2.95	4.63	2.29	3.33	1.51
	7	5.73	2.95	4.63	2.29	3.33	1.51
	8	5.73	2.95	4.63	2.29	3.33	1.51
SR 68/SR 1 Off-Ramp	9	5.83	3.01	4.73	2.35	3.33	1.51
	10	5.93	3.07	4.73	2.35	3.43	1.57
	11	6.23	3.25	5.03	2.53	3.53	1.63
	12	6.13	3.19	4.93	2.47	3.43	1.57
SR 1/Carpenter Street	13	9.33	5.11	7.13	3.79	4.13	1.99
	14	9.33	5.11	7.13	3.79	4.13	1.99
	15	9.03	4.93	6.93	3.67	4.03	1.93
	16	9.93	5.47	7.53	4.03	4.23	2.05
Congress Road/SFB Morse Drive	17	2.93	1.27	2.73	1.15	2.43	0.97
	18	2.83	1.21	2.63	1.09	2.43	0.97
	19	2.83	1.21	2.63	1.09	2.43	0.97
	20	2.83	1.21	2.63	1.09	2.43	0.97

Notes:

[a] Receptors 1 through 20 are located 100 feet from the center of each intersection diagonal, 71 feet from the roadway centerline, and at the boundary of the mixing zone.

[b] Background concentrations of 2.2 ppm and 0.85 ppm were added to the modeling 1-hour and 8-hour results, respectively.

[c] The federal and state 1-hour standards are 35 and 20 ppm, respectively.

Table 5-11. Increase of Localized Carbon Monoxide Emissions with Alternative 1 compared to the Proposed Project (new table)

		2011		2015		2030	
Intersection	**Receptor[a]**	**1-hour CO[b, c]**	**8-hour CO[b, c]**	**1-hour CO[b, c]**	**8-hour CO[b, c]**	**1-hour CO[b, c]**	**8-hour CO[b, c]**
SR 68/Skyline Forest Drive	1	0	0	0	0	0	0
	2	0	0	0	0	0	0
	3	0	0	0	0	0	0
	4	0	0	0	0	0	0
SR 68/Carmel Hill Professional Center	5	0	0	0	0	0	0
	6	0	0	0	0	0	0
	7	0	0	0	0	0	0
	8	0	0	0	0	0	0
SR 68/SR 1 Off-Ramp	9	0	0	**0.1**	**0.06**	0	0
	10	0	0	0	0	0	0
	11	0	0	0	0	0	0
	12	0	0	0	0	0	0
SR 1/Carpenter Street	13	0	0	0	0	**0.1**	**0.06**
	14	0	0	0	0	**0.1**	**0.06**
	15	0	0	0	0	0	0
	16	0	0	0	0	0	0
Congress Road/SFB Morse Drive	17	0	0	0	0	0	0
	18	0	0	0	0	0	0
	19	0	0	0	0	0	0
	20	0	0	0	0	0	0

Notes:

[a] Receptors 1 through 20 are located 100 feet from the center of each intersection diagonal, 71 feet from the roadway centerline, and at the boundary of the mixing zone.

[b] Background concentrations of 2.2 ppm and 0.85 ppm were added to the modeling 1-hour and 8-hour results, respectively.

[c] The federal and state 1-hour standards are 35 and 20 ppm, respectively.

Biological Resources

The impacts under this alternative would be less than those identified for the proposed project.

Impacts Other than the Inclusionary Housing

Impacts on Monterey pine forest, Yadon's piperia, streams and wetlands, and CRLF habitat found in Areas J, K, and L would be reduced because the residential development would be relocated to other areas proposed for residential development (to Areas I-2 and F-2 for Alternatives 1A and 1B and repositioned to lower impacts on Yadon's piperia for Alternative 1C). The impacts were quantified for Monterey pine forest and Yadon's piperia. Under the proposed project, 85.98 acres of Monterey pine forest and 8.7 acres of Yadon's piperia would be affected. Under Alternatives 1A, 1B, and 1C, the

impacts on Monterey pine forest and Yadon's piperia would be less for both direct and indirect impacts. The total reduction in impacts is:

- Alternative 1A—8.53 acres less Monterey pine forest and 2.73 acres less Yadon's piperia.
- Alternative 1B—13.64 acres less Monterey pine forest and 2.45 acres less Yadon's piperia.
- Alternative 1C —3.49 acres less Monterey pine forest and 3.3 acres less Yadon's piperia (with no direct impacts on Yadon's piperia).

In general, impacts on other biological resources supported by Monterey pine forest would have similar relative characteristics to those indicated above for the Monterey pine forest. However, these clustered development alternatives would not lower impacts on Hooker's manzanita because this species is not found at Areas J, K, and L; and avoiding part of all of these areas would not lower the project's impact. Avoiding Areas J and K would also lower indirect impacts on CRLF habitat, although all proposed project indirect impacts can be readily mitigated to a less-than-significant level. Avoiding Area L would lower indirect impacts on coastal dunes, although all of the proposed project's indirect impacts can be readily mitigated to a less-than-significant level.

Impacts of the Inclusionary Housing

All three Alternative 1 options include adding 18 inclusionary housing units to the Corporation Yard site. The additional units at the Corporation Yard would increase the level of indirect effect on the HHNHA due to increased residential use of trails, as described for Impact BIO-B3 (indirectly disturb Monterey pygmy forest and other sensitive plant habitat areas and plant and wildlife species in the HHNHA due to increased trail use and adjacent residential use).

Impact Conclusion

Overall, the impacts and required mitigation of Alternative 1 would be similar to but less than those of the proposed project for impacts to Monterey pine forest and Yadon's piperia and other biological resources in Areas J, K and L. The potential for indirect impacts to the HHNHA would be slightly greater due to the 18 additional housing units at the Corporation Yard. However, like the proposed project, Impact BIO-B3 would be reduced to a less than significant level with implementation of Mitigation Measure BIO-B3 (include additional measures in the resource management plan for HHNHA to avoid indirect trail use impacts on sensitive resources and use directed lighting at the Corporation Yard residential area).

Climate Change

The impacts under this alternative would be similar to those identified for the proposed project.

Impacts Other than the Inclusionary Housing

Like the proposed project, GHG emitted during construction and from operation could contribute to climate change impacts. Alternative 1 would result in less tree removal than the Proposed Project. Based on the GHG emissions for the Proposed Project (Option 1, see Table 3.4-9) related to tree removal (annual emissions of up to 216 MT CO2e due to loss of sequestration and one-time emissions of up to 4,605 MT CO2e due to carbon stock loss), and the relative amounts for Monterey pine forest removal shown in Table 5-6, this alternative would result in 1 to 8 metric tons less annual GHG emissions and 15 to 162 metric tons less one-time emissions due to lowered tree removal.

Impacts of the Inclusionary Housing

This alternative would have the same amount of development as the proposed project, plus the 18 additional inclusionary residential units at the Corporation Yard[2].

The construction-related Impacts CC-A1 (increase in temporary construction-related GHG emissions) would generally be the same under Alternative 1. It is anticipated that equipment pieces and construction schedule would remain the same, and localized construction emissions are expected to remain the same at the Corporation Yard.

The additional 18 inclusionary housing units to the Corporation Yard are anticipated to increase emissions associated with project operations from area, energy, mobile, and waste water sources. Table 5-12 and Table 5-13 summarize unmitigated and mitigated, respectively, operational emissions associated with the 18 inclusionary housing units to the Corporation Yard (which are indicated in **bold** text) and presents the total project emissions. Table 5-14 and Table 5-15 compares unmitigated and mitigated, respectively, emissions for the proposed project and Alternative 1 and indicate that Alternative 1 would increase emissions slightly compared to the proposed project. The mitigation modeled for Alternative 1 is the same hypothetical mitigation applied to the proposed project, which is not the final specific emissions reduction measures, but just an illustrative case. As shown in Table 5-15, the hypothetical mitigation would reduce Alternative 1 GHG emissions by about 23% compared to the unmitigated condition which would be slightly short of the required mitigation performance standard of 24%. Additional mitigation of 29 to 42 MT would be necessary, which is readily feasible by application one or more of the specific measures discussed in Mitigation Measure CC-A2-A.

Page 5-14, Footnote 2 is changed as follows:

The use of an in-lieu fee may or may not ~~would~~ result in the same amount of emissions as would including the 18 inclusionary units at the Corporation Yard because it is unknown at this time whethere payment of the in-lieu fee would be used to actually construct inclusionary housing units or whether it may be used for other efforts supporting inclusionary housing in Monterey County as allowed in the in-lieu fee program. Thus it is speculative at this time to conclude that 18 units would be built somewhere within Monterey County. ~~Thus, there would be no nominal change in GHG emissions, although traffic emissions might differ depending on proximity to transit and services.~~ For this alternatives analysis, it is assumed that use of the in-lieu fee does not result in actual construction of inclusionary housing units and thus that the alternative amount of residential units should be compared to the units proposed to be built by the proposed project.

Table 5-12. Alternative 1, Unmitigated Operational GHG Emissions (new table)

Development Site	Sector	CO_2	CH_4	N_2O	CO_2e
PBL Meeting Facility Expansion	Area	0	0	0	0
	Energy	13.97	0	0	14.06
	Mobile	23.16	0	0	23.2
	Waste	0	0.02	0	0.49
	Water	1.63	0.02	0	2.30
	Total	**38.76**	**0.04**	**0**	**40.05**
PBL Fairway One Reconstruction	Area	0	0	0	0
	Energy	250.56	0.01	0	252.11
	Mobile	204.73	0.02	0	205.10
	Waste	0	0.23	0	4.83
	Water	3.00	0.06	0	4.55
	Total	**458.29**	**0.32**	**0**	**466.59**
PBL New Colton Building	Area	0	0	0	0
	Energy	143.18	0.01	0	144.06
	Mobile	116.99	0.02	0	117.2
	Waste	0	0.13	0	2.76
	Water	1.71	0.04	0	2.60
	Total	**261.88**	**0.18**	**0**	**266.62**
SBI Conference Center Expansion (Ballroom)	Area	0	0	0	0
	Energy	26.35	0	0	26.51
	Mobile	17.32	0	0	17.35
	Waste	0	0.04	0	0.92
	Water	1.92	0.02	0	2.69
	Total	**45.59**	**0.06**	**0**	**47.47**
SBI Conference Center Expansion (Meeting Rooms)	Area	0	0	0	0
	Energy	26.35	0	0	26.51
	Mobile	17.32	0	0	17.35
	Waste	0	0.04	0	0.92
	Water	1.92	0.02	0	2.69
	Total	**45.59**	**0.06**	**0**	**47.47**
SBI New Guest Cottages	Area	0	0	0	0
	Energy	286.35	0.01	0.01	288.12
	Mobile	233.98	0.04	0	234.40
	Waste	0	0.26	0	5.51
	Water	2.12	0.04	0	3.23
	Total	**522.45**	**0.33**	**0.01**	**531.26**

Development Site	Sector	CO_2	CH_4	N_2O	CO_2e
Area M Spyglass Hill Option 1 (New Resort Hotel)	Area	0	0	0	0
	Energy	715.88	0.02	0.01	720.30
	Mobile	934.64	0.08	0	936.31
	Waste	0	0.66	0	13.8
	Water	15.24	0.28	0	23.20
	Total	**1,665.76**	**1.04**	**0.01**	**1,693.61**
Area M Spyglass Hill Option 2 (New Residential Lots)	Area	13.12	0.01	0	13.63
	Energy	39.63	0	0	39.87
	Mobile	151.07	0.01	0	151.32
	Waste	0	0.15	0	3.21
	Water	5.13	0.07	0	7.18
	Total	**208.95**	**0.24**	**0**	**215.21**
Residential Lot Subdivisions (without Area V and Corporation Yard)	Area	83.96	0.06	0.01	87.21
	Energy	253.63	0.01	0	255.19
	Mobile	966.82	0.08	0	968.46
	Waste	0	0.97	0	20.29
	Water	24.93	0.35	0	34.89
	Total	**1,329.34**	**1.47**	**0.01**	**1,366.04**
Residential Lot Subdivisions (Area V)	Area	18.37	0.01	0	19.08
	Energy	55.48	0	0	55.82
	Mobile	211.49	0.02	0	211.85
	Waste	0	0.21	0	4.44
	Water	5.45	0.08	0	7.62
	Total	**290.79**	**0.32**	**0**	**298.81**
Residential Lot Subdivision (Corporation Yard)	Area	65.66	0.03	0	67.08
	Energy	110.96	0	0	111.65
	Mobile	390.04	0.03	0	390.75
	Waste	0	0.42	0	8.82
	Water	6.66	0.09	0	9.33
	Total	**573.32**	**0.57**	**0**	**587.93**
Total Area M Option 1 (New Resort Hotel)	Area	167.99	0.10	0.01	173.37
	Energy	1,882.71	0.05	0.02	1,894.33
	Mobile	3,116.49	0.26	0	3,121.97
	Waste	0	2.98	0	62.78
	Water	64.59	1.01	0	93.10
	Total	**5,231.78**	**4.40**	**0.03**	**5,345.55**
Total Area M Option 2 (New Residential Lots)	Area	181.11	0.11	0.01	187.00
	Energy	1,206.46	0.03	0.01	1,213.90
	Mobile	2,332.92	0.19	0.00	2,336.98
	Waste	0.00	2.47	0.00	52.19
	Water	54.48	0.80	0	77.08
	Total	**3,774.97**	**3.60**	**0.02**	**3,867.15**

Notes: PBL = The Lodge at Pebble Beach, SBI = The Inn at Spanish Bay (The ballroom includes support and circulation space.)

Table 5-13. Alternative 1, Mitigated Operational GHG Emissions (new table)

Phase	Sector	CO_2	CH_4	N_2O	CO_2e
PBL[a] New Colton Building	Area	0.00	0.00	0.00	0.00
	Energy	108.20	0.00	0.00	108.87
	Mobile	87.02	0.01	0.00	87.18
	Waste	0.00	0.07	0.00	1.38
	Water	1.39	0.02	0.00	2.10
	Total	**196.61**	**0.10**	**0.00**	**199.53**
PBL Fairway One Reconstruction	Area	0.00	0.00	0.00	0.00
	Energy	189.35	0.01	0.00	190.52
	Mobile	152.28	0.01	0.00	152.56
	Waste	0.00	0.11	0.00	2.42
	Water	2.42	0.04	0.00	3.67
	Total	**344.05**	**0.17**	**0.00**	**303.74**
PBL Meeting Facility Expansion	Area	0.00	0.00	0.00	0.00
	Energy	10.56	0.00	0.00	10.63
	Mobile	17.23	0.00	0.00	17.26
	Waste	0.00	0.01	0.00	0.24
	Water	1.37	0.02	0.00	1.91
	Total	**29.16**	**0.03**	**0.00**	**30.04**
Residential Lot Subdivision (Corporation Yard)	Area	65.66	0.03	0.00	67.08
	Energy	83.85	0.00	0.00	84.37
	Mobile	290.12	0.03	0.00	290.64
	Waste	0.00	0.22	0.00	4.48
	Water	5.61	0.09	0.00	7.72
	Total	**445.24**	**0.38**	**0.00**	**454.28**
Residential Lot Subdivisions (without Area V or Corporation Yard)	Area	83.96	0.06	0.01	87.21
	Energy	191.67	0.01	0.00	192.85
	Mobile	719.14	0.06	0.00	720.36
	Waste	0.00	0.48	0.00	10.14
	Water	20.94	0.27	0.00	28.91
	Total	**1,015.71**	**0.88**	**0.01**	**1,039.47**
Residential Lot Subdivision (Area V)	Area	18.37	0.01	0.00	19.08
	Energy	41.93	0.00	0.00	42.18
	Mobile	157.31	0.01	0.00	157.58
	Waste	0.00	0.11	0.00	2.21
	Water	4.59	0.05	0.00	6.33
	Total	**222.20**	**0.18**	**0.00**	**227.38**

Phase	Sector	CO_2	CH_4	N_2O	CO_2e
SBI[b] Conference Center Expansion (Ballroom)	Area	0.00	0.00	0.00	0.00
	Energy	19.92	0.00	0.00	20.03
	Mobile	12.88	0.00	0.00	12.91
	Waste	0.00	0.02	0.00	0.47
	Water	1.61	0.02	0.00	2.23
	Total	**34.41**	**0.04**	**0.00**	**35.64**
SBI Conference Center Expansion (Meeting Rooms)	Area	0.00	0.00	0.00	0.00
	Energy	19.92	0.00	0.00	20.03
	Mobile	12.88	0.00	0.00	12.91
	Waste	0.00	0.02	0.00	0.47
	Water	1.61	0.02	0.00	2.23
	Total	**34.41**	**0.04**	**0.00**	**35.64**
SBI New Guest Cottages	Area	0.00	0.00	0.00	0.00
	Energy	216.40	0.01	0.01	217.73
	Mobile	174.04	0.01	0.00	174.35
	Waste	0.00	0.13	0.00	2.76
	Water	1.71	0.02	0.00	2.60
	Total	**392.16**	**0.18**	**0.01**	**397.44**
Area M Spyglass Hill Option 1 (New Resort Hotel)	Area	0.00	0.00	0.00	0.00
	Energy	541.00	0.01	0.01	544.34
	Mobile	695.20	0.06	0.00	696.45
	Waste	0.00	0.66	0.00	13.80
	Water	12.34	0.21	0.00	18.71
	Total	**1,248.54**	**0.94**	**0.01**	**1,273.30**
Area M Spyglass Hill Option 2 (New Residential Lots)	Area	13.12	0.01	0.00	13.63
	Energy	29.95	0.00	0.00	30.13
	Mobile	112.37	0.01	0.00	112.55
	Waste	0.00	0.08	0.00	1.60
	Water	4.31	0.07	0.00	5.94
	Total	**159.75**	**0.17**	**0.00**	**163.85**
Tree Removal (All Areas, Option 1)	Trees (2020)	208			203
Tree Removal (All Areas, Option 2)	Trees (2020)	208			203
Total Option 1 Area M Spyglass Hill New Resort Hotel	Area	167.99	0.10	0.01	173.37
	Energy	1,422.80	0.04	0.02	1,431.56
	Mobile	2,318.10	0.19	0.00	2,322.20
	Waste	0.00	1.83	0.00	38.37
	Water	53.60	0.78	0.00	76.41
	Tree Sequestration Loss[c]	208			208
	Total	**4,170.48**	**2.95**	**0.03**	**4249.90[d]**

Phase	Sector	CO_2	CH_4	N_2O	CO_2e
Total Option 2 Area M Spyglass Hill New Residential Lots	Area	181.11	0.11	0.01	187.00
	Energy	911.75	0.03	0.01	917.35
	Mobile	1,735.27	0.14	0.00	1,738.30
	Waste	0.00	1.25	0.00	26.17
	Water	45.57	0.64	0.00	63.64
	Tree Sequestration Loss[c]	203			203
	Total	**3,076.70**	**2.17**	**0.02**	**3,135.45[d]**

Source:
ICF Calculations using CalEEmod adjusted for water and for RPS calculations (see Appendix E of this EIR).
Notes:

[a] PBL: The Lodge at Pebble Beach.

[b] SBI: The Inn at Spanish Bay. (The SBI ballroom includes support and circulation space.)

[c] This amount is the loss in annual sequestration taking into account the project tree removal (from Table 3.4-9). The value of planting new trees is not included in this table but could be used to provide mitigation to meet the performance standard.

The PBL Parking and Circulation Reconstruction and SBI New Employee Parking are not reported because they are supporting facilities, and operational emissions from vehicles associated with these facilities are included in the other land use emissions. The estimates assume that the proposed development includes no mitigating features to reduce GHG emissions.

[d] Includes driving range and intersection analysis water emissions; these project elements are assumed to have no other increased GHG emissions.

Table 5-14. Comparison of Unmitigated Annual Operational GHG Emissions for the Proposed Project and Alternative 1 (MT/Yr) (new table)

Project Condition	CO_2e
Area M Option 1 (New Resort Hotel)	
Total Annual Emissions for Proposed Project	5,187
Total Annual Emissions for Alternative 1	5,554
Difference	*+366*
Area M Option 2 (New Residential Lots)	
Total Annual Emissions for Proposed Project	3,704
Total Annual Emissions for Alternative 1	4,070
Difference	*+366*
Note: Excludes one-time losses due to tree removal, but includes 8 less MT due to less loss of annual sequestration	

Table 5-15. Comparison of Mitigated Operational GHG Emissions for the Proposed Project and Alternative 1 (MT/Yr) (new table)

Project Condition	CO_2e
Area M Option 1 (New Resort Hotel)	
Total Emissions for Proposed Project	3,966
Total Emissions for Alternative 1	4,250
Difference	*+284*
Area M Option 2 (New Residential Lots)	
Total Emissions for Proposed Project	2,852
Total Emissions for Alternative 1	3,135
Difference	*+284*

Impact Conclusion

Compared to the proposed project, Alternative 1 emissions would be similar to but slightly higher than the proposed project and could be reduced with implementation of Mitigation Measures CC-A1 (BMPs for GHG emissions during project construction) and CC-A2 (GHG reduction measures and other design elements to ensure project-related GHG emissions are reduced by 24~~26~~% relative to business as usual).

Cultural Resources

The impacts under this alternative would be similar to those identified for the proposed project.

Impacts Other than the Inclusionary Housing

This alternative would have similar effects as the proposed project if undiscovered resources were encountered during construction. Under this alternative, residential development would be shifted and the density would be increased, reducing the overall disturbed land area, so the potential for discovery could be slightly less because residential development would be relocated from Areas J, K and L to Areas F-2 and I-2 (Options 1A and 1B). The following same mitigation measures would be required to reduce this impact to a less-than-significant level: Mitigation Measures CR-B1 (worker awareness training for archaeological and paleontological resources prior to construction), CR-B2 (stop work if buried cultural deposits or human remains are encountered during construction activities), and CR-D1 (stop work order if vertebrate fossil materials are encountered during construction).

Impacts of the Inclusionary Housing

All three Alternative 1options include adding 18 inclusionary housing units at the Corporation Yard site. Although the development site footprint would be the same, the construction of 18 additional units (3 buildings with 6 units each) would result in greater ground disturbance. Thus, compared to the proposed project, Alternative 1 would result in slightly greater Impacts CR-B1, CR-C1 and CR-D1 which are the potential for grading and excavation to disturb previously undiscovered archaeological resources, human remains, and paleontological resources. Like the proposed project, the impacts would be reduced to a less than significant level with implementation of the same mitigation measures.

Impact Conclusion

Overall, the impacts and required mitigation of Alternative 1 would be similar to those of the proposed project, and the following same mitigation measures would be required to reduce impacts to a less-than-significant level: Mitigation Measures CR-B1 (worker awareness training for archaeological and paleontological resources prior to construction), CR-B2 (stop work if buried cultural deposits or human remains are encountered during construction activities), and CR-D1 (stop work order if vertebrate fossil materials are encountered during construction).

Geology, Seismicity, and Soils

The impacts under this alternative would be similar to but slightly more than those identified for the proposed project.

Impacts Other than the Inclusionary Housing

Under this alternative, residential development would be relocated from Areas J, K and L (Options 1A and Option 1B) to Areas F-2 and I-2, and shift from and within various other areas to avoid Yadon's piperia (Option 1C). Because residential development would be removed from Area K where there are unstable slopes from steep cutbanks, the impact would be slightly less compared to the proposed project.

Impacts of the Inclusionary Housing

Although the development site footprint would be the same, ~~T~~this alternative includes more residential development (18 inclusionary units) at the Corporation Yard, thus slightly increasing I~~i~~mpact~~s~~ GSS-D3 relative to unstable soils due to unconsolidated fill and Impact GSS-E1 relative to exposure of construction workers and future residents to hazardous materials and methane off-gassing at this site; however, the mitigation identified for the proposed project to address soils and hazardous materials would still reduce this impact to a less-than-significant level. ~~This alternative also includes removing residential development from Area K where there are unstable slopes~~.

Impact Conclusion

Overall, the impacts and required mitigation measures of Alternative 1 would be similar to those identified for the proposed project. Impacts GSS-D3 (construction in areas of unconsolidated fill) and GSS-E1 (exposure of construction workers and future residents to hazardous materials and methane off-gassing) would be greater, but not substantially greater; and the following same mitigation measures would reduce impacts to a less-than-significant level: Mitigation Measures GSS-A1 (ensure final design and construction specifications include recommendations contained in site-specific geotechnical and geologic reports), GSS-E1 (conduct Phase II investigation consisting of subsurface soil borings and initiate remedial action if warranted at the Corporation Yard), and GSS-E2 (assess potential for methane off-gassing at the Corporation Yard and incorporate methane controls and/or venting into construction plans and final design if warranted).

Hydrology and Water Quality

The impacts under this alternative would be similar to those identified for the proposed project.

Impacts Other than the Inclusionary Housing

Under this alternative, residential development would be removed from Areas J and K (Option 1A), from Areas K and L (Option 1B), and from various areas to avoid Yadon's piperia (Option 1C). However, it would be relocated to other sites planned for market-rate residential development, so the amount of impervious surface and associated impacts on drainage and water quality would be similar.

Impacts of the Inclusionary Housing

All three Alternative 1 options include adding 18 inclusionary housing units at the Corporation Yard site. Although the development site footprint would be the same, t~~T~~here would be an increase in impervious surface at the Corporation Yard to accommodate the 18 inclusionary units (Table 5-16)~~, resulting in a slight increase in impacts associated with increased impervious surface within Del Monte Forest, but the proposed project's use of an in-lieu fee would still result in new impervious surfaces in Monterey County, and thus the amount of impact would be the same but the location would be different. Site-specific drainage reports would need to be revised for these sites~~.

Table 5-16. Increase in Impervious Surface at the Corporation Yard (new table)

Corporation Yard Site	Proposed Project	Alternative 1
Residential Development	10 market rate units on lots averaging 0.47 acre	10 market rate units on lots averaging 0.23 acre, 18 inclusionary housing units in three two-story buildings, 54 parking spaces
Increase the impervious area by:	3.02 acres[1]	4.1 acres[2]
Result in total site run-off detention of:	9,578 cubic feet	13,500 cubic feet

[1] This estimate assumes 9,000 square feet (sf) of impervious surface per lot, plus the roadway (WWD Corporation 2010, 2011).

[2] This estimate assumes 9,000 sf per lot for 10 market rate units (90,000 sf total); 12,000 sf for each of the 3 inclusionary housing structures (36,000 sf total); 53,000 sf for roadway/parking (Lorentz pers. comm.).

With the proposed project, the residential development is estimated to increase the impervious area of the site by 3.02 acres, requiring site run-off detention of 9,578 cubic feet. With Alternative 1, the residential development is estimated to increase the impervious area of the site by 4.1 acres, requiring site run-off detention of 13,500 cubic feet.

Like for the proposed project, all drainage from road and lot development would be hard-piped to the existing detention basin located at the west end of the development site. The existing detention basin would be increased to accommodate the additional 3,922 cubic feet of storm run-off created by this development under Alternative 1. A new overflow for the detention basin would be designed to allow for the appropriate 10-year pre-development and excessive storm event releases. Existing overflow is released overland prior to entering a tributary of Sawmill Gulch.

With the proposed project, the impervious surface overall would increase by 36.69 acres (0.70% of the total area of Pebble Beach). With Alternative 1, the impervious surface overall would increase by 37.78 acres (0.72% of the total area of Pebble Beach) (Lorentz pers. comm.).

Although Alternative 1 would slightly increase Impact HYD-B1 (increased stormwater run-off due to an increase in impervious surfaces) and Impact HYD-C1 (degrade surface water quality due to an increase in sediment and pollutant loading in stormwater drainage) relative to the proposed project, implementation of the following same mitigation identified for the proposed project would still reduce these impacts to a less-than-significant level: Mitigation Measures HYD-A1 (ensure on-site detention of stormwater run-off and oil/grease separators at parking lots); HYD-A2 (maintain and monitor drainage and flood control facilities); HYD-C1 (prepare and implement a stormwater pollution prevention plan); HYD-C2 (provide regular inspection and maintenance of operational best management practices); and GSS-C1 (prepare and implement an erosion and sediment control plan).

Impact Conclusion

Overall, the impacts and required mitigation measures would be roughly the same as those for the proposed project. Although Impacts HYD-B1 and Impact HYD-C1 would be greater from the additional 18 inclusionary housing units at the Corporation Yard, they would not be substantially greater and would be reduced to a less than significant level with the same mitigation as for the proposed project.

Land Use and Recreation

The impacts under this alternative would be similar to those identified for the proposed project.

Impacts Other than the Inclusionary Housing

Residential land uses would be relocated ~~shifted~~ from Areas J, K and L to Areas I-2 and F-2 (Options 1A and 1B), and would be shifted from and within various other areas to avoid Yadon's piperia (Option 1C). Regardless of the relocating and shifting of the residential lots under Alternative 1, there would be the same number of residential units in areas ~~(~~planned for residential development~~)~~, and ~~but~~ the resultant densities would be within the range of normal development in Del Monte Forest.

Impacts of the Inclusionary Housing

All three Alternative 1options include adding 18 inclusionary housing units at the Corporation Yard site. Densities at the Corporation Yard would be higher than most development in Del Monte Forest, but the Corporation Yard is functionally separate from other development and well screened by forest areas. This alternative would comply with the County's Inclusionary Housing Ordinance by providing 18 inclusionary residential units in the Corporation Yard instead of an in-lieu fee.

As described for the proposed project, the residential area would be located adjacent to the HHNHA and could increase the use of existing trails in the HHNHA. Locating residential uses adjacent to open space areas is considered consistent with existing development patterns in Del Monte Forest and is considered a compatible land use. The trails are buffered from residential noise with distance, topography and forest buffer.

As described for the proposed project, locating residences adjacent to ongoing Corporation Yard activities could expose residences to nuisance noise, truck traffic and associated adverse visual

effects. This is considered less than significant because the maintenance activities and stockpiles would be relocated to an area east of the PBC offices, further away from the proposed residences; maintenance vehicles would enter the active Corporation Yard area before entering the residential area; and there would be a landscaped berm along the south side of the residential area to minimize adverse noise and visual effects.

Impact Conclusion

Overall, the land use impacts and required mitigation would be roughly similar to the proposed project in that development can be found consistent with the LUP and would not introduce incompatible land use within Del Monte Forest.

Noise and Vibration

The impacts under this alternative would be similar to those identified for the proposed project.

Impacts Other than the Inclusionary Housing

Under this alternative, construction of residential development would be relocated from Areas J and K (Option 1A), from Areas K and L (Option 1B), and from various areas to avoid Yadon's piperia (Option 1C) to Areas I-2 and F-2, thus shifting the location of construction-related noise. This shift would result in slightly less construction noise to residents near Area J and slightly more construction noise to residents near Area I-2. Because no known noise sensitive land uses (Table 3.9-11 in Section 3.9, Noise and Vibration) were identified near Area I-2, there would be no construction noise impact from Area I-2. The construction noise impact would be the same as the impact identified for the proposed project.

Impacts of the Inclusionary Housing

This alternative would also add construction of 18 additional inclusionary housing units at the Corporation Yard. ~~Based on the location of sensitive receptors (Table 3.9-11 in Section 3.9, Noise and Vibration), t~~This shift would result in ~~slightly less construction noise to residents near Area J and~~ slightly more noise to residents near ~~Area I-2 and the~~ Corporation Yard. Because no known noise sensitive land uses (Table 3.9-11 in Section 3.9, Noise and Vibration) were identified in the immediate vicinity of the Corporation Yard, there would be no significant construction noise impact from construction at this location. The construction noise impact would be the same as the impact identified for the proposed project.

Traffic generation (and thus traffic noise) in and adjacent to Del Monte Forest would be higher than the proposed project due to the 18 inclusionary housing units at the Corporation Yard; regionally, traffic generation (and thus traffic noise) would be ~~the same as that of~~ slightly higher than the proposed project due to the presumption of 18 more units than the proposed project ~~because the in-lieu fee would result in 18 units within Monterey County.~~ Table 5-17 summarizes the predicted noise exposure at 50 and 100 feet from roadway centerlines for the first operational year (2015) and cumulative (2030) conditions. The modeled noise levels of Alternative 1 are compared to the noise levels of proposed project. As shown in Table 5-17, Alternative 1 would only result in a slight traffic noise increase (1 dB) along two study segments: Congress Road (SFB Morse Drive – Forest Lodge Road) and Cortez Road (north of Stevenson Drive/17-Mile Drive). The noise levels on both segments are within the normally and conditionally acceptable ranges established in the Noise Element (Table 3.9-2 in Section 3.9, Noise and Vibration), for defined noise-sensitive uses. As a

result, the impacts related to traffic noise would be the same as the impacts identified for the proposed project and are considered less than significant.

The 18 additional inclusionary housing units would be located more than 100 feet from the main access road to the Corporation Yard area (Figure 5-3). The distance between the 18 housing units and the Corporation Yard area would be similar to the distance evaluated for the 10 residential housing units for proposed project. Therefore, noise impacts from operations within the Corporation Yard would be similar to those identified for the proposed project and is considered less than significant.

Impact Conclusion

Overall noise impacts and required mitigation measures would be roughly similar to those of the proposed project.

Table 5-17. Comparison of Traffic Noise Exposure at Typical Residential Setbacks, Proposed Project and Alternative 1 (new table)

		Estimated Noise in 2015[a] (dB Ldn)						Estimated Noise in 2030[a] (dB Ldn)					
		Proposed Project		Alternative 1		2015 Difference		Proposed Project		Alternative 1		2030 Difference	
Roadway	Segment Location	50 feet	100 feet	50 feet	100 feet	50 feet	100 feet	50 feet	100 feet	50 feet	100 feet	50 feet	100 feet
17-Mile Drive	Congress Road–SR 68	58	52	58	52	0	0	58	53	58	53	0	0
17-Mile Drive	West of Congress Road	58	53	58	53	0	0	59	53	59	53	0	0
17-Mile Drive	Forest Lodge Road–Spanish Bay Road	57	51	57	51	0	0	57	51	57	51	0	0
Forest Lodge Road	17-Mile Drive–Congress Road	59	53	59	53	0	0	59	53	59	53	0	0
Forest Lodge Road	Congress Road–Congress Avenue	60	54	60	54	0	0	60	54	60	54	0	0
David Avenue	Congress Avenue–SR 68	61	56	61	56	0	0	62	56	62	56	0	0
Congress Road	SFB Morse Drive–Forest Lodge Road	55	50	56	50	1	0	56	50	56	50	0	0
Sloat Road	Lopez Road–Forest Lodge Road	60	54	60	54	0	0	60	54	60	54	0	0
SFB Morse Drive	Congress Road–SR 68	58	52	58	52	0	0	58	53	58	53	0	0
Congress Road	Bird Rock Road–SFB Morse Drive	56	50	56	50	0	0	56	51	56	51	0	0
Lopez Road	South of Sloat Road	58	53	58	53	0	0	59	53	59	53	0	0
Sloat Road	Stevenson Road–Lopez Road	55	50	55	50	0	0	55	50	55	50	0	0
Sunridge Road	Constanilla Way–Scenic Drive	59	53	59	53	0	0	59	53	59	53	0	0
17-Mile Drive	At SR 1 Gate	60	55	60	55	0	0	61	55	61	55	0	0
Spyglass Hill Road	West of Stevenson Drive	56	50	56	50	0	0	56	50	56	50	0	0
Stevenson Drive	North of Spyglass Hill Road	56	50	56	50	0	0	56	50	56	50	0	0
Stevenson Drive	Spyglass Hill Road–Forest Lake Road	57	51	57	51	0	0	57	52	57	52	0	0
Forest Lake Road	North of Stevenson Drive	57	51	57	51	0	0	57	51	57	51	0	0
17-Mile Drive	South of Stevenson Drive	59	53	59	53	0	0	59	53	59	53	0	0
Cortez Road	North of Stevenson Drive/17-Mile Drive	53	47	53	48	0	1	53	47	53	48	0	1
17-Mile Drive	Stevenson Drive–Palmero Way	61	55	61	55	0	0	61	56	61	56	0	0
17-Mile Drive	East of Palmero Way	62	56	62	56	0	0	62	56	62	56	0	0
San Antonio Road	North of Ocean Avenue	58	52	58	52	0	0	58	52	58	52	0	0

		Estimated Noise in 2015[a] (dB Ldn)						Estimated Noise in 2030[a] (dB Ldn)					
		Proposed Project		Alternative 1		2015 Difference		Proposed Project		Alternative 1		2030 Difference	
Roadway	**Segment Location**	**50 feet**	**100 feet**	**50 feet**	**100 feet**	**50 feet**	**100 feet**	**50 feet**	**100 feet**	**50 feet**	**100 feet**	**50 feet**	**100 feet**
SR 68	South of Skyline Forest Drive	68	62	68	62	0	0	70	64	70	64	0	0
SR 68	North of David Avenue	67	61	67	61	0	0	68	62	68	62	0	0

Notes:

[a] This impact was evaluated with Option 1 (Area M Spyglass Hill New Resort Hotel) because Option 1 would generate more trips than Option 2 (Area M Spyglass Hill New Residential Lots).

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Public Services and Utilities

The impacts under this alternative would be roughly similar to those identified for the proposed project.

Impacts Other than the Inclusionary Housing

Under this alternative, residential development would be shifted from Areas J, K and L to Areas I-2 and F-2 (Options 1A and 1B) and from and within various other areas to avoid Yadon's piperia (Option 1C) to other sites planned for market-rate residential development, so the impacts to public services and utilities would be similar to the proposed project.

Impacts of the Inclusionary Housing

All three Alternative 1 options include adding 18 inclusionary housing units at the Corporation Yard site. The additional housing units would result in 38 additional people (residents) at the Corporation Yard site and in the Pebble Beach area, compared to the proposed project (Table 5-18).

Table 5-18. Comparing Increase in Daily Population (new table)

	Proposed Project	Alternative 1	Increase
Estimated Daily Population Increase in Pebble Beach Area[1]:			
Area M Option 1 Resort Hotel	518	556	38
Area M Option 2 Residential Lots	343	381	38
Estimated Increase at the Corporation Yard:			
Number of Residences	10	28	18
Number of Residents[2]	21	59	38
Increase in number of school-age children in the MPUSD[3]	13	17.5	4.5

[1] Refer to Table 3.10-4 in Volume I.

[2] The number of residents per household is based on based on the 2010 U.S. Census data average of 2.11 residents per household for the Del Monte Forest census-designated place.

[3] The Corporation Yard site is within the Monterey Peninsula Unified School District (MPUSD) boundaries, which has a remaining capacity of 379 students. The additional number of school-age children is based on a multiplying factor of 0.25 student per household. Refer to Tables 3.10-3 and 3.10-5 in Volume I.

Assuming the resort hotel would be constructed in Area M (which results in a higher estimated daily population than the 10 residential units in Area M), the estimated daily population would be 518 with the proposed project and 556 with Alternative 1, representing a 7% increase. Thus, it is reasonable to expect the demand and impact on public services and utilities could be 7% greater, with a concentrated increase at the Corporation Yard. For area-wide services and utilities (police, fire, emergency, wastewater, solid waste service, schools), this increase is not considered substantial, and the impacts would still be less than significant with no mitigation required. The potential for utility service disruption (Impact PSU-F1) and required mitigation to coordinate with relevant utility providers and agencies would be the same as the proposed project.

The impact of exposing people and structures to the risk of wildland fires (Impact PSU-C1) would be slightly more than the proposed project because 18 additional inclusionary housing units would be located in the Residential Lot Subdivision at the Corporation Yard, which is adjacent to the HHNHA

and SFB Morse Botanical Preserve to the north and Preservation Areas G and H to the south. The impact severity and required mitigation for this alternative would be the same as that of the proposed project. Implementation of Mitigation Measures PSU-C1 (implement vegetation management plans and maintenance in high-risk fire areas), PSU-C2 (implement fire safety precautions during the declared fire season when performing maintenance on natural open space areas), and PSU-C3 (improve water flow requirements where needed to ensure proper fire flow) would reduce this impact to a less than significant level.

Impact Conclusion

Overall, impacts and required mitigation would be similar to those of the proposed project.

Transportation and Circulation

The impacts under this alternative would be similar to those identified for the proposed project.

Impacts Other than the Inclusionary Housing

Local construction traffic impacts would be similar to the proposed project ~~but slightly higher than the proposed project due to the 18 additional inclusionary housing units~~.

Localized operational traffic would shift with the relocation of residential lots from Areas J, K, and L to Areas I-2 and F-2. ~~and there would be a minor increase in local traffic from the 18 additional housing units at the Corporation Yard (but no increase in regional traffic.~~

Impacts of the Inclusionary Housing

Local construction traffic impacts would be slightly higher than the proposed project. With the 18 additional inclusionary housing units, construction activities would require 3 additional delivery trucks and 15 additional workers. This small increase of construction activities would not change any conclusions related to traffic impacts during construction compared to the proposed project.

There would be a minor increase in local operational traffic from the 18 additional housing units at the Corporation Yard compared to the proposed project. Intersection traffic analysis results for 2015 conditions with-project including inclusionary housing are shown in Table 5-19 and Table 5-20 (AM and PM peak hours, respectively) where LOS results are compared to the No Project and Proposed Project alternatives. As shown on these tables, some intersection delay values change slightly with the additional 18 inclusionary housing, but there is no change to the findings. The project impacts are identified at the same locations, and the same mitigation measures as identified for the proposed project are required.

Intersection traffic analysis results for 2030 cumulative conditions with-project, including inclusionary housing, are shown in Table 5-21 and Table 5-22 (AM and PM peak hours, respectively) where LOS results are compared to the No Project and Proposed Project alternatives. As shown on these tables, some intersection delay values change slightly with the additional 18 inclusionary housing, but there is no change to the findings: the project impacts are identified at the same locations, and the same mitigation measures as identified for the proposed project are required.

Table 5-19. Intersection AM Peak Hour Levels of Service—2015 Conditions (new table)

Intersection	Control[a]	2015 Without Project[b, c, d]	2015 With-Project[b, c, d, e]	2015 With-Project and 18 Incl. Housing [b, c, d, e]
Sunset Drive (SR 68)/17-Mile Drive[f]	AWSC	7.3/A	8.4/A	8.5/A
Sunset Drive (SR 68)/Congress Road[f]	AWSC	16.3/C	21.2/C	21.2/C
Congress Avenue/Forest Lodge Road	AWSC	12.9/B	13.0/B	13.0/B
Congress Avenue/David Avenue	AWSC	11.9/B	12.0/B	12.1/B
Forest Avenue (SR 68)/David Avenue	Signal	25.8/C	26.6/C	26.6/C
SR 68/Prescott Avenue	Signal	12.7/B	12.8/B	12.8/B
SR 68/Presidio Boulevard[f]	SSSC	4.2 (4.7)/A(A)	4.3 (4.6)/A(A)	4.4 (4.8)/A(A)
SR 68/SFB Morse Gate	Signal	5.5/A	5.3/A	5.2/A
SR 68/Skyline Forest Drive	SSSC	33.3(>120)/D(F)	**37.3(>120)/E(F)**[g]	**37.6(>120)/E(F)**[g]
Skyline Forest Drive/Skyline Drive	AWSC	8.1/A	8.1/A	8.1/A
SR 68/Community Hospital	Signal	8.2/A	8.4/A	8.4/A
SR 68/Carmel Hill Professional Center	SSSC	95.0(>120)/F(F)	**93.0(>120)/F(F)**[g]	**93.0(>120)/F(F)**[g]
SR 68/SR 1 Southbound Off-Ramp	Signal	105.7/F	34.3/C	34.4/C
17-Mile Drive/SR 1 Southbound On-Ramp	SSSC	3.5 (15.1)/A(C)	Eliminated[h]	Eliminated[h]
SR 68/Aguajito Road[f]	SSSC	2.4 (11.8)/A(B)	3.0(15.4)/A(C)	3.2(19.6)/A(C)
SR 1/Carpenter Street	Signal	18.3/B	18.4/B	18.4/B
San Antonio Road/Ocean Avenue	AWSC	8.2/A	8.3/A	8.3/A
SR 1/Ocean Avenue	Signal	39.5/D	**40.7/D**[i]	**40.7/D**[i]
SR 1/Carmel Valley Road	Signal	9.7/A	9.9/A	9.8/A
SR 1/Rio Road	Signal	32.3/C	32.3/C	32.5/C
17-Mile Drive/Congress Road	SSSC	5.2 (11.2)/A(B)	5.3 (12.6)/A(B)	5.4 (12.6)/A(B)
Forest Lodge Road/Congress Road	SSSC	3.1 (11.8)/A(B)	3.3 (12.0)/A(B)	3.4 (12.1)/A(B)
SFB Morse Drive/Congress Road	AWSC	7.8/A	7.9/A	8.0/A
17-Mile Drive/Forest Lodge Road/Sloat Road[f]	SSSC	4.6 (7.4)/A(A)	5.0 (8.0)/A(A)	5.0 (8.0)/A(A)
Lopez Road/Sloat Road	AWSC	8.2/A	8.6/A	8.6/A
Spyglass Hill Road/Stevenson Drive	SSSC	3.2 (8.9)/A(A)	4.9 (9.7)/A(A)	4.9 (9.7)/A(A)

Intersection	Control[a]	2015 Without Project[b, c, d]	2015 With-Project[b, c, d, e]	2015 With-Project and 18 Incl. Housing [b, c, d, e]
Forest Lake Road/Stevenson Drive	SSSC	4.8 (13.4)/A(B)	4.8 (15.3) A(C)	4.8 (15.3) A(C)
17-Mile Drive/Alvarado Lane	AWSC	9.9/A	11.1/B	11.1/B
17-Mile Drive/Palmero Way	SSSC	3.1 (18.4)/A(C)	3.2(21.0)/A(C)	3.2(21.0)/A(C)
Sunridge Road/Ronda Road	SSSC	2.6 (10.4)/A(B)	3.0 (10.7)/A(B)	3.1 (10.8)/A(B)
Sunridge Road/Scenic Drive	SSSC	0.9 (10.2)/A(B)	0.8 (10.3)/A(B)	0.8 (10.3)/A(B)
Sunridge Road/Constanilla Way	SSSC	5.6 (9.7)/A(A)	5.4 (9.8)/A(A)	5.4 (9.8)/A(A)
Sunridge Road/Haul Road[h]	SSSC	1.2 (7.4)/A(A)	1.4 (6.8)/A(A)	1.6 (7.2)/A(A)

Source:
Fehr & Peers 2011 and 2012.

Notes:

[a] Signal = signalized intersection; SSSC = side-street stop-controlled intersection; AWSC = all-way stop-controlled intersection.

[b] Average delay (in seconds) is listed first, followed by corresponding LOS.

[c] For side-street stop-controlled intersections, average delay is listed first, followed by delay for worst approach.

[d] Intersections that experience a significant project contribution are shown in bold.

[e] Project conditions reflect Option 1 (New Resort Hotel).

[f] Intersection analyzed using SimTraffic.

[g] The 2015 With-Project conditions represent a significant change from existing conditions. The project would contribute traffic to an intersection already operating at an unacceptable LOS F condition.

[h] This intersection would be eliminated as part of the proposed project.

[i] The 2015 With-Project conditions represent a significant change from existing conditions. This signalized intersection experiences an increase of v/c of 0.01 or more with 2015 with-project conditions compared to 2015 without-project conditions.

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Table 5-20. Intersection PM Peak Hour Levels of Service—2015 Conditions (new table)

Intersection	Control[a]	2015 Without Project[b, c, d]	2015 With-Project[b, c, d, e]	2015 With-Project and 18 Incl. Housing [b, c, d, e]
Sunset Drive (SR 68)/17-Mile Drive[f]	AWSC	6.0/A	6.8/A	6.9/A
Sunset Drive (SR 68)/Congress Road[f]	AWSC	11.4/B	13.0/B	13.0/B
Congress Avenue/Forest Lodge Road	AWSC	11.4/B	11.5/B	11.5/B
Congress Avenue/David Avenue	AWSC	11.5/B	11.6/B	11.6/B
Forest Avenue (SR 68)/David Avenue	Signal	32.4/C	33.4/C	33.5/C
SR 68/Prescott Avenue	Signal	21.4/C	21.5/C	21.4/C
SR 68/Presidio Boulevard[f]	SSSC	3.7 (3.9)/A(A)	3.7 (3.9)/A(A)	4.0 (4.1)/A(A)
SR 68/SFB Morse Gate	Signal	4.0/A	4.2/A	4.2/A
SR 68/Skyline Forest Drive	SSSC	25.1(>120)/D(F)	**28.3(>120)/C(F)**[g]	**28.4(>120)/C(F)**[g]
Skyline Forest Drive/Skyline Drive	AWSC	8.5/A	8.5/A	8.5/A
SR 68/Community Hospital	Signal	9.1/A	9.3/A	9.3/A
SR 68/Carmel Hill Professional Center	SSSC	39.3(>120)/E(F)	**>120(>120)/F(F)**[g]	**>120(>120)/F(F)**[g]
SR 68/SR 1 Southbound Off-Ramp	Signal	79.0/E	40.2/D	40.5/D
17-Mile Drive/SR 1 Southbound On-Ramp	SSSC	9.6 (25.7)/A(D)	Eliminated[h]	Eliminated[h]
SR 68/Aguajito Road[f]	SSSC	3.3 (16.0)/A(C)	3.6 (17.7)/A(C)	3.6 (17.7)/A(C)
SR 1/Carpenter Street	Signal	57.9/E	59.6/E[i]	59.7/E[i]
San Antonio Road/Ocean Avenue	AWSC	9.2/A	9.3/A	9.3/A
SR 1/Ocean Avenue	Signal	51.8/D	**52.9/D**[j]	**53.0/D**[j]
SR 1/Carmel Valley Road	Signal	18.7/B	19.0/B	19.0/B
SR 1/Rio Road	Signal	35.9/D	36.0/D[i]	36.0/D[i]
17-Mile Drive/Congress Road	SSSC	6.2 (12.9)/A(B)	7.2 (15.1)/A(C)	7.2 (15.1)/A(C)
Forest Lodge Road/Congress Road	SSSC	4.4 (15.4)/A(C)	4.7 (16.2)/A(C)	4.8 (16.3)/A(C)
SFB Morse Drive/Congress Road	AWSC	8.1/A	8.2/A	8.2/A
17-Mile Drive/Forest Lodge Road/Sloat Road[f]	SSSC	4.5 (7.8)/A(A)	4.9 (8.7)/A(A)	4.9 (8.7)/A(A)
Lopez Road/Sloat Road	AWSC	8.5/A	9.1/A	9.1/A
Spyglass Hill Road/Stevenson Drive	SSSC	3.1 (9.3)/A(A)	4.6 (10.1)/A(B)	4.7 (10.0)/A(B)

Intersection	Control[a]	2015 Without Project[b, c, d]	2015 With-Project[b, c, d, e]	2015 With-Project and 18 Incl. Housing [b, c, d, e]
Forest Lake Road/Stevenson Drive	SSSC	4.4 (12.6)/A(B)	4.3 (14.2)/A(B)	4.3 (14.3)/A(B)
17-Mile Drive/Alvarado Lane	AWSC	10.3/B	11.7/B	11.7/B
17-Mile Drive/Palmero Way	SSSC	4.6 (17.7)/A(C)	4.8 (19.8)/A(C)	4.8 (19.9)/A(C)
Sunridge Road/Ronda Road	SSSC	3.9 (9.8)/A(A)	4.0 (10.0)/A(B)	4.0 (10.0)/A(B)
Sunridge Road/Scenic Drive	SSSC	1.2 (10.5)/A(B)	1.1 (10.8)/A(B)	1.1 (10.8)/A(B)
Sunridge Road/Constanilla Way	SSSC	2.8 (9.4)/A(A)	3.2 (9.5)/A(A)	3.2 (9.5)/A(A)
Sunridge Road/Haul Road[f]	SSSC	1.4 (5.5)/A(A)	1.5 (5.8)/A(A)	1.5 (5.8)/A(A)

Source:
Fehr & Peers 2011 and 2012.

Notes:

[a] Signal = signalized intersection; SSSC = side-street stop-controlled intersection; AWSC = all-way stop-controlled intersection.

[b] Average delay (in seconds) is listed first, followed by corresponding LOS.

[c] For side-street stop-controlled intersections, average delay is listed first, followed by delay for worst approach.

[d] Intersections that experience a significant project contribution are shown in **bold**.

[e] Project conditions reflect Option 1 (New Resort Hotel).

[f] Intersection analyzed using SimTraffic.

[g] The 2015 With-Project conditions represent a significant change from existing conditions. The proposedproject would contribute traffic to an intersection already operating at an unacceptable LOS F condition.

[h] This intersection would be eliminated as part of the proposed project.

[I] The 2015 With-Project conditions represent a significant change from existing conditions. However, the proposed project would not increase the critical movement v/c ratio by 0.01 or more with 2015 With-Project conditions compared to 2015 Without-Project conditions.

[j] The 2015 With-Project conditions represent a significant change from existing conditions. The proposed project would increase the critical movement v/c ratio by 0.01 or more with 2015 With-Project conditions compared to 2015 Without-Project conditions.

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Table 5-21. Intersection AM Peak Hour Levels of Service—2030 Conditions (new table)

Intersection	Control[a]	2030 Without Project[b, c, d]	2030 With-Project[b, c, d, e, f]	2030 With-Project and 18 Incl. Housing [b, c, d, e, f]
Sunset Drive (SR 68)/17-Mile Drive[g]	AWSC	8.0/A	9.6/A	9.8/A
Sunset Drive (SR 68)/Congress Road[g]	AWSC	18.1/C	**31.5/D**	**31.5/D**
Congress Avenue/Forest Lodge Road	AWSC	12.2/B	12.3/B	12.3/B
Congress Avenue/David Avenue	AWSC	11.3/B	11.4/B	11.5/B
Forest Avenue (SR 68)/David Avenue	Signal	26.5/C	27.2/C	27.2/C
SR 68/Prescott Avenue	Signal	15.7/B	15.7/B	15.7/B
SR 68/Presidio Boulevard[g]	SSSC	12.8 (21.6) /B(C)	13.9 (24.3)/B(C)	14.2 (24.1)/B(C)
SR 68/SFB Morse Gate	Signal	12.8/B	12.9/B	12.9/B
SR 68/Skyline Forest Drive	SSSC	>120(>120)/F(F)	**>120(>120)/F(F)**	**>120(>120)/F(F)**
Skyline Forest Drive/Skyline Drive	AWSC	8.2/A	8.2A	8.2A
SR 68/Community Hospital	Signal	9.5/A	9.7/A	9.7/A
SR 68/Carmel Hill Professional Center	SSSC	98.6(>120)/F(F)	**97.2(>120)/F(F)**	**97.2(>120)/F(F)**
SR 68/SR 1 Southbound Off-Ramp	Signal	>120/F	**>120/F**	**>120/F**
17-Mile Drive/SR 1 Southbound On-Ramp	SSSC	3.7 (16.8)/A(C)	Eliminated[h]	Eliminated[h]
SR 68/Aguajito Road[g]	SSSC	3.1 (17.4)/A(C)	5.2(47.3)/A(E)	5.2(47.3)/A(E)
SR 1/Carpenter Street	Signal	18.3/B	18.3/B	18.4/B
San Antonio Road/Ocean Avenue	AWSC	8.2/A	8.2/A	8.2/A
SR 1/Ocean Avenue	Signal	45.0/D	46.5/D	46.4/D
SR 1/Carmel Valley Road	Signal	10.2/B	10.3/B	10.3/B
SR 1/Rio Road	Signal	33.7/C	33.9/C	33.9/C
17-Mile Drive/Congress Road	SSSC	5.2 (11.2)/A(B)	5.4 (12.7)/A(B)	5.4 (12.6)/A(B)
Forest Lodge Road/Congress Road	SSSC	2.8 (11.5)/A(B)	3.1 (11.7)/A(B)	3.1 (11.7)/A(B)
SFB Morse Drive/Congress Road	AWSC	7.8/A	7.9/A	7.9/A
17-Mile Drive/Forest Lodge Road/Sloat Road[g]	SSSC	4.8 (7.5)/A(A)	5.2(8.3)/A(A)	5.3(8.2)/A(A)
Lopez Road/Sloat Road	AWSC	8.1/A	8.5/A	8.5/A
Spyglass Hill Road/Stevenson Drive	SSSC	3.2 (8.8)/A(A)	4.8 (9.5)/A(A)	4.9 (9.5)/A(A)

Intersection	Control[a]	2030 Without Project[b, c, d]	2030 With-Project[b, c, d, e, f]	2030 With-Project and 18 Incl. Housing [b, c, d, e, f]
Forest Lake Road/Stevenson Drive	SSSC	4.6 (12.8)/A(B)	4.5 (14.3)/A(B)	4.5 (14.4)/A(B)
17-Mile Drive/Alvarado Lane	AWSC	9.9/A	11.0/B	11.0/B
17-Mile Drive/Palmero Way	SSSC	2.9 (17.3)/A(C)	2.9 (19.4)/A(C)	2.9 (19.4)/A(C)
Sunridge Road/Ronda Road	SSSC	2.4 (10.2)/A(B)	2.8 (10.4)/A(B)	2.9 (10.5)/A(B)
Sunridge Road/Scenic Drive	SSSC	0.8 (10.1)/A(B)	0.8 (10.2)/A(B)	0.8 (10.2)/A(B)
Sunridge Road/Constanilla Way	SSSC	5.6 (9.6)/A(A)	5.5 (9.7)/A(A)	5.4 (9.7)/A(A)
Sunridge Road/Haul Road[g]	SSSC	1.2 (7.3)/A(A)	1.3 (6.8)/A(A)	1.5 (7.4)/A(A)

Source:

Fehr & Peers 2011 and 2012.

Notes:

[a] Signal = signalized intersection; SSSC = side-street stop-controlled intersection; AWSC = all-way stop-controlled intersection.

[b] Average delay (in seconds) is listed first, followed by corresponding LOS.

[c] For side-street stop-controlled intersections, average delay is listed first, followed by delay for worst approach.

[d] Intersections that experience a significant project contribution are shown in bold.

[e] Project conditions reflect Option 1 (New Resort Hotel).

[f] Cumulative conditions (2030) include the 45 additional guest units (half at PBL and half at SBI) that are not part of proposed project but are included in proposed LCP amendment

[g] Intersection analyzed using SimTraffic.

[h] This intersection would be eliminated as part of the proposed project.

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Table 5-22. Intersection PM Peak Hour Levels of Service—2030 Conditions (new table)

Intersection	Control[a]	2030 Without Project[b, c, d]	2030 With-Project[b, c, d, e, f]	2030 With-Project and 18 Incl. Housing [b, c, d, e, f]
Sunset Drive (SR 68)/17-Mile Drive[g]	AWSC	6.6/A	7.4/A	7.5/A
Sunset Drive (SR 68)/Congress Road[g]	AWSC	18.2/C	**26.3/D**	**26.3/D**
Congress Avenue/Forest Lodge Road	AWSC	12.6/B	12.8/B	12.9/B
Congress Avenue/David Avenue	AWSC	12.6/B	12.7/B	12.7/B
Forest Avenue (SR 68)/David Avenue	Signal	38.9/D	**40.6/D**	**40.6/D**
SR 68/Prescott Avenue	Signal	24.0/C	24.2/C	24.2/C
SR 68/Presidio Boulevard[g]	SSSC	5.2 (5.6)/A(A)	5.5(6.1)/A(A)	5.3(5.9)/A(A)
SR 68/SFB Morse Gate	Signal	17.8/B	18.2/B	18.2/B
SR 68/Skyline Forest Drive	SSSC	>120(>120)/F(F)	**>120(>120)/F(F)**	**>120(>120)/F(F)**
Skyline Forest Drive/Skyline Drive	AWSC	8.8/A	8.8/A	8.8/A
SR 68/Community Hospital	Signal	23.7/C	26.5/C	26.6/C
SR 68/Carmel Hill Professional Center	SSSC	>120(>120)/F(F)	**>120(>120)/F(F)**	**>120(>120)/F(F)**
SR 68/SR 1 Southbound Off-Ramp	Signal	>120/F	**>120/F**	**>120/F**
17-Mile Drive/SR 1 Southbound On-Ramp	SSSC	18.8(56.6) /C(F)	Eliminated[h]	Eliminated[h]
SR 68/Aguajito Road[g]	SSSC	32.4 (>120)/D(F)	**39.7 (>120)/E(F)**	**39.7 (>120)/E(F)**
SR 1/Carpenter Street	Signal	74.1/E	**76.1/E**	**76.2/E**
San Antonio Road/Ocean Avenue	AWSC	9.4/A	9.5/A	9.5/A
SR 1/Ocean Avenue	Signal	63.9/E	65.9/E	65.9/E
SR 1/Carmel Valley Road	Signal	21.7/C	22.0/C	22.0/C
SR 1/Rio Road	Signal	38.3/D	38.3/D	38.3/D
17-Mile Drive/Congress Road	SSSC	6.1 (12.6)/A(B)	7.1 (14.9)/A(C)	7.2 (15.0)/A(C)
Forest Lodge Road/Congress Road	SSSC	4.2 (15.4)/A(C)	4.5 (16.1)/A(C)	4.6 (16.3)/A(C)
SFB Morse Drive/Congress Road	AWSC	8.1/A	8.2/A	8.2/A
17-Mile Drive/Forest Lodge Road/Sloat Road[g]	SSSC	4.6 (8.2)/A(A)	5.1 (9.2)/A(A)	5.1 (9.0)/A(A)
Lopez Road/Sloat Road	AWSC	8.4/A	9.0/A	9.0/A
Spyglass Hill Road/Stevenson Drive	SSSC	2.9 (9.3)/A(A)	4.5 (10.0)/A(B)	4.5 (10.0)/A(B)

Intersection	Control[a]	2030 Without Project[b, c, d]	2030 With-Project[b, c, d, e, f]	2030 With-Project and 18 Incl. Housing [b, c, d, e, f]
Forest Lake Road/Stevenson Drive	SSSC	4.5 (12.3)/A(B)	4.5 (13.8)/A(B)	4.4 (13.9)/A(B)
17-Mile Drive/Alvarado Lane	AWSC	10.5/B	12.0/B	12.1/B
17-Mile Drive/Palmero Way	SSSC	4.4 (18.1)/A(C)	4.6 (20.6)/A(C)	4.7 (20.6)/A(C)
Sunridge Road/Ronda Road	SSSC	4.0 (9.8)/A(A)	4.1 (10.0)/A(B)	4.1 (10.1)/A(B)
Sunridge Road/Scenic Drive	SSSC	1.1 (10.6)/A(B)	1.0 (10.9)/A(B)	1.1 (10.9)/A(B)
Sunridge Road/Constanilla Way	SSSC	3.0 (9.4)/A(A)	3.2 (9.5)/A(A)	3.3 (9.5)/A(A)
Sunridge Road/Haul Road[g]	SSSC	1.6 (5.9)/A(A)	1.6 (5.9)/A(A)	1.6 (5.8)/A(A)

Source:
Fehr & Peers 2011 and 2012.

Notes:
[a] Signal = signalized intersection; SSSC = side-street stop-controlled intersection; AWSC = all-way stop-controlled intersection.
[b] Average delay (in seconds) is listed first, followed by corresponding LOS.
[c] For side-street stop-controlled intersections, average delay is listed first, followed by delay for worst approach.
[d] Intersections that experience a significant project contribution are shown in bold.
[e] Project conditions reflect Option 1 (New Resort Hotel).
[f] Cumulative conditions (2030) include the 45 additional guest units (half at PBL and half at SBI) that are not part of proposed project but are included in proposed LCP amendment
[g] Intersection analyzed using SimTraffic.
[h] This intersection would be eliminated as part of the proposed project.

Given that all of the intersection levels of service were nearly identical to the levels of service for the project, a quantitative analysis of the impact of the additional 18 inclusionary housing units on regional highways or Del Monte Forest gates was not conducted as there is no evidence that completion of such an analysis would reveal any significant changes in traffic impacts relative to the proposed project.

Impact Conclusion

Overall, impacts and required mitigation would be the same as ~~roughly similar to~~ those of the proposed project. Impacts can be reduced with the project mitigation identified for the proposed project, but similar to the proposed project, even with mitigation, certain impacts will remain significant and unavoidable.

Water Supply and Demand

The impacts under this alternative would be similar to those identified for the proposed project.

Impacts Other than the Inclusionary Housing

For project elements other than the inclusionary housing, the project would result in the same water demand as the proposed project as it would contain the same number of market-rate residential units and the same number of visitor-serving units.

Impacts of the Inclusionary Housing

This alternative would result in slightly more demand in Del Monte Forest for potable water with the additional 18 inclusionary units at the Corporation Yard. ~~However, the project's proposed payment of an in lieu fee may result in the ultimate construction of 18 inclusionary units somewhere at some time outside the Del Monte Forest. Should this occur, then Alternative 1 and the proposed project would have the same impact on regional potable water demand~~

As shown in Table H.2-2D (see revisions in Chapter 4 of this document), 18 new inclusionary housing units could have an estimated potable water demand of just under 5 AF/year. With the other elements in Alternative 1 (which are equal to the proposed project), this Alternative overall could have a water demand of approximately 140 AF/Year with a demand of up to 150 AF/year in critically dry years (compared to project demand of 135 AF/year in an averageyear and 145 AF/year in a critically dry year). The Corporation Yard is a benefitted property for the Applicant's water entitlement and thus the Applicant is allowed by MPWMD rules to offer a portion of its water entitlement for sale for use on the property by others. As discussed in the DEIR, as of October 2011, the applicant had not sold all of the allowed 175 AF of its entitlement. Thus, there is ample remaining water entitlement that could be used for the 18 inclusionary housing units.

This additional demand would slightly (by 4%) increase the level of project impacts related to Impact WSD-A1 (water supply), WSD-B1 (water infrastrucutrue), and WSD-3 (Carmel River biological resources) but would not result in a change in the significance conclusions and would not result in substantially more severe impacts related to water supply.

As to the cumulative impact of the additional 5 AF/year of potable water demand, the DEIR analyzed the cumulative use of all of the 175 AF water entitlement allowed for sale to other users on property in the Del Monte Forest. The use of 5 AF/year for inclusionary housing would not increase the overall amount of water that could be cumulatively used from the entitlement and thus the cumulative analysis for the proposed project already discloses the cumulative impact that might occur should some of the remaining entitlement be used for inclusionary housing at the Corporation Yard instead of by other users in the Del Monte Forest.

Impact Conclusion

The overall impact of this alternative would be ~~the same as~~ similar to the proposed project, but slightly higher including the significant unavoidable impacts related to project water demand in the event of no new regional water supply and related to indirect impacts associated with new regional water supply development.

Pages 5-16 to 5-21, the Alternative 2 – Reduced Development Options analysis is revised as follows.

Note: Only the affected portions of the Alternative 2 – Reduced Development Options discussion have been included.

Page 5-17, after line 16, the following new text is added:

As noted above, the use of an in-lieu inclusionary housing fee, as proposed by the Applicant, may or may not result in actual construction of inclusionary housing units as in-lieu fees can be used for a range of activities supporting inclusionary housing other than constructing new inclusionary housing units. Thus it is speculative at this time to conclude that inclusionary housing units would be built somewhere within Monterey County due to use of an in lieu fee. For this alternatives analysis, it is assumed that use of the in-lieu fee by the project does not result in actual construction of inclusionary housing units and thus that the amount of residential units included in each alternative should be compared to the units actually proposed to be built by the proposed project.

Page 5-18, lines 19–34, and Page 5-19, lines 1–3 are revised as follows:

Air Quality

The impacts under this alternative would be roughly similar but slightly greater (with Alternative 2A) to slightly less (with Alternative 2B or 2C) than those identified for the proposed project.

The construction-related Impacts AQ-C1 (increase in PM10 emissions from grading and construction) and AQ-D1 (increase in emission of diesel TACs from construction trucks and equipment) would be slightly less under Alternative 2 because, despite an increase in construction at the Corporation Yard, localized emissions would be eliminated at Areas J, K, and/or L (Alternatives 2A and 2B), or lowered at Areas J, K, L, F-2, I-2, U and V (Alternative 2C), and the overall amount of construction would be slightly higher (with Alternative 2A with 3 additional units) slightly lower than the proposed project (with Alternative 2B or 2C with 3 to 13 less ~~77 to 93 units with Alternative 2 compared to 108 units with the~~ than the proposed project~~, 18 of which would be inclusionary units somewhere in Monterey County~~). Construction-related emissions would be reduced with implementation of Mitigation Measures AQ-C1 (measures to control fugitive dust emissions), AQ-C2 (measures to control construction-related exhaust emissions), and AQ-D1 (use after-market emissions control technology on construction equipment). Also like the proposed project, implementation of Mitigation Measures AQ-C1 and AQ-C2 is not enough to reduce Impact AQ-C1 to a less-than-significant level. The impact would remain significant and unavoidable.

Operational traffic-related emissions would be slightly~~less~~ greater than the proposed project for Alternative 2A (with 3 additional housing units) to slightly less than the proposed project for Alternatives 2B and 2C (due to 3 to 13 ~~15 to 31~~ fewer units ~~overall in Monterey County~~) and would have a less-than-significant impact on air quality, similar to the proposed project.

Page 5-19, lines 30–37 are revised as follows:

Climate Change

The impacts under this alternative would be similar to but slightly greater for Alternative 2A (with 3 more housing units) and slightly less than those identified for the proposed project for Alternatives 2B and 2C.~~due to reduction in residential unit development by 3 to 13 15 to 31 units.~~

By scaling the GHG emissions in Table 3.4-7 in Section 3.4 for the Proposed Project for the residential component, residential annual operational emissions for this alternative would be

between 65 MT CO2e higher (for Alternative 2A with 3 more residential units than the Proposed Project) to 280 MT CO2 lower (for Alternative 2C, which would have 13 less units than the Proposed Project). Construction emissions would be lower than the Proposed Project due a smaller overall amount of grading.

Alternative 2 would result in less tree removal than the Proposed Project. Based on the GHG emissions for the Proposed Project (Option 1, see Table 3.4-9) related to tree removal (annual emissions of up to 216 MT CO2e due to loss of sequestration and one-time emissions of up to 4,605 MT CO2e due to carbon stock loss), and the relative amounts for Monterey pine forest removal shown in Table 5-6 in this section, this alternative would result in 26 (Alternative 2A) to 49 (Alternative 2C) metric tons less annual GHG emissions and 554 (Alternative 2A) to 1,041 (Alternative 2C) metric tons less one-time emissions due to lowered tree removal. The reduction in lost sequestration and one-time emissions for Alternative 2A would mean this alternative would have less GHG emissions than the proposed project in the next 10-15 years, but thereafter emissions would be slightly higher due to 3 more residential units than the proposed project. The reduction in lost sequestration and one-time emissions for Alternatives 2B and 2C would add to the lower annual emissions due to less residential units than the proposed project.

Like the proposed project, GHG emissions during construction and from operation could contribute to climate change impacts. Under this alternative, there would be less residential development compared to the proposed project. The increase in emissions above existing conditions due to Alternative 2 could be reduced to a less-than-significant level with implementation of Mitigation Measures CC-A1 and CC-A2 (same as the proposed project).

- CC-A1 (best management practices for GHG emissions during construction).
- CC-A2(reduce annual greenhouse gas emission by 24% ~~26%~~ relative to business as usual by either A) using a combination of design features, replanting, and/or offset purchases; or B) validating the greenhouse gas emission offset value of preserving Monterey pine forest designated for development using the Climate Action Registry Forest Project Protocol and preserve the lands in perpetuity).

Page 5-21, lines 9–28 are revised as follows:

Transportation and Circulation

The impacts under this alternative would be similar to those identified for the proposed project.

Localized traffic would be reduced with the removal of residential lots from Areas J, K, and L (and small portions of other areas planned for residential development); and there would be minor increases in traffic from the 13-16 additional housing units at the Corporation Yard. Traffic generation would be slightly lower than the proposed project regionally, due to 13 to 31 less residential units overall. Traffic generation in Del Monte Forest would be slightly higher by 3 units (Alternative 2A) or slightly lower by 3 to 13 units (Alternatives 2B and 2C). Traffic impacts in and around Del Monte Forest would be similar to the proposed project and slightly more (Alternative 2A) or slightly less (Alternatives 2B or 2C) regionally. Impacts can be reduced with the project mitigation identified for the proposed project, but similar to the proposed project, even with mitigation, there will be certain impacts that will remain significant and unavoidable.

Water Supply and Demand

The impacts under this alternative would be similar to but slightly less than those identified for the proposed project.

This alternative would result in slightly more (Alternative 2A with 3 more units than the proposed poject) to slightly less regional demand for potable water with Alternative 2B and 2C (with 3 to 13 ~~to 31~~ fewer residential units than the proposed project). The overall impact of this alternative would be the similar to ~~but less than~~ the proposed project but would still result in a significant unavoidable impacts related to project water demand in the event of no new regional water supply and related to indirect impacts associated with new regional water supply development.

Pages 5-25 to 5-35, the Alternative 5 – Roundabout at the SR 1/SR 68/17-Mile Drive Interchange analysis is revised as follows.

Note: Only the affected portions of the Alternative 5 – Roundabout at the SR 1/SR 68/17-Mile Drive Interchange discussion have been included.

Page 5-25, lines 33–38, and Page 5-26, lines 1–2 are revised as follows:

Alternative 5 – Roundabout at the SR 1/SR 68/17-Mile Drive Interchange

This alternative was developed by the City of Monterey and has been included in this analysis upon their request because it would result in better traffic conditions at this interchange than either the proposed Phase 1B improvement or the RTP's Highway 68 Widening Project.

However, as described in Section 3.11, Transportation and Circulation, the Phase 1B improvement included in the proposed project would substantially improve traffic conditions compared to a no project condition. As a result, the roundabout is an alternative to this project element~~, but~~. As discussed in the impact analysis below, the alternative would not avoid a significant unavoidable impact of the proposed project and thus is not necessary to address an identified significant unavoidable impact of the project. This alternative would lower several project impacts, such as greenhouse gas emissions, and thus lower the amount for mitigation that would be necessary. This alternative would also lower several project impacts not found to be significant, such as operational criteria pollutant emissions.

Page 5-28, the following is added after line 21:

Concerning operational emissions, a roundabout would result in less criteria pollutant emissions than the proposed project due to the lowering of vehicle delay with shorter vehicles queues and less vehicle idling. While this would be environmentally beneficial, the proposed project would not result in significant criteria pollutant emissions, and thus this alternative would not eliminate a significant impact of the project or eliminate mitigation relative to the proposed project and operational criteria pollutants.

Both Alternative 5 and the proposed project would result in Impact AQ-B1 (long-term increase in ROG, NOx, CO, and PM10 emissions due to vehicular traffic generated by development), but the impact would be less than significant because it would not exceed air quality standards of daily emissions thresholds. Alternative 5 would further reduce congestion relative to the proposed project (refer to page 5-32 of Volume I) and thus would lower vehicle emissions at this one intersection.

Page 5-29, lines 15–31 are revised as follows:

Climate Change

The impacts and required mitigation measures under this alternative would be similar but less than ~~to~~ those identified for the proposed project. Both Alternative 5 and the proposed project would result in project-related greenhouse gas emissions, during construction and from operation that could considerably contribute to climate change impacts and be inconsistent with the goals of AB 32 (Impact CC-A1). Construction-related emissions would be slightly less with Alternative 5 because there would be less grading associated with the lower and shorter retaining wall. ~~;~~ O~~o~~perational emissions would be slightly less because ~~it is expected that~~ traffic would have ~~somewhat~~ shorter queues with the roundabout because vehicles would not be idling at a traffic signal. The differences in GHG emissions between a roundabout and the proposed project were estimated based on the changes in vehicle delay and idling emission factors and Alternative 5 was found to result in up to 249 metric tons less CO2 emissions per year than the Proposed Project (see analysis in Appendix E). The Proposed Project (Option 1) overall would result in up to 5,187 metric tons of GHG emissions per year (excluding one-time emissions associated with tree removal). With the roundabout alternative, the project would result in 4,938 metric tons of GHG emissions per year, a reduction of approximately 5 percent. Using the revised impact analysis in the EIR, the project (Option 1) would need to reduce annual emissions by 24% to 3,942 MT CO2e per year (as well as mitigate for one-time losses) and thus the roundabout, on its own, would not reduce this impact to a less than significant level without the need for additional mitigation as called for in Mitigation Measure CC-A1 and CC-A2.

In both cases (proposed project and Alternative 5), Impact CC-A1 would be reduced to a less-than-significant level by implementing the following mitigation measures:

- CC-A1 (best management practices for GHG emissions during construction).
- CC-A2(reduce annual greenhouse gas emission by 24% ~~26%~~ relative to business as usual by either A) using a combination of design features, replanting, and/or offset purchases; or B) validating the greenhouse gas emission offset value of preserving Monterey pine forest designated for development using the Climate Action Registry Forest Project Protocol and preserve the lands in perpetuity).

Page 5-32, Table 5-4 is revised as follows:

Table 5-4. Level of Service Comparison for the SR 68/ SB SR 1 Off-Ramp Intersection

		AM			PM		
Scenario	**Year**	**LOS**	**Delay (seconds)**	**v/c***	**LOS**	**Delay (seconds)**	**v/c***
Existing	2011	F	80.8	1.01	E	70.1	1.02
No Project	2015	F	105.7	1.05	E	79.0	1.06
Phase 1B (Signal)	2015	C	34.3	0.85	D	40.2	0.90
Highway 68 Widening Project (Signal)	2015	C	26.3	0.80	A	16.4	0.54
Roundabout	2015	B	10.8	0.76	A	6.5	0.53
Highway 68 Widening Project (Signal)	2030						

Scenario	Year	AM LOS	AM Delay (seconds)	AM v/c*	PM LOS	PM Delay (seconds)	PM v/c*
Highway 68 Widening Project + Mitigation (Signal)	2030	C	20.4	0.79	B	18.3	0.75
Roundabout	2030	A	8.2	0.83	A	8.2	0.61

Sources:
Roundabout: Parsons-Brinckerhoff 2011. (Table 5. Results for Roundabout are from SIDRA analysis.)
Phase 1B/SR68 Widening Project: Fehr & Peers 2011.
Notes:
* v/c = volume/capacity; LOS = level of service

Page 5-33, Table 5-5 is revised as follows:

Table 5-5. Comparative 95th Percentile Queue Distances for the SR 68/SB SR 1 Off-Ramp Intersection (feet)

Scenario	Year	AM EB	AM WB	AM NB	AM SB	PM EB	PM WB	PM NB	PM SB
Existing	2011	3,454[1]	504	176	354	3,760[1]	575	294	425
No Project	2015	3,874[1]	583	133	408	4,078[1]	594	273	679
Phase 1B (Signal)	2015	2,160[1]	155	158	441	2,040[1]	438	237	681
Highway 68 Widening Project (Signal)	2015	895	173	153	440	293	129	236	175
Roundabout	2015	300	52	41	190	107	47	74	51
Highway 68 Widening Project (Signal)	2030	1,903[1]	288	187	904	2,217[1]	201	218	369
Highway 68 Widening Project + Mitigation (Signal)	2030	331	270	133	664	285	157	225	251
Roundabout	2030	94	77	15	60	95	60	35	26

Sources:
Roundabout: Parsons Brinckerhoff 2011. (Table 7. Results for Roundabout are from SIDRA analysis.)
Phase 1B/SR68 Widening Project: Fehr & Peers 2011. (Results from SimTraffic software and micro-simulation using 10 random seed runs out of 20 total runs.)
Notes:
~~a~~ [1] Queue extends beyond Community Hospital intersection. While queues are extensive, the improvement increases the green time allocated to eastbound SR 68 from 29% to 39% of total green time, which reduces queues over the no project condition.

Page 5-35, lines 31–36 are revised as follows:

Based on the assessment of environmental impacts above and summarized inTable 5-2, the environmentally superior "action" alternative is Alternative 2C (Reduced ~~Clustered~~ Development Alternative C) because it reduces the impacts on biological resources (Monterey pine forest and Yadon's piperia, in particular, see comparison in Table 5-6 below), has lower air quality impacts (due to less construction), less traffic and a lower water demand compared to the other action alternatives (as well as the proposed project).

Page 5-35, lines 12–28 are revised as follows:

Based on the assessment of environmental impacts for the feasible alternatives described above, the environmentally superior alternative is the No Project Alternative, which would have lesser significant adverse impacts of the proposed project, particularly as it relates to biological resources, and would reduce, but not completely avoid the unavoidable impacts associated with air quality, traffic, and water supply. It should be noted that the No Project Alternative would also not result in the dedication of the proposed preservation areas. As noted above, the environmental impact of one single-family dwelling unit per existing lot of record (perhaps as many as 41 units overall, of which only 20 would be in areas considered ESHA with perhaps 8 acres of disturbance in ESHA) with implementation of conditions through the permit review process, is expected to be less than the 90 to 100 units included in the proposed project including 58 to 61 ~~76~~ units in areas considered to be mostly or entirely ESHA (including all lots in Areas F-1, I-2, J, K, and L and a few lots in Areas M, U, and V) with associated disturbance of sensitive habitat over 40 acres. The No Project Alternative would result in fewer units than any action alternative (77 to 108 units within Del Monte Forest, depending on alternative) reducing traffic and water supply impacts). While it is possible that foregoing formal dedication of conservation easements for substantial areas within Del Monte Forest could leave the window open for more extensive subsequent future development of these areas, such potential is not considered in this determination.

Page 5-36, Table 5-6 is revised as follows:

The Yadon's Piperia Indirect Impact for Alternative 1C is hereby changed from "5.40 (-2.85)" to "5.40 (+2.85)."

Chapter 6 – Report Preparation

No revisions made.

Chapter 7 – References

Page 7-19, the following is added at the end of the chapter as follows:

References Added for the FEIR

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———. 2010a. Unincorporated Monterey County 2005 Greenhouse Gas Inventory. Draft.

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Butler, Katie. Coastal Planner. California Coastal Commission. January 13, 2012 – Telephone conversation; January 30, 2012 – Telephone conversation and email communication; and February 7 and 9, 2012 – Email communication with Joseph Sidor, Associate Planner, Monterey County Planning Department.

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Pebble Beach Company. 2012. Site Plan for 18 Inclusionary Housing Units at the Corporation Yard Residential Lot Subdivision Area. February 9.

Pebble Beach Company. 2012. Letter to Ms. Marti Noel, Monterey County Resource management Agency Economic Development Office re: Pebble Beach Company Del Monte Forest Plan Inclusionary Housing Ordinance Qualification and Proposal. February 24.

Stilwell, Mark. Executive Vice President, General Counsel, Real Estate Division. Pebble Beach Company. February 13, 2012 – Email communication with Rich Walter, ICF International. March 22, 2012 – Email communication with Rich Walter, ICF International.

Transportation Research Board. 2010. National Cooperative Highway Research Program (NCHRP) Report 672, Roundabouts: An Informational Guide, 2nd edition. Washington, D.C. www.trb.org.

U.S. Department of Energy. 2011. Fueleconomy.gov website concerning idling gasoline consumption and carbon dioxide emissions. Last accessed, February 17, 2011.

Zander Associates. 2012. Memorandum: Site Assessment, Drainage Ditch between Scifres & Bierne Properties. March 28.

Revisions to Volume II Draft EIR Appendices

Appendix A – Notice of Preparation and Written Comments

No revisions made.

Appendix B – Proposed Roadway Improvements

No revisions made.

Appendix C – Master Resource Management Plan

Page 2-2, lines 7–17 are revised as follows:

An interagency team to be known as the Resource Management Team (RMT) will review the SSRMPs, the annual work plans, and annual monitoring reports and provide input to Monterey County for consideration in approval of same. The RMT will include the California Department of Fish and Game (DFG), California Coastal Commission (CCC), the U.S. Fish and Wildlife Service (USFWS), the Fire Protection arm of the Pebble Beach Community Services District (PBSCD/CALFIRE~~CDF~~), the Pebble Beach Open Space Advisory Committee (OSAC), the Monterey County Planning Department (County), Del Monte Forest Foundation (DMFF), and other agencies, organizations, and scientific experts as deemed necessary by Monterey County.

The County is the approving agency with one exception: PBCSD/CALFIRE~~CDF~~ shall jointly be responsible for review and approval of plans for any proposed prescribed burns and vegetation management for fuel reduction.

Page 2-3, the following is added before line 16

The area of management for each preservation area includes directly adjacent roadsides for the purposes of control of non-native invasive plants even if the roadside area is outside the formally dedicated area. These roadside areas do not need to be managed to promote the growth of natural vegetation or creation of habitat, but need to be managed to control the spread of highly invasive non-native species.

Page 4-8, lines 21–22 are revised as follows:

The qualified biologist preparing the SSRMP shall consult the *Piperia Yadonii* Studies 2006-2011 report, which contains useful information for habitat management (Jodi McGraw Consulting and Ecosystems West Consulting Group 2011).

Page 6-1, lines 8–9 are revised as follows:

Jodi McGraw Consulting and Ecosystems West Consulting Group. 2011. *Piperia yadonii* studies 2006-2011. Prepared for County of Monterey Resource Management Agency Planning Department, November.

Appendix D – Proposed Monterey County Local Coastal Program Amendment

Appendix D fly page is revised as follows:

- Appendix D.1: Draft Del Monte Forest Land Use Plan
- Appendix D.2: Draft Del Monte Forest Land Use Plan Figures
- Appendix D.3: Proposed Changes to Coastal Implementation Plan Part 1 Title 20 Zoning Code
- Appendix D.4: Draft Coastal Implementation Plan Part 5 Chapter 20.147: Regulations for Development in the Del Monte Forest Land Use Plan Area
- Appendix D.5: Errata to the Del Monte Forest Local Coastal Plan Amendment

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MONTEREY COUNTY
RESOURCE MANAGEMENT AGENCY – PLANNING DEPARTMENT

MEMORANDUM

Date: January 24, 2012

To: Board of Supervisors

From: Joseph Sidor, Associate Planner

Subject: Scheduled Item # 3 – DMF LCP Amendment – Monterey County (PLN100138)

Note: Recommended revisions are delineated by either strikethrough (~~deletions~~) or underline (additions).

Revise Attachment No. 2, Resolution of Intention to Amend the Local Coastal Program, Decision, to add the following guidance for staff:
e. Direct staff to adjust the formatting of the draft ordinance, as applicable, prior to transmission to the California Coastal Commission.

County staff, in conjunction with California Coastal Commission (CCC) staff, recommends revision of the following draft language in the Del Monte Forest Land Use Plan:

CHAPTER TWO
RESOURCE MANAGEMENT ELEMENT

INTRODUCTION
Revise the 2nd paragraph, 1st sentence, as follows:
In considering the following natural resource management sections, it is important to read them together as a whole framework and as discrete subjects.

Revise the 4th paragraph, 5th sentence, as follows:
In short, for these lands and pursuant to the Concept Plan, this LUP strikes a balance that recognizes that concentrating development in and near existing developed Forest nodes (e.g., in former quarry areas and in areas framed by golf course and residential development, etc.) pursuant to the Concept Plan allows for large resource areas, including those that are contiguous to other large protected resource areas (e.g., Pescadero Canyon and Huckleberry Hill Natural Habitat Area, etc.), to be protected and managed as contiguous habitat areas in perpetuity.

FRESHWATER AND MARINE RESOURCES
Revise Policy 2 as follows:
Non-point sources of pollution to Carmel Bay, rocky intertidal areas, and wetlands shall be avoided to the maximum extent possible, and where unavoidable, minimized and mitigated, through use of appropriately sited and designed drainage and runoff control systems.

ENVIRONMENTALLY SENSITIVE HABITAT AREAS
Revise the 1st paragraph, 1st sentence, as follows:
Environmentally sensitive habitat areas (or ESHAs) in the Del Monte Forest are defined as those areas in which plant or animal life or their habitats are either rare or especially valuable due to their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.

Revise the 4th paragraph as follows:
Historically, the following types of habitats have generally been found to meet the definition of ESHA ~~Unless there is compelling site specific evidence to the contrary, all of the following are considered ESHA in the Del Monte Forest~~:

- Habitat areas that are rare or especially valuable from a local, regional, or statewide basis.
- Habitat areas that support plant or animal species designated or candidates for listing as rare, threatened, or endangered under State or Federal law.
- Habitat areas that support species designated as Fully Protected or Species of Special Concern under State law or regulations.
- Habitat areas that support plant species for which there is compelling evidence of rarity (e.g., those designated 1b (rare or endangered in California and elsewhere) or 2 (rare, threatened, or endangered in California but more common elsewhere) by the California Native Plant Society).
- ~~Threatened or Endangered pursuant to the federal Endangered Species Act of 1973 as amended.~~
- ~~Rare, Threatened or Endangered pursuant to the California Endangered Species Act of 1984 as amended.~~
- ~~Habitat areas that are designated as an Area of Special Biological Significance (ASBS) or a Marine Protected Area (MPA).~~
- Areas of particular biological, scientific, or educational interest, including large continuous expanses of native trees and vegetation.

Revise the 5th paragraph as follows:
Determinations of whether ESHA is actually present in the Del Monte Forest in any particular situation must be based on an evaluation of both the resources on the ground and knowledge about the sensitivity of the habitat at the time of development consideration. In the Del Monte Forest ~~Area~~, examples of habitat areas that have historically been determined to meet the definition of ESHA ~~be entirely or in part environmentally sensitive~~ include: the rare Monterey cypress and Gowen cypress forest communities, portions of the native Monterey pine forest, the endemic Monterey pine/Bishop pine association, central maritime chaparral, coastal sand dunes, streams and riparian corridors, wetlands, rocky intertidal areas, rookeries and haul-out sites, important roosting sites, and sites in which ~~of~~ sensitive plants and animals associated with these and other habitats are located~~, and changes that could cause a fish or wildlife species population below self-sustaining levels, threaten to eliminate a plant or animal community, or restrict the range of an endangered, rare or threatened species~~.

Revise Policy 9, 2nd sentence, as follows:
Areas that are especially sensitive to recreational use include riparian and stream habitats, wetlands, rocky intertidal areas, and sites ~~of~~ where threatened, rare, and endangered species of plants and animals are found.

Revise Policy 10, 4th sentence, as follows:
No residential subdivision shall be allowed unless it is first demonstrated that, for each new residential lot, normal residential development, including driveway and utility connections, is feasible without ~~damage~~ adverse impacts to any environmentally sensitive habitat area.

HAZARDS

Revise Policy 42, 1st sentence, as follows:

As technical reports supporting development proposals are completed and received by the County, the information contained therein shall be recorded in such a manner that the report(s) will be identified in a chain of title for the property where approved development would occur and become part of the public record.

Revise Policy 45, 2nd sentence, as follows:

For example, exceptions to the State Forest and Fire Law may be necessary where ESHA is present and/or where prior restrictions (including in Forest Management Plans) dictate otherwise.

SCENIC AND VISUAL RESOURCES

Revise Policy 51 as follows:

Live tree removal shall be prohibited in undeveloped areas unless it is consistent with all other LUP policies and any Forest Management Plan applicable to the area in question.

CHAPTER THREE
LAND USE AND DEVELOPMENT ELEMENT

Revise Policy 72, 2nd sentence, as follows:

All development that would impact Monterey cypress trees and/or Monterey cypress habitat in this area shall be sited and designed to avoid adverse impacts to individual cypress trees and cypress habitat.

Revise Policy 77, 1st sentence, as follows:

New residential development, including main and accessory structures, within the Pescadero Watershed (see Figure 2b) shall be limited to a ~~total~~ maximum of 9,000 square feet of site coverage.

Revise Policy 89 as follows:

New visitor-serving and commercial recreation facilities shall be designed to maximize opportunities for public use and offer a range of visitor serving facilities. Low, no, and moderate cost facilities shall be provided as feasible (e.g., trails, picnic facilities, moderately-priced food and beverage service, viewing areas, etc.). Up to 700 total (existing and new) visitor-serving units/guestrooms may be allowed within the Del Monte Forest.

Note: This change clarifies the total number of units agreed to in the DMF Agreement.

Revise Open Space Designations, 1st sentence, as follows:

The primary objective of the Open Space designation is protection of the natural systems of the Forest, which include ~~environmentally sensitive habitat~~ forested areas, ~~the sites of endangered species,~~ riparian areas, wetland areas, dunes, beaches, and ~~sensitive coastal strand~~ shoreline areas.

LAND USE BY PLANNING AREA

Revise the 1st paragraph, 6th sentence, as follows:

In all cases, a more refined constraint evaluation for any particular proposed development ~~is~~ must necessarily be based on an evaluation of the resources on the ground at the time of development consideration.

Revise the 2nd paragraph, 2nd sentence, as follows:

Allowable density is contingent upon natural resource constraints present on any given site and availability of public services as determined through project review, and thus may be as high as the

maximum (but no higher) or may be lower if site specific circumstances dictate a lower density for development to be consistent with LUP policies.

PEBBLE BEACH COMPANY CONCEPT PLAN

Capitalize all occurrences of Concept Plan.

Requirements Applicable to Certain Setbacks/Buffers

Revise the 1st paragraph as follows:
Notwithstanding other LUP policies to the contrary, ~~S~~setback/buffer requirements applicable to ESHA, wetlands, dunes, streams, and riparian corridors located outside of the areas listed under the heading "Requirements Applicable to ESHA, Wetlands, Dunes, Streams, and Riparian Corridors" above shall apply as follows:

Requirements Applicable to Water and Wastewater

Revise the 1st paragraph, 2nd sentence, as follows:
Estimated water demand of the concept plan is ~~115~~ 135 acre feet per year (AFY).

Requirements Applicable to Affordable Housing

Revise as follows:
The Pebble Beach Company shall comply with the County's Inclusionary Housing Ordinance in the manner approved by the County. In addition to the 10 market rate units identified at the Corporation Yard site, an additional 20 units of inclusionary housing may be allowed within the same development footprint as identified in Figure 9l.

CHAPTER FOUR
LAND USE SUPPORT ELEMENT

WATER AND WASTEWATER SERVICES

Water Supply Considerations

Revise the 8th paragraph, 1st sentence, as follows:
Water demand for the Pebble Beach Company's Concept Plan projects is estimated at about ~~115~~ 135 AFY.

HOUSING

Revise Policy 119, 2nd sentence, as follows:
The allowance of accessory dwelling units may also serve to further this objective in the Del Monte Forest.

CHAPTER FIVE
PUBLIC ACCESS ELEMENT

Revise Policy 132, 2nd sentence, as follows:
Access in such areas shall be controlled through siting and design~~s~~ which confine it to designated trails and areas.

CHAPTER SIX
IMPLEMENTATION

Revise the Appeals section, 3rd sentence, as follows:
In addition, any local action (approval or denial) on a CDP for a major public works project (including a publicly financed recreational facility and/or a special district development), as defined in Chapter 14 of the California Code of Regulations, section 13012, or an energy facility, as defined in section 30107 of the Coastal Act, is appealable to the Commission.

County staff, in conjunction with California Coastal Commission (CCC) staff, recommends revision of the following draft language in the Monterey County Coastal Implementation Plan (CIP), Part 5, Regulations for Development in the Del Monte Forest Land Use Plan Area:

20.147.20 DEFINITIONS
Revise the following definitions as shown:

E. Environmentally Sensitive Habitat Area (or ESHA): Environmentally sensitive habitat area means any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and development. In the Del Monte Forest ~~area~~, examples of habitat areas which have historically been determined to meet the definition of ESHA ~~be entirely or in part environmentally sensitive~~ include: the rare Monterey cypress and Gowen cypress forest communities, portions of the native Monterey pine forest, the endemic Monterey pine/Bishop pine association, central maritime chaparral, coastal sand dunes, streams and riparian corridors, wetlands, and sites in which sensitive ~~of rare and endangered~~ plants and animals associated with these and other habitats are located.

G. High Hazard Areas
Flood Hazard areas:
Special Flood Hazard Area~~The 100-year floodplain~~: The area subject to a 1% chance or greater chance of flooding in any given year.~~, or once in a 100 year period (e.g., the 100-year flood), including the floodway, as delineated on~~ It is shown on the Flood Insurance Rate Maps (FIRM) as Zone A, AO, AE, AR, A99, AH, VE, or V.

O. Floodway: ~~That portion of the floodplpain required to carry the flow that may, on the average, occur once every 100 years (100 year flood) as shown on Flood Insurance Rate Maps (FIRM).~~ The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot. Where appropriate, the floodway limits for some streams were set using flood velocities.

20.147.030 FRESHWATER AND MARINE RESOURCES

Revise paragraph A.1 as follows:
New development in the Pescadero watershed and the smaller unnamed watersheds of the Pebble Beach planning area which drain into the Carmel Bay Area of Special Biological Significance (ASBS) and in the watersheds of Seal Rock Creek and Sawmill Gulch (see LUP Figure ~~xxx~~2b for affected watersheds), shall be subject to the following development restrictions and criteria:

Revise paragraph A.1.b as follows:
Impervious surface (structural and site improvements) coverage for residential development shall be limited to a maximum of 9,000 square feet ~~per lot~~.

20.147.040 ENVIRONMENTALLY SENSITIVE HABITAT AREAS

Revise section A as follows:
The presence/absence of ESHA shall be determined prior to initiating the application review process with the intent to design sites in a manner avoiding ESHA to the greatest extent feasible. ESHAs are those habitat areas in which plant or animal life or their habitats are either rare or especially valuable ~~due to~~ because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments. Historically, the following types of habitats have generally been found to meet the definition of ESHA ~~Unless there is compelling site specific evidence to the contrary, all of the following are considered ESHA in the Del Monte Forest~~:

- Habitat areas that are rare or especially valuable from a local, regional, or statewide basis.
- Habitat areas that support plant or animal species designated or candidates for listing as rare, threatened, or endangered under State or Federal law.
- Habitat areas that support species designated as Fully Protected or Species of Special Concern under State law or regulations.
- Habitat areas that support plant species for which there is compelling evidence of rarity (e.g., those designated 1b (rare or endangered in California and elsewhere) or 2 (rare, threatened, or endangered in California but more common elsewhere) by the California Native Plant Society).
- ~~Threatened or Endangered pursuant to the federal Endangered Species Act of 1973 as amended.~~
- ~~Rare, Threatened or Endangered pursuant to the California Endangered Species Act of 1984 as amended.~~
- ~~Habitat areas that are designated as an Area of Special Biological Significance (ASBS) or a Marine Protected Area (MPA).~~
- Areas of particular biological, scientific, or educational interest, including large continuous expanses of native trees and vegetation.

Determinations of whether ESHA is actually present in the Del Monte Forest in any particular situation must be based on an evaluation of both the resources on the ground and knowledge about the sensitivity of the habitat at the time of development consideration. In the Del Monte Forest ~~Area~~, examples of habitat areas that have historically been determined to meet the definition of ESHA ~~be entirely or in part environmentally sensitive~~ include: the rare Monterey cypress and Gowen cypress forest communities, portions of the native Monterey pine forest, the endemic Monterey pine/Bishop pine association, central maritime chaparral, coastal sand dunes, streams and riparian corridors, wetlands, rocky intertidal areas, rookeries and haul-out sites, important roosting sites, and sites in which ~~of~~ sensitive plants and animals associated with these and other habitats are located~~, and changes that could cause a fish or wildlife species population below self sustaining levels, threaten to eliminate a plant or animal community, or restrict the range of an endangered, rare or threatened species~~.

In terms of native Monterey pine forest and ESHA determinations, unless there is compelling site specific evidence to the contrary, ~~S~~significant stands (i.e., 20 acres in size or larger) of native Monterey pine forest that ~~constitute ESHA~~ are ~~those~~ relatively undisturbed ~~stands that are 20 acres in size or larger~~ are considered ESHA. Stands of native Monterey pine forest less than 20 acres that provide specific documented ecosystem functions, such as the provision of habitat for rare species (e.g., Yadon's piperia or Hooker's Manzanita) or rare communities (e.g., central maritime chaparral), or that are very close to or connected to large areas of forest may also ~~qualify as~~ be considered ESHA because of their especially valuable ecosystem functions. Other factors that might be considered in native Monterey pine forest ESHA determinations include the relative degradation or health of the understory, association with wetland or riparian resources, or the relative uniqueness of the stand itself.

Revise paragraph B.1, 1st sentence, as follows:
Applications for development of any type, including subdivision of land for development purposes, shall include field surveys and impact analysis, by qualified individuals, to precisely determine habitat area, including ESHA, ~~locations~~ and to recommend siting, design, and related mitigating measures to ensure protection of any sensitive species or habitat areas present.

Revise paragraph C.6, 4th sentence, as follows:
No residential subdivision shall be allowed unless it is first demonstrated that, for each new residential lot, normal residential development, including driveway and utility connections, is feasible without ~~damage~~ adverse impacts to any environmentally sensitive habitat area.

Revise paragraph C.7, 4th sentence, as follows:
Techniques such as clustering of structures, with open space areas placed in an open space easement, shall be required to result in the maximum amount of open space and environmentally sensitive habitat area protection.

Revise paragraph C.8, 2nd sentence, as follows:
Parcels proposed for development containing areas of environmentally sensitive habitat shall require, as a condition of approval, that the sensitive habitat area (including a 100 foot buffer around the habitat area) be placed in an open space conservation and scenic easement.

Revise paragraph D.2(i), 1st sentence, as follows:
The Del Monte Forest Foundation shall be encouraged to maintain ~~establish~~ an interpretive and educational program at Crocker Grove.

20.147.050 FOREST RESOURCES

Revise paragraph A.1 as follows:
Trees and other vegetation may be removed without a coastal development permit unless the trees/~~major~~ vegetation to be removed are:

Revise paragraph A.2, 1st sentence, as follows:
Applicants shall notify the Planning Department prior to any removal of trees or ~~major~~ vegetation for a determination of whether such removal meets the criteria for removal without a coastal development permit.

20.147.050 HAZARDS
Revise paragraph B.d, 2nd sentence, as follows:
For example, exceptions to the State Forest and Fire Law may be necessary where ESHA is present

and/or where prior restrictions (including in Forest Management Plans) dictate otherwise.

20.147.070 SCENIC AND VISUAL RESOURCES

Revise paragraph B.4 as follows:
Live tree removal shall be prohibited in undeveloped areas unless it is consistent with all other LUP policies and any Forest Management Plan applicable to the area in question.

20.147.080 CULTURAL RESOURCES

Revise paragraph A.1 as follows:
Notwithstanding any coastal development permit exemptions ~~or exclusions~~ that may otherwise apply, development proposed within 750 feet of a known archaeological resource, as identified through the survey report or as shown on current County resource maps or other available information, shall be required to obtain a Coastal Development Permit.

20.147.095 PEBBLE BEACH COMPANY CONCEPT PLAN

Capitalize all occurrences of Concept Plan.

Revise section H, 1st paragraph, 2nd sentence, as follows:
Estimated water demand of the concept plan is ~~115~~ 135 acre feet per year (AFY).

Revise section K as follows:
The Pebble Beach Company shall comply with the County's Inclusionary Housing Ordinance in the manner approved by the County. In addition to the 10 market rate units identified at the Corporation Yard site, an additional 20 units of inclusionary housing may be allowed within the same development footprint as identified in Figure 9l.

20.147.100 CIRCULATION

Revise paragraph A.4, 1st sentence, as follows:
To protect public access to the shoreline and reserve limited highway capacity for coastal priority uses, development in the Del Monte Forest shall be required to identify and appropriately offset all circulation impacts, with preference given to mitigation measures designed to improve public recreational access and visitor-serving circulation.

Revise paragraph A.5, 1st sentence, as follows:
Approval of new subdivision and/or hotel development in the Del Monte Forest shall be based upon professional engineering traffic studies that will identify and provide for circulation changes/improvements necessary to appropriately offset such development's impacts on existing visitor and residential circulation needs.

Revise paragraph A.6 as follows:
Circulation changes and/or improvements in the Del Monte Forest shall utilize to the maximum extent feasible existing disturbed areas.

Revise paragraph A.12 as follows:
To preserve both visual and physical access to the coast, the impacts on the road system of the Del Monte Forest and on Highway 68 and Highway 1 resulting from incremental development of the Forest shall be mitigated in conjunction with, or as a function of, new development.

Revise paragraph A.14, 1st sentence, as follows:
Applications for development in the Del Monte Forest shall include an analysis of the traffic generation of such development and an analysis of the probable routes of such traffic.

20.147.120 HOUSING

Revise paragraph A.1, 2nd sentence, as follows:
The allowance of accessory dwelling units may also serve to further this objective in the Del Monte Forest.

20.147.130 PUBLIC ACCESS

Revise paragraph C.14, 2nd sentence, as follows:
Access in such areas shall be controlled through siting and designs which confine it to designated trails and areas.

County staff also recommends the addition of the following Table of Contents to the Del Monte Forest Land Use Plan (LUP):

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BASIC IMPLEMENTATION PROGRAMS
ADMINISTRATION OF THIS PLAN

Appendix E – Air Quality and Climate Change Information for Analysis

Appendix E fly page is revised as follows:

- E.1: Criteria Pollutant and Greenhouse Gas Emissions Modeling Methodology and Assumptions
- E.2: Revised 2005 Greenhouse Gas Inventory and 2020 Forecast for Monterey County
- E.3: Greenhouse Gas Emissions due to Idling, Proposed Project and Alternative 5
- E.4: Air Quality Model Output Files

Page E-1, header is revised as follows:

E.1: Criteria Pollutant and Greenhouse Gas Emissions Modeling Methodology and Assumptions

Page E-2, lines 33–34 are revised as follows:

Tables E-5a and E-5b summarizes the trip rates, and operational acreage for land uses associated with the proposed project.

Page E-6, lines 29–33 are revised as follows:

The screening-level analysis of pollutant concentrations and associated health risks was conducted for the Pebble Beach Links Driving Range Relocation to Collins Field. It was assumed that construction equipment would occur within 0 to 500 feet of the Collins Field construction site fenceline, and the construction site is 15.58 acres in size. Relocation of the Driving Range was modeled with the assumption that the sensitive receptors were located within 100 feet of the construction area fenceline.

Page E-6, lines 37–39 are revised as follows:

Health risks at receptors nearby other construction areas were scaled from the health risks calculated at the Driving Range Relocation to Collins Field based on the ratio of total mass emissions at the other construction areas to those at Collins Field (see Table 3.2-10 Section 3.2 in Volume I of the DEIR) and calculated based on the distances of sensitive receptors to the project development areas, as well as the assumed distances of construction equipment to the construction area fencelines. See Table 3.2-10 Section 3.2 in Volume I of the DEIR for distances of sensitive receptors to construction area fencelines.

Page E-7, the following text should be added before line 1 as follows:

Water Emissions

Emissions associated with water consumption were originally modeled using CalEEMod default water consumption rates based on land use type and size. These emission estimates have been revised based on water demand estimates from Table 3.12-7 found in Section 3.12 of Volume I of the DEIR and by the estimate for Alternative 1 Inclusionary Housing (see Table H.2-2D in Appendix H revisions below). The original modeled emissions results from CalEEMod for each project element were scaled using the ratio of estimated water demand listed in Table 3.12-7 to CalEEMod default

water consumption. The results of the revised water emissions analysis are presented in Tables 3.4-7 and 3.4-10 of the DEIR, while Table E-10 presents the scaling methodology.

Following Page E-7, Table E-5 is revised as follows:

Table E-5a. Operational Assumptions

Project Element	Land Use Type	Unit Amount ~~Trip Generation~~	Size Metric	Acreage
Pebble Beach - SBI Conference Center Meeting	General Office Building	3.96	1000sqft	0.09
Pebble Beach - Colton Building	Hotel	20	Room	0.5
Pebble Beach - Driving Range	Golf Course	15.58	Acre	15.58
Pebble Beach - Equestrian/Special Events	Arena	22.85	Acre	22.85
Pebble Beach - Fairway 1	Hotel	35	Room	2.39
Pebble Beach - Hotel (Area M Spyglass (Opt 1)	Hotel	100	Room	15.31
Pebble Beach - PBL Meeting Facility	General Office Building	2.1	1000sqft	0.05
Pebble Beach - PBL Parking and Circulation	Parking Lot	3.21	Acre	3.21
Pebble Beach - Residential (Area M Spyglass (Opt 2))	Single Family Housing	10	Dwelling Unit	3.25
Pebble Beach - Residential (No V/Corp Yard)	Single Family Housing	64	Dwelling Unit	20.78
Pebble Beach - Residential (V)	Single Family Housing	14	Dwelling Unit	4.55
Pebble Beach - SBI Conference Center Ballroom	General Office Building	3.96	1000sqft	0.09
Pebble Beach - SBI Conference Center Meeting	General Office Building	3.96	1000sqft	0.09
Pebble Beach - SBI Guest Cottages	Hotel	40	Room	3.13
Pebble Beach - SBI New Employee Parking Lot	Parking Lot	3.21	Acre	3.21

1 *Following Page E-7 and Table E-5a, Table E-5b is added as follows:*

2 **Table E-5b. Revised Trip Generation Rates (new table)**

Land Use	Area	Land Use	Size		Unit[1]		Trip Rates				Trip Estimates Daily		Trip Estimates New
			Original	New	Original	New	AM	PM	Daily Original	Daily New	Original	Check	Check
The Inn at Spanish Bay													
New guest units	SBI	Guest units	40		Rooms		0.56	0.59	4.9		196	196	
Conference center expansion[2]	SBI	Meeting room	37	**3.96**	People	**KSF**	0.34	0.34	3.4	**81.57**	323	126	323
	SBI	ballroom	29	**1.409**	People	**KSF**	0.34	0.34	3.4	**81.62**	115	99	115
The Lodge at Pebble Beach													
New guest units[3]	PBL	Colton Farirway1	55		Rooms		0.56	0.59	4.9		270	270	0
Meeting facility expansion[2]	PBL	Conf. Rm.	20	**2.1**	People	**KSF**	0.34	0.34	3.4	**81.43**	171	68	171
Equestrian Center Reconstruction[4]	EC	Equest.	1		Center		--	--	--		--		
Driving Range Relocation[4]	EC	Golf	1		Range		--	--	--		--		
Residential Lot Subdivisions													
Area F-2	Res 1	SFR	16		DU		0.75	1.01	9.57		153	153	
Area I-2	Res 1	SFR	16		DU		0.75	1.01	9.57		153	153	
Area J	Res 1	SFR	5		DU		0.75	1.01	9.57		48	48	
Area K	Res 1	SFR	8		DU		0.75	1.01	9.57		77	77	
Area L	Res 1	SFR	10		DU		0.75	1.01	9.57		96	96	
Area U	Res 1	SFR	7		DU		0.75	1.01	9.57		67	67	
Area V	Res 2	SFR	14		DU		0.75	1.01	9.57		134	134	
Collins Residence[5]	Res 1	SFR	2		DU		0.75	1.01	9.57		19	19	
Corporation Yard	Res 2	SFR	10		DU		0.75	1.01	9.57		96	96	
Area M Spyglass Hill Option 1(New Resort Hotel)													
Restaurant and meeting space	MR	Hotel Res.	100		Rooms		0.56	0.59	8.17	**9.52**	817	817	952
19,674 sf spa[6]	MR	Hotel Res.	41		PS		0.59	0.59	5.85		240	240	

Land Use	Area	Land Use	Size Original	Size New	Unit[1] Original	Unit[1] New	Trip Rates AM	Trip Rates PM	Trip Rates Daily Original	Trip Rates Daily New	Trip Estimates Daily Original	Trip Estimates Daily Check	Trip Estimates New Check
Restaurant visitor adjustment[7]	MR	Hotel Res.	6		KSF		1.39	1.87	22.49		135	135	0
Area M Spyglass Hill Option 2 (New Residential Lots)													
10 single family home lots	MH Res 3	SFR	10		DU		0.75	1.01	9.57		96		
Total with Area M Spyglass Hill Option 1 (New Resort Hotel)								269	300		115		
Total with Area M Spyglass Hill Option 2 (New Residential Lots)								188	216		85		

Source: Fehr & Peers, June 2011. Trip generation rates based on the Institute of Transportation Engineers' *Trip Generation Manual* (8th Edition), 2008.

PBL = The Lodge at Pebble Beach, SBI = The Inn at Spanish Bay

1 SF = square feet, DU = dwelling units, PS = parking spaces, KSF = thousand square feet

2 Assumption 24 people per 1,000 square feet for conference-style meetings (per www.CVENT.com), 50 percent use by hotel guests, 1.5 people per car for those that drive.

3 The New Colton Building would contain 20 units, and Fairway One Reconstruction would replace 5 existing units with 40 new units.

4 These services are currently being provided. Thus, there will be no new trips generated.

5 The Collins residences would replace 2 existing units with 4 new units.

6 Spa trip generation is based on the 41 parking spaces provided at the spa. 10 spaces are assumed to be for employees. The remaining 31 spaces would be used by guests not staying at the hotel with an average parking turnover of 3 hours. Thus, 31 parking spaces would generate about 12 inbound and 12 outbound trips during the peak hour.

7 Restaurant use is considered in the hotel trip generation rates. The visitor adjustment reflects visitors to the Forest that may also stop by the restaurant, such as visitors to the 17 Mile Drive or nearby residents may stop at the restaurant.

Following Page E-7, Table E-8 is revised as follows:

Table E-8. Health Risk Assessment Assumptions

Grading/Earthwork Phase					Emission Factor (g/hr)	
Equipment	Equipment Number	Horsepower	Load Factor	Hours Per day	ROG	PM
Rubber Tired Dozers	1	358 ~~357~~	0.59 ~~0.3685~~	8 ~~6~~	11.9538512323 ~~5.61756318935268~~	6.29928014149877 ~~2.83303774691445~~
Tractors/Loaders/Backhoes	2 ~~1~~	75 ~~108~~	0.55 ~~0.4087~~	8 ~~7~~	9.77678014437587 ~~1.94555139325019~~	5.17435643178449 ~~1.5336461364352~~
Graders	1	162 ~~174~~	0.61 ~~0.4355~~	8 ~~6~~	2.18012261114327 ~~3.26695501485858~~	1.79014211290034 ~~2.00974736134374~~
Water Trucks	1	189	0.4824	8	2.607432593	1.097932707
Scrapers	2	356	0.72	8	3.730739246	2.430048054
Excavators	2	157	0.57	8	4.783186012	3.093310041
Paving Phase					Emission Factor (g/hr)	
Equipment	Equipment Number	Horsepower	Load Factor	Hours Per day	ROG	PM
Paving Equipment	2	82 ~~104~~	0.53 ~~0.402~~	8 ~~6~~	3.06452370509188 ~~2.63924286457018~~	2.31622856748375 ~~1.99039382740203~~
Pavers	2 ~~1~~	89 ~~100~~	0.62 ~~0.3551~~	8 ~~7~~	4.57832121818845 ~~2.63487810526254~~	3.45506700315452 ~~1.97909360837748~~
Rollers	2 ~~1~~	84 ~~95~~	0.56 ~~0.3618~~	8 ~~7~~	3.00306177070157 ~~1.9209175442451~~	2.33178986969181 ~~1.48567781044629~~
Tractors/Loaders/Backhoes	~~1~~	75 ~~108~~	0.55 ~~0.4087~~	7	2.18012261114327 ~~1.94555139325019~~	1.79014211290034 ~~1.5336461364352~~
~~Cement and Mortar Mixers~~	~~4~~	~~10~~	~~0.38~~	~~6~~	~~0.147716339~~	~~0.06051694~~
Cranes	1	208	0.43	7	2.396698366	1.252694963
Forklifts	3	149	0.30	8	0.962659503	0.632769579
Generator Sets	1	84	0.74	8	4.527801319	3.405242937
Welders	1	46	0.45	8	2.435198788	0.830096915

Building Construction Phase					Emission Factor (g/hr)	
Equipment	Equipment Number	Horsepower	Load Factor	Hours Per day	ROG	PM
Forklifts	3	149	0.3	8	0.962659503	0.632769579
Tractors/Loaders/Backhoes	3	75	0.55	7	2.180122611	1.790142113
Cranes	1	208	0.43	7	2.396698366	1.252694963
Generator Sets	1	84	0.74	8	4.527801319	3.405242937
Welders	1	46	0.45	8	2.435198788	0.830096915

Following Page E-7, Table E-9 is revised as follows:

Table E-9. ARB's Proposed AB 32 Scoping Plan Reduction Strategies[1]

Recommended Reduction Strategies	Sector	A Scoping Plan BAU Estimates	B Scoping Plan 2020 Reductions ($MMTCO_2E$)	% of Overall Reductions	% of 2020 BAU Inventory	% Reduction from BAU Column A/ Column B
Energy Efficiency - Electricity Building and appliance energy efficiency and conservation Increase CHP generation	Electricity	122.4	7.8	0.1	0.0	6.4%
Renewable Portfolio Standard (20% by 2010) Renewables Electricity Standard (33% by 2020)	Electricity	122.4	23.4	0.2	0.0	19.1%
Energy Efficiency - Natural Gas Building and appliance energy efficiency and conservation Solar Water Heating	Res/Commercial Natural Gas	38.2	4.2	0.0	0.0	11.0%
California Light-Duty Vehicle GHG Standards Implement Pavley I standards (AB 1493) Develop Advanced Clean Car Standards	On-Road Passenger Transportation	153.1	29.9	0.3	0.1	19.5%
Low Carbon Fuel Standard	On-Road/off-Road Transportation/Unspecified	197.2	15.0	0.1	0.0	7.6%

[1] Based on CalEEMod data, implementation measures to achieve a 20% reduction beyond Title 24 achieves a 10% reduction in energy GHG emissions.

Following Page E-7, Table E-10 is added as follows:

Table E-10. Water GHG Emision Calculation Revisions

Table 3.12-7. Direct Water Demand of Proposed Project	EIR	CalEemod (gallons)		Total Water Use	Total Water Use	Table 3.4-7	Table 3.4-10	Table 3.4-7	Table 3.4-10
Development Area	**Projected Demand**	IndoorWaterUseRate	OutdoorWaterUseRate	Gallons	acre feet/yr	Unmitigated Original	Mitigated Original	Unmitigated Revised	Mitigated Revised
The Lodge at Pebble Beach	**13.11**				**6.60**				
Fairway 1		887836.95	98648.55	986,486	3.03	2.29	1.85	4.55	3.67
Colton		507335.4	56370.6	563,706	1.73	1.31	1.06	2.60	2.10
PBL Meeting Facility		373240.87	228760.53	602,001	1.85	1.16	0.96	2.30	1.91
The Inn at Spanish Bay	**12.85**				**10.43**				
SBI New Employee Parking Lot		0	0	0	0.00				
SBI Conference Center Ballroom		703825.64	431377.01	1,135,203	3.48	2.18	1.81	2.69	2.23
SBI Conference Center Meeting		703825.64	431377.01	1,135,203	3.48	2.18	1.81	2.69	2.23
SBI Guest Cottages		1014670.8	112741.2	1,127,412	3.46	2.62	2.11	3.23	2.60
Area M Spyglass Hill									
Option 1 New Resort Hotel	**30.59**	2536677	281853	2,818,530	**8.65**	6.56	5.29	23.20	18.71
Option 2 New Residential Lots	**10**	651540.26	410753.64	1,062,294	**3.26**	2.03	1.68	7.18	5.94
Residential Lot Subdivisions	**77**				**28.69**				
Residential (No V-Corp Yard)		4169857.64	2628823.29	6,798,681	20.86	13	10.77	34.89	28.91
Residential (Corp Yard)		651540.26	410753.64	1,062,294	3.26	2.03	1.68	5.45	4.51
Residential (V)		912156.36	575055.1	1,487,211	4.56	2.84	2.36	7.62	6.33
Equestrian Center Reconstruction	**0**				**0.00**				
Driving Range Relocation	**0.33**	0						0.53	0.43
SR 1/SR 68/17-Mile Drive Intersection Reconstruction	**0.7**			0	0.00			1.12	0.91

	Total with Option 1	**Total With Option 2**
Project Total - Average Year	134.57	113.99
Project Total - Wet Year	127.84	108.29
Project Total - Dry Year	141.3	119.69
Project Total - Very Dry Year	148.03	125.39
Source:		
Appendix H		
Note:		
Units are acre-feet per year (AFY).		
gallons/acre-foot	325,851.428571	
MT CO2/acre foot (calculated from CalEEMod)	1.61	
Unmitigated to mitigated reduction factor (calculated from CalEEMod)	1.24	

The following are added at the end of Appendix E, as follows:

- E.2: Revised 2005 Greenhouse Gas Inventory and 2020 Forecast for Monterey County
- E.3: Greenhouse Gas Emissions due to Idling, Proposed Project and Alternative 5
- E.4: Air Quality Model Output Files

E.2: Revised 2005 Greenhosue Gas Inventory and 2020 Forecast for Monterey County

Community Emissions Growth Projections by Sector (2005 – 2020)

Community Emissions Growth Forecast by Sector	2005	2020	Annual Growth Rate	Percent Change from 2005 to 2020
Residential	143,707	167,876	1.04%	17%
Commercial / Industrial	753,974	802,817	0.37%	6%
Transportation	645,742	754,343	1.04%	17%
Wastewater	8,850	9,488	0.47%	7%
Solid Waste	90,137	96,645	0.47%	7%
TOTAL	**1,648,410**	**1,831,168**	--	**11%**
15% below 2005	**1,401,149**			
Reduction below 2020 to meet goal	23.5%	**Using AMBAG 2008 growth rates**		
Source = AMBAG, 2010b. 2005 Greenhouse Gas Inventory Final.				

Growth Forecast Data

Socioeconomic Data	2005	2020	Annual Growth Rate	Percent Change from 2005 to 2020
Population - AMBAG, 2008	106,117	113,778	0.47%	7%
Households - AMBAG, 2008	38,869	45,406	1.04%	17%
Employment - AMBAG, 2008	78,459	82,882	0.37%	6%
Source = AMBAG, 2008				

E.3: Greenhouse Gas Emissions due to Idling, Proposed Project and Alternative 5 (Prepared by ICF)

Calculation of Idling GHG Emissions for Alternative 5 vs. the Proposed Project due to vehicle delay at SR 1/SR 68 intersection

Project Traffic Volumes at SR1 (Southbound off ramp)/SR68 Intersection (Option 1)

	#13 Existing AM	#13 Existing PM	#13 2015 WP AM	#13 2015 WP PM	#13 2030WP AM	#13 2030WP PM
Total	**2673**	**2725**	**2901**	**2952**	**3911**	**3992**

Source: Fehr & Peers 2011 (Traffic volumes in DEIR Appendix G)

Project Traffic Delay at SR1 (Southbound off ramp)/SR68 Intersection (Option 1)

Scenario	Year	Delay (s) AM	Delay (s) PM	Total Delay (s) AM	Total Delay (s) PM
Phase 1B	2015	34.3	40.2	99,504	118,670
SR 68 Widening Project	2015	26.3	16.4	76,296	48,413
Roundabout	2015	10.8	6.5	31,331	19,188
SR68 Widening Project	2030	44.0	37.7	172,084	150,498
SR68 Widening Project + mitigation	2030	20.4	18.3	79,784	73,054
roundabout	2030	8.2	8.2	32,070	32,734
Difference (Roundabout - Project)	2015	-24	10	-68,174	29,225
Difference (Roundabout - Project)	2030	-12	10	-47,714	40,319

Source: Table 5-4 in DEIR, Chapter 5, Alternatives

Reduction in GHG Emissions at SR1/SR 68 intersection with Roundabout vs. Proposed Project

	Units	2015 Daily	2015 Annual	2030 Daily	2030 Annual	Project Annual GHG emissions
Reduction in CO2 with Alt. 5	MTCO	-0.6817	-248.84	-0.6328	-230.97	5,199
CO2 emissions factor	G CO2/s	1.33	1.33	1.33	1.33	
Reduction in Project CO2 emission with Alt. 5	Percent		-5%		-4%	
Grams CO2/gal gasoline	9,231	*Calculated from 20.35 lbs/gal factor from fueleconomy.gov (USDOE, 2011)*				
Gallons gasoline/hour	0.52	*Calculated from $0.03/min @3.48/gallon from fueleconomy.gov (USDOE, 2011)*				
Grams CO2/second	1.33	Calculated from data on CO2 content in gasoline and gallons-gas/hour.				

E.4: Air Quality Model Output Files

E.4.1 Adjustments to Cal EEMod Outputs

The following pages include the output from CalEEmod for estimating both criteria pollutant and greenhouse gas emissions. The model output sheets follow Tables E.4-1A, E.4-1B, E.4-2A, and E.4-2B, which show where adjustments were made to the modeled greenhouse gas emissions results for the following areas:

- Waste GHG emissions – CalEEmod includes biogenic carbon dioxide emissions in its calculation of waste GHG emissions. Standard protocols (the CARB Local Government Operations Protocol, for example) recommend against including biogenic CO2 emissions in GHG inventories as these emissions do not result in net increased in GHGs in the atmosphere. ICF deleted biogenic carbon dioxide emissions from the results from CalEEmod when calculating project waste-related GHG emissions.
- Water GHG emissions – CalEEmod uses default water demand estimates to calculate water-related GHG emissions. The project water demand estimates (see Section 3.12 and Appendix H) are higher than those calculated by CalEEmod. The higher project water estimates were used to calculate project water-related GHG emissions. As noted in Table E-9 above, the outputs from CalEEmod were scaled upward by the estimated project demands (compared to the CalEEmod default-derived water demand estimates).
- Mitigated Energy Emissions/Renewable Portfolio Standard – At the time of the DEIR calculations for GHG emissions, an amount of 23.9% was used as the mitigation effectiveness for the state RPS measure. Updated information from July 2011 from CARB indicates that the mitigation effectiveness would be only 19.1%. Thus, the mitigated GHG calculations for the energy sector were adjusted by 4.8% to reflect the adjusted factor for this state measure.
- Mitigated Mobile Emissions/Pavley & Advanced Clean Cars –Mitigation for the low carbon fuel standard (LCFS) was included in the mitigated GHG emissions modeling in CalEEmod. The effects of the vehicle efficiency state measures (Pavley/Advanced Clean Cars) were manually applied to the CalEEMod results.

Table E.4-1A
PROPOSED PROJECT
GHG EMISSIONS WITH ADJUSTMENTS TO CALEEMOD RESULTS

Development Site	Sector	CO_2	CH_4	N_2O	CO_2e	Adjustments to CalEEmod
PBL[a] Meeting Facility Expansion	Area	0.00	0.00	0.00	0.00	
	Energy	13.97	0.00	0.00	14.06	
	Mobile	23.16	0.00	0.00	23.20	
	Waste	0.00	0.02	0.00	0.49	Excluded biogenic CO2
	Water	1.63	0.02	0.00	2.30	Used project water estimates
	Total	**38.76**	**0.04**	**0.00**	**40.05**	
PBL Fairway One Reconstruction	Area	0.00	0.00	0.00	0.00	
	Energy	250.56	0.01	0.00	252.11	
	Mobile	204.73	0.02	0.00	205.10	
	Waste	0.00	0.23	0.00	4.83	Excluded biogenic CO2
	Water	3.00	0.06	0.00	4.55	Used project water estimates
	Total	**458.29**	**0.32**	**0.00**	**466.59**	
PBL New Colton Building	Area	0.00	0.00	0.00	0.00	
	Energy	143.18	0.00	0.00	144.06	
	Mobile	116.99	0.01	0.00	117.20	
	Waste	0.00	0.13	0.00	2.76	Excluded biogenic CO2
	Water	1.71	0.04	0.00	2.60	Used project water estimates
	Total	**261.88**	**0.18**	**0.00**	**266.62**	
SBI[b] Conference Center Expansion (Ballroom)	Area	0.00	0.00	0.00	0.00	
	Energy	26.35	0.00	0.00	26.51	
	Mobile	17.32	0.00	0.00	17.35	
	Waste	0.00	0.04	0.00	0.92	Excluded biogenic CO2
	Water	1.92	0.02	0.00	2.69	Used project water estimates
	Total	**45.59**	**0.06**	**0.00**	**47.47**	
SBI Conference Center Expansion (Meeting Rooms)	Area	0.00	0.00	0.00	0.00	
	Energy	26.35	0.00	0.00	26.51	
	Mobile	17.32	0.00	0.00	17.35	
	Waste	0.00	0.04	0.00	0.92	Excluded biogenic CO2
	Water	1.92	0.02	0.00	2.69	Used project water estimates
	Total	**45.59**	**0.06**	**0.00**	**47.47**	
SBI New Guest Cottages	Area	0.00	0.00	0.00	0.00	
	Energy	286.35	0.01	0.01	288.12	
	Mobile	233.98	0.02	0.00	234.40	
	Waste	0.00	0.26	0.00	5.51	Excluded biogenic CO2
	Water	2.12	0.04	0.00	3.23	Used project water estimates
	Total	**522.45**	**0.33**	**0.01**	**531.26**	
Area M Spyglass Hill Option 1 (New Resort Hotel)	Area	0.00	0.00	0.00	0.00	
	Energy	715.88	0.02	0.01	720.30	
	Mobile	934.64	0.08	0.00	936.31	
	Waste	0.00	0.66	0.00	13.80	Excluded biogenic CO2
	Water	15.24	0.28	0.00	23.20	Used project water estimates
	Total	**1,665.76**	**1.04**	**0.01**	**1,693.61**	
Area M Spyglass Hill Option 2 (new Residential Lots)	Area	13.12	0.01	0.00	13.63	
	Energy	39.63	0.00	0.00	39.87	
	Mobile	151.07	0.01	0.00	151.32	
	Waste	0.00	0.15	0.00	3.21	Excluded biogenic CO2
	Water	5.13	0.07	0.00	7.18	Used project water estimates
	Total	**208.95**	**0.24**	**0.00**	**215.21**	

Table E.4-1A
PROPOSED PROJECT
GHG EMISSIONS WITH ADJUSTMENTS TO CALEEMOD RESULTS

Development Site	Sector	CO_2	CH_4	N_2O	CO_2e	Adjustments to CalEEmod
Residential Lot Subdivisions (without Area V and Corporation Yard)	Area	83.96	0.06	0.01	87.21	
	Energy	253.63	0.01	0.00	255.19	
	Mobile	966.82	0.08	0.00	968.46	
	Waste	0.00	0.97	0.00	20.29	Excluded biogenic CO2
	Water	24.93	0.35	0.00	34.89	Used project water estimates
	Total	**1,329.34**	**1.47**	**0.01**	**1,366.04**	
Residential Lot Subdivisions (Area V)	Area	18.37	0.01	0.00	19.08	
	Energy	55.48	0.00	0.00	55.82	
	Mobile	211.49	0.02	0.00	211.85	
	Waste	0.00	0.21	0.00	4.44	Excluded biogenic CO2
	Water	5.45	0.08	0.00	7.62	Used project water estimates
	Total	**290.79**	**0.32**	**0.00**	**298.81**	
Residential Lot Subdivisions (Corporation Yard)	Area	13.12	0.01	0.00	13.63	
	Energy	39.63	0.00	0.00	39.87	
	Mobile	151.07	0.01	0.00	151.32	
	Waste	0.00	0.15	0.00	3.21	Excluded biogenic CO2
	Water	3.89	0.05	0.00	5.45	Used project water estimates
	Total	**207.71**	**0.22**	**0.00**	**213.48**	
Total Option 1 (Area M Spyglass Hill New Resort Hotel)	Area	115.45	0.08	0.01	119.92	
	Energy	1,811.38	0.05	0.02	1,822.55	
	Mobile	2,877.52	0.24	0.00	2,882.54	
	Waste	0.00	2.71	0.00	57.17	
	Water	61.82	0.97	0.00	89.22	
	Total	**4,866.17**	**4.05**	**0.03**	**4,971.40**	
Total Option 2 (Area M Spyglass Hill New Residential Lots)	Area	128.57	0.09	0.01	133.55	
	Energy	1,135.13	0.03	0.01	1,142.12	
	Mobile	2,093.95	0.17	0.00	2,097.55	
	Waste	0.00	2.20	0.00	46.58	
	Water	51.70	0.76	0.00	73.20	
	Total	**3,409.35**	**3.25**	**0.02**	**3,493.00**	

Table E.4-1B
ALTERNATIVE 1
GHG EMISSIONS WITH ADJUSTMENTS TO CALEEMOD RESULTS

Development Site	Sector	**CO_2**	**CH_4**	**N_2O**	**CO_2e**	**Adjustments to CalEEmod**
Residential Lot Subdivisions (Corporation Yard)	Area	65.66	0.03	0	67.08	
	Energy	110.96	0	0	111.65	
	Mobile	390.04	0.03	0	390.75	
	Waste	0	0.42	0	8.82	Excluded biogenic CO2
	Water	6.66	0.09	0.00	9.33	Used project water estimates
	Total	573.32	0.57	0.00	587.63	
Option 1 - Area M Spyglass Hill New	Area	167.99	0.10	0.01	173.37	
	Energy	1882.71	0.05	0.02	1894.33	
	Mobile	3116.49	0.26	0.00	3121.97	
	Waste	0.00	2.98	0.00	62.78	
	Water	64.59	1.01	0.00	93.10	
	Total	**5231.78**	**4.40**	**0.03**	**5345.55**	
Option 2 - Area M Spyglass Hill New Residential Lots	Area	181.11	0.11	0.01	187.00	
	Energy	1206.46	0.03	0.01	1213.90	
	Mobile	2332.92	0.19	0.00	2336.98	
	Waste	0.00	2.47	0.00	52.19	
	Water	54.48	0.80	0.00	77.08	
	Total	**3774.97**	**3.60**	**0.02**	**3867.15**	

Table E.4-2A
PROPOSED PROJECT
MITIGATED GHG EMISSIONS WITH ADJUSTMENTS TO CALEEMOD RESULTS

Development Site	Sector	CO_2	CH_4	N_2O	CO_2e	Adjustments
PBL[a] New Colton Building	Area	0.00	0.00	0.00	0.00	
	Energy	108.20	0.00	0.00	108.87	Applied RPS
	Mobile	87.02	0.01	0.00	87.18	Applied Pavley/Advanced Clean cars
	Waste	0.00	0.07	0.00	1.38	Excluded biogenic CO2
	Water	1.39	0.02	0.00	2.10	Used project water estimates
	Total	**196.61**	**0.10**	**0.00**	**199.53**	
PBL Fairway One Reconstruction	Area	0.00	0.00	0.00	0.00	
	Energy	189.35	0.01	0.00	190.52	Applied RPS
	Mobile	152.28	0.01	0.00	152.56	Applied Pavley/Advanced Clean cars
	Waste	0.00	0.11	0.00	2.42	Excluded biogenic CO2
	Water	2.42	0.04	0.00	3.67	Used project water estimates
	Total	**344.05**	**0.17**	**0.00**	**349.17**	
PBL Meeting Facility Expansion	Area	0.00	0.00	0.00	0.00	
	Energy	10.56	0.00	0.00	10.63	Applied RPS
	Mobile	17.23	0.00	0.00	17.26	Applied Pavley/Advanced Clean cars
	Waste	0.00	0.01	0.00	0.24	Excluded biogenic CO2
	Water	1.37	0.02	0.00	1.91	Used project water estimates
	Total	**29.16**	**0.03**	**0.00**	**30.04**	
Residential Lot Subdivision (Corporation Yard)	Area	13.12	0.01	0.00	13.63	
	Energy	29.95	0.00	0.00	30.13	Applied RPS
	Mobile	112.37	0.01	0.00	112.55	Applied Pavley/Advanced Clean cars
	Waste	0.00	0.08	0.00	1.63	Excluded biogenic CO2
	Water	3.28	0.05	0.00	4.51	Used project water estimates
	Total	**158.71**	**0.15**	**0.00**	**162.45**	
Residential Lot Subdivisions (without Area V or Corporation Yard	Area	83.96	0.06	0.01	87.21	
	Energy	191.67	0.01	0.00	192.85	Applied RPS
	Mobile	719.14	0.06	0.00	720.36	Applied Pavley/Advanced Clean cars
	Waste	0.00	0.48	0.00	10.14	Excluded biogenic CO2
	Water	20.94	0.27	0.00	28.91	Used project water estimates
	Total	**1,015.71**	**0.88**	**0.01**	**1,039.47**	
Residential Lot Subdivision (Area V)	Area	18.37	0.01	0.00	19.08	
	Energy	41.93	0.00	0.00	42.18	Applied RPS
	Mobile	157.31	0.01	0.00	157.58	Applied Pavley/Advanced Clean cars
	Waste	0.00	0.11	0.00	2.21	Excluded biogenic CO2
	Water	4.59	0.05	0.00	6.33	Used project water estimates
	Total	**222.20**	**0.18**	**0.00**	**227.38**	
SBI[b] Conference Center Expansion (Ballroom)	Area	0.00	0.00	0.00	0.00	
	Energy	19.92	0.00	0.00	20.03	Applied RPS
	Mobile	12.88	0.00	0.00	12.91	Applied Pavley/Advanced Clean cars
	Waste	0.00	0.02	0.00	0.47	Excluded biogenic CO2
	Water	1.61	0.02	0.00	2.23	Used project water estimates
	Total	**34.41**	**0.04**	**0.00**	**35.64**	
SBI Conference Center Expansion (Meeting Rooms)	Area	0.00	0.00	0.00	0.00	
	Energy	19.92	0.00	0.00	20.03	Applied RPS
	Mobile	12.88	0.00	0.00	12.91	Applied Pavley/Advanced Clean cars
	Waste	0.00	0.02	0.00	0.47	Excluded biogenic CO2
	Water	1.61	0.02	0.00	2.23	Used project water estimates
	Total	**34.41**	**0.04**	**0.00**	**35.64**	
SBI New Guest Cottages	Area	0.00	0.00	0.00	0.00	
	Energy	216.40	0.01	0.01	217.73	Applied RPS
	Mobile	174.04	0.01	0.00	174.35	Applied Pavley/Advanced Clean cars
	Waste	0.00	0.13	0.00	2.76	Excluded biogenic CO2
	Water	1.71	0.02	0.00	2.60	Used project water estimates
	Total	**392.16**	**0.18**	**0.01**	**397.44**	
Area M Spyglass Hill Option 1 (new Resort Hotel)	Area	0.00	0.00	0.00	0.00	
	Energy	541.00	0.01	0.01	544.34	Applied RPS
	Mobile	695.20	0.06	0.00	696.45	Applied Pavley/Advanced Clean cars
	Waste	0.00	0.66	0.00	13.80	Excluded biogenic CO2
	Water	12.34	0.21	0.00	18.71	Used project water estimates
	Total	**1,248.54**	**0.94**	**0.01**	**1,273.30**	
Area M Spyglass Hill Option 2 (new Residential Lots)	Area	13.12	0.01	0.00	13.63	
	Energy	29.95	0.00	0.00	30.13	Applied RPS
	Mobile	112.37	0.01	0.00	112.55	Applied Pavley/Advanced Clean cars
	Waste	0.00	0.08	0.00	1.60	Excluded biogenic CO2
	Water	4.31	0.07	0.00	5.94	Used project water estimates
	Total	**159.75**	**0.17**	**0.00**	**163.85**	
Tree Removal (All Areas, Option 1)	Trees (2020)	216.00			216.00	
Tree Removal (All Areas, Option 2)	Trees (2020)	211.00			211.00	

Table E.4-2A
PROPOSED PROJECT
MITIGATED GHG EMISSIONS WITH ADJUSTMENTS TO CALEEMOD RESULTS

Development Site	Sector	CO_2	CH_4	N_2O	CO_2e	Adjustments
Total Option 1 (Area M Spyglass Hill New Resort Hotel)	Area	115.45	0.08	0.01	119.92	
	Energy	1,368.89	0.04	0.02	1,377.32	139.56
	Mobile	2,140.35	0.17	0.00	2,144.11	151.00
	Waste	0.00	1.69	0.00	35.52	0.92
	Water	51.26	0.74	0.00	73.20	
	Tree Sequestration Loss[c]	216.00			216.00	
	Total	**3,891.95**	**2.72**	**0.03**	**3,966.07**	Reduction compared to BAU: 24%
Total Option 2 (Area M Spyglass Hill New Residential Lots)	Area	128.57	0.09	0.01	133.55	
	Energy	857.84	0.03	0.01	863.11	
	Mobile	1,557.52	0.12	0.00	1,560.21	
	Waste	0.00	1.11	0.00	23.32	
	Water	43.23	0.60	0.00	60.43	
	Tree Sequestration Loss[c]	211.00			211.00	
	Total	**2,798.17**	**1.95**	**0.02**	**2,851.62**	Reduction compared to BAU: 23%

Source:
ICF Calculations using CalEEmod (Appendix E of this EIR) as adjusted by ICF

Notes:

[a] PBL: The Lodge at Pebble Beach.

[b] SBI: The Inn at Spanish Bay.

[c] This amount is the net change in annual sequestration taking into account the project tree removal (from Table 3.4-9) and the value of planting new trees noted in this table.

The PBL Parking and Circulation Reconstruction and SBI New Employee Parking are not reported because they are supporting facilities, and operational emissions from vehicles associated with these facilities are included in the other land use emissions. The estimates assume that the proposed development includes no mitigating features to

[d] Includes driving range and intersection analysis water emissions; these project elements are assumed to have no other increased GHG emissions.

Table E.4-2B
ALTERNATIVE 1
MITIGATED GHG EMISSIONS WITH ADJUSTMENTS TO CALEEMOD RESULTS

Developmnet Site	Sector	CO_2	CH_4	N_2O	CO_2e	Adjustments
Residential Lot Subdivisions (Corporation Yard) (Reductions scaled based on reductions for Corp Yard for proposed project)	Area	65.66	0.03	0.00	67.08	
	Energy	83.85	0.00	0.00	84.37	Applied RPS
	Mobile	290.12	0.03	0.00	290.64	Applied Pavley/Advanced Clean cars
	Waste	0.00	0.22	0.00	4.48	Excluded biogenic CO2
	Water	5.61	0.09	0.00	7.72	Used project estimate for Corp Yard plus estimate for 18 inclusionary units.
	Total	**445.24**	**0.38**	**0.00**	**454.28**	
Tree Removal (All Areas, Option 1)	Trees (2020)	208.00	0.00	0.00	208.00	
Tree Removal (All Areas, Option 2)	Trees (2020)	203.00	0.00	0.00	203.00	
Total Option 1 (Area M Spyglass Hill New Resort Hotel)	Area	167.99	0.10	0.01	173.37	
	Energy	1,422.80	0.04	0.02	1,431.56	
	Mobile	2,318.10	0.19	0.00	2,322.20	
	Waste	0.00	1.83	0.00	38.37	
	Water	53.60	0.78	0.00	76.41	
	Tree Sequestration Loss	208.00	0.00	0.00	208.00	
	Total	**4,170.48**	**2.95**	**0.03**	**4,249.90**	Reduction compared to BAU: 23%
Total Option 2 (Area M Spyglass Hill New Residential Lots)	Area	181.11	0.11	0.01	187.00	
	Energy	911.75	0.03	0.01	917.35	
	Mobile	1,735.27	0.14	0.00	1,738.30	
	Waste	0.00	1.25	0.00	26.17	
	Water	45.57	0.64	0.00	63.64	
	Tree Sequestration Loss	203.00	0.00	0.00	203.00	
	Total	**3,076.70**	**2.17**	**0.02**	**3,135.45**	Reduction compared to BAU: 23%

E.4.2 CalEEMod Output Files

1. Proposed Project Criteria Pollutant Model Runs

The following Model Runs are for the project criteria pollutant analysis and criteria pollutant results are in pounds/day; please see separate output runs for GHG emissions in next section where results are reported in metric tons.

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Pebble Beach - Hotel (Area M Spyglass (Opt 1)

Monterey County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
Hotel	100	Room

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.8	**Utility Company**	Pacific Gas & Electric Company
Climate Zone	4	**Precipitation Freq (Days)**	51		

1.3 User Entered Comments

Project Characteristics -

Land Use - -

Construction Phase - Changed const. phases/dates

Grading - -

Land Use Change -

Sequestration -

Construction Off-road Equipment Mitigation - Dust emission reductions based on Table 8-2 in MBUAPCD CEQA Air Quality Guidelines

Energy Mitigation -

Vehicle Trips - +

Trips and VMT -

Off-road Equipment - +

Off-road Equipment -

Off-road Equipment -

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2020	12.71	96.74	74.01	0.22	447.05	3.56	450.61	3.47	3.46	6.93	0.00	22,967.43	0.00	0.94	0.00	22,987.25
2021	4.30	25.95	39.25	0.08	3.97	1.17	5.15	0.03	1.16	1.19	0.00	7,517.22	0.00	0.37	0.00	7,525.09
2022	51.98	23.84	38.46	0.08	3.97	1.44	4.99	0.03	1.44	1.44	0.00	7,502.03	0.00	0.35	0.00	7,509.38
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

2.1 Overall Construction (Maximum Daily Emission)

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2020	4.92	43.73	31.26	0.22	443.07	1.34	444.41	1.44	1.23	2.67	0.00	22,967.43	0.00	0.94	0.00	22,987.25
2021	1.03	5.11	10.04	0.08	3.97	0.21	4.19	0.03	0.20	0.23	0.00	7,517.22	0.00	0.37	0.00	7,525.09
2022	51.77	4.84	9.32	0.08	3.97	0.20	4.18	0.03	0.19	0.22	0.00	7,502.03	0.00	0.35	0.00	7,509.38
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	4.03	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Energy	0.20	1.81	1.52	0.01		0.00	0.14		0.00	0.14		2,170.63		0.04	0.04	2,183.84
Mobile	6.51	14.14	68.06	0.06	5.99	0.46	6.45	0.21	0.46	0.66		6,079.92		0.49		6,090.18
Total	**10.74**	**15.95**	**69.58**	**0.07**	**5.99**	**0.46**	**6.59**	**0.21**	**0.46**	**0.80**		**8,250.55**		**0.53**	**0.04**	**8,274.02**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	4.03	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Energy	0.20	1.81	1.52	0.01		0.00	0.14		0.00	0.14		2,170.63		0.04	0.04	2,183.84
Mobile	6.51	14.14	68.06	0.06	5.99	0.46	6.45	0.21	0.46	0.66		6,079.92		0.49		6,090.18
Total	**10.74**	**15.95**	**69.58**	**0.07**	**5.99**	**0.46**	**6.59**	**0.21**	**0.46**	**0.80**		**8,250.55**		**0.53**	**0.04**	**8,274.02**

3.0 Construction Detail

3.1 Mitigation Measures Construction

Use Oxidation Catalyst for Construction Equipment

Use Soil Stabilizer

Replace Ground Cover

Water Exposed Area

3.2 Grading - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.32	0.00	6.32	3.34	0.00	3.34						0.00
Off-Road	7.79	53.00	42.75	0.10		2.22	2.22		2.22	2.22		10,856.65		0.70		10,871.30
Total	**7.79**	**53.00**	**42.75**	**0.10**	**6.32**	**2.22**	**8.54**	**3.34**	**2.22**	**5.56**		**10,856.65**		**0.70**		**10,871.30**

3.2 Grading - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	4.83	43.62	30.13	0.11	440.46	1.33	441.79	0.13	1.22	1.36		11,929.21		0.24		11,934.16
Vendor	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
Worker	0.09	0.11	1.13	0.00	0.26	0.01	0.27	0.00	0.01	0.01		181.57		0.01		181.79
Total	**4.92**	**43.73**	**31.26**	**0.11**	**440.72**	**1.34**	**442.06**	**0.13**	**1.23**	**1.37**		**12,110.78**		**0.25**		**12,115.95**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.34	0.00	2.34	1.30	0.00	1.30						0.00
Off-Road	0.00	0.00	0.00	0.10		0.00	0.00		0.00	0.00	0.00	10,856.65		0.70		10,871.30
Total	**0.00**	**0.00**	**0.00**	**0.10**	**2.34**	**0.00**	**2.34**	**1.30**	**0.00**	**1.30**	**0.00**	**10,856.65**		**0.70**		**10,871.30**

3.2 Grading - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	4.83	43.62	30.13	0.11	440.46	1.33	441.79	0.13	1.22	1.36		11,929.21		0.24		11,934.16
Vendor	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
Worker	0.09	0.11	1.13	0.00	0.26	0.01	0.27	0.00	0.01	0.01		181.57		0.01		181.79
Total	**4.92**	**43.73**	**31.26**	**0.11**	**440.72**	**1.34**	**442.06**	**0.13**	**1.23**	**1.37**		**12,110.78**		**0.25**		**12,115.95**

3.3 Building Construction - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.56	23.05	29.37	0.05		1.15	1.15		1.15	1.15		5,124.93		0.32		5,131.61
Total	**3.56**	**23.05**	**29.37**	**0.05**		**1.15**	**1.15**		**1.15**	**1.15**		**5,124.93**		**0.32**		**5,131.61**

3.3 Building Construction - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	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
Vendor	0.52	4.76	3.84	0.01	0.85	0.15	1.00	0.01	0.14	0.15		1,301.64		0.03		1,302.18
Worker	0.57	0.67	6.91	0.01	3.13	0.07	3.19	0.02	0.06	0.08		1,107.55		0.06		1,108.90
Total	**1.09**	**5.43**	**10.75**	**0.02**	**3.98**	**0.22**	**4.19**	**0.03**	**0.20**	**0.23**		**2,409.19**		**0.09**		**2,411.08**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.00	0.00	0.00	0.05		0.00	0.00		0.00	0.00	0.00	5,124.93		0.32		5,131.61
Total	**0.00**	**0.00**	**0.00**	**0.05**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**5,124.93**		**0.32**		**5,131.61**

3.3 Building Construction - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	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
Vendor	0.52	4.76	3.84	0.01	0.85	0.15	1.00	0.01	0.14	0.15		1,301.64		0.03		1,302.18
Worker	0.57	0.67	6.91	0.01	3.13	0.07	3.19	0.02	0.06	0.08		1,107.55		0.06		1,108.90
Total	**1.09**	**5.43**	**10.75**	**0.02**	**3.98**	**0.22**	**4.19**	**0.03**	**0.20**	**0.23**		**2,409.19**		**0.09**		**2,411.08**

3.3 Building Construction - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.27	20.85	29.21	0.05		0.96	0.96		0.96	0.96		5,124.93		0.29		5,131.02
Total	**3.27**	**20.85**	**29.21**	**0.05**		**0.96**	**0.96**		**0.96**	**0.96**		**5,124.93**		**0.29**		**5,131.02**

3.3 Building Construction - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	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
Vendor	0.49	4.49	3.61	0.01	0.85	0.14	0.99	0.01	0.13	0.14		1,304.07		0.02		1,304.57
Worker	0.54	0.62	6.43	0.01	3.13	0.07	3.19	0.02	0.06	0.08		1,088.22		0.06		1,089.50
Total	**1.03**	**5.11**	**10.04**	**0.02**	**3.98**	**0.21**	**4.18**	**0.03**	**0.19**	**0.22**		**2,392.29**		**0.08**		**2,394.07**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.00	0.00	0.00	0.05		0.00	0.00		0.00	0.00	0.00	5,124.93		0.29		5,131.02
Total	**0.00**	**0.00**	**0.00**	**0.05**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**5,124.93**		**0.29**		**5,131.02**

3.3 Building Construction - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	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
Vendor	0.49	4.49	3.61	0.01	0.85	0.14	0.99	0.01	0.13	0.14		1,304.07		0.02		1,304.57
Worker	0.54	0.62	6.43	0.01	3.13	0.07	3.19	0.02	0.06	0.08		1,088.22		0.06		1,089.50
Total	**1.03**	**5.11**	**10.04**	**0.02**	**3.98**	**0.21**	**4.18**	**0.03**	**0.19**	**0.22**		**2,392.29**		**0.08**		**2,394.07**

3.3 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.05	19.00	29.14	0.05		0.81	0.81		0.81	0.81		5,124.93		0.27		5,130.61
Total	**3.05**	**19.00**	**29.14**	**0.05**		**0.81**	**0.81**		**0.81**	**0.81**		**5,124.93**		**0.27**		**5,130.61**

3.3 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	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
Vendor	0.46	4.27	3.38	0.01	0.85	0.14	0.99	0.01	0.13	0.14		1,306.47		0.02		1,306.95
Worker	0.51	0.57	5.95	0.01	3.13	0.07	3.19	0.02	0.06	0.08		1,070.63		0.06		1,071.83
Total	**0.97**	**4.84**	**9.33**	**0.02**	**3.98**	**0.21**	**4.18**	**0.03**	**0.19**	**0.22**		**2,377.10**		**0.08**		**2,378.78**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.00	0.00	0.00	0.05		0.00	0.00		0.00	0.00	0.00	5,124.93		0.27		5,130.61
Total	**0.00**	**0.00**	**0.00**	**0.05**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**5,124.93**		**0.27**		**5,130.61**

3.3 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	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
Vendor	0.46	4.27	3.38	0.01	0.85	0.14	0.99	0.01	0.13	0.14		1,306.47		0.02		1,306.95
Worker	0.51	0.57	5.95	0.01	3.13	0.07	3.19	0.02	0.06	0.08		1,070.63		0.06		1,071.83
Total	**0.97**	**4.84**	**9.33**	**0.02**	**3.98**	**0.21**	**4.18**	**0.03**	**0.19**	**0.22**		**2,377.10**		**0.08**		**2,378.78**

3.4 Paving - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.25	20.33	21.48	0.03		1.42	1.42		1.42	1.42		3,198.83		0.29		3,204.96
Paving	0.00					0.00	0.00		0.00	0.00						0.00
Total	**3.25**	**20.33**	**21.48**	**0.03**		**1.42**	**1.42**		**1.42**	**1.42**		**3,198.83**		**0.29**		**3,204.96**

3.4 Paving - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	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
Vendor	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
Worker	0.11	0.13	1.32	0.00	0.69	0.01	0.71	0.00	0.01	0.02		236.94		0.01		237.21
Total	**0.11**	**0.13**	**1.32**	**0.00**	**0.69**	**0.01**	**0.71**	**0.00**	**0.01**	**0.02**		**236.94**		**0.01**		**237.21**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.00	0.00	0.00	0.03		0.00	0.00		0.00	0.00	0.00	3,198.83		0.29		3,204.96
Paving	0.00					0.00	0.00		0.00	0.00						0.00
Total	**0.00**	**0.00**	**0.00**	**0.03**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**3,198.83**		**0.29**		**3,204.96**

3.4 Paving - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	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
Vendor	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
Worker	0.11	0.13	1.32	0.00	0.69	0.01	0.71	0.00	0.01	0.02		236.94		0.01		237.21
Total	**0.11**	**0.13**	**1.32**	**0.00**	**0.69**	**0.01**	**0.71**	**0.00**	**0.01**	**0.02**		**236.94**		**0.01**		**237.21**

3.5 Architechtural Coating - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	51.72					0.00	0.00		0.00	0.00						0.00
Off-Road	0.20	1.41	1.81	0.00		0.08	0.08		0.08	0.08		281.19		0.02		281.57
Total	**51.92**	**1.41**	**1.81**	**0.00**		**0.08**	**0.08**		**0.08**	**0.08**		**281.19**		**0.02**		**281.57**

3.5 Architechtural Coating - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	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
Vendor	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
Worker	0.05	0.06	0.59	0.00	0.16	0.01	0.16	0.00	0.01	0.01		105.31		0.01		105.43
Total	**0.05**	**0.06**	**0.59**	**0.00**	**0.16**	**0.01**	**0.16**	**0.00**	**0.01**	**0.01**		**105.31**		**0.01**		**105.43**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	51.72					0.00	0.00		0.00	0.00						0.00
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	281.19		0.02		281.57
Total	**51.72**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**281.19**		**0.02**		**281.57**

3.5 Architechtural Coating - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	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
Vendor	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
Worker	0.05	0.06	0.59	0.00	0.16	0.01	0.16	0.00	0.01	0.01		105.31		0.01		105.43
Total	**0.05**	**0.06**	**0.59**	**0.00**	**0.16**	**0.01**	**0.16**	**0.00**	**0.01**	**0.01**		**105.31**		**0.01**		**105.43**

4.0 Mobile Detail

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	6.51	14.14	68.06	0.06	5.99	0.46	6.45	0.21	0.46	0.66		6,079.92		0.49		6,090.18
Unmitigated	6.51	14.14	68.06	0.06	5.99	0.46	6.45	0.21	0.46	0.66		6,079.92		0.49		6,090.18
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Hotel	952.00	819.00	595.00	1,675,739	1,675,739
Total	952.00	819.00	595.00	1,675,739	1,675,739

4.3 Trip Type Information

	Miles			Trip %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
Hotel	9.50	7.30	7.30	19.40	61.60	19.00

5.0 Energy Detail

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.20	1.81	1.52	0.01		0.00	0.14		0.00	0.14		2,170.63		0.04	0.04	2,183.84
NaturalGas Unmitigated	0.20	1.81	1.52	0.01		0.00	0.14		0.00	0.14		2,170.63		0.04	0.04	2,183.84
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	lb/day										lb/day					
Hotel	18450.3	0.20	1.81	1.52	0.01		0.00	0.14		0.00	0.14		2,170.63		0.04	0.04	2,183.84
Total		**0.20**	**1.81**	**1.52**	**0.01**		**0.00**	**0.14**		**0.00**	**0.14**		**2,170.63**		**0.04**	**0.04**	**2,183.84**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	lb/day										lb/day					
Hotel	18.4503	0.20	1.81	1.52	0.01		0.00	0.14		0.00	0.14		2,170.63		0.04	0.04	2,183.84
Total		**0.20**	**1.81**	**1.52**	**0.01**		**0.00**	**0.14**		**0.00**	**0.14**		**2,170.63**		**0.04**	**0.04**	**2,183.84**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	4.03	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Unmitigated	4.03	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.92					0.00	0.00		0.00	0.00						0.00
Consumer Products	3.11					0.00	0.00		0.00	0.00						0.00
Landscaping	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Total	**4.03**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**		**0.00**		**0.00**		**0.00**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.92					0.00	0.00		0.00	0.00						0.00
Consumer Products	3.11					0.00	0.00		0.00	0.00						0.00
Landscaping	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Total	**4.03**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**		**0.00**		**0.00**		**0.00**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Vegetation

Pebble Beach - Residential (Area M Spyglass (Opt 2))

Monterey County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
Single Family Housing	10	Dwelling Unit

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.8	**Utility Company**	Pacific Gas & Electric Company
Climate Zone	4	**Precipitation Freq (Days)**	51		

1.3 User Entered Comments

Project Characteristics -

Land Use -

Construction Phase - Changed const. phases/dates

Grading - -

Land Use Change -

Sequestration -

Construction Off-road Equipment Mitigation - Dust emission reductions based on Table 8-2 in MBUAPCD CEQA Air Quality Guidelines

Energy Mitigation -

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2020	9.67	77.70	62.51	0.19	260.67	2.79	263.47	3.50	2.67	6.17	0.00	19,232.17	0.00	0.64	0.00	19,245.58
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2020	5.68	50.75	35.84	0.19	256.65	1.55	258.20	1.46	1.43	2.89	0.00	19,232.17	0.00	0.64	0.00	19,245.58
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	5.84	0.10	8.67	0.01		0.00	1.14		0.00	1.14	128.80	117.97		0.26	0.01	254.89
Energy	0.01	0.10	0.04	0.00		0.00	0.01		0.00	0.01		124.37		0.00	0.00	125.13
Mobile	0.90	2.14	10.11	0.01	0.96	0.07	1.03	0.03	0.07	0.11		963.93		0.07		965.51
Total	**6.75**	**2.34**	**18.82**	**0.02**	**0.96**	**0.07**	**2.18**	**0.03**	**0.07**	**1.26**	**128.80**	**1,206.27**		**0.33**	**0.01**	**1,345.53**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	5.84	0.10	8.67	0.01		0.00	1.14		0.00	1.14	128.80	117.97		0.26	0.01	254.89
Energy	0.01	0.10	0.04	0.00		0.00	0.01		0.00	0.01		124.37		0.00	0.00	125.13
Mobile	0.90	2.14	10.11	0.01	0.96	0.07	1.03	0.03	0.07	0.11		963.93		0.07		965.51
Total	**6.75**	**2.34**	**18.82**	**0.02**	**0.96**	**0.07**	**2.18**	**0.03**	**0.07**	**1.26**	**128.80**	**1,206.27**		**0.33**	**0.01**	**1,345.53**

3.0 Construction Detail

3.1 Mitigation Measures Construction

Use Oxidation Catalyst for Construction Equipment

Use Soil Stabilizer

Replace Ground Cover

Water Exposed Area

3.2 Grading - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.39	0.00	6.39	3.34	0.00	3.34						0.00
Off-Road	4.00	26.95	26.67	0.05		1.24	1.24		1.24	1.24		5,240.06		0.36		5,247.56
Total	**4.00**	**26.95**	**26.67**	**0.05**	**6.39**	**1.24**	**7.63**	**3.34**	**1.24**	**4.58**		**5,240.06**		**0.36**		**5,247.56**

3.2 Grading - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	5.61	50.67	34.99	0.13	254.08	1.54	255.63	0.16	1.42	1.58		13,855.93		0.27		13,861.68
Vendor	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
Worker	0.07	0.08	0.85	0.00	0.20	0.01	0.20	0.00	0.01	0.01		136.17		0.01		136.34
Total	**5.68**	**50.75**	**35.84**	**0.13**	**254.28**	**1.55**	**255.83**	**0.16**	**1.43**	**1.59**		**13,992.10**		**0.28**		**13,998.02**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.37	0.00	2.37	1.30	0.00	1.30						0.00
Off-Road	0.00	0.00	0.00	0.05		0.00	0.00		0.00	0.00	0.00	5,240.06		0.36		5,247.56
Total	**0.00**	**0.00**	**0.00**	**0.05**	**2.37**	**0.00**	**2.37**	**1.30**	**0.00**	**1.30**	**0.00**	**5,240.06**		**0.36**		**5,247.56**

3.2 Grading - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	5.61	50.67	34.99	0.13	254.08	1.54	255.63	0.16	1.42	1.58		13,855.93		0.27		13,861.68
Vendor	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
Worker	0.07	0.08	0.85	0.00	0.20	0.01	0.20	0.00	0.01	0.01		136.17		0.01		136.34
Total	**5.68**	**50.75**	**35.84**	**0.13**	**254.28**	**1.55**	**255.83**	**0.16**	**1.43**	**1.59**		**13,992.10**		**0.28**		**13,998.02**

3.3 Paving - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.64	16.57	16.16	0.03		1.19	1.19		1.19	1.19		2,400.73		0.24		2,405.71
Paving	0.00					0.00	0.00		0.00	0.00						0.00
Total	**2.64**	**16.57**	**16.16**	**0.03**		**1.19**	**1.19**		**1.19**	**1.19**		**2,400.73**		**0.24**		**2,405.71**

3.3 Paving - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	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
Vendor	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
Worker	0.09	0.11	1.13	0.00	0.26	0.01	0.27	0.00	0.01	0.01		181.57		0.01		181.79
Total	**0.09**	**0.11**	**1.13**	**0.00**	**0.26**	**0.01**	**0.27**	**0.00**	**0.01**	**0.01**		**181.57**		**0.01**		**181.79**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.00	0.00	0.00	0.03		0.00	0.00		0.00	0.00	0.00	2,400.73		0.24		2,405.71
Paving	0.00					0.00	0.00		0.00	0.00						0.00
Total	**0.00**	**0.00**	**0.00**	**0.03**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**2,400.73**		**0.24**		**2,405.71**

3.3 Paving - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	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
Vendor	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
Worker	0.09	0.11	1.13	0.00	0.26	0.01	0.27	0.00	0.01	0.01		181.57		0.01		181.79
Total	**0.09**	**0.11**	**1.13**	**0.00**	**0.26**	**0.01**	**0.27**	**0.00**	**0.01**	**0.01**		**181.57**		**0.01**		**181.79**

4.0 Mobile Detail

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.90	2.14	10.11	0.01	0.96	0.07	1.03	0.03	0.07	0.11		963.93		0.07		965.51
Unmitigated	0.90	2.14	10.11	0.01	0.96	0.07	1.03	0.03	0.07	0.11		963.93		0.07		965.51
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Single Family Housing	95.70	100.80	87.70	274,508	274,508
Total	95.70	100.80	87.70	274,508	274,508

4.3 Trip Type Information

	Miles			Trip %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
Single Family Housing	10.80	7.30	7.50	44.00	18.80	37.20

5.0 Energy Detail

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.01	0.10	0.04	0.00		0.00	0.01		0.00	0.01		124.37		0.00	0.00	125.13
NaturalGas Unmitigated	0.01	0.10	0.04	0.00		0.00	0.01		0.00	0.01		124.37		0.00	0.00	125.13
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	lb/day										lb/day					
Single Family Housing	1057.13	0.01	0.10	0.04	0.00		0.00	0.01		0.00	0.01		124.37		0.00	0.00	125.13
Total		**0.01**	**0.10**	**0.04**	**0.00**		**0.00**	**0.01**		**0.00**	**0.01**		**124.37**		**0.00**	**0.00**	**125.13**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	lb/day										lb/day					
Single Family Housing	1.05713	0.01	0.10	0.04	0.00		0.00	0.01		0.00	0.01		124.37		0.00	0.00	125.13
Total		**0.01**	**0.10**	**0.04**	**0.00**		**0.00**	**0.01**		**0.00**	**0.01**		**124.37**		**0.00**	**0.00**	**125.13**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	5.84	0.10	8.67	0.01		0.00	1.14		0.00	1.14	128.80	117.97		0.26	0.01	254.89
Unmitigated	5.84	0.10	8.67	0.01		0.00	1.14		0.00	1.14	128.80	117.97		0.26	0.01	254.89
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.15					0.00	0.00		0.00	0.00						0.00
Consumer Products	0.39					0.00	0.00		0.00	0.00						0.00
Hearth	5.27	0.09	7.79	0.01		0.00	1.13		0.00	1.13	128.80	116.47		0.26	0.01	253.35
Landscaping	0.03	0.01	0.88	0.00		0.00	0.00		0.00	0.00		1.50		0.00		1.54
Total	**5.84**	**0.10**	**8.67**	**0.01**		**0.00**	**1.13**		**0.00**	**1.13**	**128.80**	**117.97**		**0.26**	**0.01**	**254.89**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.15					0.00	0.00		0.00	0.00						0.00
Consumer Products	0.39					0.00	0.00		0.00	0.00						0.00
Hearth	5.27	0.09	7.79	0.01		0.00	1.13		0.00	1.13	128.80	116.47		0.26	0.01	253.35
Landscaping	0.03	0.01	0.88	0.00		0.00	0.00		0.00	0.00		1.50		0.00		1.54
Total	**5.84**	**0.10**	**8.67**	**0.01**		**0.00**	**1.13**		**0.00**	**1.13**	**128.80**	**117.97**		**0.26**	**0.01**	**254.89**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Vegetation

Pebble Beach - Colton Building

Monterey County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
Hotel	20	Room

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.8	**Utility Company**	Pacific Gas & Electric Company
Climate Zone	4	**Precipitation Freq (Days)**	51		

1.3 User Entered Comments

Project Characteristics -

Land Use - -

Construction Phase - Changed const. phases/dates

Grading - -

Land Use Change -

Sequestration -

Construction Off-road Equipment Mitigation - Dust emission reductions based on Table 8-2 in MBUAPCD CEQA Air Quality Guidelines

Energy Mitigation -

Vehicle Trips - +

Trips and VMT -

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2014	29.70	21.48	16.12	0.03	16.97	1.24	18.20	0.47	1.24	1.70	0.00	2,876.03	0.00	0.22	0.00	2,880.60
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2014	29.25	8.46	6.77	0.03	16.47	0.30	16.77	0.21	0.30	0.51	0.00	2,876.03	0.00	0.22	0.00	2,880.60
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.81	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Energy	0.04	0.36	0.30	0.00		0.00	0.03		0.00	0.03		434.13		0.01	0.01	436.77
Mobile	1.12	2.43	11.71	0.01	1.03	0.08	1.11	0.04	0.08	0.11		1,046.10		0.08		1,047.87
Total	**1.97**	**2.79**	**12.01**	**0.01**	**1.03**	**0.08**	**1.14**	**0.04**	**0.08**	**0.14**		**1,480.23**		**0.09**	**0.01**	**1,484.64**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.81	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Energy	0.04	0.36	0.30	0.00		0.00	0.03		0.00	0.03		434.13		0.01	0.01	436.77
Mobile	1.12	2.43	11.71	0.01	1.03	0.08	1.11	0.04	0.08	0.11		1,046.10		0.08		1,047.87
Total	**1.97**	**2.79**	**12.01**	**0.01**	**1.03**	**0.08**	**1.14**	**0.04**	**0.08**	**0.14**		**1,480.23**		**0.09**	**0.01**	**1,484.64**

3.0 Construction Detail

3.1 Mitigation Measures Construction

Use Oxidation Catalyst for Construction Equipment

Use Soil Stabilizer

Replace Ground Cover

Water Exposed Area

3.2 Grading - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.78	0.00	0.78	0.42	0.00	0.42						0.00
Off-Road	1.85	13.02	9.35	0.02		0.94	0.94		0.94	0.94		1,476.12		0.16		1,479.58
Total	**1.85**	**13.02**	**9.35**	**0.02**	**0.78**	**0.94**	**1.72**	**0.42**	**0.94**	**1.36**		**1,476.12**		**0.16**		**1,479.58**

3.2 Grading - 2014

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.91	8.36	5.82	0.01	16.05	0.29	16.34	0.04	0.29	0.34		1,297.10		0.04		1,298.03
Vendor	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
Worker	0.08	0.09	0.95	0.00	0.13	0.01	0.14	0.00	0.01	0.01		102.81		0.01		102.99
Total	**0.99**	**8.45**	**6.77**	**0.01**	**16.18**	**0.30**	**16.48**	**0.04**	**0.30**	**0.35**		**1,399.91**		**0.05**		**1,401.02**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.29	0.00	0.29	0.16	0.00	0.16						0.00
Off-Road	0.00	0.00	0.00	0.02		0.00	0.00		0.00	0.00	0.00	1,476.12		0.16		1,479.58
Total	**0.00**	**0.00**	**0.00**	**0.02**	**0.29**	**0.00**	**0.29**	**0.16**	**0.00**	**0.16**	**0.00**	**1,476.12**		**0.16**		**1,479.58**

3.2 Grading - 2014

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.91	8.36	5.82	0.01	16.05	0.29	16.34	0.04	0.29	0.34		1,297.10		0.04		1,298.03
Vendor	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
Worker	0.08	0.09	0.95	0.00	0.13	0.01	0.14	0.00	0.01	0.01		102.81		0.01		102.99
Total	**0.99**	**8.45**	**6.77**	**0.01**	**16.18**	**0.30**	**16.48**	**0.04**	**0.30**	**0.35**		**1,399.91**		**0.05**		**1,401.02**

3.3 Building Construction - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.02	15.03	10.68	0.02		0.92	0.92		0.92	0.92		1,945.40		0.18		1,949.18
Total	**2.02**	**15.03**	**10.68**	**0.02**		**0.92**	**0.92**		**0.92**	**0.92**		**1,945.40**		**0.18**		**1,949.18**

3.3 Building Construction - 2014

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	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
Vendor	0.09	0.79	0.66	0.00	0.05	0.03	0.07	0.00	0.03	0.03		133.71		0.00		133.80
Worker	0.09	0.11	1.14	0.00	0.16	0.01	0.16	0.01	0.01	0.01		123.38		0.01		123.59
Total	**0.18**	**0.90**	**1.80**	**0.00**	**0.21**	**0.04**	**0.23**	**0.01**	**0.04**	**0.04**		**257.09**		**0.01**		**257.39**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.00	0.00	0.00	0.02		0.00	0.00		0.00	0.00	0.00	1,945.40		0.18		1,949.18
Total	**0.00**	**0.00**	**0.00**	**0.02**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**1,945.40**		**0.18**		**1,949.18**

3.3 Building Construction - 2014

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	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
Vendor	0.09	0.79	0.66	0.00	0.05	0.03	0.07	0.00	0.03	0.03		133.71		0.00		133.80
Worker	0.09	0.11	1.14	0.00	0.16	0.01	0.16	0.01	0.01	0.01		123.38		0.01		123.59
Total	**0.18**	**0.90**	**1.80**	**0.00**	**0.21**	**0.04**	**0.23**	**0.01**	**0.04**	**0.04**		**257.09**		**0.01**		**257.39**

3.4 Architectural Coatings - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	29.24					0.00	0.00		0.00	0.00						0.00
Off-Road	0.45	2.77	1.92	0.00		0.24	0.24		0.24	0.24		281.19		0.04		282.03
Total	**29.69**	**2.77**	**1.92**	**0.00**		**0.24**	**0.24**		**0.24**	**0.24**		**281.19**		**0.04**		**282.03**

3.4 Architectural Coatings - 2014

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	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
Vendor	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
Worker	0.02	0.02	0.19	0.00	0.03	0.00	0.03	0.00	0.00	0.00		20.56		0.00		20.60
Total	**0.02**	**0.02**	**0.19**	**0.00**	**0.03**	**0.00**	**0.03**	**0.00**	**0.00**	**0.00**		**20.56**		**0.00**		**20.60**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	29.24					0.00	0.00		0.00	0.00						0.00
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	281.19		0.04		282.03
Total	**29.24**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**281.19**		**0.04**		**282.03**

3.4 Architectural Coatings - 2014

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	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
Vendor	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
Worker	0.02	0.02	0.19	0.00	0.03	0.00	0.03	0.00	0.00	0.00		20.56		0.00		20.60
Total	**0.02**	**0.02**	**0.19**	**0.00**	**0.03**	**0.00**	**0.03**	**0.00**	**0.00**	**0.00**		**20.56**		**0.00**		**20.60**

4.0 Mobile Detail

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.12	2.43	11.71	0.01	1.03	0.08	1.11	0.04	0.08	0.11		1,046.10		0.08		1,047.87
Unmitigated	1.12	2.43	11.71	0.01	1.03	0.08	1.11	0.04	0.08	0.11		1,046.10		0.08		1,047.87
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Hotel	98.00	163.80	119.00	209,752	209,752
Total	98.00	163.80	119.00	209,752	209,752

4.3 Trip Type Information

	Miles			Trip %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
Hotel	9.50	7.30	7.30	19.40	61.60	19.00

5.0 Energy Detail

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.04	0.36	0.30	0.00		0.00	0.03		0.00	0.03		434.13		0.01	0.01	436.77
NaturalGas Unmitigated	0.04	0.36	0.30	0.00		0.00	0.03		0.00	0.03		434.13		0.01	0.01	436.77
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	lb/day										lb/day					
Hotel	3690.07	0.04	0.36	0.30	0.00		0.00	0.03		0.00	0.03		434.13		0.01	0.01	436.77
Total		**0.04**	**0.36**	**0.30**	**0.00**		**0.00**	**0.03**		**0.00**	**0.03**		**434.13**		**0.01**	**0.01**	**436.77**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	lb/day										lb/day					
Hotel	3.69007	0.04	0.36	0.30	0.00		0.00	0.03		0.00	0.03		434.13		0.01	0.01	436.77
Total		**0.04**	**0.36**	**0.30**	**0.00**		**0.00**	**0.03**		**0.00**	**0.03**		**434.13**		**0.01**	**0.01**	**436.77**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.81	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Unmitigated	0.81	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.18					0.00	0.00		0.00	0.00						0.00
Consumer Products	0.62					0.00	0.00		0.00	0.00						0.00
Landscaping	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Total	**0.80**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**		**0.00**		**0.00**		**0.00**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.18					0.00	0.00		0.00	0.00						0.00
Consumer Products	0.62					0.00	0.00		0.00	0.00						0.00
Landscaping	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Total	**0.80**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**		**0.00**		**0.00**		**0.00**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Vegetation

Pebble Beach - Equestrian/Special Events

Monterey County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
Arena	22.85	Acre

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.8	**Utility Company**	Pacific Gas & Electric Company
Climate Zone	4	**Precipitation Freq (Days)**	51		

1.3 User Entered Comments

Project Characteristics -

Land Use - -

Construction Phase - Changed const. phases/dates

Grading - -

Land Use Change -

Sequestration -

Construction Off-road Equipment Mitigation - Dust emission reductions based on Table 8-2 in MBUAPCD CEQA Air Quality Guidelines

Energy Mitigation -

Vehicle Trips - +

Trips and VMT -

Off-road Equipment - +

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2014	14.96	123.82	75.68	0.15	70.22	5.34	75.57	3.51	5.34	8.85	0.00	16,177.14	0.00	1.20	0.00	16,202.24
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2014	3.74	33.17	24.85	0.15	66.03	1.16	67.19	1.48	1.16	2.64	0.00	16,177.14	0.00	1.20	0.00	16,202.24
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Energy	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00	0.00	0.00
Mobile	2.17	1.98	11.93	0.00	0.00	0.02	0.02	0.00	0.02	0.02		178.54		0.05		179.66
Total	**2.17**	**1.98**	**11.93**	**0.00**	**0.00**	**0.02**	**0.02**	**0.00**	**0.02**	**0.02**		**178.54**		**0.05**	**0.00**	**179.66**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Energy	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00	0.00	0.00
Mobile	2.17	1.98	11.93	0.00	0.00	0.02	0.02	0.00	0.02	0.02		178.54		0.05		179.66
Total	**2.17**	**1.98**	**11.93**	**0.00**	**0.00**	**0.02**	**0.02**	**0.00**	**0.02**	**0.02**		**178.54**		**0.05**	**0.00**	**179.66**

3.0 Construction Detail

3.1 Mitigation Measures Construction

Use Oxidation Catalyst for Construction Equipment

Use Soil Stabilizer

Replace Ground Cover

Water Exposed Area

3.2 Grading - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.66	0.00	6.66	3.32	0.00	3.32						0.00
Off-Road	11.22	90.65	50.83	0.10		4.18	4.18		4.18	4.18		10,856.65		1.00		10,877.72
Total	**11.22**	**90.65**	**50.83**	**0.10**	**6.66**	**4.18**	**10.84**	**3.32**	**4.18**	**7.50**		**10,856.65**		**1.00**		**10,877.72**

3.2 Grading - 2014

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	3.59	32.98	22.95	0.05	63.30	1.15	64.45	0.18	1.15	1.33		5,114.86		0.18		5,118.54
Vendor	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
Worker	0.15	0.19	1.90	0.00	0.26	0.01	0.27	0.01	0.01	0.02		205.63		0.02		205.98
Total	**3.74**	**33.17**	**24.85**	**0.05**	**63.56**	**1.16**	**64.72**	**0.19**	**1.16**	**1.35**		**5,320.49**		**0.20**		**5,324.52**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.47	0.00	2.47	1.30	0.00	1.30						0.00
Off-Road	0.00	0.00	0.00	0.10		0.00	0.00		0.00	0.00	0.00	10,856.65		1.00		10,877.72
Total	**0.00**	**0.00**	**0.00**	**0.10**	**2.47**	**0.00**	**2.47**	**1.30**	**0.00**	**1.30**	**0.00**	**10,856.65**		**1.00**		**10,877.72**

3.2 Grading - 2014

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	3.59	32.98	22.95	0.05	63.30	1.15	64.45	0.18	1.15	1.33		5,114.86		0.18		5,118.54
Vendor	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
Worker	0.15	0.19	1.90	0.00	0.26	0.01	0.27	0.01	0.01	0.02		205.63		0.02		205.98
Total	**3.74**	**33.17**	**24.85**	**0.05**	**63.56**	**1.16**	**64.72**	**0.19**	**1.16**	**1.35**		**5,320.49**		**0.20**		**5,324.52**

3.3 Building Construction - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	4.74	32.06	23.20	0.04		2.02	2.02		2.02	2.02		4,040.61		0.42		4,049.51
Total	**4.74**	**32.06**	**23.20**	**0.04**		**2.02**	**2.02**		**2.02**	**2.02**		**4,040.61**		**0.42**		**4,049.51**

3.3 Building Construction - 2014

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	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
Vendor	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
Worker	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	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**		**0.00**		**0.00**		**0.00**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.00	0.00	0.00	0.04		0.00	0.00		0.00	0.00	0.00	4,040.61		0.42		4,049.51
Total	**0.00**	**0.00**	**0.00**	**0.04**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**4,040.61**		**0.42**		**4,049.51**

3.3 Building Construction - 2014

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	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
Vendor	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
Worker	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	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**		**0.00**		**0.00**		**0.00**

3.4 Paving - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	5.20	32.09	20.70	0.03		2.74	2.74		2.74	2.74		2,917.65		0.47		2,927.48
Paving	0.00					0.00	0.00		0.00	0.00						0.00
Total	**5.20**	**32.09**	**20.70**	**0.03**		**2.74**	**2.74**		**2.74**	**2.74**		**2,917.65**		**0.47**		**2,927.48**

3.4 Paving - 2014

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	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
Vendor	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
Worker	0.11	0.14	1.42	0.00	0.20	0.01	0.20	0.01	0.01	0.02		154.22		0.01		154.49
Total	**0.11**	**0.14**	**1.42**	**0.00**	**0.20**	**0.01**	**0.20**	**0.01**	**0.01**	**0.02**		**154.22**		**0.01**		**154.49**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.00	0.00	0.00	0.03		0.00	0.00		0.00	0.00	0.00	2,917.65		0.47		2,927.48
Paving	0.00					0.00	0.00		0.00	0.00						0.00
Total	**0.00**	**0.00**	**0.00**	**0.03**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**2,917.65**		**0.47**		**2,927.48**

3.4 Paving - 2014

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	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
Vendor	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
Worker	0.11	0.14	1.42	0.00	0.20	0.01	0.20	0.01	0.01	0.02		154.22		0.01		154.49
Total	**0.11**	**0.14**	**1.42**	**0.00**	**0.20**	**0.01**	**0.20**	**0.01**	**0.01**	**0.02**		**154.22**		**0.01**		**154.49**

4.0 Mobile Detail

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.17	1.98	11.93	0.00	0.00	0.02	0.02	0.00	0.02	0.02		178.54		0.05		179.66
Unmitigated	2.17	1.98	11.93	0.00	0.00	0.02	0.02	0.00	0.02	0.02		178.54		0.05		179.66
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Arena	761.59	0.00	0.00		
Total	761.59	0.00	0.00		

4.3 Trip Type Information

	Miles			Trip %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
Arena	9.50	7.30	7.30	0.00	81.00	19.00

5.0 Energy Detail

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00	0.00	0.00
NaturalGas Unmitigated	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	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	lb/day										lb/day					
Arena	0	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		**0.00**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**		**0.00**		**0.00**	**0.00**	**0.00**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	lb/day										lb/day					
Arena	0	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		**0.00**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**		**0.00**		**0.00**	**0.00**	**0.00**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Unmitigated	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.00					0.00	0.00		0.00	0.00						0.00
Consumer Products	0.00					0.00	0.00		0.00	0.00						0.00
Landscaping	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Total	**0.00**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**		**0.00**		**0.00**		**0.00**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.00					0.00	0.00		0.00	0.00						0.00
Consumer Products	0.00					0.00	0.00		0.00	0.00						0.00
Landscaping	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Total	**0.00**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**		**0.00**		**0.00**		**0.00**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Vegetation

Pebble Beach - Fairway 1
Monterey County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
Hotel	35	Room

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.8	**Utility Company**	Pacific Gas & Electric Company
Climate Zone	4	**Precipitation Freq (Days)**	51		

1.3 User Entered Comments

Project Characteristics -
Land Use - -
Construction Phase - Changed const. phases/dates
Grading - -
Land Use Change -
Sequestration -
Construction Off-road Equipment Mitigation - Dust emission reductions based on Table 8-2 in MBUAPCD CEQA Air Quality Guidelines

Energy Mitigation -

Vehicle Trips - +

Trips and VMT -

Off-road Equipment - +

Off-road Equipment -

Off-road Equipment -

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2015	5.55	44.14	29.81	0.06	32.21	2.03	34.24	3.39	2.03	5.42	0.00	5,987.10	0.00	0.44	0.00	5,996.44
2016	27.14	23.80	21.03	0.04	0.35	1.92	1.98	0.02	1.92	1.93	0.00	3,654.73	0.00	0.38	0.00	3,662.63
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

2.1 Overall Construction (Maximum Daily Emission)

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2015	1.38	11.99	9.16	0.06	28.36	0.41	28.78	1.37	0.41	1.78	0.00	5,987.10	0.00	0.44	0.00	5,996.44
2016	26.77	1.22	2.52	0.04	0.35	0.05	0.39	0.02	0.05	0.06	0.00	3,654.73	0.00	0.38	0.00	3,662.63
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.41	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Energy	0.07	0.63	0.53	0.00		0.00	0.05		0.00	0.05		759.72		0.01	0.01	764.34
Mobile	1.96	4.26	20.49	0.02	1.80	0.14	1.94	0.06	0.14	0.20		1,830.68		0.15		1,833.77
Total	**3.44**	**4.89**	**21.02**	**0.02**	**1.80**	**0.14**	**1.99**	**0.06**	**0.14**	**0.25**		**2,590.40**		**0.16**	**0.01**	**2,598.11**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.41	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Energy	0.07	0.63	0.53	0.00		0.00	0.05		0.00	0.05		759.72		0.01	0.01	764.34
Mobile	1.96	4.26	20.49	0.02	1.80	0.14	1.94	0.06	0.14	0.20		1,830.68		0.15		1,833.77
Total	**3.44**	**4.89**	**21.02**	**0.02**	**1.80**	**0.14**	**1.99**	**0.06**	**0.14**	**0.25**		**2,590.40**		**0.16**	**0.01**	**2,598.11**

3.0 Construction Detail

3.1 Mitigation Measures Construction

Use Oxidation Catalyst for Construction Equipment

Use Soil Stabilizer

Replace Ground Cover

Water Exposed Area

3.2 Grading - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.11	0.00	6.11	3.31	0.00	3.31						0.00
Off-Road	4.18	32.14	20.65	0.04		1.61	1.61		1.61	1.61		3,827.58		0.37		3,835.42
Total	**4.18**	**32.14**	**20.65**	**0.04**	**6.11**	**1.61**	**7.72**	**3.31**	**1.61**	**4.92**		**3,827.58**		**0.37**		**3,835.42**

3.2 Grading - 2015

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.31	11.91	8.29	0.02	25.97	0.41	26.38	0.07	0.41	0.48		2,058.92		0.06		2,060.26
Vendor	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
Worker	0.07	0.09	0.87	0.00	0.13	0.01	0.14	0.00	0.01	0.01		100.61		0.01		100.77
Total	**1.38**	**12.00**	**9.16**	**0.02**	**26.10**	**0.42**	**26.52**	**0.07**	**0.42**	**0.49**		**2,159.53**		**0.07**		**2,161.03**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.26	0.00	2.26	1.29	0.00	1.29						0.00
Off-Road	0.00	0.00	0.00	0.04		0.00	0.00		0.00	0.00	0.00	3,827.58		0.37		3,835.42
Total	**0.00**	**0.00**	**0.00**	**0.04**	**2.26**	**0.00**	**2.26**	**1.29**	**0.00**	**1.29**	**0.00**	**3,827.58**		**0.37**		**3,835.42**

3.2 Grading - 2015

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.31	11.91	8.29	0.02	25.97	0.41	26.38	0.07	0.41	0.48		2,058.92		0.06		2,060.26
Vendor	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
Worker	0.07	0.09	0.87	0.00	0.13	0.01	0.14	0.00	0.01	0.01		100.61		0.01		100.77
Total	**1.38**	**12.00**	**9.16**	**0.02**	**26.10**	**0.42**	**26.52**	**0.07**	**0.42**	**0.49**		**2,159.53**		**0.07**		**2,161.03**

3.3 Building Construction - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	4.34	24.51	18.80	0.04		1.51	1.51		1.51	1.51		3,233.11		0.39		3,241.30
Total	**4.34**	**24.51**	**18.80**	**0.04**		**1.51**	**1.51**		**1.51**	**1.51**		**3,233.11**		**0.39**		**3,241.30**

3.3 Building Construction - 2015

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	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
Vendor	0.13	1.15	0.96	0.00	0.07	0.04	0.11	0.01	0.04	0.04		214.53		0.01		214.66
Worker	0.14	0.18	1.82	0.00	0.27	0.01	0.29	0.01	0.01	0.02		211.27		0.02		211.61
Total	**0.27**	**1.33**	**2.78**	**0.00**	**0.34**	**0.05**	**0.40**	**0.02**	**0.05**	**0.06**		**425.80**		**0.03**		**426.27**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.00	0.00	0.00	0.04		0.00	0.00		0.00	0.00	0.00	3,233.11		0.39		3,241.30
Total	**0.00**	**0.00**	**0.00**	**0.04**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**3,233.11**		**0.39**		**3,241.30**

3.3 Building Construction - 2015

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	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
Vendor	0.13	1.15	0.96	0.00	0.07	0.04	0.11	0.01	0.04	0.04		214.53		0.01		214.66
Worker	0.14	0.18	1.82	0.00	0.27	0.01	0.29	0.01	0.01	0.02		211.27		0.02		211.61
Total	**0.27**	**1.33**	**2.78**	**0.00**	**0.34**	**0.05**	**0.40**	**0.02**	**0.05**	**0.06**		**425.80**		**0.03**		**426.27**

3.3 Building Construction - 2016

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.96	22.58	18.51	0.04		1.35	1.35		1.35	1.35		3,233.11		0.36		3,240.57
Total	**3.96**	**22.58**	**18.51**	**0.04**		**1.35**	**1.35**		**1.35**	**1.35**		**3,233.11**		**0.36**		**3,240.57**

3.3 Building Construction - 2016

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	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
Vendor	0.12	1.06	0.86	0.00	0.07	0.04	0.11	0.01	0.04	0.04		215.12		0.01		215.24
Worker	0.13	0.16	1.66	0.00	0.27	0.01	0.29	0.01	0.01	0.02		206.50		0.01		206.82
Total	**0.25**	**1.22**	**2.52**	**0.00**	**0.34**	**0.05**	**0.40**	**0.02**	**0.05**	**0.06**		**421.62**		**0.02**		**422.06**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.00	0.00	0.00	0.04		0.00	0.00		0.00	0.00	0.00	3,233.11		0.36		3,240.57
Total	**0.00**	**0.00**	**0.00**	**0.04**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**3,233.11**		**0.36**		**3,240.57**

3.3 Building Construction - 2016

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	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
Vendor	0.12	1.06	0.86	0.00	0.07	0.04	0.11	0.01	0.04	0.04		215.12		0.01		215.24
Worker	0.13	0.16	1.66	0.00	0.27	0.01	0.29	0.01	0.01	0.02		206.50		0.01		206.82
Total	**0.25**	**1.22**	**2.52**	**0.00**	**0.34**	**0.05**	**0.40**	**0.02**	**0.05**	**0.06**		**421.62**		**0.02**		**422.06**

3.4 Paving - 2016

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.77	23.74	18.31	0.03		1.92	1.92		1.92	1.92		2,674.61		0.34		2,681.72
Paving	0.00					0.00	0.00		0.00	0.00						0.00
Total	**3.77**	**23.74**	**18.31**	**0.03**		**1.92**	**1.92**		**1.92**	**1.92**		**2,674.61**		**0.34**		**2,681.72**

3.4 Paving - 2016

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	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
Vendor	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
Worker	0.03	0.03	0.32	0.00	0.05	0.00	0.05	0.00	0.00	0.00		39.33		0.00		39.39
Total	**0.03**	**0.03**	**0.32**	**0.00**	**0.05**	**0.00**	**0.05**	**0.00**	**0.00**	**0.00**		**39.33**		**0.00**		**39.39**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.00	0.00	0.00	0.03		0.00	0.00		0.00	0.00	0.00	2,674.61		0.34		2,681.72
Paving	0.00					0.00	0.00		0.00	0.00						0.00
Total	**0.00**	**0.00**	**0.00**	**0.03**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**2,674.61**		**0.34**		**2,681.72**

3.4 Paving - 2016

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	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
Vendor	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
Worker	0.03	0.03	0.32	0.00	0.05	0.00	0.05	0.00	0.00	0.00		39.33		0.00		39.39
Total	**0.03**	**0.03**	**0.32**	**0.00**	**0.05**	**0.00**	**0.05**	**0.00**	**0.00**	**0.00**		**39.33**		**0.00**		**39.39**

3.5 Architectural Coating - 2016

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	26.74					0.00	0.00		0.00	0.00						0.00
Off-Road	0.37	2.37	1.88	0.00		0.20	0.20		0.20	0.20		281.19		0.03		281.89
Total	**27.11**	**2.37**	**1.88**	**0.00**		**0.20**	**0.20**		**0.20**	**0.20**		**281.19**		**0.03**		**281.89**

3.5 Architectural Coating - 2016

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	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
Vendor	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
Worker	0.03	0.03	0.32	0.00	0.05	0.00	0.05	0.00	0.00	0.00		39.33		0.00		39.39
Total	**0.03**	**0.03**	**0.32**	**0.00**	**0.05**	**0.00**	**0.05**	**0.00**	**0.00**	**0.00**		**39.33**		**0.00**		**39.39**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	26.74					0.00	0.00		0.00	0.00						0.00
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	281.19		0.03		281.89
Total	**26.74**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**281.19**		**0.03**		**281.89**

3.5 Architectural Coating - 2016

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	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
Vendor	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
Worker	0.03	0.03	0.32	0.00	0.05	0.00	0.05	0.00	0.00	0.00		39.33		0.00		39.39
Total	**0.03**	**0.03**	**0.32**	**0.00**	**0.05**	**0.00**	**0.05**	**0.00**	**0.00**	**0.00**		**39.33**		**0.00**		**39.39**

4.0 Mobile Detail

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.96	4.26	20.49	0.02	1.80	0.14	1.94	0.06	0.14	0.20		1,830.68		0.15		1,833.77
Unmitigated	1.96	4.26	20.49	0.02	1.80	0.14	1.94	0.06	0.14	0.20		1,830.68		0.15		1,833.77
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Hotel	171.50	286.65	208.25	367,067	367,067
Total	171.50	286.65	208.25	367,067	367,067

4.3 Trip Type Information

	Miles			Trip %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
Hotel	9.50	7.30	7.30	19.40	61.60	19.00

5.0 Energy Detail

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.07	0.63	0.53	0.00		0.00	0.05		0.00	0.05		759.72		0.01	0.01	764.34
NaturalGas Unmitigated	0.07	0.63	0.53	0.00		0.00	0.05		0.00	0.05		759.72		0.01	0.01	764.34
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	lb/day										lb/day					
Hotel	6457.62	0.07	0.63	0.53	0.00		0.00	0.05		0.00	0.05		759.72		0.01	0.01	764.34
Total		**0.07**	**0.63**	**0.53**	**0.00**		**0.00**	**0.05**		**0.00**	**0.05**		**759.72**		**0.01**	**0.01**	**764.34**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	lb/day										lb/day					
Hotel	6.45762	0.07	0.63	0.53	0.00		0.00	0.05		0.00	0.05		759.72		0.01	0.01	764.34
Total		**0.07**	**0.63**	**0.53**	**0.00**		**0.00**	**0.05**		**0.00**	**0.05**		**759.72**		**0.01**	**0.01**	**764.34**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.41	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Unmitigated	1.41	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.32					0.00	0.00		0.00	0.00						0.00
Consumer Products	1.09					0.00	0.00		0.00	0.00						0.00
Landscaping	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Total	**1.41**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**		**0.00**		**0.00**		**0.00**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.32					0.00	0.00		0.00	0.00						0.00
Consumer Products	1.09					0.00	0.00		0.00	0.00						0.00
Landscaping	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Total	**1.41**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**		**0.00**		**0.00**		**0.00**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Vegetation

Pebble Beach - PBL Meeting Facility
Monterey County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
General Office Building	2.1	1000sqft

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.8	**Utility Company**	Pacific Gas & Electric Company
Climate Zone	4	**Precipitation Freq (Days)**	51		

1.3 User Entered Comments

Project Characteristics -
Land Use - -
Construction Phase - Changed const. phases/dates
Grading - -
Land Use Change -
Sequestration -
Construction Off-road Equipment Mitigation - Dust emission reductions based on Table 8-2 in MBUAPCD CEQA Air Quality Guidelines

Energy Mitigation -

Vehicle Trips - +

Trips and VMT -

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2011	10.29	19.12	11.11	0.02	0.88	1.30	2.14	0.42	1.30	1.67	0.00	1,956.31	0.00	0.23	0.00	1,961.23
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2011	9.73	0.12	1.25	0.02	0.41	0.01	0.41	0.17	0.01	0.17	0.00	1,956.31	0.00	0.23	0.00	1,961.23
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.06	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Energy	0.00	0.01	0.01	0.00		0.00	0.00		0.00	0.00		11.66		0.00	0.00	11.73
Mobile	0.18	0.42	1.99	0.00	0.18	0.01	0.20	0.01	0.01	0.02		184.33		0.01		184.64
Total	**0.24**	**0.43**	**2.00**	**0.00**	**0.18**	**0.01**	**0.20**	**0.01**	**0.01**	**0.02**		**195.99**		**0.01**	**0.00**	**196.37**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.06	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Energy	0.00	0.01	0.01	0.00		0.00	0.00		0.00	0.00		11.66		0.00	0.00	11.73
Mobile	0.18	0.42	1.99	0.00	0.18	0.01	0.20	0.01	0.01	0.02		184.33		0.01		184.64
Total	**0.24**	**0.43**	**2.00**	**0.00**	**0.18**	**0.01**	**0.20**	**0.01**	**0.01**	**0.02**		**195.99**		**0.01**	**0.00**	**196.37**

3.0 Construction Detail

3.1 Mitigation Measures Construction

Use Oxidation Catalyst for Construction Equipment

Use Soil Stabilizer

Replace Ground Cover

Water Exposed Area

3.2 Grading - 2011

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.75	0.00	0.75	0.41	0.00	0.41						0.00
Off-Road	2.34	15.85	9.86	0.02		1.25	1.25		1.25	1.25		1,476.12		0.21		1,480.54
Total	**2.34**	**15.85**	**9.86**	**0.02**	**0.75**	**1.25**	**2.00**	**0.41**	**1.25**	**1.66**		**1,476.12**		**0.21**		**1,480.54**

3.2 Grading - 2011

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	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
Vendor	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
Worker	0.10	0.12	1.25	0.00	0.13	0.01	0.14	0.00	0.01	0.01		109.11		0.01		109.34
Total	**0.10**	**0.12**	**1.25**	**0.00**	**0.13**	**0.01**	**0.14**	**0.00**	**0.01**	**0.01**		**109.11**		**0.01**		**109.34**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.28	0.00	0.28	0.16	0.00	0.16						0.00
Off-Road	0.00	0.00	0.00	0.02		0.00	0.00		0.00	0.00	0.00	1,476.12		0.21		1,480.54
Total	**0.00**	**0.00**	**0.00**	**0.02**	**0.28**	**0.00**	**0.28**	**0.16**	**0.00**	**0.16**	**0.00**	**1,476.12**		**0.21**		**1,480.54**

3.2 Grading - 2011

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	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
Vendor	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
Worker	0.10	0.12	1.25	0.00	0.13	0.01	0.14	0.00	0.01	0.01		109.11		0.01		109.34
Total	**0.10**	**0.12**	**1.25**	**0.00**	**0.13**	**0.01**	**0.14**	**0.00**	**0.01**	**0.01**		**109.11**		**0.01**		**109.34**

3.3 Building Construction - 2011

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.60	19.11	10.99	0.02		1.30	1.30		1.30	1.30		1,945.40		0.23		1,950.29
Total	**2.60**	**19.11**	**10.99**	**0.02**		**1.30**	**1.30**		**1.30**	**1.30**		**1,945.40**		**0.23**		**1,950.29**

3.3 Building Construction - 2011

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	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
Vendor	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
Worker	0.01	0.01	0.12	0.00	0.01	0.00	0.01	0.00	0.00	0.00		10.91		0.00		10.93
Total	**0.01**	**0.01**	**0.12**	**0.00**	**0.01**	**0.00**	**0.01**	**0.00**	**0.00**	**0.00**		**10.91**		**0.00**		**10.93**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.00	0.00	0.00	0.02		0.00	0.00		0.00	0.00	0.00	1,945.40		0.23		1,950.29
Total	**0.00**	**0.00**	**0.00**	**0.02**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**1,945.40**		**0.23**		**1,950.29**

3.3 Building Construction - 2011

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	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
Vendor	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
Worker	0.01	0.01	0.12	0.00	0.01	0.00	0.01	0.00	0.00	0.00		10.91		0.00		10.93
Total	**0.01**	**0.01**	**0.12**	**0.00**	**0.01**	**0.00**	**0.01**	**0.00**	**0.00**	**0.00**		**10.91**		**0.00**		**10.93**

3.4 Architectural Coatings - 2011

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	9.73					0.00	0.00		0.00	0.00						0.00
Off-Road	0.56	3.37	1.98	0.00		0.31	0.31		0.31	0.31		281.19		0.05		282.25
Total	**10.29**	**3.37**	**1.98**	**0.00**		**0.31**	**0.31**		**0.31**	**0.31**		**281.19**		**0.05**		**282.25**

3.4 Architectural Coatings - 2011

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	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
Vendor	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
Worker	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	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**		**0.00**		**0.00**		**0.00**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	9.73					0.00	0.00		0.00	0.00						0.00
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	281.19		0.05		282.25
Total	**9.73**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**281.19**		**0.05**		**282.25**

3.4 Architectural Coatings - 2011

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	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
Vendor	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
Worker	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	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**		**0.00**		**0.00**		**0.00**

4.0 Mobile Detail

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.18	0.42	1.99	0.00	0.18	0.01	0.20	0.01	0.01	0.02		184.33		0.01		184.64
Unmitigated	0.18	0.42	1.99	0.00	0.18	0.01	0.20	0.01	0.01	0.02		184.33		0.01		184.64
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Office Building	23.12	4.98	2.06	41,868	41,868
Total	23.12	4.98	2.06	41,868	41,868

4.3 Trip Type Information

	Miles			Trip %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
General Office Building	9.50	7.30	7.30	33.00	48.00	19.00

5.0 Energy Detail

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.00	0.01	0.01	0.00		0.00	0.00		0.00	0.00		11.66		0.00	0.00	11.73
NaturalGas Unmitigated	0.00	0.01	0.01	0.00		0.00	0.00		0.00	0.00		11.66		0.00	0.00	11.73
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	lb/day										lb/day					
General Office Building	99.074	0.00	0.01	0.01	0.00		0.00	0.00		0.00	0.00		11.66		0.00	0.00	11.73
Total		**0.00**	**0.01**	**0.01**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**		**11.66**		**0.00**	**0.00**	**11.73**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	lb/day										lb/day					
General Office Building	0.099074	0.00	0.01	0.01	0.00		0.00	0.00		0.00	0.00		11.66		0.00	0.00	11.73
Total		**0.00**	**0.01**	**0.01**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**		**11.66**		**0.00**	**0.00**	**11.73**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.06	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Unmitigated	0.06	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.01					0.00	0.00		0.00	0.00						0.00
Consumer Products	0.04					0.00	0.00		0.00	0.00						0.00
Landscaping	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Total	**0.05**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**		**0.00**		**0.00**		**0.00**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.01					0.00	0.00		0.00	0.00						0.00
Consumer Products	0.04					0.00	0.00		0.00	0.00						0.00
Landscaping	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Total	**0.05**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**		**0.00**		**0.00**		**0.00**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Vegetation

Pebble Beach - PBL Parking and Circulation

Monterey County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
Parking Structure	2.55	Acre

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.8	**Utility Company**	Pacific Gas & Electric Company
Climate Zone	4	**Precipitation Freq (Days)**	51		

1.3 User Entered Comments

Project Characteristics -

Land Use - -

Construction Phase - Changed const. phases/dates

Grading - -

Land Use Change -

Sequestration -

Construction Off-road Equipment Mitigation - Dust emission reductions based on Table 8-2 in MBUAPCD CEQA Air Quality Guidelines

Energy Mitigation -

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2013	9.07	51.97	35.78	0.06	34.19	3.87	36.51	3.37	3.87	5.69	0.00	5,474.07	0.00	0.82	0.00	5,491.20
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2013	1.22	10.69	8.29	0.06	30.36	0.38	30.74	1.35	0.38	1.73	0.00	5,474.07	0.00	0.82	0.00	5,491.20
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.08	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Energy	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00	0.00	0.00
Mobile	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	**3.08**	**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**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.08	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Energy	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00	0.00	0.00
Mobile	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	**3.08**	**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**

3.0 Construction Detail

3.1 Mitigation Measures Construction

Use Oxidation Catalyst for Construction Equipment

Use Soil Stabilizer

Replace Ground Cover

Water Exposed Area

3.2 Grading - 2013

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.09	0.00	6.09	3.31	0.00	3.31						0.00
Off-Road	4.70	37.12	22.15	0.04		1.94	1.94		1.94	1.94		3,827.58		0.42		3,836.44
Total	**4.70**	**37.12**	**22.15**	**0.04**	**6.09**	**1.94**	**8.03**	**3.31**	**1.94**	**5.25**		**3,827.58**		**0.42**		**3,836.44**

3.2 Grading - 2013

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.14	10.58	7.24	0.01	27.97	0.38	28.35	0.05	0.38	0.43		1,467.46		0.06		1,468.63
Vendor	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
Worker	0.08	0.10	1.04	0.00	0.13	0.01	0.14	0.00	0.01	0.01		104.90		0.01		105.09
Total	**1.22**	**10.68**	**8.28**	**0.01**	**28.10**	**0.39**	**28.49**	**0.05**	**0.39**	**0.44**		**1,572.36**		**0.07**		**1,573.72**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.25	0.00	2.25	1.29	0.00	1.29						0.00
Off-Road	0.00	0.00	0.00	0.04		0.00	0.00		0.00	0.00	0.00	3,827.58		0.42		3,836.44
Total	**0.00**	**0.00**	**0.00**	**0.04**	**2.25**	**0.00**	**2.25**	**1.29**	**0.00**	**1.29**	**0.00**	**3,827.58**		**0.42**		**3,836.44**

3.2 Grading - 2013

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.14	10.58	7.24	0.01	27.97	0.38	28.35	0.05	0.38	0.43		1,467.46		0.06		1,468.63
Vendor	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
Worker	0.08	0.10	1.04	0.00	0.13	0.01	0.14	0.00	0.01	0.01		104.90		0.01		105.09
Total	**1.22**	**10.68**	**8.28**	**0.01**	**28.10**	**0.39**	**28.49**	**0.05**	**0.39**	**0.44**		**1,572.36**		**0.07**		**1,573.72**

3.3 Building Construction - 2013

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	8.95	51.82	34.22	0.06		3.86	3.86		3.86	3.86		5,316.72		0.80		5,333.56
Total	**8.95**	**51.82**	**34.22**	**0.06**		**3.86**	**3.86**		**3.86**	**3.86**		**5,316.72**		**0.80**		**5,333.56**

3.3 Building Construction - 2013

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	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
Vendor	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
Worker	0.12	0.15	1.56	0.00	0.20	0.01	0.20	0.01	0.01	0.02		157.35		0.01		157.63
Total	**0.12**	**0.15**	**1.56**	**0.00**	**0.20**	**0.01**	**0.20**	**0.01**	**0.01**	**0.02**		**157.35**		**0.01**		**157.63**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.00	0.00	0.00	0.06		0.00	0.00		0.00	0.00	0.00	5,316.72		0.80		5,333.56
Total	**0.00**	**0.00**	**0.00**	**0.06**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**5,316.72**		**0.80**		**5,333.56**

3.3 Building Construction - 2013

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	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
Vendor	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
Worker	0.12	0.15	1.56	0.00	0.20	0.01	0.20	0.01	0.01	0.02		157.35		0.01		157.63
Total	**0.12**	**0.15**	**1.56**	**0.00**	**0.20**	**0.01**	**0.20**	**0.01**	**0.01**	**0.02**		**157.35**		**0.01**		**157.63**

4.0 Mobile Detail

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	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
Unmitigated	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	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Parking Structure	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

4.3 Trip Type Information

	Miles			Trip %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
Parking Structure	9.50	7.30	7.30	0.00	0.00	0.00

5.0 Energy Detail

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00	0.00	0.00
NaturalGas Unmitigated	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	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	lb/day										lb/day					
Parking Structure	0	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		**0.00**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**		**0.00**		**0.00**	**0.00**	**0.00**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	lb/day										lb/day					
Parking Structure	0	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		**0.00**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**		**0.00**		**0.00**	**0.00**	**0.00**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.08	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Unmitigated	3.08	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.70					0.00	0.00		0.00	0.00						0.00
Consumer Products	2.38					0.00	0.00		0.00	0.00						0.00
Landscaping	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Total	**3.08**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**		**0.00**		**0.00**		**0.00**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.70					0.00	0.00		0.00	0.00						0.00
Consumer Products	2.38					0.00	0.00		0.00	0.00						0.00
Landscaping	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Total	**3.08**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**		**0.00**		**0.00**		**0.00**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Vegetation

Pebble Beach - Residential (Corp Yard)

Monterey County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
Single Family Housing	10	Dwelling Unit

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.8	**Utility Company**	Pacific Gas & Electric Company
Climate Zone	4	**Precipitation Freq (Days)**	51		

1.3 User Entered Comments

Project Characteristics -

Land Use -

Construction Phase - Changed const. phases/dates

Grading - -

Land Use Change -

Sequestration -

Construction Off-road Equipment Mitigation - Dust emission reductions based on Table 8-2 in MBUAPCD CEQA Air Quality Guidelines

Energy Mitigation -

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2014	20.64	179.50	124.65	0.25	394.23	7.15	401.38	4.08	7.15	11.23	0.00	26,129.14	0.00	1.26	0.00	26,155.53
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2014	14.66	133.84	94.46	0.25	390.14	4.68	394.82	2.03	4.68	6.71	0.00	26,129.14	0.00	1.26	0.00	26,155.53
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	5.84	0.10	8.67	0.01		0.00	1.14		0.00	1.14	128.80	117.97		0.26	0.01	254.89
Energy	0.01	0.10	0.04	0.00		0.00	0.01		0.00	0.01		124.37		0.00	0.00	125.13
Mobile	0.90	2.14	10.11	0.01	0.96	0.07	1.03	0.03	0.07	0.11		963.93		0.07		965.51
Total	**6.75**	**2.34**	**18.82**	**0.02**	**0.96**	**0.07**	**2.18**	**0.03**	**0.07**	**1.26**	**128.80**	**1,206.27**		**0.33**	**0.01**	**1,345.53**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	5.84	0.10	8.67	0.01		0.00	1.14		0.00	1.14	128.80	117.97		0.26	0.01	254.89
Energy	0.01	0.10	0.04	0.00		0.00	0.01		0.00	0.01		124.37		0.00	0.00	125.13
Mobile	0.90	2.14	10.11	0.01	0.96	0.07	1.03	0.03	0.07	0.11		963.93		0.07		965.51
Total	**6.75**	**2.34**	**18.82**	**0.02**	**0.96**	**0.07**	**2.18**	**0.03**	**0.07**	**1.26**	**128.80**	**1,206.27**		**0.33**	**0.01**	**1,345.53**

3.0 Construction Detail

3.1 Mitigation Measures Construction

Use Oxidation Catalyst for Construction Equipment

Use Soil Stabilizer

Replace Ground Cover

Water Exposed Area

3.2 Grading - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.50	0.00	6.50	3.36	0.00	3.36						0.00
Off-Road	5.98	45.66	30.18	0.05		2.47	2.47		2.47	2.47		5,240.06		0.53		5,251.29
Total	**5.98**	**45.66**	**30.18**	**0.05**	**6.50**	**2.47**	**8.97**	**3.36**	**2.47**	**5.83**		**5,240.06**		**0.53**		**5,251.29**

3.2 Grading - 2014

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	14.55	133.70	93.04	0.20	387.53	4.67	392.20	0.71	4.67	5.38		20,734.85		0.71		20,749.75
Vendor	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
Worker	0.11	0.14	1.42	0.00	0.20	0.01	0.20	0.01	0.01	0.02		154.22		0.01		154.49
Total	**14.66**	**133.84**	**94.46**	**0.20**	**387.73**	**4.68**	**392.40**	**0.72**	**4.68**	**5.40**		**20,889.07**		**0.72**		**20,904.24**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.41	0.00	2.41	1.31	0.00	1.31						0.00
Off-Road	0.00	0.00	0.00	0.05		0.00	0.00		0.00	0.00	0.00	5,240.06		0.53		5,251.29
Total	**0.00**	**0.00**	**0.00**	**0.05**	**2.41**	**0.00**	**2.41**	**1.31**	**0.00**	**1.31**	**0.00**	**5,240.06**		**0.53**		**5,251.29**

3.2 Grading - 2014

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	14.55	133.70	93.04	0.20	387.53	4.67	392.20	0.71	4.67	5.38		20,734.85		0.71		20,749.75
Vendor	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
Worker	0.11	0.14	1.42	0.00	0.20	0.01	0.20	0.01	0.01	0.02		154.22		0.01		154.49
Total	**14.66**	**133.84**	**94.46**	**0.20**	**387.73**	**4.68**	**392.40**	**0.72**	**4.68**	**5.40**		**20,889.07**		**0.72**		**20,904.24**

3.3 Paving - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.97	24.85	16.79	0.03		2.07	2.07		2.07	2.07		2,400.73		0.36		2,408.23
Paving	0.00					0.00	0.00		0.00	0.00						0.00
Total	**3.97**	**24.85**	**16.79**	**0.03**		**2.07**	**2.07**		**2.07**	**2.07**		**2,400.73**		**0.36**		**2,408.23**

3.3 Paving - 2014

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	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
Vendor	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
Worker	0.15	0.19	1.90	0.00	0.26	0.01	0.27	0.01	0.01	0.02		205.63		0.02		205.98
Total	**0.15**	**0.19**	**1.90**	**0.00**	**0.26**	**0.01**	**0.27**	**0.01**	**0.01**	**0.02**		**205.63**		**0.02**		**205.98**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.00	0.00	0.00	0.03		0.00	0.00		0.00	0.00	0.00	2,400.73		0.36		2,408.23
Paving	0.00					0.00	0.00		0.00	0.00						0.00
Total	**0.00**	**0.00**	**0.00**	**0.03**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**2,400.73**		**0.36**		**2,408.23**

3.3 Paving - 2014

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	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
Vendor	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
Worker	0.15	0.19	1.90	0.00	0.26	0.01	0.27	0.01	0.01	0.02		205.63		0.02		205.98
Total	**0.15**	**0.19**	**1.90**	**0.00**	**0.26**	**0.01**	**0.27**	**0.01**	**0.01**	**0.02**		**205.63**		**0.02**		**205.98**

4.0 Mobile Detail

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.90	2.14	10.11	0.01	0.96	0.07	1.03	0.03	0.07	0.11		963.93		0.07		965.51
Unmitigated	0.90	2.14	10.11	0.01	0.96	0.07	1.03	0.03	0.07	0.11		963.93		0.07		965.51
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Single Family Housing	95.70	100.80	87.70	274,508	274,508
Total	95.70	100.80	87.70	274,508	274,508

4.3 Trip Type Information

	Miles			Trip %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
Single Family Housing	10.80	7.30	7.50	44.00	18.80	37.20

5.0 Energy Detail

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.01	0.10	0.04	0.00		0.00	0.01		0.00	0.01		124.37		0.00	0.00	125.13
NaturalGas Unmitigated	0.01	0.10	0.04	0.00		0.00	0.01		0.00	0.01		124.37		0.00	0.00	125.13
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	lb/day										lb/day					
Single Family Housing	1057.13	0.01	0.10	0.04	0.00		0.00	0.01		0.00	0.01		124.37		0.00	0.00	125.13
Total		**0.01**	**0.10**	**0.04**	**0.00**		**0.00**	**0.01**		**0.00**	**0.01**		**124.37**		**0.00**	**0.00**	**125.13**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	lb/day										lb/day					
Single Family Housing	1.05713	0.01	0.10	0.04	0.00		0.00	0.01		0.00	0.01		124.37		0.00	0.00	125.13
Total		**0.01**	**0.10**	**0.04**	**0.00**		**0.00**	**0.01**		**0.00**	**0.01**		**124.37**		**0.00**	**0.00**	**125.13**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	5.84	0.10	8.67	0.01		0.00	1.14		0.00	1.14	128.80	117.97		0.26	0.01	254.89
Unmitigated	5.84	0.10	8.67	0.01		0.00	1.14		0.00	1.14	128.80	117.97		0.26	0.01	254.89
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.15					0.00	0.00		0.00	0.00						0.00
Consumer Products	0.39					0.00	0.00		0.00	0.00						0.00
Hearth	5.27	0.09	7.79	0.01		0.00	1.13		0.00	1.13	128.80	116.47		0.26	0.01	253.35
Landscaping	0.03	0.01	0.88	0.00		0.00	0.00		0.00	0.00		1.50		0.00		1.54
Total	**5.84**	**0.10**	**8.67**	**0.01**		**0.00**	**1.13**		**0.00**	**1.13**	**128.80**	**117.97**		**0.26**	**0.01**	**254.89**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.15					0.00	0.00		0.00	0.00						0.00
Consumer Products	0.39					0.00	0.00		0.00	0.00						0.00
Hearth	5.27	0.09	7.79	0.01		0.00	1.13		0.00	1.13	128.80	116.47		0.26	0.01	253.35
Landscaping	0.03	0.01	0.88	0.00		0.00	0.00		0.00	0.00		1.50		0.00		1.54
Total	**5.84**	**0.10**	**8.67**	**0.01**		**0.00**	**1.13**		**0.00**	**1.13**	**128.80**	**117.97**		**0.26**	**0.01**	**254.89**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Vegetation

Pebble Beach - Residential (No V/Corp Yard)

Monterey County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
Single Family Housing	64	Dwelling Unit

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.8	**Utility Company**	Pacific Gas & Electric Company
Climate Zone	4	**Precipitation Freq (Days)**	51		

1.3 User Entered Comments

Project Characteristics -

Land Use -

Construction Phase - Changed const. phases/dates

Grading - d

Land Use Change -

Sequestration -

Construction Off-road Equipment Mitigation - Dust emission reductions based on Table 8-2 in MBUAPCD CEQA Air Quality Guidelines

Energy Mitigation -

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2012	15.41	129.90	74.91	0.13	67.07	5.94	73.01	3.44	5.94	9.38	0.00	14,283.73	0.00	1.27	0.00	14,310.48
2013	5.65	33.96	22.45	0.03	0.20	2.94	3.14	0.01	2.94	2.95	0.00	3,074.99	0.00	0.51	0.00	3,085.68
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2012	2.91	26.00	19.78	0.13	63.17	0.93	64.10	1.41	0.93	2.35	0.00	14,283.73	0.00	1.27	0.00	14,310.48
2013	0.12	0.15	1.56	0.03	0.20	0.01	0.20	0.01	0.01	0.02	0.00	3,074.99	0.00	0.51	0.00	3,085.68
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	37.40	0.67	55.47	0.05		0.00	7.28		0.00	7.28	824.34	755.03		1.65	0.06	1,631.33
Energy	0.07	0.62	0.27	0.00		0.00	0.05		0.00	0.05		795.96		0.02	0.01	800.80
Mobile	5.74	13.67	64.72	0.06	6.15	0.46	6.61	0.21	0.46	0.67		6,169.18		0.48		6,179.24
Total	**43.21**	**14.96**	**120.46**	**0.11**	**6.15**	**0.46**	**13.94**	**0.21**	**0.46**	**8.00**	**824.34**	**7,720.17**		**2.15**	**0.07**	**8,611.37**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	37.40	0.67	55.47	0.05		0.00	7.28		0.00	7.28	824.34	755.03		1.65	0.06	1,631.33
Energy	0.07	0.62	0.27	0.00		0.00	0.05		0.00	0.05		795.96		0.02	0.01	800.80
Mobile	5.74	13.67	64.72	0.06	6.15	0.46	6.61	0.21	0.46	0.67		6,169.18		0.48		6,179.24
Total	**43.21**	**14.96**	**120.46**	**0.11**	**6.15**	**0.46**	**13.94**	**0.21**	**0.46**	**8.00**	**824.34**	**7,720.17**		**2.15**	**0.07**	**8,611.37**

3.0 Construction Detail

3.1 Mitigation Measures Construction

Use Soil Stabilizer

Replace Ground Cover

Water Exposed Area

3.2 Grading - 2012

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.20	0.00	6.20	3.32	0.00	3.32						0.00
Off-Road	12.50	103.90	55.13	0.10		5.01	5.01		5.01	5.01		10,856.65		1.12		10,880.18
Total	**12.50**	**103.90**	**55.13**	**0.10**	**6.20**	**5.01**	**11.21**	**3.32**	**5.01**	**8.33**		**10,856.65**		**1.12**		**10,880.18**

3.2 Grading - 2012

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	2.73	25.77	17.50	0.03	60.61	0.92	61.53	0.11	0.92	1.03		3,213.10		0.13		3,215.90
Vendor	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
Worker	0.18	0.23	2.28	0.00	0.26	0.01	0.27	0.01	0.01	0.02		213.98		0.02		214.39
Total	**2.91**	**26.00**	**19.78**	**0.03**	**60.87**	**0.93**	**61.80**	**0.12**	**0.93**	**1.05**		**3,427.08**		**0.15**		**3,430.29**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.30	0.00	2.30	1.29	0.00	1.29						0.00
Off-Road	0.00	0.00	0.00	0.10		0.00	0.00		0.00	0.00	0.00	10,856.65		1.12		10,880.18
Total	**0.00**	**0.00**	**0.00**	**0.10**	**2.30**	**0.00**	**2.30**	**1.29**	**0.00**	**1.29**	**0.00**	**10,856.65**		**1.12**		**10,880.18**

3.2 Grading - 2012

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	2.73	25.77	17.50	0.03	60.61	0.92	61.53	0.11	0.92	1.03		3,213.10		0.13		3,215.90
Vendor	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
Worker	0.18	0.23	2.28	0.00	0.26	0.01	0.27	0.01	0.01	0.02		213.98		0.02		214.39
Total	**2.91**	**26.00**	**19.78**	**0.03**	**60.87**	**0.93**	**61.80**	**0.12**	**0.93**	**1.05**		**3,427.08**		**0.15**		**3,430.29**

3.3 Paving - 2012

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	5.86	35.62	21.08	0.03		3.13	3.13		3.13	3.13		2,917.64		0.53		2,928.70
Paving	0.00					0.00	0.00		0.00	0.00						0.00
Total	**5.86**	**35.62**	**21.08**	**0.03**		**3.13**	**3.13**		**3.13**	**3.13**		**2,917.64**		**0.53**		**2,928.70**

3.3 Paving - 2012

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	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
Vendor	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
Worker	0.13	0.17	1.71	0.00	0.20	0.01	0.20	0.01	0.01	0.02		160.48		0.01		160.79
Total	**0.13**	**0.17**	**1.71**	**0.00**	**0.20**	**0.01**	**0.20**	**0.01**	**0.01**	**0.02**		**160.48**		**0.01**		**160.79**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.00	0.00	0.00	0.03		0.00	0.00		0.00	0.00	0.00	2,917.64		0.53		2,928.70
Paving	0.00					0.00	0.00		0.00	0.00						0.00
Total	**0.00**	**0.00**	**0.00**	**0.03**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**2,917.64**		**0.53**		**2,928.70**

3.3 Paving - 2012

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	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
Vendor	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
Worker	0.13	0.17	1.71	0.00	0.20	0.01	0.20	0.01	0.01	0.02		160.48		0.01		160.79
Total	**0.13**	**0.17**	**1.71**	**0.00**	**0.20**	**0.01**	**0.20**	**0.01**	**0.01**	**0.02**		**160.48**		**0.01**		**160.79**

3.3 Paving - 2013

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	5.53	33.81	20.89	0.03		2.93	2.93		2.93	2.93		2,917.64		0.50		2,928.05
Paving	0.00					0.00	0.00		0.00	0.00						0.00
Total	**5.53**	**33.81**	**20.89**	**0.03**		**2.93**	**2.93**		**2.93**	**2.93**		**2,917.64**		**0.50**		**2,928.05**

3.3 Paving - 2013

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	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
Vendor	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
Worker	0.12	0.15	1.56	0.00	0.20	0.01	0.20	0.01	0.01	0.02		157.35		0.01		157.63
Total	**0.12**	**0.15**	**1.56**	**0.00**	**0.20**	**0.01**	**0.20**	**0.01**	**0.01**	**0.02**		**157.35**		**0.01**		**157.63**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.00	0.00	0.00	0.03		0.00	0.00		0.00	0.00	0.00	2,917.64		0.50		2,928.05
Paving	0.00					0.00	0.00		0.00	0.00						0.00
Total	**0.00**	**0.00**	**0.00**	**0.03**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**2,917.64**		**0.50**		**2,928.05**

3.3 Paving - 2013

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	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
Vendor	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
Worker	0.12	0.15	1.56	0.00	0.20	0.01	0.20	0.01	0.01	0.02		157.35		0.01		157.63
Total	**0.12**	**0.15**	**1.56**	**0.00**	**0.20**	**0.01**	**0.20**	**0.01**	**0.01**	**0.02**		**157.35**		**0.01**		**157.63**

4.0 Mobile Detail

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	5.74	13.67	64.72	0.06	6.15	0.46	6.61	0.21	0.46	0.67		6,169.18		0.48		6,179.24
Unmitigated	5.74	13.67	64.72	0.06	6.15	0.46	6.61	0.21	0.46	0.67		6,169.18		0.48		6,179.24
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Single Family Housing	612.48	645.12	561.28	1,756,848	1,756,848
Total	612.48	645.12	561.28	1,756,848	1,756,848

4.3 Trip Type Information

	Miles			Trip %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
Single Family Housing	10.80	7.30	7.50	44.00	18.80	37.20

5.0 Energy Detail

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.07	0.62	0.27	0.00		0.00	0.05		0.00	0.05		795.96		0.02	0.01	800.80
NaturalGas Unmitigated	0.07	0.62	0.27	0.00		0.00	0.05		0.00	0.05		795.96		0.02	0.01	800.80
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	lb/day										lb/day					
Single Family Housing	6765.66	0.07	0.62	0.27	0.00		0.00	0.05		0.00	0.05		795.96		0.02	0.01	800.80
Total		**0.07**	**0.62**	**0.27**	**0.00**		**0.00**	**0.05**		**0.00**	**0.05**		**795.96**		**0.02**	**0.01**	**800.80**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	lb/day										lb/day					
Single Family Housing	6.76566	0.07	0.62	0.27	0.00		0.00	0.05		0.00	0.05		795.96		0.02	0.01	800.80
Total		**0.07**	**0.62**	**0.27**	**0.00**		**0.00**	**0.05**		**0.00**	**0.05**		**795.96**		**0.02**	**0.01**	**800.80**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	37.40	0.67	55.47	0.05		0.00	7.28		0.00	7.28	824.34	755.03		1.65	0.06	1,631.33
Unmitigated	37.40	0.67	55.47	0.05		0.00	7.28		0.00	7.28	824.34	755.03		1.65	0.06	1,631.33
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.99					0.00	0.00		0.00	0.00						0.00
Consumer Products	2.47					0.00	0.00		0.00	0.00						0.00
Hearth	33.75	0.60	49.85	0.05		0.00	7.25		0.00	7.25	824.34	745.41		1.64	0.06	1,621.47
Landscaping	0.20	0.07	5.62	0.00		0.00	0.03		0.00	0.03		9.62		0.01		9.86
Total	**37.41**	**0.67**	**55.47**	**0.05**		**0.00**	**7.28**		**0.00**	**7.28**	**824.34**	**755.03**		**1.65**	**0.06**	**1,631.33**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.99					0.00	0.00		0.00	0.00						0.00
Consumer Products	2.47					0.00	0.00		0.00	0.00						0.00
Hearth	33.75	0.60	49.85	0.05		0.00	7.25		0.00	7.25	824.34	745.41		1.64	0.06	1,621.47
Landscaping	0.20	0.07	5.62	0.00		0.00	0.03		0.00	0.03		9.62		0.01		9.86
Total	**37.41**	**0.67**	**55.47**	**0.05**		**0.00**	**7.28**		**0.00**	**7.28**	**824.34**	**755.03**		**1.65**	**0.06**	**1,631.33**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Vegetation

Pebble Beach - Residential (V)

Monterey County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
Single Family Housing	14	Dwelling Unit

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.8	**Utility Company**	Pacific Gas & Electric Company
Climate Zone	4	**Precipitation Freq (Days)**	51		

1.3 User Entered Comments

Project Characteristics -

Land Use -

Construction Phase - Changed const. phases/dates

Grading - -

Land Use Change -

Sequestration -

Construction Off-road Equipment Mitigation - Dust emission reductions based on Table 8-2 in MBUAPCD CEQA Air Quality Guidelines

Energy Mitigation -

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2020	5.18	37.08	34.45	0.08	56.67	1.55	58.22	3.35	1.53	4.88	0.00	8,122.00	0.00	0.42	0.00	8,130.81
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2020	1.18	10.12	7.78	0.08	52.82	0.31	53.13	1.33	0.29	1.62	0.00	8,122.00	0.00	0.42	0.00	8,130.81
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	8.18	0.15	12.13	0.01		0.00	1.59		0.00	1.59	180.32	165.16		0.36	0.01	356.85
Energy	0.02	0.14	0.06	0.00		0.00	0.01		0.00	0.01		174.12		0.00	0.00	175.18
Mobile	1.26	2.99	14.16	0.01	1.35	0.10	1.45	0.05	0.10	0.15		1,349.51		0.10		1,351.71
Total	**9.46**	**3.28**	**26.35**	**0.02**	**1.35**	**0.10**	**3.05**	**0.05**	**0.10**	**1.75**	**180.32**	**1,688.79**		**0.46**	**0.01**	**1,883.74**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	8.18	0.15	12.13	0.01		0.00	1.59		0.00	1.59	180.32	165.16		0.36	0.01	356.85
Energy	0.02	0.14	0.06	0.00		0.00	0.01		0.00	0.01		174.12		0.00	0.00	175.18
Mobile	1.26	2.99	14.16	0.01	1.35	0.10	1.45	0.05	0.10	0.15		1,349.51		0.10		1,351.71
Total	**9.46**	**3.28**	**26.35**	**0.02**	**1.35**	**0.10**	**3.05**	**0.05**	**0.10**	**1.75**	**180.32**	**1,688.79**		**0.46**	**0.01**	**1,883.74**

3.0 Construction Detail

3.1 Mitigation Measures Construction

Use Oxidation Catalyst for Construction Equipment

Use Soil Stabilizer

Replace Ground Cover

Water Exposed Area

3.2 Grading - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.12	0.00	6.12	3.32	0.00	3.32						0.00
Off-Road	4.00	26.95	26.67	0.05		1.24	1.24		1.24	1.24		5,240.06		0.36		5,247.56
Total	**4.00**	**26.95**	**26.67**	**0.05**	**6.12**	**1.24**	**7.36**	**3.32**	**1.24**	**4.56**		**5,240.06**		**0.36**		**5,247.56**

3.2 Grading - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.11	10.04	6.93	0.03	50.35	0.31	50.66	0.03	0.28	0.31		2,745.76		0.05		2,746.90
Vendor	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
Worker	0.07	0.08	0.85	0.00	0.20	0.01	0.20	0.00	0.01	0.01		136.17		0.01		136.34
Total	**1.18**	**10.12**	**7.78**	**0.03**	**50.55**	**0.32**	**50.86**	**0.03**	**0.29**	**0.32**		**2,881.93**		**0.06**		**2,883.24**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.27	0.00	2.27	1.29	0.00	1.29						0.00
Off-Road	0.00	0.00	0.00	0.05		0.00	0.00		0.00	0.00	0.00	5,240.06		0.36		5,247.56
Total	**0.00**	**0.00**	**0.00**	**0.05**	**2.27**	**0.00**	**2.27**	**1.29**	**0.00**	**1.29**	**0.00**	**5,240.06**		**0.36**		**5,247.56**

3.2 Grading - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.11	10.04	6.93	0.03	50.35	0.31	50.66	0.03	0.28	0.31		2,745.76		0.05		2,746.90
Vendor	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
Worker	0.07	0.08	0.85	0.00	0.20	0.01	0.20	0.00	0.01	0.01		136.17		0.01		136.34
Total	**1.18**	**10.12**	**7.78**	**0.03**	**50.55**	**0.32**	**50.86**	**0.03**	**0.29**	**0.32**		**2,881.93**		**0.06**		**2,883.24**

3.3 Paving - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.64	16.57	16.16	0.03		1.19	1.19		1.19	1.19		2,400.73		0.24		2,405.71
Paving	0.00					0.00	0.00		0.00	0.00						0.00
Total	**2.64**	**16.57**	**16.16**	**0.03**		**1.19**	**1.19**		**1.19**	**1.19**		**2,400.73**		**0.24**		**2,405.71**

3.3 Paving - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	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
Vendor	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
Worker	0.09	0.11	1.13	0.00	0.26	0.01	0.27	0.00	0.01	0.01		181.57		0.01		181.79
Total	**0.09**	**0.11**	**1.13**	**0.00**	**0.26**	**0.01**	**0.27**	**0.00**	**0.01**	**0.01**		**181.57**		**0.01**		**181.79**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.00	0.00	0.00	0.03		0.00	0.00		0.00	0.00	0.00	2,400.73		0.24		2,405.71
Paving	0.00					0.00	0.00		0.00	0.00						0.00
Total	**0.00**	**0.00**	**0.00**	**0.03**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**2,400.73**		**0.24**		**2,405.71**

3.3 Paving - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	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
Vendor	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
Worker	0.09	0.11	1.13	0.00	0.26	0.01	0.27	0.00	0.01	0.01		181.57		0.01		181.79
Total	**0.09**	**0.11**	**1.13**	**0.00**	**0.26**	**0.01**	**0.27**	**0.00**	**0.01**	**0.01**		**181.57**		**0.01**		**181.79**

4.0 Mobile Detail

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.26	2.99	14.16	0.01	1.35	0.10	1.45	0.05	0.10	0.15		1,349.51		0.10		1,351.71
Unmitigated	1.26	2.99	14.16	0.01	1.35	0.10	1.45	0.05	0.10	0.15		1,349.51		0.10		1,351.71
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Single Family Housing	133.98	141.12	122.78	384,311	384,311
Total	133.98	141.12	122.78	384,311	384,311

4.3 Trip Type Information

	Miles			Trip %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
Single Family Housing	10.80	7.30	7.50	44.00	18.80	37.20

5.0 Energy Detail

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.02	0.14	0.06	0.00		0.00	0.01		0.00	0.01		174.12		0.00	0.00	175.18
NaturalGas Unmitigated	0.02	0.14	0.06	0.00		0.00	0.01		0.00	0.01		174.12		0.00	0.00	175.18
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	lb/day										lb/day					
Single Family Housing	1479.99	0.02	0.14	0.06	0.00		0.00	0.01		0.00	0.01		174.12		0.00	0.00	175.18
Total		**0.02**	**0.14**	**0.06**	**0.00**		**0.00**	**0.01**		**0.00**	**0.01**		**174.12**		**0.00**	**0.00**	**175.18**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	lb/day										lb/day					
Single Family Housing	1.47999	0.02	0.14	0.06	0.00		0.00	0.01		0.00	0.01		174.12		0.00	0.00	175.18
Total		**0.02**	**0.14**	**0.06**	**0.00**		**0.00**	**0.01**		**0.00**	**0.01**		**174.12**		**0.00**	**0.00**	**175.18**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	8.18	0.15	12.13	0.01		0.00	1.59		0.00	1.59	180.32	165.16		0.36	0.01	356.85
Unmitigated	8.18	0.15	12.13	0.01		0.00	1.59		0.00	1.59	180.32	165.16		0.36	0.01	356.85
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.22					0.00	0.00		0.00	0.00						0.00
Consumer Products	0.54					0.00	0.00		0.00	0.00						0.00
Hearth	7.38	0.13	10.91	0.01		0.00	1.59		0.00	1.59	180.32	163.06		0.36	0.01	354.70
Landscaping	0.04	0.01	1.23	0.00		0.00	0.01		0.00	0.01		2.11		0.00		2.16
Total	**8.18**	**0.14**	**12.14**	**0.01**		**0.00**	**1.60**		**0.00**	**1.60**	**180.32**	**165.17**		**0.36**	**0.01**	**356.86**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.22					0.00	0.00		0.00	0.00						0.00
Consumer Products	0.54					0.00	0.00		0.00	0.00						0.00
Hearth	7.38	0.13	10.91	0.01		0.00	1.59		0.00	1.59	180.32	163.06		0.36	0.01	354.70
Landscaping	0.04	0.01	1.23	0.00		0.00	0.01		0.00	0.01		2.11		0.00		2.16
Total	**8.18**	**0.14**	**12.14**	**0.01**		**0.00**	**1.60**		**0.00**	**1.60**	**180.32**	**165.17**		**0.36**	**0.01**	**356.86**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Vegetation

Pebble Beach - SBI Conference Center Ballroom
Monterey County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
General Office Building	1.409	1000sqft

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.8	**Utility Company**	Pacific Gas & Electric Company
Climate Zone	4	**Precipitation Freq (Days)**	51		

1.3 User Entered Comments

Project Characteristics -
Land Use - -
Construction Phase - Changed const. phases/dates
Grading - -
Land Use Change -
Sequestration -
Construction Off-road Equipment Mitigation - Dust emission reductions based on Table 8-2 in MBUAPCD CEQA Air Quality Guidelines

Energy Mitigation -
Vehicle Trips - +
Trips and VMT -
Off-road Equipment - +
Off-road Equipment -
Off-road Equipment -

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2015	8.13	70.15	50.50	0.11	64.35	2.84	67.19	0.76	2.84	3.60	0.00	11,614.18	0.00	0.47	0.00	11,624.05
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2015	6.44	58.13	41.29	0.11	63.88	2.00	65.88	0.51	2.00	2.51	0.00	11,614.18	0.00	0.47	0.00	11,624.05
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.04	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Energy	0.00	0.01	0.01	0.00		0.00	0.00		0.00	0.00		7.82		0.00	0.00	7.87
Mobile	0.90	2.07	9.88	0.01	0.91	0.07	0.98	0.03	0.07	0.10		916.86		0.07		918.38
Total	**0.94**	**2.08**	**9.89**	**0.01**	**0.91**	**0.07**	**0.98**	**0.03**	**0.07**	**0.10**		**924.68**		**0.07**	**0.00**	**926.25**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.04	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Energy	0.00	0.01	0.01	0.00		0.00	0.00		0.00	0.00		7.82		0.00	0.00	7.87
Mobile	0.90	2.07	9.88	0.01	0.91	0.07	0.98	0.03	0.07	0.10		916.86		0.07		918.38
Total	**0.94**	**2.08**	**9.89**	**0.01**	**0.91**	**0.07**	**0.98**	**0.03**	**0.07**	**0.10**		**924.68**		**0.07**	**0.00**	**926.25**

3.0 Construction Detail

3.1 Mitigation Measures Construction

Use Oxidation Catalyst for Construction Equipment

Use Soil Stabilizer

Replace Ground Cover

Water Exposed Area

3.2 Grading - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.75	0.00	0.75	0.41	0.00	0.41						0.00
Off-Road	1.69	12.02	9.21	0.02		0.84	0.84		0.84	0.84		1,476.12		0.15		1,479.31
Total	**1.69**	**12.02**	**9.21**	**0.02**	**0.75**	**0.84**	**1.59**	**0.41**	**0.84**	**1.25**		**1,476.12**		**0.15**		**1,479.31**

3.2 Grading - 2015

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	6.37	58.05	40.43	0.10	63.47	2.00	65.46	0.34	2.00	2.34		10,037.45		0.31		10,043.98
Vendor	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
Worker	0.07	0.09	0.87	0.00	0.13	0.01	0.14	0.00	0.01	0.01		100.61		0.01		100.77
Total	**6.44**	**58.14**	**41.30**	**0.10**	**63.60**	**2.01**	**65.60**	**0.34**	**2.01**	**2.35**		**10,138.06**		**0.32**		**10,144.75**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.28	0.00	0.28	0.16	0.00	0.16						0.00
Off-Road	0.00	0.00	0.00	0.02		0.00	0.00		0.00	0.00	0.00	1,476.12		0.15		1,479.31
Total	**0.00**	**0.00**	**0.00**	**0.02**	**0.28**	**0.00**	**0.28**	**0.16**	**0.00**	**0.16**	**0.00**	**1,476.12**		**0.15**		**1,479.31**

3.2 Grading - 2015

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	6.37	58.05	40.43	0.10	63.47	2.00	65.46	0.34	2.00	2.34		10,037.45		0.31		10,043.98
Vendor	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
Worker	0.07	0.09	0.87	0.00	0.13	0.01	0.14	0.00	0.01	0.01		100.61		0.01		100.77
Total	**6.44**	**58.14**	**41.30**	**0.10**	**63.60**	**2.01**	**65.60**	**0.34**	**2.01**	**2.35**		**10,138.06**		**0.32**		**10,144.75**

3.3 Building Construction - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.86	13.57	10.61	0.02		0.80	0.80		0.80	0.80		1,945.40		0.17		1,948.92
Total	**1.86**	**13.57**	**10.61**	**0.02**		**0.80**	**0.80**		**0.80**	**0.80**		**1,945.40**		**0.17**		**1,948.92**

3.3 Building Construction - 2015

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	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
Vendor	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
Worker	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	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**		**0.00**		**0.00**		**0.00**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.00	0.00	0.00	0.02		0.00	0.00		0.00	0.00	0.00	1,945.40		0.17		1,948.92
Total	**0.00**	**0.00**	**0.00**	**0.02**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**1,945.40**		**0.17**		**1,948.92**

3.3 Building Construction - 2015

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	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
Vendor	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
Worker	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	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**		**0.00**		**0.00**		**0.00**

3.4 Architechtural Coating - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	1.42					0.00	0.00		0.00	0.00						0.00
Off-Road	0.41	2.57	1.90	0.00		0.22	0.22		0.22	0.22		281.19		0.04		281.96
Total	**1.83**	**2.57**	**1.90**	**0.00**		**0.22**	**0.22**		**0.22**	**0.22**		**281.19**		**0.04**		**281.96**

3.4 Architechtural Coating - 2015

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	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
Vendor	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
Worker	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	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**		**0.00**		**0.00**		**0.00**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	1.42					0.00	0.00		0.00	0.00						0.00
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	281.19		0.04		281.96
Total	**1.42**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**281.19**		**0.04**		**281.96**

3.4 Architechtural Coating - 2015

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	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
Vendor	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
Worker	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	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**		**0.00**		**0.00**		**0.00**

4.0 Mobile Detail

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.90	2.07	9.88	0.01	0.91	0.07	0.98	0.03	0.07	0.10		916.86		0.07		918.38
Unmitigated	0.90	2.07	9.88	0.01	0.91	0.07	0.98	0.03	0.07	0.10		916.86		0.07		918.38
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Office Building	115.00	3.34	1.38	197,917	197,917
Total	115.00	3.34	1.38	197,917	197,917

4.3 Trip Type Information

	Miles			Trip %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
General Office Building	9.50	7.30	7.30	33.00	48.00	19.00

5.0 Energy Detail

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.00	0.01	0.01	0.00		0.00	0.00		0.00	0.00		7.82		0.00	0.00	7.87
NaturalGas Unmitigated	0.00	0.01	0.01	0.00		0.00	0.00		0.00	0.00		7.82		0.00	0.00	7.87
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	lb/day										lb/day					
General Office Building	66.4739	0.00	0.01	0.01	0.00		0.00	0.00		0.00	0.00		7.82		0.00	0.00	7.87
Total		**0.00**	**0.01**	**0.01**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**		**7.82**		**0.00**	**0.00**	**7.87**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	lb/day										lb/day					
General Office Building	0.0664739	0.00	0.01	0.01	0.00		0.00	0.00		0.00	0.00		7.82		0.00	0.00	7.87
Total		**0.00**	**0.01**	**0.01**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**		**7.82**		**0.00**	**0.00**	**7.87**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.04	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Unmitigated	0.04	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.01					0.00	0.00		0.00	0.00						0.00
Consumer Products	0.03					0.00	0.00		0.00	0.00						0.00
Landscaping	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Total	**0.04**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**		**0.00**		**0.00**		**0.00**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.01					0.00	0.00		0.00	0.00						0.00
Consumer Products	0.03					0.00	0.00		0.00	0.00						0.00
Landscaping	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Total	**0.04**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**		**0.00**		**0.00**		**0.00**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Vegetation

Pebble Beach - SBI Conference Center Meeting

Monterey County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
General Office Building	3.96	1000sqft

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.8	**Utility Company**	Pacific Gas & Electric Company
Climate Zone	4	**Precipitation Freq (Days)**	51		

1.3 User Entered Comments

Project Characteristics -

Land Use - -

Construction Phase - Changed const. phases/dates

Grading - -

Land Use Change -

Sequestration -

Construction Off-road Equipment Mitigation - Dust emission reductions based on Table 8-2 in MBUAPCD CEQA Air Quality Guidelines

Energy Mitigation -

Vehicle Trips - +

Trips and VMT -

Off-road Equipment - +

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2014	9.27	80.65	57.30	0.12	64.37	3.30	67.67	0.78	3.30	4.08	0.00	12,052.23	0.00	0.53	0.00	12,063.39
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2014	7.42	67.63	47.94	0.12	63.89	2.37	66.26	0.53	2.37	2.89	0.00	12,052.23	0.00	0.53	0.00	12,063.39
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.11	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Energy	0.00	0.02	0.02	0.00		0.00	0.00		0.00	0.00		21.98		0.00	0.00	22.11
Mobile	0.12	0.28	1.35	0.00	0.12	0.01	0.13	0.00	0.01	0.01		125.02		0.01		125.23
Total	**0.23**	**0.30**	**1.37**	**0.00**	**0.12**	**0.01**	**0.13**	**0.00**	**0.01**	**0.01**		**147.00**		**0.01**	**0.00**	**147.34**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.11	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Energy	0.00	0.02	0.02	0.00		0.00	0.00		0.00	0.00		21.98		0.00	0.00	22.11
Mobile	0.12	0.28	1.35	0.00	0.12	0.01	0.13	0.00	0.01	0.01		125.02		0.01		125.23
Total	**0.23**	**0.30**	**1.37**	**0.00**	**0.12**	**0.01**	**0.13**	**0.00**	**0.01**	**0.01**		**147.00**		**0.01**	**0.00**	**147.34**

3.0 Construction Detail

3.1 Mitigation Measures Construction

Use Oxidation Catalyst for Construction Equipment

Use Soil Stabilizer

Replace Ground Cover

Water Exposed Area

3.2 Grading - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.75	0.00	0.75	0.41	0.00	0.41						0.00
Off-Road	1.85	13.02	9.35	0.02		0.94	0.94		0.94	0.94		1,476.12		0.16		1,479.58
Total	**1.85**	**13.02**	**9.35**	**0.02**	**0.75**	**0.94**	**1.69**	**0.41**	**0.94**	**1.35**		**1,476.12**		**0.16**		**1,479.58**

3.2 Grading - 2014

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	7.35	67.53	47.00	0.10	63.48	2.36	65.84	0.36	2.36	2.72		10,473.29		0.36		10,480.82
Vendor	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
Worker	0.08	0.09	0.95	0.00	0.13	0.01	0.14	0.00	0.01	0.01		102.81		0.01		102.99
Total	**7.43**	**67.62**	**47.95**	**0.10**	**63.61**	**2.37**	**65.98**	**0.36**	**2.37**	**2.73**		**10,576.10**		**0.37**		**10,583.81**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.28	0.00	0.28	0.16	0.00	0.16						0.00
Off-Road	0.00	0.00	0.00	0.02		0.00	0.00		0.00	0.00	0.00	1,476.12		0.16		1,479.58
Total	**0.00**	**0.00**	**0.00**	**0.02**	**0.28**	**0.00**	**0.28**	**0.16**	**0.00**	**0.16**	**0.00**	**1,476.12**		**0.16**		**1,479.58**

3.2 Grading - 2014

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	7.35	67.53	47.00	0.10	63.48	2.36	65.84	0.36	2.36	2.72		10,473.29		0.36		10,480.82
Vendor	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
Worker	0.08	0.09	0.95	0.00	0.13	0.01	0.14	0.00	0.01	0.01		102.81		0.01		102.99
Total	**7.43**	**67.62**	**47.95**	**0.10**	**63.61**	**2.37**	**65.98**	**0.36**	**2.37**	**2.73**		**10,576.10**		**0.37**		**10,583.81**

3.3 Building Construction - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.02	15.03	10.68	0.02		0.92	0.92		0.92	0.92		1,945.40		0.18		1,949.18
Total	**2.02**	**15.03**	**10.68**	**0.02**		**0.92**	**0.92**		**0.92**	**0.92**		**1,945.40**		**0.18**		**1,949.18**

3.3 Building Construction - 2014

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	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
Vendor	0.02	0.16	0.13	0.00	0.01	0.01	0.01	0.00	0.01	0.01		26.74		0.00		26.76
Worker	0.01	0.01	0.09	0.00	0.01	0.00	0.01	0.00	0.00	0.00		10.28		0.00		10.30
Total	**0.03**	**0.17**	**0.22**	**0.00**	**0.02**	**0.01**	**0.02**	**0.00**	**0.01**	**0.01**		**37.02**		**0.00**		**37.06**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.00	0.00	0.00	0.02		0.00	0.00		0.00	0.00	0.00	1,945.40		0.18		1,949.18
Total	**0.00**	**0.00**	**0.00**	**0.02**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**1,945.40**		**0.18**		**1,949.18**

3.3 Building Construction - 2014

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	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
Vendor	0.02	0.16	0.13	0.00	0.01	0.01	0.01	0.00	0.01	0.01		26.74		0.00		26.76
Worker	0.01	0.01	0.09	0.00	0.01	0.00	0.01	0.00	0.00	0.00		10.28		0.00		10.30
Total	**0.03**	**0.17**	**0.22**	**0.00**	**0.02**	**0.01**	**0.02**	**0.00**	**0.01**	**0.01**		**37.02**		**0.00**		**37.06**

3.4 Architechtural Coating - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	3.99					0.00	0.00		0.00	0.00						0.00
Off-Road	2.62	16.54	11.61	0.02		1.35	1.35		1.35	1.35		1,689.71		0.24		1,694.66
Total	**6.61**	**16.54**	**11.61**	**0.02**		**1.35**	**1.35**		**1.35**	**1.35**		**1,689.71**		**0.24**		**1,694.66**

3.4 Architechtural Coating - 2014

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	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
Vendor	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
Worker	0.14	0.17	1.71	0.00	0.23	0.01	0.24	0.01	0.01	0.02		185.07		0.02		185.38
Total	**0.14**	**0.17**	**1.71**	**0.00**	**0.23**	**0.01**	**0.24**	**0.01**	**0.01**	**0.02**		**185.07**		**0.02**		**185.38**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	3.99					0.00	0.00		0.00	0.00						0.00
Off-Road	0.00	0.00	0.00	0.02		0.00	0.00		0.00	0.00	0.00	1,689.71		0.24		1,694.66
Total	**3.99**	**0.00**	**0.00**	**0.02**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**1,689.71**		**0.24**		**1,694.66**

3.4 Architechtural Coating - 2014

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	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
Vendor	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
Worker	0.14	0.17	1.71	0.00	0.23	0.01	0.24	0.01	0.01	0.02		185.07		0.02		185.38
Total	**0.14**	**0.17**	**1.71**	**0.00**	**0.23**	**0.01**	**0.24**	**0.01**	**0.01**	**0.02**		**185.07**		**0.02**		**185.38**

4.0 Mobile Detail

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.12	0.28	1.35	0.00	0.12	0.01	0.13	0.00	0.01	0.01		125.02		0.01		125.23
Unmitigated	0.12	0.28	1.35	0.00	0.12	0.01	0.13	0.00	0.01	0.01		125.02		0.01		125.23
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Office Building	15.68	9.39	3.88	31,297	31,297
Total	15.68	9.39	3.88	31,297	31,297

4.3 Trip Type Information

	Miles			Trip %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
General Office Building	9.50	7.30	7.30	33.00	48.00	19.00

5.0 Energy Detail

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.00	0.02	0.02	0.00		0.00	0.00		0.00	0.00		21.98		0.00	0.00	22.11
NaturalGas Unmitigated	0.00	0.02	0.02	0.00		0.00	0.00		0.00	0.00		21.98		0.00	0.00	22.11
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	lb/day										lb/day					
General Office Building	186.825	0.00	0.02	0.02	0.00		0.00	0.00		0.00	0.00		21.98		0.00	0.00	22.11
Total		**0.00**	**0.02**	**0.02**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**		**21.98**		**0.00**	**0.00**	**22.11**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	lb/day										lb/day					
General Office Building	0.186825	0.00	0.02	0.02	0.00		0.00	0.00		0.00	0.00		21.98		0.00	0.00	22.11
Total		**0.00**	**0.02**	**0.02**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**		**21.98**		**0.00**	**0.00**	**22.11**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.11	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Unmitigated	0.11	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.03					0.00	0.00		0.00	0.00						0.00
Consumer Products	0.08					0.00	0.00		0.00	0.00						0.00
Landscaping	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Total	**0.11**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**		**0.00**		**0.00**		**0.00**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.03					0.00	0.00		0.00	0.00						0.00
Consumer Products	0.08					0.00	0.00		0.00	0.00						0.00
Landscaping	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Total	**0.11**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**		**0.00**		**0.00**		**0.00**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Vegetation

Pebble Beach - SBI Guest Cottages

Monterey County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
Hotel	40	Room

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.8	**Utility Company**	Pacific Gas & Electric Company
Climate Zone	4	**Precipitation Freq (Days)**	51		

1.3 User Entered Comments

Project Characteristics -

Land Use - -

Construction Phase - Changed const. phases/dates

Grading - -

Land Use Change -

Sequestration -

Construction Off-road Equipment Mitigation - Dust emission reductions based on Table 8-2 in MBUAPCD CEQA Air Quality Guidelines

Energy Mitigation -

Vehicle Trips - +

Trips and VMT -

Off-road Equipment - +

Off-road Equipment -

Off-road Equipment -

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2017	7.30	45.92	43.25	0.08	20.31	3.05	22.28	3.36	3.05	5.33	0.00	7,134.31	0.00	0.65	0.00	7,148.03
2018	30.89	42.16	42.67	0.08	1.30	2.72	4.02	0.01	2.71	2.72	0.00	7,126.21	0.00	0.60	0.00	7,138.88
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

2.1 Overall Construction (Maximum Daily Emission)

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2017	0.68	5.51	4.77	0.08	16.46	0.19	16.65	1.34	0.19	1.52	0.00	7,134.31	0.00	0.65	0.00	7,148.03
2018	30.59	1.42	3.84	0.08	1.30	0.06	1.37	0.01	0.06	0.07	0.00	7,126.21	0.00	0.60	0.00	7,138.88
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.61	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Energy	0.08	0.72	0.61	0.00		0.00	0.05		0.00	0.05		868.25		0.02	0.02	873.54
Mobile	2.24	4.87	23.42	0.02	2.06	0.16	2.22	0.07	0.16	0.23		2,092.21		0.17		2,095.74
Total	**3.93**	**5.59**	**24.03**	**0.02**	**2.06**	**0.16**	**2.27**	**0.07**	**0.16**	**0.28**		**2,960.46**		**0.19**	**0.02**	**2,969.28**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.61	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Energy	0.08	0.72	0.61	0.00		0.00	0.05		0.00	0.05		868.25		0.02	0.02	873.54
Mobile	2.24	4.87	23.42	0.02	2.06	0.16	2.22	0.07	0.16	0.23		2,092.21		0.17		2,095.74
Total	**3.93**	**5.59**	**24.03**	**0.02**	**2.06**	**0.16**	**2.27**	**0.07**	**0.16**	**0.28**		**2,960.46**		**0.19**	**0.02**	**2,969.28**

3.0 Construction Detail

3.1 Mitigation Measures Construction

Use Oxidation Catalyst for Construction Equipment

Use Soil Stabilizer

Replace Ground Cover

Water Exposed Area

3.2 Grading - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.12	0.00	6.12	3.31	0.00	3.31						0.00
Off-Road	4.88	35.22	28.14	0.05		1.78	1.78		1.78	1.78		5,240.06		0.44		5,249.21
Total	**4.88**	**35.22**	**28.14**	**0.05**	**6.12**	**1.78**	**7.90**	**3.31**	**1.78**	**5.09**		**5,240.06**		**0.44**		**5,249.21**

3.2 Grading - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.60	5.41	3.68	0.01	14.00	0.18	14.18	0.04	0.18	0.22		1,143.75		0.03		1,144.36
Vendor	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
Worker	0.09	0.11	1.09	0.00	0.20	0.01	0.20	0.01	0.01	0.02		144.35		0.01		144.56
Total	**0.69**	**5.52**	**4.77**	**0.01**	**14.20**	**0.19**	**14.38**	**0.05**	**0.19**	**0.24**		**1,288.10**		**0.04**		**1,288.92**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.27	0.00	2.27	1.29	0.00	1.29						0.00
Off-Road	0.00	0.00	0.00	0.05		0.00	0.00		0.00	0.00	0.00	5,240.06		0.44		5,249.21
Total	**0.00**	**0.00**	**0.00**	**0.05**	**2.27**	**0.00**	**2.27**	**1.29**	**0.00**	**1.29**	**0.00**	**5,240.06**		**0.44**		**5,249.21**

3.2 Grading - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.60	5.41	3.68	0.01	14.00	0.18	14.18	0.04	0.18	0.22		1,143.75		0.03		1,144.36
Vendor	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
Worker	0.09	0.11	1.09	0.00	0.20	0.01	0.20	0.01	0.01	0.02		144.35		0.01		144.56
Total	**0.69**	**5.52**	**4.77**	**0.01**	**14.20**	**0.19**	**14.38**	**0.05**	**0.19**	**0.24**		**1,288.10**		**0.04**		**1,288.92**

3.3 Paving - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.25	20.30	16.43	0.03		1.60	1.60		1.60	1.60		2,400.73		0.29		2,406.87
Paving	0.00					0.00	0.00		0.00	0.00						0.00
Total	**3.25**	**20.30**	**16.43**	**0.03**		**1.60**	**1.60**		**1.60**	**1.60**		**2,400.73**		**0.29**		**2,406.87**

3.3 Paving - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	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
Vendor	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
Worker	0.12	0.14	1.45	0.00	0.26	0.01	0.27	0.01	0.01	0.02		192.47		0.01		192.75
Total	**0.12**	**0.14**	**1.45**	**0.00**	**0.26**	**0.01**	**0.27**	**0.01**	**0.01**	**0.02**		**192.47**		**0.01**		**192.75**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.00	0.00	0.00	0.03		0.00	0.00		0.00	0.00	0.00	2,400.73		0.29		2,406.87
Paving	0.00					0.00	0.00		0.00	0.00						0.00
Total	**0.00**	**0.00**	**0.00**	**0.03**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**2,400.73**		**0.29**		**2,406.87**

3.3 Paving - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	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
Vendor	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
Worker	0.12	0.14	1.45	0.00	0.26	0.01	0.27	0.01	0.01	0.02		192.47		0.01		192.75
Total	**0.12**	**0.14**	**1.45**	**0.00**	**0.26**	**0.01**	**0.27**	**0.01**	**0.01**	**0.02**		**192.47**		**0.01**		**192.75**

3.4 Building Construction - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	6.91	44.38	39.08	0.07		2.99	2.99		2.99	2.99		6,441.34		0.62		6,454.32
Total	**6.91**	**44.38**	**39.08**	**0.07**		**2.99**	**2.99**		**2.99**	**2.99**		**6,441.34**		**0.62**		**6,454.32**

3.4 Building Construction - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	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
Vendor	0.14	1.22	0.98	0.00	0.18	0.04	0.22	0.01	0.04	0.05		269.53		0.01		269.67
Worker	0.26	0.31	3.19	0.00	1.13	0.02	1.15	0.02	0.02	0.05		423.43		0.03		424.04
Total	**0.40**	**1.53**	**4.17**	**0.00**	**1.31**	**0.06**	**1.37**	**0.03**	**0.06**	**0.10**		**692.96**		**0.04**		**693.71**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.00	0.00	0.00	0.07		0.00	0.00		0.00	0.00	0.00	6,441.34		0.62		6,454.32
Total	**0.00**	**0.00**	**0.00**	**0.07**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**6,441.34**		**0.62**		**6,454.32**

3.4 Building Construction - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	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
Vendor	0.14	1.22	0.98	0.00	0.18	0.04	0.22	0.01	0.04	0.05		269.53		0.01		269.67
Worker	0.26	0.31	3.19	0.00	1.13	0.02	1.15	0.02	0.02	0.05		423.43		0.03		424.04
Total	**0.40**	**1.53**	**4.17**	**0.00**	**1.31**	**0.06**	**1.37**	**0.03**	**0.06**	**0.10**		**692.96**		**0.04**		**693.71**

3.4 Building Construction - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	6.38	40.75	38.83	0.07		2.66	2.66		2.66	2.66		6,441.35		0.57		6,453.32
Total	**6.38**	**40.75**	**38.83**	**0.07**		**2.66**	**2.66**		**2.66**	**2.66**		**6,441.35**		**0.57**		**6,453.32**

3.4 Building Construction - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	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
Vendor	0.13	1.13	0.92	0.00	0.18	0.04	0.21	0.00	0.03	0.04		270.08		0.01		270.21
Worker	0.24	0.29	2.93	0.00	1.13	0.02	1.15	0.01	0.02	0.03		414.78		0.03		415.35
Total	**0.37**	**1.42**	**3.85**	**0.00**	**1.31**	**0.06**	**1.36**	**0.01**	**0.05**	**0.07**		**684.86**		**0.04**		**685.56**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.00	0.00	0.00	0.07		0.00	0.00		0.00	0.00	0.00	6,441.35		0.57		6,453.32
Total	**0.00**	**0.00**	**0.00**	**0.07**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**6,441.35**		**0.57**		**6,453.32**

3.4 Building Construction - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	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
Vendor	0.13	1.13	0.92	0.00	0.18	0.04	0.21	0.00	0.03	0.04		270.08		0.01		270.21
Worker	0.24	0.29	2.93	0.00	1.13	0.02	1.15	0.01	0.02	0.03		414.78		0.03		415.35
Total	**0.37**	**1.42**	**3.85**	**0.00**	**1.31**	**0.06**	**1.36**	**0.01**	**0.05**	**0.07**		**684.86**		**0.04**		**685.56**

3.5 Architectural Coating - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	30.56					0.00	0.00		0.00	0.00						0.00
Off-Road	0.30	2.00	1.85	0.00		0.15	0.15		0.15	0.15		281.19		0.03		281.75
Total	**30.86**	**2.00**	**1.85**	**0.00**		**0.15**	**0.15**		**0.15**	**0.15**		**281.19**		**0.03**		**281.75**

3.5 Architectural Coating - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	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
Vendor	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
Worker	0.03	0.03	0.33	0.00	0.07	0.00	0.07	0.00	0.00	0.00		47.13		0.00		47.20
Total	**0.03**	**0.03**	**0.33**	**0.00**	**0.07**	**0.00**	**0.07**	**0.00**	**0.00**	**0.00**		**47.13**		**0.00**		**47.20**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	30.56					0.00	0.00		0.00	0.00						0.00
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	281.19		0.03		281.75
Total	**30.56**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**281.19**		**0.03**		**281.75**

3.5 Architectural Coating - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	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
Vendor	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
Worker	0.03	0.03	0.33	0.00	0.07	0.00	0.07	0.00	0.00	0.00		47.13		0.00		47.20
Total	**0.03**	**0.03**	**0.33**	**0.00**	**0.07**	**0.00**	**0.07**	**0.00**	**0.00**	**0.00**		**47.13**		**0.00**		**47.20**

4.0 Mobile Detail

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.24	4.87	23.42	0.02	2.06	0.16	2.22	0.07	0.16	0.23		2,092.21		0.17		2,095.74
Unmitigated	2.24	4.87	23.42	0.02	2.06	0.16	2.22	0.07	0.16	0.23		2,092.21		0.17		2,095.74
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Hotel	196.00	327.60	238.00	419,505	419,505
Total	196.00	327.60	238.00	419,505	419,505

4.3 Trip Type Information

	Miles			Trip %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
Hotel	9.50	7.30	7.30	19.40	61.60	19.00

5.0 Energy Detail

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.08	0.72	0.61	0.00		0.00	0.05		0.00	0.05		868.25		0.02	0.02	873.54
NaturalGas Unmitigated	0.08	0.72	0.61	0.00		0.00	0.05		0.00	0.05		868.25		0.02	0.02	873.54
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	lb/day										lb/day					
Hotel	7380.14	0.08	0.72	0.61	0.00		0.00	0.05		0.00	0.05		868.25		0.02	0.02	873.54
Total		**0.08**	**0.72**	**0.61**	**0.00**		**0.00**	**0.05**		**0.00**	**0.05**		**868.25**		**0.02**	**0.02**	**873.54**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	lb/day										lb/day					
Hotel	7.38014	0.08	0.72	0.61	0.00		0.00	0.05		0.00	0.05		868.25		0.02	0.02	873.54
Total		**0.08**	**0.72**	**0.61**	**0.00**		**0.00**	**0.05**		**0.00**	**0.05**		**868.25**		**0.02**	**0.02**	**873.54**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.61	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Unmitigated	1.61	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.37					0.00	0.00		0.00	0.00						0.00
Consumer Products	1.24					0.00	0.00		0.00	0.00						0.00
Landscaping	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Total	**1.61**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**		**0.00**		**0.00**		**0.00**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.37					0.00	0.00		0.00	0.00						0.00
Consumer Products	1.24					0.00	0.00		0.00	0.00						0.00
Landscaping	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Total	**1.61**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**		**0.00**		**0.00**		**0.00**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Vegetation

Pebble Beach - SBI New Employee Parking Lot
Monterey County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
Parking Lot	3.21	Acre

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.8	**Utility Company**	Pacific Gas & Electric Company
Climate Zone	4	**Precipitation Freq (Days)**	51		

1.3 User Entered Comments

Project Characteristics -
Land Use - -
Construction Phase - Changed const. phases/dates
Grading - -
Land Use Change -
Sequestration -
Construction Off-road Equipment Mitigation - Dust emission reductions based on Table 8-2 in MBUAPCD CEQA Air Quality Guidelines

Energy Mitigation -

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2012	9.79	79.49	52.16	0.09	48.93	3.99	52.92	3.44	3.99	7.43	0.00	8,809.80	0.00	0.76	0.00	8,825.78
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2012	3.03	27.52	20.27	0.09	45.06	0.99	46.05	1.42	0.99	2.41	0.00	8,809.80	0.00	0.76	0.00	8,825.78
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.88	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Energy	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00	0.00	0.00
Mobile	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	**3.88**	**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**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.88	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Energy	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00	0.00	0.00
Mobile	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	**3.88**	**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**

3.0 Construction Detail

3.1 Mitigation Measures Construction

Use Oxidation Catalyst for Construction Equipment

Use Soil Stabilizer

Replace Ground Cover

Water Exposed Area

3.2 Grading - 2012

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.15	0.00	6.15	3.32	0.00	3.32						0.00
Off-Road	6.76	51.98	31.88	0.05		3.00	3.00		3.00	3.00		5,240.07		0.60		5,252.76
Total	**6.76**	**51.98**	**31.88**	**0.05**	**6.15**	**3.00**	**9.15**	**3.32**	**3.00**	**6.32**		**5,240.07**		**0.60**		**5,252.76**

3.2 Grading - 2012

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	2.90	27.35	18.57	0.03	42.58	0.98	43.56	0.12	0.98	1.10		3,409.25		0.14		3,412.22
Vendor	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
Worker	0.13	0.17	1.71	0.00	0.20	0.01	0.20	0.01	0.01	0.02		160.48		0.01		160.79
Total	**3.03**	**27.52**	**20.28**	**0.03**	**42.78**	**0.99**	**43.76**	**0.13**	**0.99**	**1.12**		**3,569.73**		**0.15**		**3,573.01**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.28	0.00	2.28	1.29	0.00	1.29						0.00
Off-Road	0.00	0.00	0.00	0.05		0.00	0.00		0.00	0.00	0.00	5,240.07		0.60		5,252.76
Total	**0.00**	**0.00**	**0.00**	**0.05**	**2.28**	**0.00**	**2.28**	**1.29**	**0.00**	**1.29**	**0.00**	**5,240.07**		**0.60**		**5,252.76**

3.2 Grading - 2012

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	2.90	27.35	18.57	0.03	42.58	0.98	43.56	0.12	0.98	1.10		3,409.25		0.14		3,412.22
Vendor	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
Worker	0.13	0.17	1.71	0.00	0.20	0.01	0.20	0.01	0.01	0.02		160.48		0.01		160.79
Total	**3.03**	**27.52**	**20.28**	**0.03**	**42.78**	**0.99**	**43.76**	**0.13**	**0.99**	**1.12**		**3,569.73**		**0.15**		**3,573.01**

3.3 Paving - 2012

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	4.51	27.70	17.08	0.03		2.41	2.41		2.41	2.41		2,400.73		0.40		2,409.23
Paving	0.20					0.00	0.00		0.00	0.00						0.00
Total	**4.71**	**27.70**	**17.08**	**0.03**		**2.41**	**2.41**		**2.41**	**2.41**		**2,400.73**		**0.40**		**2,409.23**

3.3 Paving - 2012

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	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
Vendor	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
Worker	0.18	0.23	2.28	0.00	0.26	0.01	0.27	0.01	0.01	0.02		213.98		0.02		214.39
Total	**0.18**	**0.23**	**2.28**	**0.00**	**0.26**	**0.01**	**0.27**	**0.01**	**0.01**	**0.02**		**213.98**		**0.02**		**214.39**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.00	0.00	0.00	0.03		0.00	0.00		0.00	0.00	0.00	2,400.73		0.40		2,409.23
Paving	0.20					0.00	0.00		0.00	0.00						0.00
Total	**0.20**	**0.00**	**0.00**	**0.03**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**2,400.73**		**0.40**		**2,409.23**

3.3 Paving - 2012

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	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
Vendor	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
Worker	0.18	0.23	2.28	0.00	0.26	0.01	0.27	0.01	0.01	0.02		213.98		0.02		214.39
Total	**0.18**	**0.23**	**2.28**	**0.00**	**0.26**	**0.01**	**0.27**	**0.01**	**0.01**	**0.02**		**213.98**		**0.02**		**214.39**

4.0 Mobile Detail

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	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
Unmitigated	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	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Parking Lot	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

4.3 Trip Type Information

	Miles			Trip %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00

5.0 Energy Detail

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00	0.00	0.00
NaturalGas Unmitigated	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	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	lb/day										lb/day					
Parking Lot	0	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		**0.00**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**		**0.00**		**0.00**	**0.00**	**0.00**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	lb/day										lb/day					
Parking Lot	0	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		**0.00**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**		**0.00**		**0.00**	**0.00**	**0.00**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.88	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Unmitigated	3.88	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.89					0.00	0.00		0.00	0.00						0.00
Consumer Products	2.99					0.00	0.00		0.00	0.00						0.00
Landscaping	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Total	**3.88**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**		**0.00**		**0.00**		**0.00**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.89					0.00	0.00		0.00	0.00						0.00
Consumer Products	2.99					0.00	0.00		0.00	0.00						0.00
Landscaping	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Total	**3.88**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**		**0.00**		**0.00**		**0.00**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Vegetation

2. Proposed Project Greenhouse Gas Emissions Model Runs

The following Model Runs are for the greenhouse gas emissions analysis and GHG results are metric tons.

- 2A. No State Measures
- 2B. With State Measures

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Pebble Beach - Hotel (Area M Spyglass (Opt 1)

Monterey County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
Hotel	100	Room

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.8	**Utility Company**	Pacific Gas & Electric Company
Climate Zone	4	**Precipitation Freq (Days)**	51		

1.3 User Entered Comments

Project Characteristics -

Land Use - -

Construction Phase - Changed const. phases/dates

Off-road Equipment -

Off-road Equipment -

Off-road Equipment - +

Trips and VMT -

Grading - -

Vehicle Trips - +

Land Use Change -

Sequestration -

Construction Off-road Equipment Mitigation - Dust emission reductions based on Table 8-2 in MBUAPCD CEQA Air Quality Guidelines

Energy Mitigation -

Water Mitigation -

Waste Mitigation -

Vechicle Emission Factors - CO2 run and st adjusted to reflect no LCFS and Pavley for LDA, LDT1, LDT2, and MDV.

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2020	1.05	7.56	6.92	0.02	24.59	0.29	24.89	0.23	0.29	0.52	0.00	1,657.70	1,657.70	0.07	0.00	1,659.23
2021	0.56	3.38	5.18	0.01	0.43	0.15	0.59	0.00	0.15	0.16	0.00	876.83	876.83	0.04	0.00	877.76
2022	1.85	1.02	1.56	0.00	0.12	0.05	0.17	0.00	0.05	0.05	0.00	258.21	258.21	0.01	0.00	258.49
Total	**3.46**	**11.96**	**13.66**	**0.03**	**25.14**	**0.49**	**25.65**	**0.23**	**0.49**	**0.73**	**0.00**	**2,792.74**	**2,792.74**	**0.12**	**0.00**	**2,795.48**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2020	0.38	3.08	2.83	0.02	24.33	0.10	24.43	0.10	0.09	0.19	0.00	1,657.70	1,657.70	0.07	0.00	1,659.23
2021	0.13	0.66	1.37	0.01	0.43	0.03	0.46	0.00	0.03	0.03	0.00	876.83	876.83	0.04	0.00	877.76
2022	1.71	0.16	0.34	0.00	0.12	0.01	0.12	0.00	0.01	0.01	0.00	258.21	258.21	0.01	0.00	258.49
Total	**2.22**	**3.90**	**4.54**	**0.03**	**24.88**	**0.14**	**25.01**	**0.10**	**0.13**	**0.23**	**0.00**	**2,792.74**	**2,792.74**	**0.12**	**0.00**	**2,795.48**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.74	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	0.04	0.33	0.28	0.00		0.00	0.03		0.00	0.03	0.00	715.88	715.88	0.02	0.01	720.30
Mobile	1.08	2.46	11.97	0.01	0.85	0.08	0.92	0.03	0.08	0.11	0.00	934.64	934.64	0.08	0.00	936.31
Waste						0.00	0.00		0.00	0.00	11.11	0.00	11.11	0.66	0.00	24.91
Water						0.00	0.00		0.00	0.00	0.00	4.31	4.31	0.08	0.00	6.56
Total	**1.86**	**2.79**	**12.25**	**0.01**	**0.85**	**0.08**	**0.95**	**0.03**	**0.08**	**0.14**	**11.11**	**1,654.83**	**1,665.94**	**0.84**	**0.01**	**1,688.08**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.74	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	0.03	0.27	0.23	0.00		0.00	0.02		0.00	0.02	0.00	630.25	630.25	0.02	0.01	634.14
Mobile	1.08	2.46	11.97	0.01	0.85	0.08	0.92	0.03	0.08	0.11	0.00	934.64	934.64	0.08	0.00	936.31
Waste						0.00	0.00		0.00	0.00	11.11	0.00	11.11	0.66	0.00	24.91
Water						0.00	0.00		0.00	0.00	0.00	3.49	3.49	0.06	0.00	5.29
Total	**1.85**	**2.73**	**12.20**	**0.01**	**0.85**	**0.08**	**0.94**	**0.03**	**0.08**	**0.13**	**11.11**	**1,568.38**	**1,579.49**	**0.82**	**0.01**	**1,600.65**

2.3 Vegetation

Vegetation

	ROG	NOx	CO	SO2	CO2e
Category	tons				MT
Vegetation Land Change					0.00
Total					**0.00**

3.0 Construction Detail

3.1 Mitigation Measures Construction

Use Oxidation Catalyst for Construction Equipment

Use Soil Stabilizer

Replace Ground Cover

Water Exposed Area

3.2 Grading - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.41	0.00	0.41	0.22	0.00	0.22	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.51	3.47	2.80	0.01		0.15	0.15		0.15	0.15	0.00	644.93	644.93	0.04	0.00	645.80
Total	**0.51**	**3.47**	**2.80**	**0.01**	**0.41**	**0.15**	**0.56**	**0.22**	**0.15**	**0.37**	**0.00**	**644.93**	**644.93**	**0.04**	**0.00**	**645.80**

3.2 Grading - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.33	2.83	2.27	0.01	24.02	0.09	24.10	0.01	0.08	0.09	0.00	706.75	706.75	0.01	0.00	707.06
Vendor	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	0.00	0.00
Worker	0.01	0.01	0.07	0.00	0.01	0.00	0.02	0.00	0.00	0.00	0.00	9.77	9.77	0.00	0.00	9.78
Total	**0.34**	**2.84**	**2.34**	**0.01**	**24.03**	**0.09**	**24.12**	**0.01**	**0.08**	**0.09**	**0.00**	**716.52**	**716.52**	**0.01**	**0.00**	**716.84**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.15	0.00	0.15	0.09	0.00	0.09	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.00	0.00	0.00	0.01		0.00	0.00		0.00	0.00	0.00	644.93	644.93	0.04	0.00	645.80
Total	**0.00**	**0.00**	**0.00**	**0.01**	**0.15**	**0.00**	**0.15**	**0.09**	**0.00**	**0.09**	**0.00**	**644.93**	**644.93**	**0.04**	**0.00**	**645.80**

3.2 Grading - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.33	2.83	2.27	0.01	24.02	0.09	24.10	0.01	0.08	0.09	0.00	706.75	706.75	0.01	0.00	707.06
Vendor	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	0.00	0.00
Worker	0.01	0.01	0.07	0.00	0.01	0.00	0.02	0.00	0.00	0.00	0.00	9.77	9.77	0.00	0.00	9.78
Total	**0.34**	**2.84**	**2.34**	**0.01**	**24.03**	**0.09**	**24.12**	**0.01**	**0.08**	**0.09**	**0.00**	**716.52**	**716.52**	**0.01**	**0.00**	**716.84**

3.3 Building Construction - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.16	1.01	1.29	0.00		0.05	0.05		0.05	0.05	0.00	204.51	204.51	0.01	0.00	204.78
Total	**0.16**	**1.01**	**1.29**	**0.00**		**0.05**	**0.05**		**0.05**	**0.05**	**0.00**	**204.51**	**204.51**	**0.01**	**0.00**	**204.78**

3.3 Building Construction - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	0.02	0.21	0.21	0.00	0.03	0.01	0.04	0.00	0.01	0.01	0.00	51.72	51.72	0.00	0.00	51.75
Worker	0.02	0.03	0.29	0.00	0.11	0.00	0.12	0.00	0.00	0.00	0.00	40.02	40.02	0.00	0.00	40.07
Total	**0.04**	**0.24**	**0.50**	**0.00**	**0.14**	**0.01**	**0.16**	**0.00**	**0.01**	**0.01**	**0.00**	**91.74**	**91.74**	**0.00**	**0.00**	**91.82**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	204.51	204.51	0.01	0.00	204.78
Total	**0.00**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**204.51**	**204.51**	**0.01**	**0.00**	**204.78**

3.3 Building Construction - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	0.02	0.21	0.21	0.00	0.03	0.01	0.04	0.00	0.01	0.01	0.00	51.72	51.72	0.00	0.00	51.75
Worker	0.02	0.03	0.29	0.00	0.11	0.00	0.12	0.00	0.00	0.00	0.00	40.02	40.02	0.00	0.00	40.07
Total	**0.04**	**0.24**	**0.50**	**0.00**	**0.14**	**0.01**	**0.16**	**0.00**	**0.01**	**0.01**	**0.00**	**91.74**	**91.74**	**0.00**	**0.00**	**91.82**

3.3 Building Construction - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.43	2.72	3.81	0.01		0.13	0.13		0.13	0.13	0.00	606.56	606.56	0.03	0.00	607.28
Total	**0.43**	**2.72**	**3.81**	**0.01**		**0.13**	**0.13**		**0.13**	**0.13**	**0.00**	**606.56**	**606.56**	**0.03**	**0.00**	**607.28**

3.3 Building Construction - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	0.07	0.58	0.58	0.00	0.09	0.02	0.11	0.00	0.02	0.02	0.00	153.67	153.67	0.00	0.00	153.74
Worker	0.07	0.09	0.79	0.00	0.34	0.01	0.35	0.00	0.01	0.01	0.00	116.60	116.60	0.01	0.00	116.74
Total	**0.14**	**0.67**	**1.37**	**0.00**	**0.43**	**0.03**	**0.46**	**0.00**	**0.03**	**0.03**	**0.00**	**270.27**	**270.27**	**0.01**	**0.00**	**270.48**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.00	0.00	0.00	0.01		0.00	0.00		0.00	0.00	0.00	606.56	606.56	0.03	0.00	607.28
Total	**0.00**	**0.00**	**0.00**	**0.01**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**606.56**	**606.56**	**0.03**	**0.00**	**607.28**

3.3 Building Construction - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	0.07	0.58	0.58	0.00	0.09	0.02	0.11	0.00	0.02	0.02	0.00	153.67	153.67	0.00	0.00	153.74
Worker	0.07	0.09	0.79	0.00	0.34	0.01	0.35	0.00	0.01	0.01	0.00	116.60	116.60	0.01	0.00	116.74
Total	**0.14**	**0.67**	**1.37**	**0.00**	**0.43**	**0.03**	**0.46**	**0.00**	**0.03**	**0.03**	**0.00**	**270.27**	**270.27**	**0.01**	**0.00**	**270.48**

3.3 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.10	0.61	0.93	0.00		0.03	0.03		0.03	0.03	0.00	148.74	148.74	0.01	0.00	148.90
Total	**0.10**	**0.61**	**0.93**	**0.00**		**0.03**	**0.03**		**0.03**	**0.03**	**0.00**	**148.74**	**148.74**	**0.01**	**0.00**	**148.90**

3.3 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	0.02	0.13	0.13	0.00	0.02	0.00	0.03	0.00	0.00	0.00	0.00	37.75	37.75	0.00	0.00	37.76
Worker	0.02	0.02	0.18	0.00	0.08	0.00	0.09	0.00	0.00	0.00	0.00	28.12	28.12	0.00	0.00	28.15
Total	**0.04**	**0.15**	**0.31**	**0.00**	**0.10**	**0.00**	**0.12**	**0.00**	**0.00**	**0.00**	**0.00**	**65.87**	**65.87**	**0.00**	**0.00**	**65.91**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	148.74	148.74	0.01	0.00	148.90
Total	**0.00**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**148.74**	**148.74**	**0.01**	**0.00**	**148.90**

3.3 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	0.02	0.13	0.13	0.00	0.02	0.00	0.03	0.00	0.00	0.00	0.00	37.75	37.75	0.00	0.00	37.76
Worker	0.02	0.02	0.18	0.00	0.08	0.00	0.09	0.00	0.00	0.00	0.00	28.12	28.12	0.00	0.00	28.15
Total	**0.04**	**0.15**	**0.31**	**0.00**	**0.10**	**0.00**	**0.12**	**0.00**	**0.00**	**0.00**	**0.00**	**65.87**	**65.87**	**0.00**	**0.00**	**65.91**

3.4 Paving - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.03	0.21	0.23	0.00		0.01	0.01		0.01	0.01	0.00	30.46	30.46	0.00	0.00	30.52
Paving	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**0.03**	**0.21**	**0.23**	**0.00**		**0.01**	**0.01**		**0.01**	**0.01**	**0.00**	**30.46**	**30.46**	**0.00**	**0.00**	**30.52**

3.4 Paving - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.01	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	2.04	2.04	0.00	0.00	2.04
Total	**0.00**	**0.00**	**0.01**	**0.00**	**0.01**	**0.00**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**2.04**	**2.04**	**0.00**	**0.00**	**2.04**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	30.46	30.46	0.00	0.00	30.52
Paving	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**0.00**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**30.46**	**30.46**	**0.00**	**0.00**	**30.52**

3.4 Paving - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.01	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	2.04	2.04	0.00	0.00	2.04
Total	**0.00**	**0.00**	**0.01**	**0.00**	**0.01**	**0.00**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**2.04**	**2.04**	**0.00**	**0.00**	**2.04**

3.5 Architechtural Coating - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	1.68					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.01	0.05	0.06	0.00		0.00	0.00		0.00	0.00	0.00	8.29	8.29	0.00	0.00	8.30
Total	**1.69**	**0.05**	**0.06**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**8.29**	**8.29**	**0.00**	**0.00**	**8.30**

3.5 Architechtural Coating - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.81	2.81	0.00	0.00	2.81
Total	**0.00**	**0.00**	**0.02**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**2.81**	**2.81**	**0.00**	**0.00**	**2.81**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	1.68					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	8.29	8.29	0.00	0.00	8.30
Total	**1.68**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**8.29**	**8.29**	**0.00**	**0.00**	**8.30**

3.5 Architechtural Coating - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.81	2.81	0.00	0.00	2.81
Total	**0.00**	**0.00**	**0.02**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**2.81**	**2.81**	**0.00**	**0.00**	**2.81**

4.0 Mobile Detail

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.08	2.46	11.97	0.01	0.85	0.08	0.92	0.03	0.08	0.11	0.00	934.64	934.64	0.08	0.00	936.31
Unmitigated	1.08	2.46	11.97	0.01	0.85	0.08	0.92	0.03	0.08	0.11	0.00	934.64	934.64	0.08	0.00	936.31
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Hotel	952.00	819.00	595.00	1,675,739	1,675,739
Total	952.00	819.00	595.00	1,675,739	1,675,739

4.3 Trip Type Information

	Miles			Trip %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
Hotel	9.50	7.30	7.30	19.40	61.60	19.00

5.0 Energy Detail

5.1 Mitigation Measures Energy

Exceed Title 24

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.00	0.00		0.00	0.00	0.00	335.39	335.39	0.02	0.01	337.49
Electricity Unmitigated						0.00	0.00		0.00	0.00	0.00	356.51	356.51	0.02	0.01	358.74
NaturalGas Mitigated	0.03	0.27	0.23	0.00		0.00	0.02		0.00	0.02	0.00	294.86	294.86	0.01	0.01	296.65
NaturalGas Unmitigated	0.04	0.33	0.28	0.00		0.00	0.03		0.00	0.03	0.00	359.37	359.37	0.01	0.01	361.56
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
Hotel	6.73438e+006	0.04	0.33	0.28	0.00		0.00	0.03		0.00	0.03	0.00	359.37	359.37	0.01	0.01	361.56
Total		**0.04**	**0.33**	**0.28**	**0.00**		**0.00**	**0.03**		**0.00**	**0.03**	**0.00**	**359.37**	**359.37**	**0.01**	**0.01**	**361.56**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
Hotel	5.52544e+006	0.03	0.27	0.23	0.00		0.00	0.02		0.00	0.02	0.00	294.86	294.86	0.01	0.01	296.65
Total		**0.03**	**0.27**	**0.23**	**0.00**		**0.00**	**0.02**		**0.00**	**0.02**	**0.00**	**294.86**	**294.86**	**0.01**	**0.01**	**296.65**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
Hotel	1.22549e+006					356.51	0.02	0.01	358.74
Total						**356.51**	**0.02**	**0.01**	**358.74**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
Hotel	1.15289e+006					335.39	0.02	0.01	337.49
Total						**335.39**	**0.02**	**0.01**	**337.49**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.74	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
Unmitigated	0.74	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	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.17					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.57					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	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
Total	**0.74**	**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**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.17					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.57					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	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
Total	**0.74**	**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**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr				MT/yr			
Mitigated					3.49	0.06	0.00	5.29
Unmitigated					4.31	0.08	0.00	6.56
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
Hotel	2.53668 / 0.281853					4.31	0.08	0.00	6.56
Total						**4.31**	**0.08**	**0.00**	**6.56**

Mitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
Hotel	2.02934 / 0.26466					3.49	0.06	0.00	5.29
Total						**3.49**	**0.06**	**0.00**	**5.29**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	tons/yr				MT/yr			
Mitigated					11.11	0.66	0.00	24.91
Unmitigated					11.11	0.66	0.00	24.91
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
Hotel	54.75					11.11	0.66	0.00	24.91
Total						**11.11**	**0.66**	**0.00**	**24.91**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
Hotel	54.75					11.11	0.66	0.00	24.91
Total						**11.11**	**0.66**	**0.00**	**24.91**

9.0 Vegetation

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons				MT			
Unmitigated					0.00	0.00	0.00	0.00
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

9.1 Vegetation Land Change

Vegetation Type

	Initial/Final	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	Acres	tons				MT			
Trees	10.09 / 10.09					0.00	0.00	0.00	0.00
Total						**0.00**	**0.00**	**0.00**	**0.00**

Pebble Beach - Residential (Area M Spyglass (Opt 2))

Monterey County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
Single Family Housing	10	Dwelling Unit

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.8	**Utility Company**	Pacific Gas & Electric Company
Climate Zone	4	**Precipitation Freq (Days)**	51		

1.3 User Entered Comments

Project Characteristics -

Land Use -

Construction Phase - Changed const. phases/dates

Grading - -

Land Use Change -

Sequestration -

Construction Off-road Equipment Mitigation - Dust emission reductions based on Table 8-2 in MBUAPCD CEQA Air Quality Guidelines

Energy Mitigation -

Water Mitigation -

Waste Mitigation -

Vechicle Emission Factors - CO2 run and st adjusted to reflect no LCFS and Pavley for LDA, LDT1, LDT2, and MDV.

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2020	0.41	3.06	2.77	0.01	7.10	0.13	7.23	0.11	0.13	0.24	0.00	642.17	642.17	0.03	0.00	642.73
Total	**0.41**	**3.06**	**2.77**	**0.01**	**7.10**	**0.13**	**7.23**	**0.11**	**0.13**	**0.24**	**0.00**	**642.17**	**642.17**	**0.03**	**0.00**	**642.73**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2020	0.19	1.64	1.37	0.01	6.97	0.05	7.02	0.05	0.05	0.09	0.00	642.17	642.17	0.03	0.00	642.73
Total	**0.19**	**1.64**	**1.37**	**0.01**	**6.97**	**0.05**	**7.02**	**0.05**	**0.05**	**0.09**	**0.00**	**642.17**	**642.17**	**0.03**	**0.00**	**642.73**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.73	0.01	0.85	0.00		0.00	0.11		0.00	0.11	10.33	13.12	23.45	0.01	0.00	23.96
Energy	0.00	0.02	0.01	0.00		0.00	0.00		0.00	0.00	0.00	39.63	39.63	0.00	0.00	39.87
Mobile	0.15	0.38	1.75	0.00	0.14	0.01	0.15	0.01	0.01	0.02	0.00	151.07	151.07	0.01	0.00	151.32
Waste						0.00	0.00		0.00	0.00	2.59	0.00	2.59	0.15	0.00	5.80
Water						0.00	0.00		0.00	0.00	0.00	1.45	1.45	0.02	0.00	2.03
Total	**0.88**	**0.41**	**2.61**	**0.00**	**0.14**	**0.01**	**0.26**	**0.01**	**0.01**	**0.13**	**12.92**	**205.27**	**218.19**	**0.19**	**0.00**	**222.98**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.73	0.01	0.85	0.00		0.00	0.11		0.00	0.11	10.33	13.12	23.45	0.01	0.00	23.96
Energy	0.00	0.01	0.01	0.00		0.00	0.00		0.00	0.00	0.00	35.80	35.80	0.00	0.00	36.02
Mobile	0.15	0.38	1.75	0.00	0.14	0.01	0.15	0.01	0.01	0.02	0.00	151.07	151.07	0.01	0.00	151.32
Waste						0.00	0.00		0.00	0.00	1.30	0.00	1.30	0.08	0.00	2.90
Water						0.00	0.00		0.00	0.00	0.00	1.22	1.22	0.02	0.00	1.68
Total	**0.88**	**0.40**	**2.61**	**0.00**	**0.14**	**0.01**	**0.26**	**0.01**	**0.01**	**0.13**	**11.63**	**201.21**	**212.84**	**0.12**	**0.00**	**215.88**

2.3 Vegetation

Vegetation

	ROG	NOx	CO	SO2	CO2e
Category	tons				MT
Vegetation Land Change					0.00
Total					**0.00**

3.0 Construction Detail

3.1 Mitigation Measures Construction

Use Oxidation Catalyst for Construction Equipment

Use Soil Stabilizer

Replace Ground Cover

Water Exposed Area

3.2 Grading - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.21	0.00	0.21	0.11	0.00	0.11	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.13	0.88	0.87	0.00		0.04	0.04		0.04	0.04	0.00	154.45	154.45	0.01	0.00	154.67
Total	**0.13**	**0.88**	**0.87**	**0.00**	**0.21**	**0.04**	**0.25**	**0.11**	**0.04**	**0.15**	**0.00**	**154.45**	**154.45**	**0.01**	**0.00**	**154.67**

3.2 Grading - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.19	1.63	1.31	0.00	6.88	0.05	6.93	0.01	0.05	0.05	0.00	407.31	407.31	0.01	0.00	407.49
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.03	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	3.63	3.63	0.00	0.00	3.64
Total	**0.19**	**1.63**	**1.34**	**0.00**	**6.89**	**0.05**	**6.94**	**0.01**	**0.05**	**0.05**	**0.00**	**410.94**	**410.94**	**0.01**	**0.00**	**411.13**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.08	0.00	0.08	0.04	0.00	0.04	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	154.45	154.45	0.01	0.00	154.67
Total	**0.00**	**0.00**	**0.00**	**0.00**	**0.08**	**0.00**	**0.08**	**0.04**	**0.00**	**0.04**	**0.00**	**154.45**	**154.45**	**0.01**	**0.00**	**154.67**

3.2 Grading - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.19	1.63	1.31	0.00	6.88	0.05	6.93	0.01	0.05	0.05	0.00	407.31	407.31	0.01	0.00	407.49
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.03	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	3.63	3.63	0.00	0.00	3.64
Total	**0.19**	**1.63**	**1.34**	**0.00**	**6.89**	**0.05**	**6.94**	**0.01**	**0.05**	**0.05**	**0.00**	**410.94**	**410.94**	**0.01**	**0.00**	**411.13**

3.3 Paving - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.09	0.55	0.53	0.00		0.04	0.04		0.04	0.04	0.00	71.85	71.85	0.01	0.00	72.00
Paving	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**0.09**	**0.55**	**0.53**	**0.00**		**0.04**	**0.04**		**0.04**	**0.04**	**0.00**	**71.85**	**71.85**	**0.01**	**0.00**	**72.00**

3.3 Paving - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.04	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	4.92	4.92	0.00	0.00	4.93
Total	**0.00**	**0.00**	**0.04**	**0.00**	**0.01**	**0.00**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**4.92**	**4.92**	**0.00**	**0.00**	**4.93**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	71.85	71.85	0.01	0.00	72.00
Paving	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**0.00**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**71.85**	**71.85**	**0.01**	**0.00**	**72.00**

3.3 Paving - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.04	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	4.92	4.92	0.00	0.00	4.93
Total	**0.00**	**0.00**	**0.04**	**0.00**	**0.01**	**0.00**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**4.92**	**4.92**	**0.00**	**0.00**	**4.93**

4.0 Mobile Detail

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.15	0.38	1.75	0.00	0.14	0.01	0.15	0.01	0.01	0.02	0.00	151.07	151.07	0.01	0.00	151.32
Unmitigated	0.15	0.38	1.75	0.00	0.14	0.01	0.15	0.01	0.01	0.02	0.00	151.07	151.07	0.01	0.00	151.32
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Single Family Housing	95.70	100.80	87.70	274,508	274,508
Total	95.70	100.80	87.70	274,508	274,508

4.3 Trip Type Information

	Miles			Trip %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
Single Family Housing	10.80	7.30	7.50	44.00	18.80	37.20

5.0 Energy Detail

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.00	0.00		0.00	0.00	0.00	18.70	18.70	0.00	0.00	18.81
Electricity Unmitigated						0.00	0.00		0.00	0.00	0.00	19.04	19.04	0.00	0.00	19.16
NaturalGas Mitigated	0.00	0.01	0.01	0.00		0.00	0.00		0.00	0.00	0.00	17.11	17.11	0.00	0.00	17.21
NaturalGas Unmitigated	0.00	0.02	0.01	0.00		0.00	0.00		0.00	0.00	0.00	20.59	20.59	0.00	0.00	20.72
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
Single Family Housing	385854	0.00	0.02	0.01	0.00		0.00	0.00		0.00	0.00	0.00	20.59	20.59	0.00	0.00	20.72
Total		**0.00**	**0.02**	**0.01**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**20.59**	**20.59**	**0.00**	**0.00**	**20.72**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
Single Family Housing	320594	0.00	0.01	0.01	0.00		0.00	0.00		0.00	0.00	0.00	17.11	17.11	0.00	0.00	17.21
Total		**0.00**	**0.01**	**0.01**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**17.11**	**17.11**	**0.00**	**0.00**	**17.21**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
Single Family Housing	65444					19.04	0.00	0.00	19.16
Total						**19.04**	**0.00**	**0.00**	**19.16**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
Single Family Housing	64264.6					18.70	0.00	0.00	18.81
Total						**18.70**	**0.00**	**0.00**	**18.81**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.73	0.01	0.85	0.00		0.00	0.11		0.00	0.11	10.33	13.12	23.45	0.01	0.00	23.96
Unmitigated	0.73	0.01	0.85	0.00		0.00	0.11		0.00	0.11	10.33	13.12	23.45	0.01	0.00	23.96
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.03					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.07					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hearth	0.63	0.01	0.77	0.00		0.00	0.11		0.00	0.11	10.33	13.00	23.33	0.01	0.00	23.83
Landscaping	0.00	0.00	0.08	0.00		0.00	0.00		0.00	0.00	0.00	0.12	0.12	0.00	0.00	0.13
Total	**0.73**	**0.01**	**0.85**	**0.00**		**0.00**	**0.11**		**0.00**	**0.11**	**10.33**	**13.12**	**23.45**	**0.01**	**0.00**	**23.96**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.03					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.07					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hearth	0.63	0.01	0.77	0.00		0.00	0.11		0.00	0.11	10.33	13.00	23.33	0.01	0.00	23.83
Landscaping	0.00	0.00	0.08	0.00		0.00	0.00		0.00	0.00	0.00	0.12	0.12	0.00	0.00	0.13
Total	**0.73**	**0.01**	**0.85**	**0.00**		**0.00**	**0.11**		**0.00**	**0.11**	**10.33**	**13.12**	**23.45**	**0.01**	**0.00**	**23.96**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr				MT/yr			
Mitigated					1.22	0.02	0.00	1.68
Unmitigated					1.45	0.02	0.00	2.03
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
Single Family Housing	0.65154 / 0.410754					1.45	0.02	0.00	2.03
Total						**1.45**	**0.02**	**0.00**	**2.03**

Mitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
Single Family Housing	0.521232 / 0.385698					1.22	0.02	0.00	1.68
Total						**1.22**	**0.02**	**0.00**	**1.68**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	tons/yr				MT/yr			
Mitigated					1.30	0.08	0.00	2.90
Unmitigated					2.59	0.15	0.00	5.80
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
Single Family Housing	12.76					2.59	0.15	0.00	5.80
Total						**2.59**	**0.15**	**0.00**	**5.80**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
Single Family Housing	6.38					1.30	0.08	0.00	2.90
Total						**1.30**	**0.08**	**0.00**	**2.90**

9.0 Vegetation

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons				MT			
Unmitigated					0.00	0.00	0.00	0.00
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

9.1 Vegetation Land Change

Vegetation Type

	Initial/Final	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	Acres	tons				MT			
Trees	10.09 / 10.09					0.00	0.00	0.00	0.00
Total						**0.00**	**0.00**	**0.00**	**0.00**

Pebble Beach - SBI Conference Center Ballroom

Monterey County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
General Office Building	3.96	1000sqft

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.8	**Utility Company**	Pacific Gas & Electric Company
Climate Zone	4	**Precipitation Freq (Days)**	51		

1.3 User Entered Comments

Project Characteristics -

Land Use - -

Construction Phase - Changed const. phases/dates

Off-road Equipment - +

Trips and VMT -

Grading - -

Vehicle Trips - +

Land Use Change -

Sequestration -

Construction Off-road Equipment Mitigation - Dust emission reductions based on Table 8-2 in MBUAPCD CEQA Air Quality Guidelines

Energy Mitigation -

Water Mitigation -

Waste Mitigation -

Vechicle Emission Factors - CO2 run and st adjusted to reflect no LCFS and Pavley for LDA, LDT1, LDT2, and MDV.

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2014	0.36	2.36	1.75	0.00	0.57	0.13	0.70	0.01	0.13	0.14	0.00	290.16	290.16	0.02	0.00	290.63
Total	**0.36**	**2.36**	**1.75**	**0.00**	**0.57**	**0.13**	**0.70**	**0.01**	**0.13**	**0.14**	**0.00**	**290.16**	**290.16**	**0.02**	**0.00**	**290.63**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2014	0.13	0.72	0.59	0.00	0.56	0.03	0.59	0.01	0.03	0.03	0.00	290.16	290.16	0.02	0.00	290.63
Total	**0.13**	**0.72**	**0.59**	**0.00**	**0.56**	**0.03**	**0.59**	**0.01**	**0.03**	**0.03**	**0.00**	**290.16**	**290.16**	**0.02**	**0.00**	**290.63**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.02	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	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	26.35	26.35	0.00	0.00	26.51
Mobile	0.02	0.04	0.21	0.00	0.02	0.00	0.02	0.00	0.00	0.00	0.00	17.32	17.32	0.00	0.00	17.35
Waste						0.00	0.00		0.00	0.00	0.75	0.00	0.75	0.04	0.00	1.67
Water						0.00	0.00		0.00	0.00	0.00	1.56	1.56	0.02	0.00	2.18
Total	**0.04**	**0.04**	**0.21**	**0.00**	**0.02**	**0.00**	**0.02**	**0.00**	**0.00**	**0.00**	**0.75**	**45.23**	**45.98**	**0.06**	**0.00**	**47.71**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.02	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	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	23.90	23.90	0.00	0.00	24.05
Mobile	0.02	0.04	0.21	0.00	0.02	0.00	0.02	0.00	0.00	0.00	0.00	17.32	17.32	0.00	0.00	17.35
Waste						0.00	0.00		0.00	0.00	0.37	0.00	0.37	0.02	0.00	0.84
Water						0.00	0.00		0.00	0.00	0.00	1.31	1.31	0.02	0.00	1.81
Total	**0.04**	**0.04**	**0.21**	**0.00**	**0.02**	**0.00**	**0.02**	**0.00**	**0.00**	**0.00**	**0.37**	**42.53**	**42.90**	**0.04**	**0.00**	**44.05**

2.3 Vegetation

Vegetation

	ROG	NOx	CO	SO2	CO2e
Category	tons				MT
Vegetation Land Change					0.00
Total					**0.00**

3.0 Construction Detail

3.1 Mitigation Measures Construction

Use Oxidation Catalyst for Construction Equipment

Use Soil Stabilizer

Replace Ground Cover

Water Exposed Area

3.2 Grading - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.01	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.02	0.14	0.10	0.00		0.01	0.01		0.01	0.01	0.00	14.06	14.06	0.00	0.00	14.09
Total	**0.02**	**0.14**	**0.10**	**0.00**	**0.01**	**0.01**	**0.02**	**0.00**	**0.01**	**0.01**	**0.00**	**14.06**	**14.06**	**0.00**	**0.00**	**14.09**

3.2 Grading - 2014

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.08	0.71	0.54	0.00	0.56	0.02	0.58	0.00	0.02	0.03	0.00	99.51	99.51	0.00	0.00	99.58
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.89	0.89	0.00	0.00	0.89
Total	**0.08**	**0.71**	**0.55**	**0.00**	**0.56**	**0.02**	**0.58**	**0.00**	**0.02**	**0.03**	**0.00**	**100.40**	**100.40**	**0.00**	**0.00**	**100.47**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	14.06	14.06	0.00	0.00	14.09
Total	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**14.06**	**14.06**	**0.00**	**0.00**	**14.09**

3.2 Grading - 2014

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.08	0.71	0.54	0.00	0.56	0.02	0.58	0.00	0.02	0.03	0.00	99.51	99.51	0.00	0.00	99.58
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.89	0.89	0.00	0.00	0.89
Total	**0.08**	**0.71**	**0.55**	**0.00**	**0.56**	**0.02**	**0.58**	**0.00**	**0.02**	**0.03**	**0.00**	**100.40**	**100.40**	**0.00**	**0.00**	**100.47**

3.3 Building Construction - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.18	1.31	0.93	0.00		0.08	0.08		0.08	0.08	0.00	153.50	153.50	0.01	0.00	153.80
Total	**0.18**	**1.31**	**0.93**	**0.00**		**0.08**	**0.08**		**0.08**	**0.08**	**0.00**	**153.50**	**153.50**	**0.01**	**0.00**	**153.80**

3.3 Building Construction - 2014

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	0.00	0.01	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.10	2.10	0.00	0.00	2.10
Worker	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.74	0.74	0.00	0.00	0.74
Total	**0.00**	**0.01**	**0.02**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**2.84**	**2.84**	**0.00**	**0.00**	**2.84**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	153.50	153.50	0.01	0.00	153.80
Total	**0.00**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**153.50**	**153.50**	**0.01**	**0.00**	**153.80**

3.3 Building Construction - 2014

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	0.00	0.01	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.10	2.10	0.00	0.00	2.10
Worker	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.74	0.74	0.00	0.00	0.74
Total	**0.00**	**0.01**	**0.02**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**2.84**	**2.84**	**0.00**	**0.00**	**2.84**

3.4 Architechtural Coating - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.05					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.03	0.19	0.13	0.00		0.02	0.02		0.02	0.02	0.00	17.62	17.62	0.00	0.00	17.67
Total	**0.08**	**0.19**	**0.13**	**0.00**		**0.02**	**0.02**		**0.02**	**0.02**	**0.00**	**17.62**	**17.62**	**0.00**	**0.00**	**17.67**

3.4 Architechtural Coating - 2014

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.75	1.75	0.00	0.00	1.75
Total	**0.00**	**0.00**	**0.02**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**1.75**	**1.75**	**0.00**	**0.00**	**1.75**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.05					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	17.62	17.62	0.00	0.00	17.67
Total	**0.05**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**17.62**	**17.62**	**0.00**	**0.00**	**17.67**

3.4 Architechtural Coating - 2014

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.75	1.75	0.00	0.00	1.75
Total	**0.00**	**0.00**	**0.02**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**1.75**	**1.75**	**0.00**	**0.00**	**1.75**

4.0 Mobile Detail

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.02	0.04	0.21	0.00	0.02	0.00	0.02	0.00	0.00	0.00	0.00	17.32	17.32	0.00	0.00	17.35
Unmitigated	0.02	0.04	0.21	0.00	0.02	0.00	0.02	0.00	0.00	0.00	0.00	17.32	17.32	0.00	0.00	17.35
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Office Building	15.68	9.39	3.88	31,297	31,297
Total	15.68	9.39	3.88	31,297	31,297

4.3 Trip Type Information

	Miles			Trip %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
General Office Building	9.50	7.30	7.30	33.00	48.00	19.00

5.0 Energy Detail

5.1 Mitigation Measures Energy

Exceed Title 24

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.00	0.00		0.00	0.00	0.00	20.99	20.99	0.00	0.00	21.12
Electricity Unmitigated						0.00	0.00		0.00	0.00	0.00	22.71	22.71	0.00	0.00	22.85
NaturalGas Mitigated	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	2.91	2.91	0.00	0.00	2.93
NaturalGas Unmitigated	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	3.64	3.64	0.00	0.00	3.66
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
General Office Building	68191.2	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	3.64	3.64	0.00	0.00	3.66
Total		**0.00**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**3.64**	**3.64**	**0.00**	**0.00**	**3.66**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
General Office Building	54600.5	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	2.91	2.91	0.00	0.00	2.93
Total		**0.00**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**2.91**	**2.91**	**0.00**	**0.00**	**2.93**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
General Office Building	78051.6					22.71	0.00	0.00	22.85
Total						**22.71**	**0.00**	**0.00**	**22.85**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
General Office Building	72143.3					20.99	0.00	0.00	21.12
Total						**20.99**	**0.00**	**0.00**	**21.12**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.02	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
Unmitigated	0.02	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	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.02					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	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
Total	**0.02**	**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**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.02					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	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
Total	**0.02**	**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**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr				MT/yr			
Mitigated					1.31	0.02	0.00	1.81
Unmitigated					1.56	0.02	0.00	2.18
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
General Office Building	0.703826 / 0.431377					1.56	0.02	0.00	2.18
Total						**1.56**	**0.02**	**0.00**	**2.18**

Mitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
General Office Building	0.563061 / 0.405063					1.31	0.02	0.00	1.81
Total						**1.31**	**0.02**	**0.00**	**1.81**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	tons/yr				MT/yr			
Mitigated					0.37	0.02	0.00	0.84
Unmitigated					0.75	0.04	0.00	1.67
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
General Office Building	3.68					0.75	0.04	0.00	1.67
Total						**0.75**	**0.04**	**0.00**	**1.67**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
General Office Building	1.84					0.37	0.02	0.00	0.84
Total						**0.37**	**0.02**	**0.00**	**0.84**

9.0 Vegetation

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons				MT			
Unmitigated					0.00	0.00	0.00	0.00
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

9.1 Vegetation Land Change

Vegetation Type

	Initial/Final	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	Acres	tons				MT			
Trees	10.09 / 10.09					0.00	0.00	0.00	0.00
Total						**0.00**	**0.00**	**0.00**	**0.00**

Pebble Beach - Colton Building
Monterey County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
Hotel	20	Room

1.2 Other Project Characteristics

Urbanization Urban **Wind Speed (m/s)** 2.8 **Utility Company** Pacific Gas & Electric Company

Climate Zone 4 **Precipitation Freq (Days)** 51

1.3 User Entered Comments

Project Characteristics -

Land Use - -

Construction Phase - Changed const. phases/dates

Trips and VMT -

Grading - -

Vehicle Trips - +

Vechicle Emission Factors - CO2 run and st adjusted to reflect no LCFS and Pavley for LDA, LDT1, LDT2, and MDV.

Land Use Change -

Sequestration -

Construction Off-road Equipment Mitigation - Dust emission reductions based on Table 8-2 in MBUAPCD CEQA Air Quality Guidelines

Energy Mitigation -

Water Mitigation -

Waste Mitigation -

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2014	0.57	1.70	1.33	0.00	0.32	0.10	0.42	0.01	0.10	0.11	0.00	209.95	209.95	0.02	0.00	210.33
Total	**0.57**	**1.70**	**1.33**	**0.00**	**0.32**	**0.10**	**0.42**	**0.01**	**0.10**	**0.11**	**0.00**	**209.95**	**209.95**	**0.02**	**0.00**	**210.33**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2014	0.37	0.25	0.30	0.00	0.31	0.01	0.32	0.01	0.01	0.01	0.00	209.95	209.95	0.02	0.00	210.33
Total	**0.37**	**0.25**	**0.30**	**0.00**	**0.31**	**0.01**	**0.32**	**0.01**	**0.01**	**0.01**	**0.00**	**209.95**	**209.95**	**0.02**	**0.00**	**210.33**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.15	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	0.01	0.07	0.06	0.00		0.00	0.01		0.00	0.01	0.00	143.18	143.18	0.00	0.00	144.06
Mobile	0.13	0.31	1.50	0.00	0.11	0.01	0.12	0.00	0.01	0.01	0.00	116.99	116.99	0.01	0.00	117.20
Waste						0.00	0.00		0.00	0.00	2.22	0.00	2.22	0.13	0.00	4.98
Water						0.00	0.00		0.00	0.00	0.00	0.86	0.86	0.02	0.00	1.31
Total	**0.29**	**0.38**	**1.56**	**0.00**	**0.11**	**0.01**	**0.13**	**0.00**	**0.01**	**0.02**	**2.22**	**261.03**	**263.25**	**0.16**	**0.00**	**267.55**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.15	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	0.01	0.05	0.05	0.00		0.00	0.00		0.00	0.00	0.00	126.05	126.05	0.00	0.00	126.83
Mobile	0.13	0.31	1.50	0.00	0.11	0.01	0.12	0.00	0.01	0.01	0.00	116.99	116.99	0.01	0.00	117.20
Waste						0.00	0.00		0.00	0.00	1.11	0.00	1.11	0.07	0.00	2.49
Water						0.00	0.00		0.00	0.00	0.00	0.70	0.70	0.01	0.00	1.06
Total	**0.29**	**0.36**	**1.55**	**0.00**	**0.11**	**0.01**	**0.12**	**0.00**	**0.01**	**0.01**	**1.11**	**243.74**	**244.85**	**0.09**	**0.00**	**247.58**

2.3 Vegetation

Vegetation

	ROG	NOx	CO	SO2	CO2e
Category	tons				MT
Vegetation Land Change					0.00
Total					**0.00**

3.0 Construction Detail

3.1 Mitigation Measures Construction

Use Oxidation Catalyst for Construction Equipment

Use Soil Stabilizer

Replace Ground Cover

Water Exposed Area

3.2 Grading - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.02	0.00	0.02	0.01	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.04	0.28	0.20	0.00		0.02	0.02		0.02	0.02	0.00	28.78	28.78	0.00	0.00	28.85
Total	**0.04**	**0.28**	**0.20**	**0.00**	**0.02**	**0.02**	**0.04**	**0.01**	**0.02**	**0.03**	**0.00**	**28.78**	**28.78**	**0.00**	**0.00**	**28.85**

3.2 Grading - 2014

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.02	0.18	0.14	0.00	0.29	0.01	0.29	0.00	0.01	0.01	0.00	25.23	25.23	0.00	0.00	25.25
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.82	1.82	0.00	0.00	1.82
Total	**0.02**	**0.18**	**0.16**	**0.00**	**0.29**	**0.01**	**0.29**	**0.00**	**0.01**	**0.01**	**0.00**	**27.05**	**27.05**	**0.00**	**0.00**	**27.07**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.01	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	28.78	28.78	0.00	0.00	28.85
Total	**0.00**	**0.00**	**0.00**	**0.00**	**0.01**	**0.00**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**28.78**	**28.78**	**0.00**	**0.00**	**28.85**

3.2 Grading - 2014

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.02	0.18	0.14	0.00	0.29	0.01	0.29	0.00	0.01	0.01	0.00	25.23	25.23	0.00	0.00	25.25
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.82	1.82	0.00	0.00	1.82
Total	**0.02**	**0.18**	**0.16**	**0.00**	**0.29**	**0.01**	**0.29**	**0.00**	**0.01**	**0.01**	**0.00**	**27.05**	**27.05**	**0.00**	**0.00**	**27.07**

3.3 Building Construction - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.15	1.14	0.81	0.00		0.07	0.07		0.07	0.07	0.00	134.09	134.09	0.01	0.00	134.35
Total	**0.15**	**1.14**	**0.81**	**0.00**		**0.07**	**0.07**		**0.07**	**0.07**	**0.00**	**134.09**	**134.09**	**0.01**	**0.00**	**134.35**

3.3 Building Construction - 2014

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	0.01	0.06	0.06	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	9.18	9.18	0.00	0.00	9.19
Worker	0.01	0.01	0.08	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	7.71	7.71	0.00	0.00	7.73
Total	**0.02**	**0.07**	**0.14**	**0.00**	**0.01**	**0.00**	**0.02**	**0.00**	**0.00**	**0.00**	**0.00**	**16.89**	**16.89**	**0.00**	**0.00**	**16.92**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	134.09	134.09	0.01	0.00	134.35
Total	**0.00**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**134.09**	**134.09**	**0.01**	**0.00**	**134.35**

3.3 Building Construction - 2014

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	0.01	0.06	0.06	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	9.18	9.18	0.00	0.00	9.19
Worker	0.01	0.01	0.08	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	7.71	7.71	0.00	0.00	7.73
Total	**0.02**	**0.07**	**0.14**	**0.00**	**0.01**	**0.00**	**0.02**	**0.00**	**0.00**	**0.00**	**0.00**	**16.89**	**16.89**	**0.00**	**0.00**	**16.92**

3.4 Architectural Coatings - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.34					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.01	0.03	0.02	0.00		0.00	0.00		0.00	0.00	0.00	2.93	2.93	0.00	0.00	2.94
Total	**0.35**	**0.03**	**0.02**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**2.93**	**2.93**	**0.00**	**0.00**	**2.94**

3.4 Architectural Coatings - 2014

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.19	0.19	0.00	0.00	0.19
Total	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.19**	**0.19**	**0.00**	**0.00**	**0.19**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.34					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	2.93	2.93	0.00	0.00	2.94
Total	**0.34**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**2.93**	**2.93**	**0.00**	**0.00**	**2.94**

3.4 Architectural Coatings - 2014

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.19	0.19	0.00	0.00	0.19
Total	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.19**	**0.19**	**0.00**	**0.00**	**0.19**

4.0 Mobile Detail

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.13	0.31	1.50	0.00	0.11	0.01	0.12	0.00	0.01	0.01	0.00	116.99	116.99	0.01	0.00	117.20
Unmitigated	0.13	0.31	1.50	0.00	0.11	0.01	0.12	0.00	0.01	0.01	0.00	116.99	116.99	0.01	0.00	117.20
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Hotel	98.00	163.80	119.00	209,752	209,752
Total	98.00	163.80	119.00	209,752	209,752

4.3 Trip Type Information

	Miles			Trip %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
Hotel	9.50	7.30	7.30	19.40	61.60	19.00

5.0 Energy Detail

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.00	0.00		0.00	0.00	0.00	67.08	67.08	0.00	0.00	67.50
Electricity Unmitigated						0.00	0.00		0.00	0.00	0.00	71.30	71.30	0.00	0.00	71.75
NaturalGas Mitigated	0.01	0.05	0.05	0.00		0.00	0.00		0.00	0.00	0.00	58.97	58.97	0.00	0.00	59.33
NaturalGas Unmitigated	0.01	0.07	0.06	0.00		0.00	0.01		0.00	0.01	0.00	71.87	71.87	0.00	0.00	72.31
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
Hotel	1.34688e+006	0.01	0.07	0.06	0.00		0.00	0.01		0.00	0.01	0.00	71.87	71.87	0.00	0.00	72.31
Total		**0.01**	**0.07**	**0.06**	**0.00**		**0.00**	**0.01**		**0.00**	**0.01**	**0.00**	**71.87**	**71.87**	**0.00**	**0.00**	**72.31**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
Hotel	1.10509e+006	0.01	0.05	0.05	0.00		0.00	0.00		0.00	0.00	0.00	58.97	58.97	0.00	0.00	59.33
Total		**0.01**	**0.05**	**0.05**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**58.97**	**58.97**	**0.00**	**0.00**	**59.33**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
Hotel	245098					71.30	0.00	0.00	71.75
Total						**71.30**	**0.00**	**0.00**	**71.75**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
Hotel	230578					67.08	0.00	0.00	67.50
Total						**67.08**	**0.00**	**0.00**	**67.50**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.15	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
Unmitigated	0.15	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	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.03					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.11					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	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
Total	**0.14**	**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**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.03					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.11					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	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
Total	**0.14**	**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**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr				MT/yr			
Mitigated					0.70	0.01	0.00	1.06
Unmitigated					0.86	0.02	0.00	1.31
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
Hotel	0.507335 / 0.0563706					0.86	0.02	0.00	1.31
Total						**0.86**	**0.02**	**0.00**	**1.31**

Mitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
Hotel	0.405868 / 0.052932					0.70	0.01	0.00	1.06
Total						**0.70**	**0.01**	**0.00**	**1.06**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	tons/yr				MT/yr			
Mitigated					1.11	0.07	0.00	2.49
Unmitigated					2.22	0.13	0.00	4.98
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
Hotel	10.95					2.22	0.13	0.00	4.98
Total						**2.22**	**0.13**	**0.00**	**4.98**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
Hotel	5.475					1.11	0.07	0.00	2.49
Total						**1.11**	**0.07**	**0.00**	**2.49**

9.0 Vegetation

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons				MT			
Unmitigated					0.00	0.00	0.00	0.00
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

9.1 Vegetation Land Change

Vegetation Type

	Initial/Final	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	Acres	tons				MT			
Trees	10.09 / 10.09					0.00	0.00	0.00	0.00
Total						**0.00**	**0.00**	**0.00**	**0.00**

Pebble Beach - Equestrian/Special Events
Monterey County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
Arena	22.85	Acre

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.8	**Utility Company**	Pacific Gas & Electric Company
Climate Zone	4	**Precipitation Freq (Days)**	51		

1.3 User Entered Comments

Project Characteristics -
Land Use - -
Construction Phase - Changed const. phases/dates
Off-road Equipment - +
Trips and VMT -
Grading - -
Vehicle Trips - +

Land Use Change -

Sequestration -

Construction Off-road Equipment Mitigation - Dust emission reductions based on Table 8-2 in MBUAPCD CEQA Air Quality Guidelines

Energy Mitigation -

Water Mitigation -

Waste Mitigation -

Vechicle Emission Factors - CO2 run and st adjusted to reflect no LCFS and Pavley for LDA, LDT1, LDT2, and MDV.

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2014	0.59	4.41	2.93	0.01	1.28	0.23	1.52	0.08	0.23	0.31	0.00	504.75	504.75	0.04	0.00	505.70
Total	**0.59**	**4.41**	**2.93**	**0.01**	**1.28**	**0.23**	**1.52**	**0.08**	**0.23**	**0.31**	**0.00**	**504.75**	**504.75**	**0.04**	**0.00**	**505.70**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2014	0.08	0.71	0.60	0.01	1.19	0.03	1.22	0.03	0.03	0.06	0.00	504.75	504.75	0.04	0.00	505.70
Total	**0.08**	**0.71**	**0.60**	**0.01**	**1.19**	**0.03**	**1.22**	**0.03**	**0.03**	**0.06**	**0.00**	**504.75**	**504.75**	**0.04**	**0.00**	**505.70**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	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
Energy	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
Mobile	0.26	0.27	2.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22.56	22.56	0.01	0.00	22.75
Waste						0.00	0.00		0.00	0.00	0.40	0.00	0.40	0.02	0.00	0.90
Water						0.00	0.00		0.00	0.00	0.00	50.76	50.76	0.94	0.02	78.02
Total	**0.26**	**0.27**	**2.36**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.40**	**73.32**	**73.72**	**0.97**	**0.02**	**101.67**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	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
Energy	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
Mobile	0.26	0.27	2.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22.56	22.56	0.01	0.00	22.75
Waste						0.00	0.00		0.00	0.00	0.20	0.00	0.20	0.01	0.00	0.45
Water						0.00	0.00		0.00	0.00	0.00	40.89	40.89	0.75	0.02	62.69
Total	**0.26**	**0.27**	**2.36**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.20**	**63.45**	**63.65**	**0.77**	**0.02**	**85.89**

2.3 Vegetation

Vegetation

	ROG	NOx	CO	SO2	CO2e
Category	tons				MT
Vegetation Land Change					0.00
Total					**0.00**

3.0 Construction Detail

3.1 Mitigation Measures Construction

Use Oxidation Catalyst for Construction Equipment

Use Soil Stabilizer

Replace Ground Cover

Water Exposed Area

3.2 Grading - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.14	0.00	0.14	0.07	0.00	0.07	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.24	1.95	1.09	0.00		0.09	0.09		0.09	0.09	0.00	211.70	211.70	0.02	0.00	212.11
Total	**0.24**	**1.95**	**1.09**	**0.00**	**0.14**	**0.09**	**0.23**	**0.07**	**0.09**	**0.16**	**0.00**	**211.70**	**211.70**	**0.02**	**0.00**	**212.11**

3.2 Grading - 2014

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.08	0.71	0.54	0.00	1.13	0.02	1.16	0.00	0.02	0.03	0.00	99.51	99.51	0.00	0.00	99.58
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.64	3.64	0.00	0.00	3.64
Total	**0.08**	**0.71**	**0.58**	**0.00**	**1.13**	**0.02**	**1.16**	**0.00**	**0.02**	**0.03**	**0.00**	**103.15**	**103.15**	**0.00**	**0.00**	**103.22**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.05	0.00	0.05	0.03	0.00	0.03	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	211.70	211.70	0.02	0.00	212.11
Total	**0.00**	**0.00**	**0.00**	**0.00**	**0.05**	**0.00**	**0.05**	**0.03**	**0.00**	**0.03**	**0.00**	**211.70**	**211.70**	**0.02**	**0.00**	**212.11**

3.2 Grading - 2014

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.08	0.71	0.54	0.00	1.13	0.02	1.16	0.00	0.02	0.03	0.00	99.51	99.51	0.00	0.00	99.58
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.64	3.64	0.00	0.00	3.64
Total	**0.08**	**0.71**	**0.58**	**0.00**	**1.13**	**0.02**	**1.16**	**0.00**	**0.02**	**0.03**	**0.00**	**103.15**	**103.15**	**0.00**	**0.00**	**103.22**

3.3 Building Construction - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.21	1.39	1.01	0.00		0.09	0.09		0.09	0.09	0.00	159.41	159.41	0.02	0.00	159.76
Total	**0.21**	**1.39**	**1.01**	**0.00**		**0.09**	**0.09**		**0.09**	**0.09**	**0.00**	**159.41**	**159.41**	**0.02**	**0.00**	**159.76**

3.3 Building Construction - 2014

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	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	0.00	0.00
Total	**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**	**0.00**	**0.00**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	159.41	159.41	0.02	0.00	159.76
Total	**0.00**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**159.41**	**159.41**	**0.02**	**0.00**	**159.76**

3.3 Building Construction - 2014

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	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	0.00	0.00
Total	**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**	**0.00**	**0.00**

3.4 Paving - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.06	0.35	0.23	0.00		0.03	0.03		0.03	0.03	0.00	29.11	29.11	0.00	0.00	29.21
Paving	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**0.06**	**0.35**	**0.23**	**0.00**		**0.03**	**0.03**		**0.03**	**0.03**	**0.00**	**29.11**	**29.11**	**0.00**	**0.00**	**29.21**

3.4 Paving - 2014

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.40	1.40	0.00	0.00	1.40
Total	**0.00**	**0.00**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**1.40**	**1.40**	**0.00**	**0.00**	**1.40**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	29.11	29.11	0.00	0.00	29.21
Paving	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**0.00**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**29.11**	**29.11**	**0.00**	**0.00**	**29.21**

3.4 Paving - 2014

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.40	1.40	0.00	0.00	1.40
Total	**0.00**	**0.00**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**1.40**	**1.40**	**0.00**	**0.00**	**1.40**

4.0 Mobile Detail

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.26	0.27	2.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22.56	22.56	0.01	0.00	22.75
Unmitigated	0.26	0.27	2.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22.56	22.56	0.01	0.00	22.75
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Arena	761.59	0.00	0.00		
Total	761.59	0.00	0.00		

4.3 Trip Type Information

	Miles			Trip %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
Arena	9.50	7.30	7.30	0.00	81.00	19.00

5.0 Energy Detail

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Electricity Unmitigated						0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
NaturalGas Mitigated	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
NaturalGas Unmitigated	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
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
Arena	0	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
Total		**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**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
Arena	0	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
Total		**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**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
Arena	0					0.00	0.00	0.00	0.00
Total						**0.00**	**0.00**	**0.00**	**0.00**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
Arena	0					0.00	0.00	0.00	0.00
Total						**0.00**	**0.00**	**0.00**	**0.00**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	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
Unmitigated	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
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	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
Total	**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**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	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
Total	**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**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr				MT/yr			
Mitigated					40.89	0.75	0.02	62.69
Unmitigated					50.76	0.94	0.02	78.02
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
Arena	30.7597 / 1.96338					50.76	0.94	0.02	78.02
Total						**50.76**	**0.94**	**0.02**	**78.02**

Mitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
Arena	24.6077 / 1.84362					40.89	0.75	0.02	62.69
Total						**40.89**	**0.75**	**0.02**	**62.69**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	tons/yr				MT/yr			
Mitigated					0.20	0.01	0.00	0.45
Unmitigated					0.40	0.02	0.00	0.90
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
Arena	1.97					0.40	0.02	0.00	0.90
Total						**0.40**	**0.02**	**0.00**	**0.90**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
Arena	0.985					0.20	0.01	0.00	0.45
Total						**0.20**	**0.01**	**0.00**	**0.45**

9.0 Vegetation

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons				MT			
Unmitigated					0.00	0.00	0.00	0.00
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

9.1 Vegetation Land Change

Vegetation Type

	Initial/Final	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	Acres	tons				MT			
Trees	10.09 / 10.09					0.00	0.00	0.00	0.00
Total						**0.00**	**0.00**	**0.00**	**0.00**

Pebble Beach - Fairway 1
Monterey County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
Hotel	35	Room

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.8	**Utility Company**	Pacific Gas & Electric Company
Climate Zone	4	**Precipitation Freq (Days)**	51		

1.3 User Entered Comments

Project Characteristics -
Land Use - -
Construction Phase - Changed const. phases/dates
Off-road Equipment -
Off-road Equipment -
Off-road Equipment - +
Trips and VMT -

Grading - -

Vehicle Trips - +

Vechicle Emission Factors - CO2 run and st adjusted to reflect no LCFS and Pavley for LDA, LDT1, LDT2, and MDV.

Land Use Change -

Sequestration -

Construction Off-road Equipment Mitigation - Dust emission reductions based on Table 8-2 in MBUAPCD CEQA Air Quality Guidelines

Energy Mitigation -

Water Mitigation -

Waste Mitigation -

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2015	0.53	3.23	2.57	0.00	0.64	0.18	0.82	0.08	0.18	0.26	0.00	407.91	407.91	0.04	0.00	408.78
2016	0.74	0.91	0.75	0.00	0.01	0.07	0.07	0.00	0.07	0.07	0.00	106.55	106.55	0.01	0.00	106.81
Total	**1.27**	**4.14**	**3.32**	**0.00**	**0.65**	**0.25**	**0.89**	**0.08**	**0.25**	**0.33**	**0.00**	**514.46**	**514.46**	**0.05**	**0.00**	**515.59**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2015	0.06	0.38	0.47	0.00	0.55	0.01	0.57	0.03	0.01	0.05	0.00	407.91	407.91	0.04	0.00	408.78
2016	0.59	0.02	0.05	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	106.55	106.55	0.01	0.00	106.81
Total	**0.65**	**0.40**	**0.52**	**0.00**	**0.56**	**0.01**	**0.58**	**0.03**	**0.01**	**0.05**	**0.00**	**514.46**	**514.46**	**0.05**	**0.00**	**515.59**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.26	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	0.01	0.12	0.10	0.00		0.00	0.01		0.00	0.01	0.00	250.56	250.56	0.01	0.00	252.11
Mobile	0.24	0.54	2.62	0.00	0.19	0.02	0.20	0.01	0.02	0.02	0.00	204.73	204.73	0.02	0.00	205.10
Waste						0.00	0.00		0.00	0.00	3.89	0.00	3.89	0.23	0.00	8.72
Water						0.00	0.00		0.00	0.00	0.00	1.51	1.51	0.03	0.00	2.29
Total	**0.51**	**0.66**	**2.72**	**0.00**	**0.19**	**0.02**	**0.21**	**0.01**	**0.02**	**0.03**	**3.89**	**456.80**	**460.69**	**0.29**	**0.00**	**468.22**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.26	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	0.01	0.09	0.08	0.00		0.00	0.01		0.00	0.01	0.00	220.59	220.59	0.01	0.00	221.95
Mobile	0.24	0.54	2.62	0.00	0.19	0.02	0.20	0.01	0.02	0.02	0.00	204.73	204.73	0.02	0.00	205.10
Waste						0.00	0.00		0.00	0.00	1.94	0.00	1.94	0.11	0.00	4.36
Water						0.00	0.00		0.00	0.00	0.00	1.22	1.22	0.02	0.00	1.85
Total	**0.51**	**0.63**	**2.70**	**0.00**	**0.19**	**0.02**	**0.21**	**0.01**	**0.02**	**0.03**	**1.94**	**426.54**	**428.48**	**0.16**	**0.00**	**433.26**

2.3 Vegetation

Vegetation

	ROG	NOx	CO	SO2	CO2e
Category	tons				MT
Vegetation Land Change					0.00
Total					**0.00**

3.0 Construction Detail

3.1 Mitigation Measures Construction

Use Oxidation Catalyst for Construction Equipment

Use Soil Stabilizer

Replace Ground Cover

Water Exposed Area

3.2 Grading - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.13	0.00	0.13	0.07	0.00	0.07	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.09	0.71	0.45	0.00		0.04	0.04		0.04	0.04	0.00	76.37	76.37	0.01	0.00	76.53
Total	**0.09**	**0.71**	**0.45**	**0.00**	**0.13**	**0.04**	**0.17**	**0.07**	**0.04**	**0.11**	**0.00**	**76.37**	**76.37**	**0.01**	**0.00**	**76.53**

3.2 Grading - 2015

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.03	0.26	0.20	0.00	0.48	0.01	0.48	0.00	0.01	0.01	0.00	40.98	40.98	0.00	0.00	41.01
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.82	1.82	0.00	0.00	1.82
Total	**0.03**	**0.26**	**0.22**	**0.00**	**0.48**	**0.01**	**0.48**	**0.00**	**0.01**	**0.01**	**0.00**	**42.80**	**42.80**	**0.00**	**0.00**	**42.83**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.05	0.00	0.05	0.03	0.00	0.03	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	76.37	76.37	0.01	0.00	76.53
Total	**0.00**	**0.00**	**0.00**	**0.00**	**0.05**	**0.00**	**0.05**	**0.03**	**0.00**	**0.03**	**0.00**	**76.37**	**76.37**	**0.01**	**0.00**	**76.53**

3.2 Grading - 2015

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.03	0.26	0.20	0.00	0.48	0.01	0.48	0.00	0.01	0.01	0.00	40.98	40.98	0.00	0.00	41.01
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.82	1.82	0.00	0.00	1.82
Total	**0.03**	**0.26**	**0.22**	**0.00**	**0.48**	**0.01**	**0.48**	**0.00**	**0.01**	**0.01**	**0.00**	**42.80**	**42.80**	**0.00**	**0.00**	**42.83**

3.3 Building Construction - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.38	2.14	1.64	0.00		0.13	0.13		0.13	0.13	0.00	256.57	256.57	0.03	0.00	257.22
Total	**0.38**	**2.14**	**1.64**	**0.00**		**0.13**	**0.13**		**0.13**	**0.13**	**0.00**	**256.57**	**256.57**	**0.03**	**0.00**	**257.22**

3.3 Building Construction - 2015

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	0.01	0.10	0.10	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	16.96	16.96	0.00	0.00	16.97
Worker	0.01	0.02	0.15	0.00	0.02	0.00	0.02	0.00	0.00	0.00	0.00	15.20	15.20	0.00	0.00	15.23
Total	**0.02**	**0.12**	**0.25**	**0.00**	**0.03**	**0.00**	**0.03**	**0.00**	**0.00**	**0.00**	**0.00**	**32.16**	**32.16**	**0.00**	**0.00**	**32.20**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	256.57	256.57	0.03	0.00	257.22
Total	**0.00**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**256.57**	**256.57**	**0.03**	**0.00**	**257.22**

3.3 Building Construction - 2015

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	0.01	0.10	0.10	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	16.96	16.96	0.00	0.00	16.97
Worker	0.01	0.02	0.15	0.00	0.02	0.00	0.02	0.00	0.00	0.00	0.00	15.20	15.20	0.00	0.00	15.23
Total	**0.02**	**0.12**	**0.25**	**0.00**	**0.03**	**0.00**	**0.03**	**0.00**	**0.00**	**0.00**	**0.00**	**32.16**	**32.16**	**0.00**	**0.00**	**32.20**

3.3 Building Construction - 2016

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.06	0.32	0.26	0.00		0.02	0.02		0.02	0.02	0.00	41.05	41.05	0.00	0.00	41.15
Total	**0.06**	**0.32**	**0.26**	**0.00**		**0.02**	**0.02**		**0.02**	**0.02**	**0.00**	**41.05**	**41.05**	**0.00**	**0.00**	**41.15**

3.3 Building Construction - 2016

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	0.00	0.01	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.72	2.72	0.00	0.00	2.72
Worker	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.38	2.38	0.00	0.00	2.38
Total	**0.00**	**0.01**	**0.03**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**5.10**	**5.10**	**0.00**	**0.00**	**5.10**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	41.05	41.05	0.00	0.00	41.15
Total	**0.00**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**41.05**	**41.05**	**0.00**	**0.00**	**41.15**

3.3 Building Construction - 2016

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	0.00	0.01	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.72	2.72	0.00	0.00	2.72
Worker	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.38	2.38	0.00	0.00	2.38
Total	**0.00**	**0.01**	**0.03**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**5.10**	**5.10**	**0.00**	**0.00**	**5.10**

3.4 Paving - 2016

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.08	0.52	0.40	0.00		0.04	0.04		0.04	0.04	0.00	53.37	53.37	0.01	0.00	53.51
Paving	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**0.08**	**0.52**	**0.40**	**0.00**		**0.04**	**0.04**		**0.04**	**0.04**	**0.00**	**53.37**	**53.37**	**0.01**	**0.00**	**53.51**

3.4 Paving - 2016

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.71	0.71	0.00	0.00	0.71
Total	**0.00**	**0.00**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.71**	**0.71**	**0.00**	**0.00**	**0.71**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	53.37	53.37	0.01	0.00	53.51
Paving	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**0.00**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**53.37**	**53.37**	**0.01**	**0.00**	**53.51**

3.4 Paving - 2016

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.71	0.71	0.00	0.00	0.71
Total	**0.00**	**0.00**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.71**	**0.71**	**0.00**	**0.00**	**0.71**

3.5 Architectural Coating - 2016

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.59					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.01	0.05	0.04	0.00		0.00	0.00		0.00	0.00	0.00	5.61	5.61	0.00	0.00	5.62
Total	**0.60**	**0.05**	**0.04**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**5.61**	**5.61**	**0.00**	**0.00**	**5.62**

3.5 Architectural Coating - 2016

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.71	0.71	0.00	0.00	0.71
Total	**0.00**	**0.00**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.71**	**0.71**	**0.00**	**0.00**	**0.71**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.59					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	5.61	5.61	0.00	0.00	5.62
Total	**0.59**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**5.61**	**5.61**	**0.00**	**0.00**	**5.62**

3.5 Architectural Coating - 2016

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.71	0.71	0.00	0.00	0.71
Total	**0.00**	**0.00**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.71**	**0.71**	**0.00**	**0.00**	**0.71**

4.0 Mobile Detail

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.24	0.54	2.62	0.00	0.19	0.02	0.20	0.01	0.02	0.02	0.00	204.73	204.73	0.02	0.00	205.10
Unmitigated	0.24	0.54	2.62	0.00	0.19	0.02	0.20	0.01	0.02	0.02	0.00	204.73	204.73	0.02	0.00	205.10
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Hotel	171.50	286.65	208.25	367,067	367,067
Total	171.50	286.65	208.25	367,067	367,067

4.3 Trip Type Information

	Miles			Trip %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
Hotel	9.50	7.30	7.30	19.40	61.60	19.00

5.0 Energy Detail

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.00	0.00		0.00	0.00	0.00	117.39	117.39	0.01	0.00	118.12
Electricity Unmitigated						0.00	0.00		0.00	0.00	0.00	124.78	124.78	0.01	0.00	125.56
NaturalGas Mitigated	0.01	0.09	0.08	0.00		0.00	0.01		0.00	0.01	0.00	103.20	103.20	0.00	0.00	103.83
NaturalGas Unmitigated	0.01	0.12	0.10	0.00		0.00	0.01		0.00	0.01	0.00	125.78	125.78	0.00	0.00	126.55
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
Hotel	2.35703e+006	0.01	0.12	0.10	0.00		0.00	0.01		0.00	0.01	0.00	125.78	125.78	0.00	0.00	126.55
Total		**0.01**	**0.12**	**0.10**	**0.00**		**0.00**	**0.01**		**0.00**	**0.01**	**0.00**	**125.78**	**125.78**	**0.00**	**0.00**	**126.55**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
Hotel	1.9339e+006	0.01	0.09	0.08	0.00		0.00	0.01		0.00	0.01	0.00	103.20	103.20	0.00	0.00	103.83
Total		**0.01**	**0.09**	**0.08**	**0.00**		**0.00**	**0.01**		**0.00**	**0.01**	**0.00**	**103.20**	**103.20**	**0.00**	**0.00**	**103.83**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
Hotel	428921					124.78	0.01	0.00	125.56
Total						**124.78**	**0.01**	**0.00**	**125.56**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
Hotel	403511					117.39	0.01	0.00	118.12
Total						**117.39**	**0.01**	**0.00**	**118.12**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.26	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
Unmitigated	0.26	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	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.06					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.20					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	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
Total	**0.26**	**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**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.06					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.20					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	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
Total	**0.26**	**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**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr				MT/yr			
Mitigated					1.22	0.02	0.00	1.85
Unmitigated					1.51	0.03	0.00	2.29
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
Hotel	0.887837 / 0.0986486					1.51	0.03	0.00	2.29
Total						**1.51**	**0.03**	**0.00**	**2.29**

Mitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
Hotel	0.71027 / 0.092631					1.22	0.02	0.00	1.85
Total						**1.22**	**0.02**	**0.00**	**1.85**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	tons/yr				MT/yr			
Mitigated					1.94	0.11	0.00	4.36
Unmitigated					3.89	0.23	0.00	8.72
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
Hotel	19.16					3.89	0.23	0.00	8.72
Total						**3.89**	**0.23**	**0.00**	**8.72**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
Hotel	9.58					1.94	0.11	0.00	4.36
Total						**1.94**	**0.11**	**0.00**	**4.36**

9.0 Vegetation

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons				MT			
Unmitigated					0.00	0.00	0.00	0.00
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

9.1 Vegetation Land Change

Vegetation Type

	Initial/Final	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	Acres	tons				MT			
Trees	10.09 / 10.09					0.00	0.00	0.00	0.00
Total						**0.00**	**0.00**	**0.00**	**0.00**

Pebble Beach - PBL Meeting Facility
Monterey County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
General Office Building	2.1	1000sqft

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.8	**Utility Company**	Pacific Gas & Electric Company
Climate Zone	4	**Precipitation Freq (Days)**	51		

1.3 User Entered Comments

Project Characteristics -
Land Use - -
Construction Phase - Changed const. phases/dates
Trips and VMT -
Grading - -
Vehicle Trips - +
Land Use Change -

Sequestration -

Construction Off-road Equipment Mitigation - Dust emission reductions based on Table 8-2 in MBUAPCD CEQA Air Quality Guidelines

Energy Mitigation -

Water Mitigation -

Waste Mitigation -

Vechicle Emission Factors - CO2 run and st adjusted to reflect no LCFS and Pavley for LDA, LDT1, LDT2, and MDV.

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2011	0.16	0.98	0.57	0.00	0.00	0.07	0.07	0.00	0.07	0.07	0.00	90.73	90.73	0.01	0.00	90.96
Total	**0.16**	**0.98**	**0.57**	**0.00**	**0.00**	**0.07**	**0.07**	**0.00**	**0.07**	**0.07**	**0.00**	**90.73**	**90.73**	**0.01**	**0.00**	**90.96**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2011	0.02	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	90.73	90.73	0.01	0.00	90.96
Total	**0.02**	**0.00**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**90.73**	**90.73**	**0.01**	**0.00**	**90.96**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.01	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	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	13.97	13.97	0.00	0.00	14.06
Mobile	0.02	0.06	0.28	0.00	0.02	0.00	0.02	0.00	0.00	0.00	0.00	23.16	23.16	0.00	0.00	23.20
Waste						0.00	0.00		0.00	0.00	0.40	0.00	0.40	0.02	0.00	0.89
Water						0.00	0.00		0.00	0.00	0.00	0.82	0.82	0.01	0.00	1.16
Total	**0.03**	**0.06**	**0.28**	**0.00**	**0.02**	**0.00**	**0.02**	**0.00**	**0.00**	**0.00**	**0.40**	**37.95**	**38.35**	**0.03**	**0.00**	**39.31**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.01	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	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	12.67	12.67	0.00	0.00	12.75
Mobile	0.02	0.06	0.28	0.00	0.02	0.00	0.02	0.00	0.00	0.00	0.00	23.16	23.16	0.00	0.00	23.20
Waste						0.00	0.00		0.00	0.00	0.20	0.00	0.20	0.01	0.00	0.44
Water						0.00	0.00		0.00	0.00	0.00	0.69	0.69	0.01	0.00	0.96
Total	**0.03**	**0.06**	**0.28**	**0.00**	**0.02**	**0.00**	**0.02**	**0.00**	**0.00**	**0.00**	**0.20**	**36.52**	**36.72**	**0.02**	**0.00**	**37.35**

2.3 Vegetation

Vegetation

	ROG	NOx	CO	SO2	CO2e
Category	tons				MT
Vegetation Land Change					0.00
Total					**0.00**

3.0 Construction Detail

3.1 Mitigation Measures Construction

Use Oxidation Catalyst for Construction Equipment

Use Soil Stabilizer

Replace Ground Cover

Water Exposed Area

3.2 Grading - 2011

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.00	0.02	0.01	0.00		0.00	0.00		0.00	0.00	0.00	1.34	1.34	0.00	0.00	1.34
Total	**0.00**	**0.02**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**1.34**	**1.34**	**0.00**	**0.00**	**1.34**

3.2 Grading - 2011

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.09	0.09	0.00	0.00	0.09
Total	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.09**	**0.09**	**0.00**	**0.00**	**0.09**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	1.34	1.34	0.00	0.00	1.34
Total	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**1.34**	**1.34**	**0.00**	**0.00**	**1.34**

3.2 Grading - 2011

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.09	0.09	0.00	0.00	0.09
Total	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.09**	**0.09**	**0.00**	**0.00**	**0.09**

3.3 Building Construction - 2011

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.13	0.96	0.55	0.00		0.07	0.07		0.07	0.07	0.00	88.22	88.22	0.01	0.00	88.44
Total	**0.13**	**0.96**	**0.55**	**0.00**		**0.07**	**0.07**		**0.07**	**0.07**	**0.00**	**88.22**	**88.22**	**0.01**	**0.00**	**88.44**

3.3 Building Construction - 2011

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.45	0.45	0.00	0.00	0.45
Total	**0.00**	**0.00**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.45**	**0.45**	**0.00**	**0.00**	**0.45**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	88.22	88.22	0.01	0.00	88.44
Total	**0.00**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**88.22**	**88.22**	**0.01**	**0.00**	**88.44**

3.3 Building Construction - 2011

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.45	0.45	0.00	0.00	0.45
Total	**0.00**	**0.00**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.45**	**0.45**	**0.00**	**0.00**	**0.45**

3.4 Architectural Coatings - 2011

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.02					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.00	0.01	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.64	0.64	0.00	0.00	0.64
Total	**0.02**	**0.01**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**0.64**	**0.64**	**0.00**	**0.00**	**0.64**

3.4 Architectural Coatings - 2011

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	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	0.00	0.00
Total	**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**	**0.00**	**0.00**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.02					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.64	0.64	0.00	0.00	0.64
Total	**0.02**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**0.64**	**0.64**	**0.00**	**0.00**	**0.64**

3.4 Architectural Coatings - 2011

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	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	0.00	0.00
Total	**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**	**0.00**	**0.00**

4.0 Mobile Detail

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.02	0.06	0.28	0.00	0.02	0.00	0.02	0.00	0.00	0.00	0.00	23.16	23.16	0.00	0.00	23.20
Unmitigated	0.02	0.06	0.28	0.00	0.02	0.00	0.02	0.00	0.00	0.00	0.00	23.16	23.16	0.00	0.00	23.20
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Office Building	23.12	4.98	2.06	41,868	41,868
Total	23.12	4.98	2.06	41,868	41,868

4.3 Trip Type Information

	Miles			Trip %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
General Office Building	9.50	7.30	7.30	33.00	48.00	19.00

5.0 Energy Detail

5.1 Mitigation Measures Energy

Exceed Title 24

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.00	0.00		0.00	0.00	0.00	11.13	11.13	0.00	0.00	11.20
Electricity Unmitigated						0.00	0.00		0.00	0.00	0.00	12.04	12.04	0.00	0.00	12.12
NaturalGas Mitigated	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	1.55	1.55	0.00	0.00	1.55
NaturalGas Unmitigated	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	1.93	1.93	0.00	0.00	1.94
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
General Office Building	36162	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	1.93	1.93	0.00	0.00	1.94
Total		**0.00**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**1.93**	**1.93**	**0.00**	**0.00**	**1.94**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
General Office Building	28954.8	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	1.55	1.55	0.00	0.00	1.55
Total		**0.00**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**1.55**	**1.55**	**0.00**	**0.00**	**1.55**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
General Office Building	41391					12.04	0.00	0.00	12.12
Total						**12.04**	**0.00**	**0.00**	**12.12**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
General Office Building	38257.8					11.13	0.00	0.00	11.20
Total						**11.13**	**0.00**	**0.00**	**11.20**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.01	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
Unmitigated	0.01	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	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.01					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	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
Total	**0.01**	**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**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.01					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	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
Total	**0.01**	**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**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr				MT/yr			
Mitigated					0.69	0.01	0.00	0.96
Unmitigated					0.82	0.01	0.00	1.16
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
General Office Building	0.373241 / 0.228761					0.82	0.01	0.00	1.16
Total						**0.82**	**0.01**	**0.00**	**1.16**

Mitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
General Office Building	0.298593 / 0.214806					0.69	0.01	0.00	0.96
Total						**0.69**	**0.01**	**0.00**	**0.96**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	tons/yr				MT/yr			
Mitigated					0.20	0.01	0.00	0.44
Unmitigated					0.40	0.02	0.00	0.89
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
General Office Building	1.95					0.40	0.02	0.00	0.89
Total						**0.40**	**0.02**	**0.00**	**0.89**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
General Office Building	0.975					0.20	0.01	0.00	0.44
Total						**0.20**	**0.01**	**0.00**	**0.44**

9.0 Vegetation

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons				MT			
Unmitigated					0.00	0.00	0.00	0.00
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

9.1 Vegetation Land Change

Vegetation Type

	Initial/Final	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	Acres	tons				MT			
Trees	10.09 / 10.09					0.00	0.00	0.00	0.00
Total						**0.00**	**0.00**	**0.00**	**0.00**

Pebble Beach - PBL Parking and Circulation
Monterey County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
Parking Lot	3.21	Acre

1.2 Other Project Characteristics

Urbanization Urban **Wind Speed (m/s)** 2.8 **Utility Company** Pacific Gas & Electric Company

Climate Zone 4 **Precipitation Freq (Days)** 51

1.3 User Entered Comments

Project Characteristics -

Land Use - -

Construction Phase - Changed const. phases/dates

Grading - -

Land Use Change -

Sequestration -

Construction Off-road Equipment Mitigation - Dust emission reductions based on Table 8-2 in MBUAPCD CEQA Air Quality Guidelines

Energy Mitigation -

Water Mitigation -

Waste Mitigation -

Vechicle Emission Factors - CO2 run and st adjusted to reflect no LCFS and Pavley for LDA, LDT1, LDT2, and MDV.

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2012	0.32	2.31	1.57	0.00	0.90	0.14	1.04	0.07	0.14	0.21	0.00	221.95	221.95	0.02	0.00	222.44
Total	**0.32**	**2.31**	**1.57**	**0.00**	**0.90**	**0.14**	**1.04**	**0.07**	**0.14**	**0.21**	**0.00**	**221.95**	**221.95**	**0.02**	**0.00**	**222.44**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2012	0.07	0.60	0.52	0.00	0.82	0.02	0.84	0.03	0.02	0.05	0.00	221.95	221.95	0.02	0.00	222.44
Total	**0.07**	**0.60**	**0.52**	**0.00**	**0.82**	**0.02**	**0.84**	**0.03**	**0.02**	**0.05**	**0.00**	**221.95**	**221.95**	**0.02**	**0.00**	**222.44**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.71	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	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
Mobile	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	0.00	0.00
Waste						0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Water						0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**0.71**	**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**	**0.00**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.71	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	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
Mobile	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	0.00	0.00
Waste						0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Water						0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**0.71**	**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**	**0.00**

2.3 Vegetation

Vegetation

	ROG	NOx	CO	SO2	CO2e
Category	tons				MT
Vegetation Land Change					0.00
Total					**0.00**

3.0 Construction Detail

3.1 Mitigation Measures Construction

Use Oxidation Catalyst for Construction Equipment

Use Soil Stabilizer

Replace Ground Cover

Water Exposed Area

3.2 Grading - 2012

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.13	0.00	0.13	0.07	0.00	0.07	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.15	1.12	0.69	0.00		0.06	0.06		0.06	0.06	0.00	102.18	102.18	0.01	0.00	102.42
Total	**0.15**	**1.12**	**0.69**	**0.00**	**0.13**	**0.06**	**0.19**	**0.07**	**0.06**	**0.13**	**0.00**	**102.18**	**102.18**	**0.01**	**0.00**	**102.42**

3.2 Grading - 2012

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.06	0.59	0.43	0.00	0.76	0.02	0.78	0.00	0.02	0.02	0.00	66.33	66.33	0.00	0.00	66.39
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.84	2.84	0.00	0.00	2.85
Total	**0.06**	**0.59**	**0.47**	**0.00**	**0.76**	**0.02**	**0.78**	**0.00**	**0.02**	**0.02**	**0.00**	**69.17**	**69.17**	**0.00**	**0.00**	**69.24**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.05	0.00	0.05	0.03	0.00	0.03	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	102.18	102.18	0.01	0.00	102.42
Total	**0.00**	**0.00**	**0.00**	**0.00**	**0.05**	**0.00**	**0.05**	**0.03**	**0.00**	**0.03**	**0.00**	**102.18**	**102.18**	**0.01**	**0.00**	**102.42**

3.2 Grading - 2012

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.06	0.59	0.43	0.00	0.76	0.02	0.78	0.00	0.02	0.02	0.00	66.33	66.33	0.00	0.00	66.39
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.84	2.84	0.00	0.00	2.85
Total	**0.06**	**0.59**	**0.47**	**0.00**	**0.76**	**0.02**	**0.78**	**0.00**	**0.02**	**0.02**	**0.00**	**69.17**	**69.17**	**0.00**	**0.00**	**69.24**

3.3 Paving - 2012

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.10	0.60	0.37	0.00		0.05	0.05		0.05	0.05	0.00	46.81	46.81	0.01	0.00	46.98
Paving	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**0.10**	**0.60**	**0.37**	**0.00**		**0.05**	**0.05**		**0.05**	**0.05**	**0.00**	**46.81**	**46.81**	**0.01**	**0.00**	**46.98**

3.3 Paving - 2012

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.01	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.79	3.79	0.00	0.00	3.80
Total	**0.00**	**0.01**	**0.05**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**3.79**	**3.79**	**0.00**	**0.00**	**3.80**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	46.81	46.81	0.01	0.00	46.98
Paving	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**0.00**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**46.81**	**46.81**	**0.01**	**0.00**	**46.98**

3.3 Paving - 2012

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.01	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.79	3.79	0.00	0.00	3.80
Total	**0.00**	**0.01**	**0.05**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**3.79**	**3.79**	**0.00**	**0.00**	**3.80**

4.0 Mobile Detail

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	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	0.00	0.00
Unmitigated	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	0.00	0.00
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Parking Lot	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

4.3 Trip Type Information

	Miles			Trip %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00

5.0 Energy Detail

5.1 Mitigation Measures Energy

Exceed Title 24

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Electricity Unmitigated						0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
NaturalGas Mitigated	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
NaturalGas Unmitigated	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
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
Parking Lot	0	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
Total		**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**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
Parking Lot	0	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
Total		**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**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
Parking Lot	0					0.00	0.00	0.00	0.00
Total						**0.00**	**0.00**	**0.00**	**0.00**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
Parking Lot	0					0.00	0.00	0.00	0.00
Total						**0.00**	**0.00**	**0.00**	**0.00**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.71	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
Unmitigated	0.71	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	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.16					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.55					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	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
Total	**0.71**	**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**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.16					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.55					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	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
Total	**0.71**	**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**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr				MT/yr			
Mitigated					0.00	0.00	0.00	0.00
Unmitigated					0.00	0.00	0.00	0.00
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
Parking Lot	0 / 0					0.00	0.00	0.00	0.00
Total						**0.00**	**0.00**	**0.00**	**0.00**

Mitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
Parking Lot	0 / 0					0.00	0.00	0.00	0.00
Total						**0.00**	**0.00**	**0.00**	**0.00**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	tons/yr				MT/yr			
Mitigated					0.00	0.00	0.00	0.00
Unmitigated					0.00	0.00	0.00	0.00
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
Parking Lot	0					0.00	0.00	0.00	0.00
Total						**0.00**	**0.00**	**0.00**	**0.00**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
Parking Lot	0					0.00	0.00	0.00	0.00
Total						**0.00**	**0.00**	**0.00**	**0.00**

9.0 Vegetation

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons				MT			
Unmitigated					0.00	0.00	0.00	0.00
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

9.1 Vegetation Land Change

Vegetation Type

	Initial/Final	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	Acres	tons				MT			
Trees	10.09 / 10.09					0.00	0.00	0.00	0.00
Total						**0.00**	**0.00**	**0.00**	**0.00**

Pebble Beach - Residential (Corp Yard)

Monterey County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
Single Family Housing	10	Dwelling Unit

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.8	**Utility Company**	Pacific Gas & Electric Company
Climate Zone	4	**Precipitation Freq (Days)**	51		

1.3 User Entered Comments

Project Characteristics -

Land Use -

Construction Phase - Changed const. phases/dates

Grading - -

Land Use Change -

Sequestration -

Construction Off-road Equipment Mitigation - Dust emission reductions based on Table 8-2 in MBUAPCD CEQA Air Quality Guidelines

Energy Mitigation -

Water Mitigation -

Waste Mitigation -

Vechicle Emission Factors - CO2 run and st adjusted to reflect no LCFS and Pavley for LDA, LDT1, LDT2, and MDV.

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2014	0.82	6.63	4.95	0.01	10.71	0.30	11.01	0.13	0.30	0.43	0.00	844.61	844.61	0.05	0.00	845.64
Total	**0.82**	**6.63**	**4.95**	**0.01**	**10.71**	**0.30**	**11.01**	**0.13**	**0.30**	**0.43**	**0.00**	**844.61**	**844.61**	**0.05**	**0.00**	**845.64**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2014	0.50	4.34	3.43	0.01	10.58	0.15	10.73	0.07	0.15	0.22	0.00	844.61	844.61	0.05	0.00	845.64
Total	**0.50**	**4.34**	**3.43**	**0.01**	**10.58**	**0.15**	**10.73**	**0.07**	**0.15**	**0.22**	**0.00**	**844.61**	**844.61**	**0.05**	**0.00**	**845.64**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.73	0.01	0.85	0.00		0.00	0.11		0.00	0.11	10.33	13.12	23.45	0.01	0.00	23.96
Energy	0.00	0.02	0.01	0.00		0.00	0.00		0.00	0.00	0.00	39.63	39.63	0.00	0.00	39.87
Mobile	0.15	0.38	1.75	0.00	0.14	0.01	0.15	0.01	0.01	0.02	0.00	151.07	151.07	0.01	0.00	151.32
Waste						0.00	0.00		0.00	0.00	2.59	0.00	2.59	0.15	0.00	5.80
Water						0.00	0.00		0.00	0.00	0.00	1.45	1.45	0.02	0.00	2.03
Total	**0.88**	**0.41**	**2.61**	**0.00**	**0.14**	**0.01**	**0.26**	**0.01**	**0.01**	**0.13**	**12.92**	**205.27**	**218.19**	**0.19**	**0.00**	**222.98**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.73	0.01	0.85	0.00		0.00	0.11		0.00	0.11	10.33	13.12	23.45	0.01	0.00	23.96
Energy	0.00	0.01	0.01	0.00		0.00	0.00		0.00	0.00	0.00	35.80	35.80	0.00	0.00	36.02
Mobile	0.15	0.38	1.75	0.00	0.14	0.01	0.15	0.01	0.01	0.02	0.00	151.07	151.07	0.01	0.00	151.32
Waste						0.00	0.00		0.00	0.00	1.30	0.00	1.30	0.08	0.00	2.90
Water						0.00	0.00		0.00	0.00	0.00	1.22	1.22	0.02	0.00	1.68
Total	**0.88**	**0.40**	**2.61**	**0.00**	**0.14**	**0.01**	**0.26**	**0.01**	**0.01**	**0.13**	**11.63**	**201.21**	**212.84**	**0.12**	**0.00**	**215.88**

2.3 Vegetation

Vegetation

	ROG	NOx	CO	SO2	CO2e
Category	tons				MT
Vegetation Land Change					0.00
Total					**0.00**

3.0 Construction Detail

3.1 Mitigation Measures Construction

Use Oxidation Catalyst for Construction Equipment

Use Soil Stabilizer

Replace Ground Cover

Water Exposed Area

3.2 Grading - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.21	0.00	0.21	0.11	0.00	0.11	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.19	1.48	0.98	0.00		0.08	0.08		0.08	0.08	0.00	154.45	154.45	0.02	0.00	154.78
Total	**0.19**	**1.48**	**0.98**	**0.00**	**0.21**	**0.08**	**0.29**	**0.11**	**0.08**	**0.19**	**0.00**	**154.45**	**154.45**	**0.02**	**0.00**	**154.78**

3.2 Grading - 2014

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.49	4.33	3.33	0.01	10.49	0.15	10.64	0.02	0.15	0.18	0.00	609.77	609.77	0.02	0.00	610.23
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.04	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	4.12	4.12	0.00	0.00	4.13
Total	**0.49**	**4.33**	**3.37**	**0.01**	**10.50**	**0.15**	**10.65**	**0.02**	**0.15**	**0.18**	**0.00**	**613.89**	**613.89**	**0.02**	**0.00**	**614.36**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.08	0.00	0.08	0.04	0.00	0.04	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	154.45	154.45	0.02	0.00	154.78
Total	**0.00**	**0.00**	**0.00**	**0.00**	**0.08**	**0.00**	**0.08**	**0.04**	**0.00**	**0.04**	**0.00**	**154.45**	**154.45**	**0.02**	**0.00**	**154.78**

3.2 Grading - 2014

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.49	4.33	3.33	0.01	10.49	0.15	10.64	0.02	0.15	0.18	0.00	609.77	609.77	0.02	0.00	610.23
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.04	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	4.12	4.12	0.00	0.00	4.13
Total	**0.49**	**4.33**	**3.37**	**0.01**	**10.50**	**0.15**	**10.65**	**0.02**	**0.15**	**0.18**	**0.00**	**613.89**	**613.89**	**0.02**	**0.00**	**614.36**

3.3 Paving - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.13	0.81	0.55	0.00		0.07	0.07		0.07	0.07	0.00	70.76	70.76	0.01	0.00	70.98
Paving	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**0.13**	**0.81**	**0.55**	**0.00**		**0.07**	**0.07**		**0.07**	**0.07**	**0.00**	**70.76**	**70.76**	**0.01**	**0.00**	**70.98**

3.3 Paving - 2014

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.01	0.06	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	5.50	5.50	0.00	0.00	5.51
Total	**0.00**	**0.01**	**0.06**	**0.00**	**0.01**	**0.00**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**5.50**	**5.50**	**0.00**	**0.00**	**5.51**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	70.76	70.76	0.01	0.00	70.98
Paving	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**0.00**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**70.76**	**70.76**	**0.01**	**0.00**	**70.98**

3.3 Paving - 2014

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.01	0.06	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	5.50	5.50	0.00	0.00	5.51
Total	**0.00**	**0.01**	**0.06**	**0.00**	**0.01**	**0.00**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**5.50**	**5.50**	**0.00**	**0.00**	**5.51**

4.0 Mobile Detail

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.15	0.38	1.75	0.00	0.14	0.01	0.15	0.01	0.01	0.02	0.00	151.07	151.07	0.01	0.00	151.32
Unmitigated	0.15	0.38	1.75	0.00	0.14	0.01	0.15	0.01	0.01	0.02	0.00	151.07	151.07	0.01	0.00	151.32
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Single Family Housing	95.70	100.80	87.70	274,508	274,508
Total	95.70	100.80	87.70	274,508	274,508

4.3 Trip Type Information

	Miles			Trip %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
Single Family Housing	10.80	7.30	7.50	44.00	18.80	37.20

5.0 Energy Detail

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.00	0.00		0.00	0.00	0.00	18.70	18.70	0.00	0.00	18.81
Electricity Unmitigated						0.00	0.00		0.00	0.00	0.00	19.04	19.04	0.00	0.00	19.16
NaturalGas Mitigated	0.00	0.01	0.01	0.00		0.00	0.00		0.00	0.00	0.00	17.11	17.11	0.00	0.00	17.21
NaturalGas Unmitigated	0.00	0.02	0.01	0.00		0.00	0.00		0.00	0.00	0.00	20.59	20.59	0.00	0.00	20.72
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
Single Family Housing	385854	0.00	0.02	0.01	0.00		0.00	0.00		0.00	0.00	0.00	20.59	20.59	0.00	0.00	20.72
Total		**0.00**	**0.02**	**0.01**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**20.59**	**20.59**	**0.00**	**0.00**	**20.72**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
Single Family Housing	320594	0.00	0.01	0.01	0.00		0.00	0.00		0.00	0.00	0.00	17.11	17.11	0.00	0.00	17.21
Total		**0.00**	**0.01**	**0.01**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**17.11**	**17.11**	**0.00**	**0.00**	**17.21**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
Single Family Housing	65444					19.04	0.00	0.00	19.16
Total						**19.04**	**0.00**	**0.00**	**19.16**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
Single Family Housing	64264.6					18.70	0.00	0.00	18.81
Total						**18.70**	**0.00**	**0.00**	**18.81**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.73	0.01	0.85	0.00		0.00	0.11		0.00	0.11	10.33	13.12	23.45	0.01	0.00	23.96
Unmitigated	0.73	0.01	0.85	0.00		0.00	0.11		0.00	0.11	10.33	13.12	23.45	0.01	0.00	23.96
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.03					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.07					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hearth	0.63	0.01	0.77	0.00		0.00	0.11		0.00	0.11	10.33	13.00	23.33	0.01	0.00	23.83
Landscaping	0.00	0.00	0.08	0.00		0.00	0.00		0.00	0.00	0.00	0.12	0.12	0.00	0.00	0.13
Total	**0.73**	**0.01**	**0.85**	**0.00**		**0.00**	**0.11**		**0.00**	**0.11**	**10.33**	**13.12**	**23.45**	**0.01**	**0.00**	**23.96**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.03					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.07					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hearth	0.63	0.01	0.77	0.00		0.00	0.11		0.00	0.11	10.33	13.00	23.33	0.01	0.00	23.83
Landscaping	0.00	0.00	0.08	0.00		0.00	0.00		0.00	0.00	0.00	0.12	0.12	0.00	0.00	0.13
Total	**0.73**	**0.01**	**0.85**	**0.00**		**0.00**	**0.11**		**0.00**	**0.11**	**10.33**	**13.12**	**23.45**	**0.01**	**0.00**	**23.96**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr				MT/yr			
Mitigated					1.22	0.02	0.00	1.68
Unmitigated					1.45	0.02	0.00	2.03
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
Single Family Housing	0.65154 / 0.410754					1.45	0.02	0.00	2.03
Total						**1.45**	**0.02**	**0.00**	**2.03**

Mitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
Single Family Housing	0.521232 / 0.385698					1.22	0.02	0.00	1.68
Total						**1.22**	**0.02**	**0.00**	**1.68**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	tons/yr				MT/yr			
Mitigated					1.30	0.08	0.00	2.90
Unmitigated					2.59	0.15	0.00	5.80
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
Single Family Housing	12.76					2.59	0.15	0.00	5.80
Total						**2.59**	**0.15**	**0.00**	**5.80**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
Single Family Housing	6.38					1.30	0.08	0.00	2.90
Total						**1.30**	**0.08**	**0.00**	**2.90**

9.0 Vegetation

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons				MT			
Unmitigated					0.00	0.00	0.00	0.00
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

9.1 Vegetation Land Change

Vegetation Type

	Initial/Final	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	Acres	tons				MT			
Trees	9.81 / 9.81					0.00	0.00	0.00	0.00
Total						**0.00**	**0.00**	**0.00**	**0.00**

Pebble Beach - Residential (No V/Corp Yard)
Monterey County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
Single Family Housing	64	Dwelling Unit

1.2 Other Project Characteristics

Urbanization Urban **Wind Speed (m/s)** 2.8 **Utility Company** Pacific Gas & Electric Company

Climate Zone 4 **Precipitation Freq (Days)** 51

1.3 User Entered Comments

Project Characteristics -

Land Use -

Construction Phase - Changed const. phases/dates

Grading - d

Land Use Change -

Sequestration -

Construction Off-road Equipment Mitigation - Dust emission reductions based on Table 8-2 in MBUAPCD CEQA Air Quality Guidelines

Energy Mitigation -

Water Mitigation -

Waste Mitigation -

Vechicle Emission Factors - CO2 run and st adjusted to reflect no LCFS and Pavley for LDA, LDT1, LDT2, and MDV.

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2012	0.57	4.59	2.72	0.00	1.85	0.23	2.08	0.11	0.23	0.34	0.00	449.41	449.41	0.04	0.00	450.31
2013	0.07	0.41	0.27	0.00	0.00	0.04	0.04	0.00	0.04	0.04	0.00	33.31	33.31	0.01	0.00	33.42
Total	**0.64**	**5.00**	**2.99**	**0.00**	**1.85**	**0.27**	**2.12**	**0.11**	**0.27**	**0.38**	**0.00**	**482.72**	**482.72**	**0.05**	**0.00**	**483.73**

2.1 Overall Construction

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2012	0.10	0.84	0.71	0.00	1.72	0.03	1.75	0.05	0.03	0.08	0.00	449.41	449.41	0.04	0.00	450.31
2013	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	33.31	33.31	0.01	0.00	33.42
Total	**0.10**	**0.84**	**0.73**	**0.00**	**1.72**	**0.03**	**1.75**	**0.05**	**0.03**	**0.08**	**0.00**	**482.72**	**482.72**	**0.05**	**0.00**	**483.73**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	4.67	0.06	5.45	0.00		0.00	0.70		0.00	0.70	66.11	83.96	150.07	0.06	0.01	153.32
Energy	0.01	0.11	0.05	0.00		0.00	0.01		0.00	0.01	0.00	253.63	253.63	0.01	0.00	255.19
Mobile	0.98	2.42	11.18	0.01	0.89	0.08	0.97	0.04	0.08	0.12	0.00	966.82	966.82	0.08	0.00	968.46
Waste						0.00	0.00		0.00	0.00	16.34	0.00	16.34	0.97	0.00	36.63
Water						0.00	0.00		0.00	0.00	0.00	9.29	9.29	0.13	0.00	13.00
Total	**5.66**	**2.59**	**16.68**	**0.01**	**0.89**	**0.08**	**1.68**	**0.04**	**0.08**	**0.83**	**82.45**	**1,313.70**	**1,396.15**	**1.25**	**0.01**	**1,426.60**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	4.67	0.06	5.45	0.00		0.00	0.70		0.00	0.70	66.11	83.96	150.07	0.06	0.01	153.32
Energy	0.01	0.09	0.04	0.00		0.00	0.01		0.00	0.01	0.00	229.14	229.14	0.01	0.00	230.56
Mobile	0.98	2.42	11.18	0.01	0.89	0.08	0.97	0.04	0.08	0.12	0.00	966.82	966.82	0.08	0.00	968.46
Waste						0.00	0.00		0.00	0.00	8.17	0.00	8.17	0.48	0.00	18.31
Water						0.00	0.00		0.00	0.00	0.00	7.80	7.80	0.10	0.00	10.77
Total	**5.66**	**2.57**	**16.67**	**0.01**	**0.89**	**0.08**	**1.68**	**0.04**	**0.08**	**0.83**	**74.28**	**1,287.72**	**1,362.00**	**0.73**	**0.01**	**1,381.42**

2.3 Vegetation

Vegetation

	ROG	NOx	CO	SO2	CO2e
Category	tons				MT
Vegetation Land Change					0.00
Total					**0.00**

3.0 Construction Detail

3.1 Mitigation Measures Construction

Use Soil Stabilizer

Replace Ground Cover

Water Exposed Area

3.2 Grading - 2012

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.20	0.00	0.20	0.11	0.00	0.11	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.41	3.38	1.79	0.00		0.16	0.16		0.16	0.16	0.00	320.00	320.00	0.03	0.00	320.70
Total	**0.41**	**3.38**	**1.79**	**0.00**	**0.20**	**0.16**	**0.36**	**0.11**	**0.16**	**0.27**	**0.00**	**320.00**	**320.00**	**0.03**	**0.00**	**320.70**

3.2 Grading - 2012

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.09	0.83	0.62	0.00	1.64	0.03	1.67	0.00	0.03	0.03	0.00	94.50	94.50	0.00	0.00	94.59
Vendor	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	0.00	0.00
Worker	0.01	0.01	0.07	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	5.73	5.73	0.00	0.00	5.74
Total	**0.10**	**0.84**	**0.69**	**0.00**	**1.65**	**0.03**	**1.68**	**0.00**	**0.03**	**0.03**	**0.00**	**100.23**	**100.23**	**0.00**	**0.00**	**100.33**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.07	0.00	0.07	0.04	0.00	0.04	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	320.00	320.00	0.03	0.00	320.70
Total	**0.00**	**0.00**	**0.00**	**0.00**	**0.07**	**0.00**	**0.07**	**0.04**	**0.00**	**0.04**	**0.00**	**320.00**	**320.00**	**0.03**	**0.00**	**320.70**

3.2 Grading - 2012

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.09	0.83	0.62	0.00	1.64	0.03	1.67	0.00	0.03	0.03	0.00	94.50	94.50	0.00	0.00	94.59
Vendor	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	0.00	0.00
Worker	0.01	0.01	0.07	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	5.73	5.73	0.00	0.00	5.74
Total	**0.10**	**0.84**	**0.69**	**0.00**	**1.65**	**0.03**	**1.68**	**0.00**	**0.03**	**0.03**	**0.00**	**100.23**	**100.23**	**0.00**	**0.00**	**100.33**

3.3 Paving - 2012

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.06	0.37	0.22	0.00		0.03	0.03		0.03	0.03	0.00	27.78	27.78	0.01	0.00	27.89
Paving	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**0.06**	**0.37**	**0.22**	**0.00**		**0.03**	**0.03**		**0.03**	**0.03**	**0.00**	**27.78**	**27.78**	**0.01**	**0.00**	**27.89**

3.3 Paving - 2012

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.39	1.39	0.00	0.00	1.39
Total	**0.00**	**0.00**	**0.02**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**1.39**	**1.39**	**0.00**	**0.00**	**1.39**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	27.78	27.78	0.01	0.00	27.89
Paving	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**0.00**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**27.78**	**27.78**	**0.01**	**0.00**	**27.89**

3.3 Paving - 2012

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.39	1.39	0.00	0.00	1.39
Total	**0.00**	**0.00**	**0.02**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**1.39**	**1.39**	**0.00**	**0.00**	**1.39**

3.3 Paving - 2013

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.07	0.41	0.25	0.00		0.04	0.04		0.04	0.04	0.00	31.75	31.75	0.01	0.00	31.87
Paving	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**0.07**	**0.41**	**0.25**	**0.00**		**0.04**	**0.04**		**0.04**	**0.04**	**0.00**	**31.75**	**31.75**	**0.01**	**0.00**	**31.87**

3.3 Paving - 2013

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.55	1.55	0.00	0.00	1.56
Total	**0.00**	**0.00**	**0.02**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**1.55**	**1.55**	**0.00**	**0.00**	**1.56**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	31.75	31.75	0.01	0.00	31.87
Paving	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**0.00**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**31.75**	**31.75**	**0.01**	**0.00**	**31.87**

3.3 Paving - 2013

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.55	1.55	0.00	0.00	1.56
Total	**0.00**	**0.00**	**0.02**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**1.55**	**1.55**	**0.00**	**0.00**	**1.56**

4.0 Mobile Detail

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.98	2.42	11.18	0.01	0.89	0.08	0.97	0.04	0.08	0.12	0.00	966.82	966.82	0.08	0.00	968.46
Unmitigated	0.98	2.42	11.18	0.01	0.89	0.08	0.97	0.04	0.08	0.12	0.00	966.82	966.82	0.08	0.00	968.46
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Single Family Housing	612.48	645.12	561.28	1,756,848	1,756,848
Total	612.48	645.12	561.28	1,756,848	1,756,848

4.3 Trip Type Information

	Miles			Trip %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
Single Family Housing	10.80	7.30	7.50	44.00	18.80	37.20

5.0 Energy Detail

5.1 Mitigation Measures Energy

Exceed Title 24

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.00	0.00		0.00	0.00	0.00	119.65	119.65	0.01	0.00	120.40
Electricity Unmitigated						0.00	0.00		0.00	0.00	0.00	121.85	121.85	0.01	0.00	122.61
NaturalGas Mitigated	0.01	0.09	0.04	0.00		0.00	0.01		0.00	0.01	0.00	109.49	109.49	0.00	0.00	110.16
NaturalGas Unmitigated	0.01	0.11	0.05	0.00		0.00	0.01		0.00	0.01	0.00	131.78	131.78	0.00	0.00	132.58
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
Single Family Housing	2.46946e+006	0.01	0.11	0.05	0.00		0.00	0.01		0.00	0.01	0.00	131.78	131.78	0.00	0.00	132.58
Total		**0.01**	**0.11**	**0.05**	**0.00**		**0.00**	**0.01**		**0.00**	**0.01**	**0.00**	**131.78**	**131.78**	**0.00**	**0.00**	**132.58**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
Single Family Housing	2.0518e+006	0.01	0.09	0.04	0.00		0.00	0.01		0.00	0.01	0.00	109.49	109.49	0.00	0.00	110.16
Total		**0.01**	**0.09**	**0.04**	**0.00**		**0.00**	**0.01**		**0.00**	**0.01**	**0.00**	**109.49**	**109.49**	**0.00**	**0.00**	**110.16**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
Single Family Housing	418842					121.85	0.01	0.00	122.61
Total						**121.85**	**0.01**	**0.00**	**122.61**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
Single Family Housing	411294					119.65	0.01	0.00	120.40
Total						**119.65**	**0.01**	**0.00**	**120.40**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	4.67	0.06	5.45	0.00		0.00	0.70		0.00	0.70	66.11	83.96	150.07	0.06	0.01	153.32
Unmitigated	4.67	0.06	5.45	0.00		0.00	0.70		0.00	0.70	66.11	83.96	150.07	0.06	0.01	153.32
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.18					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.45					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hearth	4.02	0.05	4.95	0.00		0.00	0.70		0.00	0.70	66.11	83.18	149.29	0.06	0.01	152.52
Landscaping	0.02	0.01	0.51	0.00		0.00	0.00		0.00	0.00	0.00	0.79	0.79	0.00	0.00	0.80
Total	**4.67**	**0.06**	**5.46**	**0.00**		**0.00**	**0.70**		**0.00**	**0.70**	**66.11**	**83.97**	**150.08**	**0.06**	**0.01**	**153.32**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.18					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.45					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hearth	4.02	0.05	4.95	0.00		0.00	0.70		0.00	0.70	66.11	83.18	149.29	0.06	0.01	152.52
Landscaping	0.02	0.01	0.51	0.00		0.00	0.00		0.00	0.00	0.00	0.79	0.79	0.00	0.00	0.80
Total	**4.67**	**0.06**	**5.46**	**0.00**		**0.00**	**0.70**		**0.00**	**0.70**	**66.11**	**83.97**	**150.08**	**0.06**	**0.01**	**153.32**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr				MT/yr			
Mitigated					7.80	0.10	0.00	10.77
Unmitigated					9.29	0.13	0.00	13.00
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
Single Family Housing	4.16986 / 2.62882					9.29	0.13	0.00	13.00
Total						**9.29**	**0.13**	**0.00**	**13.00**

Mitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
Single Family Housing	3.33589 / 2.46847					7.80	0.10	0.00	10.77
Total						**7.80**	**0.10**	**0.00**	**10.77**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	tons/yr				MT/yr			
Mitigated					8.17	0.48	0.00	18.31
Unmitigated					16.34	0.97	0.00	36.63
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
Single Family Housing	80.52					16.34	0.97	0.00	36.63
Total						**16.34**	**0.97**	**0.00**	**36.63**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
Single Family Housing	40.26					8.17	0.48	0.00	18.31
Total						**8.17**	**0.48**	**0.00**	**18.31**

9.0 Vegetation

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons				MT			
Unmitigated					0.00	0.00	0.00	0.00
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

9.1 Vegetation Land Change

Vegetation Type

	Initial/Final	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	Acres	tons				MT			
Trees	8.1 / 8.1					0.00	0.00	0.00	0.00
Total						**0.00**	**0.00**	**0.00**	**0.00**

Pebble Beach - Residential (V)

Monterey County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
Single Family Housing	14	Dwelling Unit

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.8	**Utility Company**	Pacific Gas & Electric Company
Climate Zone	4	**Precipitation Freq (Days)**	51		

1.3 User Entered Comments

Project Characteristics -

Land Use -

Construction Phase - Changed const. phases/dates

Grading - -

Land Use Change -

Sequestration -

Construction Off-road Equipment Mitigation - Dust emission reductions based on Table 8-2 in MBUAPCD CEQA Air Quality Guidelines

Energy Mitigation -

Water Mitigation -

Waste Mitigation -

Vechicle Emission Factors - CO2 run and st adjusted to reflect no LCFS and Pavley for LDA, LDT1, LDT2, and MDV.

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2020	0.23	1.58	1.54	0.00	1.57	0.08	1.65	0.11	0.08	0.19	0.00	291.15	291.15	0.02	0.00	291.51
Total	**0.23**	**1.58**	**1.54**	**0.00**	**1.57**	**0.08**	**1.65**	**0.11**	**0.08**	**0.19**	**0.00**	**291.15**	**291.15**	**0.02**	**0.00**	**291.51**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2020	0.04	0.33	0.31	0.00	1.45	0.01	1.46	0.04	0.01	0.05	0.00	291.15	291.15	0.02	0.00	291.51
Total	**0.04**	**0.33**	**0.31**	**0.00**	**1.45**	**0.01**	**1.46**	**0.04**	**0.01**	**0.05**	**0.00**	**291.15**	**291.15**	**0.02**	**0.00**	**291.51**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.02	0.01	1.19	0.00		0.00	0.15		0.00	0.15	14.46	18.37	32.83	0.01	0.00	33.54
Energy	0.00	0.02	0.01	0.00		0.00	0.00		0.00	0.00	0.00	55.48	55.48	0.00	0.00	55.82
Mobile	0.21	0.53	2.45	0.00	0.19	0.02	0.21	0.01	0.02	0.03	0.00	211.49	211.49	0.02	0.00	211.85
Waste						0.00	0.00		0.00	0.00	3.57	0.00	3.57	0.21	0.00	8.01
Water						0.00	0.00		0.00	0.00	0.00	2.03	2.03	0.03	0.00	2.84
Total	**1.23**	**0.56**	**3.65**	**0.00**	**0.19**	**0.02**	**0.36**	**0.01**	**0.02**	**0.18**	**18.03**	**287.37**	**305.40**	**0.27**	**0.00**	**312.06**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.02	0.01	1.19	0.00		0.00	0.15		0.00	0.15	14.46	18.37	32.83	0.01	0.00	33.54
Energy	0.00	0.02	0.01	0.00		0.00	0.00		0.00	0.00	0.00	50.12	50.12	0.00	0.00	50.43
Mobile	0.21	0.53	2.45	0.00	0.19	0.02	0.21	0.01	0.02	0.03	0.00	211.49	211.49	0.02	0.00	211.85
Waste						0.00	0.00		0.00	0.00	1.79	0.00	1.79	0.11	0.00	4.00
Water						0.00	0.00		0.00	0.00	0.00	1.71	1.71	0.02	0.00	2.36
Total	**1.23**	**0.56**	**3.65**	**0.00**	**0.19**	**0.02**	**0.36**	**0.01**	**0.02**	**0.18**	**16.25**	**281.69**	**297.94**	**0.16**	**0.00**	**302.18**

2.3 Vegetation

Vegetation

	ROG	NOx	CO	SO2	CO2e
Category	tons				MT
Vegetation Land Change					0.00
Total					**0.00**

3.0 Construction Detail

3.1 Mitigation Measures Construction

Use Oxidation Catalyst for Construction Equipment

Use Soil Stabilizer

Replace Ground Cover

Water Exposed Area

3.2 Grading - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.20	0.00	0.20	0.11	0.00	0.11	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.13	0.88	0.87	0.00		0.04	0.04		0.04	0.04	0.00	154.45	154.45	0.01	0.00	154.67
Total	**0.13**	**0.88**	**0.87**	**0.00**	**0.20**	**0.04**	**0.24**	**0.11**	**0.04**	**0.15**	**0.00**	**154.45**	**154.45**	**0.01**	**0.00**	**154.67**

3.2 Grading - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.04	0.32	0.26	0.00	1.36	0.01	1.37	0.00	0.01	0.01	0.00	80.72	80.72	0.00	0.00	80.75
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.03	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	3.63	3.63	0.00	0.00	3.64
Total	**0.04**	**0.32**	**0.29**	**0.00**	**1.37**	**0.01**	**1.38**	**0.00**	**0.01**	**0.01**	**0.00**	**84.35**	**84.35**	**0.00**	**0.00**	**84.39**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.07	0.00	0.07	0.04	0.00	0.04	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	154.45	154.45	0.01	0.00	154.67
Total	**0.00**	**0.00**	**0.00**	**0.00**	**0.07**	**0.00**	**0.07**	**0.04**	**0.00**	**0.04**	**0.00**	**154.45**	**154.45**	**0.01**	**0.00**	**154.67**

3.2 Grading - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.04	0.32	0.26	0.00	1.36	0.01	1.37	0.00	0.01	0.01	0.00	80.72	80.72	0.00	0.00	80.75
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.03	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	3.63	3.63	0.00	0.00	3.64
Total	**0.04**	**0.32**	**0.29**	**0.00**	**1.37**	**0.01**	**1.38**	**0.00**	**0.01**	**0.01**	**0.00**	**84.35**	**84.35**	**0.00**	**0.00**	**84.39**

3.3 Paving - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.06	0.37	0.36	0.00		0.03	0.03		0.03	0.03	0.00	48.99	48.99	0.00	0.00	49.09
Paving	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**0.06**	**0.37**	**0.36**	**0.00**		**0.03**	**0.03**		**0.03**	**0.03**	**0.00**	**48.99**	**48.99**	**0.00**	**0.00**	**49.09**

3.3 Paving - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.02	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	3.35	3.35	0.00	0.00	3.36
Total	**0.00**	**0.00**	**0.02**	**0.00**	**0.00**	**0.00**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**3.35**	**3.35**	**0.00**	**0.00**	**3.36**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	48.99	48.99	0.00	0.00	49.09
Paving	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**0.00**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**48.99**	**48.99**	**0.00**	**0.00**	**49.09**

3.3 Paving - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.02	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	3.35	3.35	0.00	0.00	3.36
Total	**0.00**	**0.00**	**0.02**	**0.00**	**0.00**	**0.00**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**3.35**	**3.35**	**0.00**	**0.00**	**3.36**

4.0 Mobile Detail

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.21	0.53	2.45	0.00	0.19	0.02	0.21	0.01	0.02	0.03	0.00	211.49	211.49	0.02	0.00	211.85
Unmitigated	0.21	0.53	2.45	0.00	0.19	0.02	0.21	0.01	0.02	0.03	0.00	211.49	211.49	0.02	0.00	211.85
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Single Family Housing	133.98	141.12	122.78	384,311	384,311
Total	133.98	141.12	122.78	384,311	384,311

4.3 Trip Type Information

	Miles			Trip %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
Single Family Housing	10.80	7.30	7.50	44.00	18.80	37.20

5.0 Energy Detail

5.1 Mitigation Measures Energy

Exceed Title 24

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.00	0.00		0.00	0.00	0.00	26.17	26.17	0.00	0.00	26.34
Electricity Unmitigated						0.00	0.00		0.00	0.00	0.00	26.65	26.65	0.00	0.00	26.82
NaturalGas Mitigated	0.00	0.02	0.01	0.00		0.00	0.00		0.00	0.00	0.00	23.95	23.95	0.00	0.00	24.10
NaturalGas Unmitigated	0.00	0.02	0.01	0.00		0.00	0.00		0.00	0.00	0.00	28.83	28.83	0.00	0.00	29.00
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
Single Family Housing	540195	0.00	0.02	0.01	0.00		0.00	0.00		0.00	0.00	0.00	28.83	28.83	0.00	0.00	29.00
Total		**0.00**	**0.02**	**0.01**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**28.83**	**28.83**	**0.00**	**0.00**	**29.00**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
Single Family Housing	448831	0.00	0.02	0.01	0.00		0.00	0.00		0.00	0.00	0.00	23.95	23.95	0.00	0.00	24.10
Total		**0.00**	**0.02**	**0.01**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**23.95**	**23.95**	**0.00**	**0.00**	**24.10**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
Single Family Housing	91621.6					26.65	0.00	0.00	26.82
Total						**26.65**	**0.00**	**0.00**	**26.82**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
Single Family Housing	89970.5					26.17	0.00	0.00	26.34
Total						**26.17**	**0.00**	**0.00**	**26.34**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.02	0.01	1.19	0.00		0.00	0.15		0.00	0.15	14.46	18.37	32.83	0.01	0.00	33.54
Unmitigated	1.02	0.01	1.19	0.00		0.00	0.15		0.00	0.15	14.46	18.37	32.83	0.01	0.00	33.54
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.04					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.10					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hearth	0.88	0.01	1.08	0.00		0.00	0.15		0.00	0.15	14.46	18.19	32.66	0.01	0.00	33.36
Landscaping	0.00	0.00	0.11	0.00		0.00	0.00		0.00	0.00	0.00	0.17	0.17	0.00	0.00	0.18
Total	**1.02**	**0.01**	**1.19**	**0.00**		**0.00**	**0.15**		**0.00**	**0.15**	**14.46**	**18.36**	**32.83**	**0.01**	**0.00**	**33.54**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.04					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.10					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hearth	0.88	0.01	1.08	0.00		0.00	0.15		0.00	0.15	14.46	18.19	32.66	0.01	0.00	33.36
Landscaping	0.00	0.00	0.11	0.00		0.00	0.00		0.00	0.00	0.00	0.17	0.17	0.00	0.00	0.18
Total	**1.02**	**0.01**	**1.19**	**0.00**		**0.00**	**0.15**		**0.00**	**0.15**	**14.46**	**18.36**	**32.83**	**0.01**	**0.00**	**33.54**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr				MT/yr			
Mitigated					1.71	0.02	0.00	2.36
Unmitigated					2.03	0.03	0.00	2.84
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
Single Family Housing	0.912156 / 0.575055					2.03	0.03	0.00	2.84
Total						**2.03**	**0.03**	**0.00**	**2.84**

Mitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
Single Family Housing	0.729725 / 0.539977					1.71	0.02	0.00	2.36
Total						**1.71**	**0.02**	**0.00**	**2.36**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	tons/yr				MT/yr			
Mitigated					1.79	0.11	0.00	4.00
Unmitigated					3.57	0.21	0.00	8.01
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
Single Family Housing	17.6					3.57	0.21	0.00	8.01
Total						**3.57**	**0.21**	**0.00**	**8.01**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
Single Family Housing	8.8					1.79	0.11	0.00	4.00
Total						**1.79**	**0.11**	**0.00**	**4.00**

9.0 Vegetation

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons				MT			
Unmitigated					0.00	0.00	0.00	0.00
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

9.1 Vegetation Land Change

Vegetation Type

	Initial/Final	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	Acres	tons				MT			
Trees	9.81 / 9.81					0.00	0.00	0.00	0.00
Total						**0.00**	**0.00**	**0.00**	**0.00**

Pebble Beach - SBI Conference Center Meeting
Monterey County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
General Office Building	3.96	1000sqft

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.8	**Utility Company**	Pacific Gas & Electric Company
Climate Zone	4	**Precipitation Freq (Days)**	51		

1.3 User Entered Comments

Project Characteristics -
Land Use - -
Construction Phase - Changed const. phases/dates
Off-road Equipment - +
Trips and VMT -
Grading - -
Vehicle Trips - +

Land Use Change -

Sequestration -

Construction Off-road Equipment Mitigation - Dust emission reductions based on Table 8-2 in MBUAPCD CEQA Air Quality Guidelines

Energy Mitigation -

Water Mitigation -

Waste Mitigation -

Vechicle Emission Factors - CO2 run and st adjusted to reflect no LCFS and Pavley for LDA, LDT1, LDT2, and MDV.

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2014	0.36	2.36	1.75	0.00	0.57	0.13	0.70	0.01	0.13	0.14	0.00	290.16	290.16	0.02	0.00	290.63
Total	**0.36**	**2.36**	**1.75**	**0.00**	**0.57**	**0.13**	**0.70**	**0.01**	**0.13**	**0.14**	**0.00**	**290.16**	**290.16**	**0.02**	**0.00**	**290.63**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2014	0.13	0.72	0.59	0.00	0.56	0.03	0.59	0.01	0.03	0.03	0.00	290.16	290.16	0.02	0.00	290.63
Total	**0.13**	**0.72**	**0.59**	**0.00**	**0.56**	**0.03**	**0.59**	**0.01**	**0.03**	**0.03**	**0.00**	**290.16**	**290.16**	**0.02**	**0.00**	**290.63**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.02	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	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	26.35	26.35	0.00	0.00	26.51
Mobile	0.02	0.04	0.21	0.00	0.02	0.00	0.02	0.00	0.00	0.00	0.00	17.32	17.32	0.00	0.00	17.35
Waste						0.00	0.00		0.00	0.00	0.75	0.00	0.75	0.04	0.00	1.67
Water						0.00	0.00		0.00	0.00	0.00	1.56	1.56	0.02	0.00	2.18
Total	**0.04**	**0.04**	**0.21**	**0.00**	**0.02**	**0.00**	**0.02**	**0.00**	**0.00**	**0.00**	**0.75**	**45.23**	**45.98**	**0.06**	**0.00**	**47.71**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.02	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	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	23.90	23.90	0.00	0.00	24.05
Mobile	0.02	0.04	0.21	0.00	0.02	0.00	0.02	0.00	0.00	0.00	0.00	17.32	17.32	0.00	0.00	17.35
Waste						0.00	0.00		0.00	0.00	0.37	0.00	0.37	0.02	0.00	0.84
Water						0.00	0.00		0.00	0.00	0.00	1.31	1.31	0.02	0.00	1.81
Total	**0.04**	**0.04**	**0.21**	**0.00**	**0.02**	**0.00**	**0.02**	**0.00**	**0.00**	**0.00**	**0.37**	**42.53**	**42.90**	**0.04**	**0.00**	**44.05**

2.3 Vegetation

Vegetation

	ROG	NOx	CO	SO2	CO2e
Category	tons				MT
Vegetation Land Change					0.00
Total					**0.00**

3.0 Construction Detail

3.1 Mitigation Measures Construction

Use Oxidation Catalyst for Construction Equipment

Use Soil Stabilizer

Replace Ground Cover

Water Exposed Area

3.2 Grading - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.01	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.02	0.14	0.10	0.00		0.01	0.01		0.01	0.01	0.00	14.06	14.06	0.00	0.00	14.09
Total	**0.02**	**0.14**	**0.10**	**0.00**	**0.01**	**0.01**	**0.02**	**0.00**	**0.01**	**0.01**	**0.00**	**14.06**	**14.06**	**0.00**	**0.00**	**14.09**

3.2 Grading - 2014

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.08	0.71	0.54	0.00	0.56	0.02	0.58	0.00	0.02	0.03	0.00	99.51	99.51	0.00	0.00	99.58
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.89	0.89	0.00	0.00	0.89
Total	**0.08**	**0.71**	**0.55**	**0.00**	**0.56**	**0.02**	**0.58**	**0.00**	**0.02**	**0.03**	**0.00**	**100.40**	**100.40**	**0.00**	**0.00**	**100.47**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	14.06	14.06	0.00	0.00	14.09
Total	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**14.06**	**14.06**	**0.00**	**0.00**	**14.09**

3.2 Grading - 2014

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.08	0.71	0.54	0.00	0.56	0.02	0.58	0.00	0.02	0.03	0.00	99.51	99.51	0.00	0.00	99.58
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.89	0.89	0.00	0.00	0.89
Total	**0.08**	**0.71**	**0.55**	**0.00**	**0.56**	**0.02**	**0.58**	**0.00**	**0.02**	**0.03**	**0.00**	**100.40**	**100.40**	**0.00**	**0.00**	**100.47**

3.3 Building Construction - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.18	1.31	0.93	0.00		0.08	0.08		0.08	0.08	0.00	153.50	153.50	0.01	0.00	153.80
Total	**0.18**	**1.31**	**0.93**	**0.00**		**0.08**	**0.08**		**0.08**	**0.08**	**0.00**	**153.50**	**153.50**	**0.01**	**0.00**	**153.80**

3.3 Building Construction - 2014

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	0.00	0.01	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.10	2.10	0.00	0.00	2.10
Worker	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.74	0.74	0.00	0.00	0.74
Total	**0.00**	**0.01**	**0.02**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**2.84**	**2.84**	**0.00**	**0.00**	**2.84**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	153.50	153.50	0.01	0.00	153.80
Total	**0.00**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**153.50**	**153.50**	**0.01**	**0.00**	**153.80**

3.3 Building Construction - 2014

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	0.00	0.01	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.10	2.10	0.00	0.00	2.10
Worker	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.74	0.74	0.00	0.00	0.74
Total	**0.00**	**0.01**	**0.02**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**2.84**	**2.84**	**0.00**	**0.00**	**2.84**

3.4 Architechtural Coating - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.05					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.03	0.19	0.13	0.00		0.02	0.02		0.02	0.02	0.00	17.62	17.62	0.00	0.00	17.67
Total	**0.08**	**0.19**	**0.13**	**0.00**		**0.02**	**0.02**		**0.02**	**0.02**	**0.00**	**17.62**	**17.62**	**0.00**	**0.00**	**17.67**

3.4 Architechtural Coating - 2014

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.75	1.75	0.00	0.00	1.75
Total	**0.00**	**0.00**	**0.02**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**1.75**	**1.75**	**0.00**	**0.00**	**1.75**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.05					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	17.62	17.62	0.00	0.00	17.67
Total	**0.05**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**17.62**	**17.62**	**0.00**	**0.00**	**17.67**

3.4 Architechtural Coating - 2014

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.75	1.75	0.00	0.00	1.75
Total	**0.00**	**0.00**	**0.02**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**1.75**	**1.75**	**0.00**	**0.00**	**1.75**

4.0 Mobile Detail

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.02	0.04	0.21	0.00	0.02	0.00	0.02	0.00	0.00	0.00	0.00	17.32	17.32	0.00	0.00	17.35
Unmitigated	0.02	0.04	0.21	0.00	0.02	0.00	0.02	0.00	0.00	0.00	0.00	17.32	17.32	0.00	0.00	17.35
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Office Building	15.68	9.39	3.88	31,297	31,297
Total	15.68	9.39	3.88	31,297	31,297

4.3 Trip Type Information

	Miles			Trip %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
General Office Building	9.50	7.30	7.30	33.00	48.00	19.00

5.0 Energy Detail

5.1 Mitigation Measures Energy

Exceed Title 24

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.00	0.00		0.00	0.00	0.00	20.99	20.99	0.00	0.00	21.12
Electricity Unmitigated						0.00	0.00		0.00	0.00	0.00	22.71	22.71	0.00	0.00	22.85
NaturalGas Mitigated	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	2.91	2.91	0.00	0.00	2.93
NaturalGas Unmitigated	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	3.64	3.64	0.00	0.00	3.66
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
General Office Building	68191.2	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	3.64	3.64	0.00	0.00	3.66
Total		**0.00**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**3.64**	**3.64**	**0.00**	**0.00**	**3.66**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
General Office Building	54600.5	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	2.91	2.91	0.00	0.00	2.93
Total		**0.00**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**2.91**	**2.91**	**0.00**	**0.00**	**2.93**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
General Office Building	78051.6					22.71	0.00	0.00	22.85
Total						**22.71**	**0.00**	**0.00**	**22.85**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
General Office Building	72143.3					20.99	0.00	0.00	21.12
Total						**20.99**	**0.00**	**0.00**	**21.12**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.02	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
Unmitigated	0.02	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	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.02					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	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
Total	**0.02**	**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**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.02					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	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
Total	**0.02**	**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**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr				MT/yr			
Mitigated					1.31	0.02	0.00	1.81
Unmitigated					1.56	0.02	0.00	2.18
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
General Office Building	0.703826 / 0.431377					1.56	0.02	0.00	2.18
Total						**1.56**	**0.02**	**0.00**	**2.18**

Mitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
General Office Building	0.563061 / 0.405063					1.31	0.02	0.00	1.81
Total						**1.31**	**0.02**	**0.00**	**1.81**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	tons/yr				MT/yr			
Mitigated					0.37	0.02	0.00	0.84
Unmitigated					0.75	0.04	0.00	1.67
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
General Office Building	3.68					0.75	0.04	0.00	1.67
Total						**0.75**	**0.04**	**0.00**	**1.67**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
General Office Building	1.84					0.37	0.02	0.00	0.84
Total						**0.37**	**0.02**	**0.00**	**0.84**

9.0 Vegetation

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons				MT			
Unmitigated					0.00	0.00	0.00	0.00
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

9.1 Vegetation Land Change

Vegetation Type

	Initial/Final	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	Acres	tons				MT			
Trees	10.09 / 10.09					0.00	0.00	0.00	0.00
Total						**0.00**	**0.00**	**0.00**	**0.00**

Pebble Beach - SBI Guest Cottages
Monterey County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
Hotel	40	Room

1.2 Other Project Characteristics

Urbanization Urban **Wind Speed (m/s)** 2.8 **Utility Company** Pacific Gas & Electric Company

Climate Zone 4 **Precipitation Freq (Days)** 51

1.3 User Entered Comments

Project Characteristics -

Land Use - -

Construction Phase - Changed const. phases/dates

Off-road Equipment -

Off-road Equipment -

Off-road Equipment - +

Trips and VMT -

Grading - -

Vehicle Trips - +

Land Use Change -

Sequestration -

Construction Off-road Equipment Mitigation - Dust emission reductions based on Table 8-2 in MBUAPCD CEQA Air Quality Guidelines

Energy Mitigation -

Water Mitigation -

Waste Mitigation -

Vechicle Emission Factors - CO2 run and st adjusted to reflect no LCFS and Pavley for LDA, LDT1, LDT2, and MDV.

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2017	0.71	4.60	4.21	0.01	0.47	0.29	0.76	0.07	0.29	0.37	0.00	642.77	642.77	0.06	0.00	643.98
2018	0.97	1.86	1.88	0.00	0.05	0.12	0.17	0.00	0.12	0.12	0.00	282.81	282.81	0.02	0.00	283.31
Total	**1.68**	**6.46**	**6.09**	**0.01**	**0.52**	**0.41**	**0.93**	**0.07**	**0.41**	**0.49**	**0.00**	**925.58**	**925.58**	**0.08**	**0.00**	**927.29**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2017	0.05	0.24	0.45	0.01	0.39	0.01	0.40	0.03	0.01	0.04	0.00	642.77	642.77	0.06	0.00	643.98
2018	0.69	0.06	0.17	0.00	0.05	0.00	0.05	0.00	0.00	0.00	0.00	282.81	282.81	0.02	0.00	283.31
Total	**0.74**	**0.30**	**0.62**	**0.01**	**0.44**	**0.01**	**0.45**	**0.03**	**0.01**	**0.04**	**0.00**	**925.58**	**925.58**	**0.08**	**0.00**	**927.29**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.29	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	0.01	0.13	0.11	0.00		0.00	0.01		0.00	0.01	0.00	286.35	286.35	0.01	0.01	288.12
Mobile	0.27	0.62	3.00	0.00	0.21	0.02	0.23	0.01	0.02	0.03	0.00	233.98	233.98	0.02	0.00	234.40
Waste						0.00	0.00		0.00	0.00	4.45	0.00	4.45	0.26	0.00	9.96
Water						0.00	0.00		0.00	0.00	0.00	1.72	1.72	0.03	0.00	2.62
Total	**0.57**	**0.75**	**3.11**	**0.00**	**0.21**	**0.02**	**0.24**	**0.01**	**0.02**	**0.04**	**4.45**	**522.05**	**526.50**	**0.32**	**0.01**	**535.10**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.29	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	0.01	0.11	0.09	0.00		0.00	0.01		0.00	0.01	0.00	252.10	252.10	0.01	0.00	253.66
Mobile	0.27	0.62	3.00	0.00	0.21	0.02	0.23	0.01	0.02	0.03	0.00	233.98	233.98	0.02	0.00	234.40
Waste						0.00	0.00		0.00	0.00	2.22	0.00	2.22	0.13	0.00	4.98
Water						0.00	0.00		0.00	0.00	0.00	1.39	1.39	0.02	0.00	2.11
Total	**0.57**	**0.73**	**3.09**	**0.00**	**0.21**	**0.02**	**0.24**	**0.01**	**0.02**	**0.04**	**2.22**	**487.47**	**489.69**	**0.18**	**0.00**	**495.15**

2.3 Vegetation

Vegetation

	ROG	NOx	CO	SO2	CO2e
Category	tons				MT
Vegetation Land Change					0.00
Total					**0.00**

3.0 Construction Detail

3.1 Mitigation Measures Construction

Use Oxidation Catalyst for Construction Equipment

Use Soil Stabilizer

Replace Ground Cover

Water Exposed Area

3.2 Grading - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.13	0.00	0.13	0.07	0.00	0.07	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.10	0.76	0.60	0.00		0.04	0.04		0.04	0.04	0.00	102.18	102.18	0.01	0.00	102.36
Total	**0.10**	**0.76**	**0.60**	**0.00**	**0.13**	**0.04**	**0.17**	**0.07**	**0.04**	**0.11**	**0.00**	**102.18**	**102.18**	**0.01**	**0.00**	**102.36**

3.2 Grading - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.01	0.12	0.09	0.00	0.25	0.00	0.25	0.00	0.00	0.00	0.00	22.25	22.25	0.00	0.00	22.26
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.55	2.55	0.00	0.00	2.55
Total	**0.01**	**0.12**	**0.11**	**0.00**	**0.25**	**0.00**	**0.25**	**0.00**	**0.00**	**0.00**	**0.00**	**24.80**	**24.80**	**0.00**	**0.00**	**24.81**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.05	0.00	0.05	0.03	0.00	0.03	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	102.18	102.18	0.01	0.00	102.36
Total	**0.00**	**0.00**	**0.00**	**0.00**	**0.05**	**0.00**	**0.05**	**0.03**	**0.00**	**0.03**	**0.00**	**102.18**	**102.18**	**0.01**	**0.00**	**102.36**

3.2 Grading - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.01	0.12	0.09	0.00	0.25	0.00	0.25	0.00	0.00	0.00	0.00	22.25	22.25	0.00	0.00	22.26
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.55	2.55	0.00	0.00	2.55
Total	**0.01**	**0.12**	**0.11**	**0.00**	**0.25**	**0.00**	**0.25**	**0.00**	**0.00**	**0.00**	**0.00**	**24.80**	**24.80**	**0.00**	**0.00**	**24.81**

3.3 Paving - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.04	0.23	0.19	0.00		0.02	0.02		0.02	0.02	0.00	25.04	25.04	0.00	0.00	25.10
Paving	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**0.04**	**0.23**	**0.19**	**0.00**		**0.02**	**0.02**		**0.02**	**0.02**	**0.00**	**25.04**	**25.04**	**0.00**	**0.00**	**25.10**

3.3 Paving - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.82	1.82	0.00	0.00	1.82
Total	**0.00**	**0.00**	**0.02**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**1.82**	**1.82**	**0.00**	**0.00**	**1.82**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	25.04	25.04	0.00	0.00	25.10
Paving	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**0.00**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**25.04**	**25.04**	**0.00**	**0.00**	**25.10**

3.3 Paving - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.82	1.82	0.00	0.00	1.82
Total	**0.00**	**0.00**	**0.02**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**1.82**	**1.82**	**0.00**	**0.00**	**1.82**

3.4 Building Construction - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.52	3.37	2.97	0.01		0.23	0.23		0.23	0.23	0.00	443.98	443.98	0.04	0.00	444.88
Total	**0.52**	**3.37**	**2.97**	**0.01**		**0.23**	**0.23**		**0.23**	**0.23**	**0.00**	**443.98**	**443.98**	**0.04**	**0.00**	**444.88**

3.4 Building Construction - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	0.01	0.09	0.09	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	18.51	18.51	0.00	0.00	18.52
Worker	0.02	0.03	0.23	0.00	0.07	0.00	0.07	0.00	0.00	0.00	0.00	26.45	26.45	0.00	0.00	26.49
Total	**0.03**	**0.12**	**0.32**	**0.00**	**0.08**	**0.00**	**0.08**	**0.00**	**0.00**	**0.00**	**0.00**	**44.96**	**44.96**	**0.00**	**0.00**	**45.01**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.00	0.00	0.00	0.01		0.00	0.00		0.00	0.00	0.00	443.98	443.98	0.04	0.00	444.88
Total	**0.00**	**0.00**	**0.00**	**0.01**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**443.98**	**443.98**	**0.04**	**0.00**	**444.88**

3.4 Building Construction - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	0.01	0.09	0.09	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	18.51	18.51	0.00	0.00	18.52
Worker	0.02	0.03	0.23	0.00	0.07	0.00	0.07	0.00	0.00	0.00	0.00	26.45	26.45	0.00	0.00	26.49
Total	**0.03**	**0.12**	**0.32**	**0.00**	**0.08**	**0.00**	**0.08**	**0.00**	**0.00**	**0.00**	**0.00**	**44.96**	**44.96**	**0.00**	**0.00**	**45.01**

3.4 Building Construction - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.27	1.75	1.67	0.00		0.11	0.11		0.11	0.11	0.00	251.20	251.20	0.02	0.00	251.67
Total	**0.27**	**1.75**	**1.67**	**0.00**		**0.11**	**0.11**		**0.11**	**0.11**	**0.00**	**251.20**	**251.20**	**0.02**	**0.00**	**251.67**

3.4 Building Construction - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	0.01	0.05	0.05	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	10.49	10.49	0.00	0.00	10.50
Worker	0.01	0.01	0.12	0.00	0.04	0.00	0.04	0.00	0.00	0.00	0.00	14.65	14.65	0.00	0.00	14.68
Total	**0.02**	**0.06**	**0.17**	**0.00**	**0.05**	**0.00**	**0.05**	**0.00**	**0.00**	**0.00**	**0.00**	**25.14**	**25.14**	**0.00**	**0.00**	**25.18**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	251.20	251.20	0.02	0.00	251.67
Total	**0.00**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**251.20**	**251.20**	**0.02**	**0.00**	**251.67**

3.4 Building Construction - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	0.01	0.05	0.05	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	10.49	10.49	0.00	0.00	10.50
Worker	0.01	0.01	0.12	0.00	0.04	0.00	0.04	0.00	0.00	0.00	0.00	14.65	14.65	0.00	0.00	14.68
Total	**0.02**	**0.06**	**0.17**	**0.00**	**0.05**	**0.00**	**0.05**	**0.00**	**0.00**	**0.00**	**0.00**	**25.14**	**25.14**	**0.00**	**0.00**	**25.18**

3.5 Architectural Coating - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.67					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.01	0.04	0.04	0.00		0.00	0.00		0.00	0.00	0.00	5.61	5.61	0.00	0.00	5.62
Total	**0.68**	**0.04**	**0.04**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**5.61**	**5.61**	**0.00**	**0.00**	**5.62**

3.5 Architectural Coating - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.85	0.85	0.00	0.00	0.85
Total	**0.00**	**0.00**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.85**	**0.85**	**0.00**	**0.00**	**0.85**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.67					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	5.61	5.61	0.00	0.00	5.62
Total	**0.67**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**5.61**	**5.61**	**0.00**	**0.00**	**5.62**

3.5 Architectural Coating - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.85	0.85	0.00	0.00	0.85
Total	**0.00**	**0.00**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.85**	**0.85**	**0.00**	**0.00**	**0.85**

4.0 Mobile Detail

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.27	0.62	3.00	0.00	0.21	0.02	0.23	0.01	0.02	0.03	0.00	233.98	233.98	0.02	0.00	234.40
Unmitigated	0.27	0.62	3.00	0.00	0.21	0.02	0.23	0.01	0.02	0.03	0.00	233.98	233.98	0.02	0.00	234.40
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Hotel	196.00	327.60	238.00	419,505	419,505
Total	196.00	327.60	238.00	419,505	419,505

4.3 Trip Type Information

	Miles			Trip %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
Hotel	9.50	7.30	7.30	19.40	61.60	19.00

5.0 Energy Detail

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.00	0.00		0.00	0.00	0.00	134.16	134.16	0.01	0.00	135.00
Electricity Unmitigated						0.00	0.00		0.00	0.00	0.00	142.60	142.60	0.01	0.00	143.50
NaturalGas Mitigated	0.01	0.11	0.09	0.00		0.00	0.01		0.00	0.01	0.00	117.94	117.94	0.00	0.00	118.66
NaturalGas Unmitigated	0.01	0.13	0.11	0.00		0.00	0.01		0.00	0.01	0.00	143.75	143.75	0.00	0.00	144.62
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
Hotel	2.69375e+006	0.01	0.13	0.11	0.00		0.00	0.01		0.00	0.01	0.00	143.75	143.75	0.00	0.00	144.62
Total		**0.01**	**0.13**	**0.11**	**0.00**		**0.00**	**0.01**		**0.00**	**0.01**	**0.00**	**143.75**	**143.75**	**0.00**	**0.00**	**144.62**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
Hotel	2.21018e+006	0.01	0.11	0.09	0.00		0.00	0.01		0.00	0.01	0.00	117.94	117.94	0.00	0.00	118.66
Total		**0.01**	**0.11**	**0.09**	**0.00**		**0.00**	**0.01**		**0.00**	**0.01**	**0.00**	**117.94**	**117.94**	**0.00**	**0.00**	**118.66**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
Hotel	490195					142.60	0.01	0.00	143.50
Total						**142.60**	**0.01**	**0.00**	**143.50**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
Hotel	461155					134.16	0.01	0.00	135.00
Total						**134.16**	**0.01**	**0.00**	**135.00**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.29	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
Unmitigated	0.29	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	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.07					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.23					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	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
Total	**0.30**	**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**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.07					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.23					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	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
Total	**0.30**	**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**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr				MT/yr			
Mitigated					1.39	0.02	0.00	2.11
Unmitigated					1.72	0.03	0.00	2.62
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
Hotel	1.01467 / 0.112741					1.72	0.03	0.00	2.62
Total						**1.72**	**0.03**	**0.00**	**2.62**

Mitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
Hotel	0.811737 / 0.105864					1.39	0.02	0.00	2.11
Total						**1.39**	**0.02**	**0.00**	**2.11**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	tons/yr				MT/yr			
Mitigated					2.22	0.13	0.00	4.98
Unmitigated					4.45	0.26	0.00	9.96
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
Hotel	21.9					4.45	0.26	0.00	9.96
Total						**4.45**	**0.26**	**0.00**	**9.96**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
Hotel	10.95					2.22	0.13	0.00	4.98
Total						**2.22**	**0.13**	**0.00**	**4.98**

9.0 Vegetation

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons				MT			
Unmitigated					0.00	0.00	0.00	0.00
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

9.1 Vegetation Land Change

Vegetation Type

	Initial/Final	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	Acres	tons				MT			
Trees	10.09 / 10.09					0.00	0.00	0.00	0.00
Total						**0.00**	**0.00**	**0.00**	**0.00**

Pebble Beach - SBI New Employee Parking Lot
Monterey County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
Parking Lot	3.21	Acre

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.8	**Utility Company**	Pacific Gas & Electric Company
Climate Zone	4	**Precipitation Freq (Days)**	51		

1.3 User Entered Comments

Project Characteristics -
Land Use - -
Construction Phase - Changed const. phases/dates
Grading - -
Land Use Change -
Sequestration -
Construction Off-road Equipment Mitigation - Dust emission reductions based on Table 8-2 in MBUAPCD CEQA Air Quality Guidelines

Energy Mitigation -

Water Mitigation -

Waste Mitigation -

Vechicle Emission Factors - CO2 run and st adjusted to reflect no LCFS and Pavley for LDA, LDT1, LDT2, and MDV.

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2012	0.32	2.31	1.57	0.00	0.90	0.14	1.04	0.07	0.14	0.21	0.00	221.95	221.95	0.02	0.00	222.44
Total	**0.32**	**2.31**	**1.57**	**0.00**	**0.90**	**0.14**	**1.04**	**0.07**	**0.14**	**0.21**	**0.00**	**221.95**	**221.95**	**0.02**	**0.00**	**222.44**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2012	0.07	0.60	0.52	0.00	0.82	0.02	0.84	0.03	0.02	0.05	0.00	221.95	221.95	0.02	0.00	222.44
Total	**0.07**	**0.60**	**0.52**	**0.00**	**0.82**	**0.02**	**0.84**	**0.03**	**0.02**	**0.05**	**0.00**	**221.95**	**221.95**	**0.02**	**0.00**	**222.44**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.71	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	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
Mobile	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	0.00	0.00
Waste						0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Water						0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**0.71**	**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**	**0.00**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.71	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	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
Mobile	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	0.00	0.00
Waste						0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Water						0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**0.71**	**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**	**0.00**

2.3 Vegetation

Vegetation

	ROG	NOx	CO	SO2	CO2e
Category	tons				MT
Vegetation Land Change					0.00
Total					**0.00**

3.0 Construction Detail

3.1 Mitigation Measures Construction

Use Oxidation Catalyst for Construction Equipment

Use Soil Stabilizer

Replace Ground Cover

Water Exposed Area

3.2 Grading - 2012

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.13	0.00	0.13	0.07	0.00	0.07	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.15	1.12	0.69	0.00		0.06	0.06		0.06	0.06	0.00	102.18	102.18	0.01	0.00	102.42
Total	**0.15**	**1.12**	**0.69**	**0.00**	**0.13**	**0.06**	**0.19**	**0.07**	**0.06**	**0.13**	**0.00**	**102.18**	**102.18**	**0.01**	**0.00**	**102.42**

3.2 Grading - 2012

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.06	0.59	0.43	0.00	0.76	0.02	0.78	0.00	0.02	0.02	0.00	66.33	66.33	0.00	0.00	66.39
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.84	2.84	0.00	0.00	2.85
Total	**0.06**	**0.59**	**0.47**	**0.00**	**0.76**	**0.02**	**0.78**	**0.00**	**0.02**	**0.02**	**0.00**	**69.17**	**69.17**	**0.00**	**0.00**	**69.24**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.05	0.00	0.05	0.03	0.00	0.03	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	102.18	102.18	0.01	0.00	102.42
Total	**0.00**	**0.00**	**0.00**	**0.00**	**0.05**	**0.00**	**0.05**	**0.03**	**0.00**	**0.03**	**0.00**	**102.18**	**102.18**	**0.01**	**0.00**	**102.42**

3.2 Grading - 2012

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.06	0.59	0.43	0.00	0.76	0.02	0.78	0.00	0.02	0.02	0.00	66.33	66.33	0.00	0.00	66.39
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.84	2.84	0.00	0.00	2.85
Total	**0.06**	**0.59**	**0.47**	**0.00**	**0.76**	**0.02**	**0.78**	**0.00**	**0.02**	**0.02**	**0.00**	**69.17**	**69.17**	**0.00**	**0.00**	**69.24**

3.3 Paving - 2012

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.10	0.60	0.37	0.00		0.05	0.05		0.05	0.05	0.00	46.81	46.81	0.01	0.00	46.98
Paving	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**0.10**	**0.60**	**0.37**	**0.00**		**0.05**	**0.05**		**0.05**	**0.05**	**0.00**	**46.81**	**46.81**	**0.01**	**0.00**	**46.98**

3.3 Paving - 2012

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.01	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.79	3.79	0.00	0.00	3.80
Total	**0.00**	**0.01**	**0.05**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**3.79**	**3.79**	**0.00**	**0.00**	**3.80**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	46.81	46.81	0.01	0.00	46.98
Paving	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**0.00**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**46.81**	**46.81**	**0.01**	**0.00**	**46.98**

3.3 Paving - 2012

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.01	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.79	3.79	0.00	0.00	3.80
Total	**0.00**	**0.01**	**0.05**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**3.79**	**3.79**	**0.00**	**0.00**	**3.80**

4.0 Mobile Detail

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	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	0.00	0.00
Unmitigated	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	0.00	0.00
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Parking Lot	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

4.3 Trip Type Information

	Miles			Trip %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00

5.0 Energy Detail

5.1 Mitigation Measures Energy

Exceed Title 24

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Electricity Unmitigated						0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
NaturalGas Mitigated	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
NaturalGas Unmitigated	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
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
Parking Lot	0	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
Total		**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**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
Parking Lot	0	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
Total		**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**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
Parking Lot	0					0.00	0.00	0.00	0.00
Total						**0.00**	**0.00**	**0.00**	**0.00**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
Parking Lot	0					0.00	0.00	0.00	0.00
Total						**0.00**	**0.00**	**0.00**	**0.00**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.71	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
Unmitigated	0.71	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	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.16					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.55					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	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
Total	**0.71**	**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**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.16					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.55					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	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
Total	**0.71**	**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**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Shower

Use Water Efficient Irrigation System

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr				MT/yr			
Mitigated					0.00	0.00	0.00	0.00
Unmitigated					0.00	0.00	0.00	0.00
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
Parking Lot	0 / 0					0.00	0.00	0.00	0.00
Total						**0.00**	**0.00**	**0.00**	**0.00**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
Parking Lot	0 / 0					0.00	0.00	0.00	0.00
Total						**0.00**	**0.00**	**0.00**	**0.00**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	tons/yr				MT/yr			
Mitigated					0.00	0.00	0.00	0.00
Unmitigated					0.00	0.00	0.00	0.00
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
Parking Lot	0					0.00	0.00	0.00	0.00
Total						**0.00**	**0.00**	**0.00**	**0.00**

Mitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
Parking Lot	0					0.00	0.00	0.00	0.00
Total						**0.00**	**0.00**	**0.00**	**0.00**

9.0 Vegetation

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons				MT			
Unmitigated					0.00	0.00	0.00	0.00
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

9.1 Vegetation Land Change

Vegetation Type

	Initial/Final	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	Acres	tons				MT			
Trees	10.09 / 10.09					0.00	0.00	0.00	0.00
Total						**0.00**	**0.00**	**0.00**	**0.00**

Pebble Beach - Hotel (Area M Spyglass (Opt 1)

Monterey County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
Hotel	100	Room

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.8	**Utility Company**	Pacific Gas & Electric Company
Climate Zone	4	**Precipitation Freq (Days)**	51		

1.3 User Entered Comments

Project Characteristics -

Land Use - -

Construction Phase - Changed const. phases/dates

Off-road Equipment -

Off-road Equipment -

Off-road Equipment - +

Trips and VMT -

Grading - -

Vehicle Trips - +

Land Use Change -

Sequestration -

Construction Off-road Equipment Mitigation - Dust emission reductions based on Table 8-2 in MBUAPCD CEQA Air Quality Guidelines

Energy Mitigation -

Water Mitigation -

Waste Mitigation -

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2020	1.05	7.56	6.92	0.02	24.59	0.29	24.89	0.23	0.29	0.52	0.00	1,657.70	1,657.70	0.07	0.00	1,659.23
2021	0.56	3.38	5.18	0.01	0.43	0.15	0.59	0.00	0.15	0.16	0.00	876.83	876.83	0.04	0.00	877.76
2022	1.85	1.02	1.56	0.00	0.12	0.05	0.17	0.00	0.05	0.05	0.00	258.21	258.21	0.01	0.00	258.49
Total	**3.46**	**11.96**	**13.66**	**0.03**	**25.14**	**0.49**	**25.65**	**0.23**	**0.49**	**0.73**	**0.00**	**2,792.74**	**2,792.74**	**0.12**	**0.00**	**2,795.48**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2020	0.38	3.08	2.83	0.02	24.33	0.10	24.43	0.10	0.09	0.19	0.00	1,657.70	1,657.70	0.07	0.00	1,659.23
2021	0.13	0.66	1.37	0.01	0.43	0.03	0.46	0.00	0.03	0.03	0.00	876.83	876.83	0.04	0.00	877.76
2022	1.71	0.16	0.34	0.00	0.12	0.01	0.12	0.00	0.01	0.01	0.00	258.21	258.21	0.01	0.00	258.49
Total	**2.22**	**3.90**	**4.54**	**0.03**	**24.88**	**0.14**	**25.01**	**0.10**	**0.13**	**0.23**	**0.00**	**2,792.74**	**2,792.74**	**0.12**	**0.00**	**2,795.48**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.74	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	0.04	0.33	0.28	0.00		0.00	0.03		0.00	0.03	0.00	715.88	715.88	0.02	0.01	720.30
Mobile	1.08	2.46	11.97	0.01	0.85	0.08	0.92	0.03	0.08	0.11	0.00	861.76	861.76	0.08	0.00	863.43
Waste						0.00	0.00		0.00	0.00	11.11	0.00	11.11	0.66	0.00	24.91
Water						0.00	0.00		0.00	0.00	0.00	4.31	4.31	0.08	0.00	6.56
Total	**1.86**	**2.79**	**12.25**	**0.01**	**0.85**	**0.08**	**0.95**	**0.03**	**0.08**	**0.14**	**11.11**	**1,581.95**	**1,593.06**	**0.84**	**0.01**	**1,615.20**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.74	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	0.03	0.27	0.23	0.00		0.00	0.02		0.00	0.02	0.00	630.25	630.25	0.02	0.01	634.14
Mobile	1.08	2.46	11.97	0.01	0.85	0.08	0.92	0.03	0.08	0.11	0.00	861.76	861.76	0.08	0.00	863.43
Waste						0.00	0.00		0.00	0.00	11.11	0.00	11.11	0.66	0.00	24.91
Water						0.00	0.00		0.00	0.00	0.00	3.49	3.49	0.06	0.00	5.29
Total	**1.85**	**2.73**	**12.20**	**0.01**	**0.85**	**0.08**	**0.94**	**0.03**	**0.08**	**0.13**	**11.11**	**1,495.50**	**1,506.61**	**0.82**	**0.01**	**1,527.77**

2.3 Vegetation

Vegetation

	ROG	NOx	CO	SO2	CO2e
Category	tons				MT
Vegetation Land Change					0.00
Total					**0.00**

3.0 Construction Detail

3.1 Mitigation Measures Construction

Use Oxidation Catalyst for Construction Equipment

Use Soil Stabilizer

Replace Ground Cover

Water Exposed Area

3.2 Grading - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.41	0.00	0.41	0.22	0.00	0.22	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.51	3.47	2.80	0.01		0.15	0.15		0.15	0.15	0.00	644.93	644.93	0.04	0.00	645.80
Total	**0.51**	**3.47**	**2.80**	**0.01**	**0.41**	**0.15**	**0.56**	**0.22**	**0.15**	**0.37**	**0.00**	**644.93**	**644.93**	**0.04**	**0.00**	**645.80**

3.2 Grading - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.33	2.83	2.27	0.01	24.02	0.09	24.10	0.01	0.08	0.09	0.00	706.75	706.75	0.01	0.00	707.06
Vendor	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	0.00	0.00
Worker	0.01	0.01	0.07	0.00	0.01	0.00	0.02	0.00	0.00	0.00	0.00	9.77	9.77	0.00	0.00	9.78
Total	**0.34**	**2.84**	**2.34**	**0.01**	**24.03**	**0.09**	**24.12**	**0.01**	**0.08**	**0.09**	**0.00**	**716.52**	**716.52**	**0.01**	**0.00**	**716.84**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.15	0.00	0.15	0.09	0.00	0.09	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.00	0.00	0.00	0.01		0.00	0.00		0.00	0.00	0.00	644.93	644.93	0.04	0.00	645.80
Total	**0.00**	**0.00**	**0.00**	**0.01**	**0.15**	**0.00**	**0.15**	**0.09**	**0.00**	**0.09**	**0.00**	**644.93**	**644.93**	**0.04**	**0.00**	**645.80**

3.2 Grading - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.33	2.83	2.27	0.01	24.02	0.09	24.10	0.01	0.08	0.09	0.00	706.75	706.75	0.01	0.00	707.06
Vendor	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	0.00	0.00
Worker	0.01	0.01	0.07	0.00	0.01	0.00	0.02	0.00	0.00	0.00	0.00	9.77	9.77	0.00	0.00	9.78
Total	**0.34**	**2.84**	**2.34**	**0.01**	**24.03**	**0.09**	**24.12**	**0.01**	**0.08**	**0.09**	**0.00**	**716.52**	**716.52**	**0.01**	**0.00**	**716.84**

3.3 Building Construction - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.16	1.01	1.29	0.00		0.05	0.05		0.05	0.05	0.00	204.51	204.51	0.01	0.00	204.78
Total	**0.16**	**1.01**	**1.29**	**0.00**		**0.05**	**0.05**		**0.05**	**0.05**	**0.00**	**204.51**	**204.51**	**0.01**	**0.00**	**204.78**

3.3 Building Construction - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	0.02	0.21	0.21	0.00	0.03	0.01	0.04	0.00	0.01	0.01	0.00	51.72	51.72	0.00	0.00	51.75
Worker	0.02	0.03	0.29	0.00	0.11	0.00	0.12	0.00	0.00	0.00	0.00	40.02	40.02	0.00	0.00	40.07
Total	**0.04**	**0.24**	**0.50**	**0.00**	**0.14**	**0.01**	**0.16**	**0.00**	**0.01**	**0.01**	**0.00**	**91.74**	**91.74**	**0.00**	**0.00**	**91.82**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	204.51	204.51	0.01	0.00	204.78
Total	**0.00**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**204.51**	**204.51**	**0.01**	**0.00**	**204.78**

3.3 Building Construction - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	0.02	0.21	0.21	0.00	0.03	0.01	0.04	0.00	0.01	0.01	0.00	51.72	51.72	0.00	0.00	51.75
Worker	0.02	0.03	0.29	0.00	0.11	0.00	0.12	0.00	0.00	0.00	0.00	40.02	40.02	0.00	0.00	40.07
Total	**0.04**	**0.24**	**0.50**	**0.00**	**0.14**	**0.01**	**0.16**	**0.00**	**0.01**	**0.01**	**0.00**	**91.74**	**91.74**	**0.00**	**0.00**	**91.82**

3.3 Building Construction - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.43	2.72	3.81	0.01		0.13	0.13		0.13	0.13	0.00	606.56	606.56	0.03	0.00	607.28
Total	**0.43**	**2.72**	**3.81**	**0.01**		**0.13**	**0.13**		**0.13**	**0.13**	**0.00**	**606.56**	**606.56**	**0.03**	**0.00**	**607.28**

3.3 Building Construction - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	0.07	0.58	0.58	0.00	0.09	0.02	0.11	0.00	0.02	0.02	0.00	153.67	153.67	0.00	0.00	153.74
Worker	0.07	0.09	0.79	0.00	0.34	0.01	0.35	0.00	0.01	0.01	0.00	116.60	116.60	0.01	0.00	116.74
Total	**0.14**	**0.67**	**1.37**	**0.00**	**0.43**	**0.03**	**0.46**	**0.00**	**0.03**	**0.03**	**0.00**	**270.27**	**270.27**	**0.01**	**0.00**	**270.48**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.00	0.00	0.00	0.01		0.00	0.00		0.00	0.00	0.00	606.56	606.56	0.03	0.00	607.28
Total	**0.00**	**0.00**	**0.00**	**0.01**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**606.56**	**606.56**	**0.03**	**0.00**	**607.28**

3.3 Building Construction - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	0.07	0.58	0.58	0.00	0.09	0.02	0.11	0.00	0.02	0.02	0.00	153.67	153.67	0.00	0.00	153.74
Worker	0.07	0.09	0.79	0.00	0.34	0.01	0.35	0.00	0.01	0.01	0.00	116.60	116.60	0.01	0.00	116.74
Total	**0.14**	**0.67**	**1.37**	**0.00**	**0.43**	**0.03**	**0.46**	**0.00**	**0.03**	**0.03**	**0.00**	**270.27**	**270.27**	**0.01**	**0.00**	**270.48**

3.3 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.10	0.61	0.93	0.00		0.03	0.03		0.03	0.03	0.00	148.74	148.74	0.01	0.00	148.90
Total	**0.10**	**0.61**	**0.93**	**0.00**		**0.03**	**0.03**		**0.03**	**0.03**	**0.00**	**148.74**	**148.74**	**0.01**	**0.00**	**148.90**

3.3 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	0.02	0.13	0.13	0.00	0.02	0.00	0.03	0.00	0.00	0.00	0.00	37.75	37.75	0.00	0.00	37.76
Worker	0.02	0.02	0.18	0.00	0.08	0.00	0.09	0.00	0.00	0.00	0.00	28.12	28.12	0.00	0.00	28.15
Total	**0.04**	**0.15**	**0.31**	**0.00**	**0.10**	**0.00**	**0.12**	**0.00**	**0.00**	**0.00**	**0.00**	**65.87**	**65.87**	**0.00**	**0.00**	**65.91**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	148.74	148.74	0.01	0.00	148.90
Total	**0.00**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**148.74**	**148.74**	**0.01**	**0.00**	**148.90**

3.3 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	0.02	0.13	0.13	0.00	0.02	0.00	0.03	0.00	0.00	0.00	0.00	37.75	37.75	0.00	0.00	37.76
Worker	0.02	0.02	0.18	0.00	0.08	0.00	0.09	0.00	0.00	0.00	0.00	28.12	28.12	0.00	0.00	28.15
Total	**0.04**	**0.15**	**0.31**	**0.00**	**0.10**	**0.00**	**0.12**	**0.00**	**0.00**	**0.00**	**0.00**	**65.87**	**65.87**	**0.00**	**0.00**	**65.91**

3.4 Paving - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.03	0.21	0.23	0.00		0.01	0.01		0.01	0.01	0.00	30.46	30.46	0.00	0.00	30.52
Paving	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**0.03**	**0.21**	**0.23**	**0.00**		**0.01**	**0.01**		**0.01**	**0.01**	**0.00**	**30.46**	**30.46**	**0.00**	**0.00**	**30.52**

3.4 Paving - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.01	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	2.04	2.04	0.00	0.00	2.04
Total	**0.00**	**0.00**	**0.01**	**0.00**	**0.01**	**0.00**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**2.04**	**2.04**	**0.00**	**0.00**	**2.04**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	30.46	30.46	0.00	0.00	30.52
Paving	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**0.00**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**30.46**	**30.46**	**0.00**	**0.00**	**30.52**

3.4 Paving - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.01	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	2.04	2.04	0.00	0.00	2.04
Total	**0.00**	**0.00**	**0.01**	**0.00**	**0.01**	**0.00**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**2.04**	**2.04**	**0.00**	**0.00**	**2.04**

3.5 Architechtural Coating - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	1.68					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.01	0.05	0.06	0.00		0.00	0.00		0.00	0.00	0.00	8.29	8.29	0.00	0.00	8.30
Total	**1.69**	**0.05**	**0.06**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**8.29**	**8.29**	**0.00**	**0.00**	**8.30**

3.5 Architechtural Coating - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.81	2.81	0.00	0.00	2.81
Total	**0.00**	**0.00**	**0.02**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**2.81**	**2.81**	**0.00**	**0.00**	**2.81**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	1.68					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	8.29	8.29	0.00	0.00	8.30
Total	**1.68**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**8.29**	**8.29**	**0.00**	**0.00**	**8.30**

3.5 Architechtural Coating - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.81	2.81	0.00	0.00	2.81
Total	**0.00**	**0.00**	**0.02**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**2.81**	**2.81**	**0.00**	**0.00**	**2.81**

4.0 Mobile Detail

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.08	2.46	11.97	0.01	0.85	0.08	0.92	0.03	0.08	0.11	0.00	861.76	861.76	0.08	0.00	863.43
Unmitigated	1.08	2.46	11.97	0.01	0.85	0.08	0.92	0.03	0.08	0.11	0.00	861.76	861.76	0.08	0.00	863.43
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Hotel	952.00	819.00	595.00	1,675,739	1,675,739
Total	952.00	819.00	595.00	1,675,739	1,675,739

4.3 Trip Type Information

	Miles			Trip %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
Hotel	9.50	7.30	7.30	19.40	61.60	19.00

5.0 Energy Detail

5.1 Mitigation Measures Energy

Exceed Title 24

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.00	0.00		0.00	0.00	0.00	335.39	335.39	0.02	0.01	337.49
Electricity Unmitigated						0.00	0.00		0.00	0.00	0.00	356.51	356.51	0.02	0.01	358.74
NaturalGas Mitigated	0.03	0.27	0.23	0.00		0.00	0.02		0.00	0.02	0.00	294.86	294.86	0.01	0.01	296.65
NaturalGas Unmitigated	0.04	0.33	0.28	0.00		0.00	0.03		0.00	0.03	0.00	359.37	359.37	0.01	0.01	361.56
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
Hotel	6.73438e+006	0.04	0.33	0.28	0.00		0.00	0.03		0.00	0.03	0.00	359.37	359.37	0.01	0.01	361.56
Total		**0.04**	**0.33**	**0.28**	**0.00**		**0.00**	**0.03**		**0.00**	**0.03**	**0.00**	**359.37**	**359.37**	**0.01**	**0.01**	**361.56**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
Hotel	5.52544e+006	0.03	0.27	0.23	0.00		0.00	0.02		0.00	0.02	0.00	294.86	294.86	0.01	0.01	296.65
Total		**0.03**	**0.27**	**0.23**	**0.00**		**0.00**	**0.02**		**0.00**	**0.02**	**0.00**	**294.86**	**294.86**	**0.01**	**0.01**	**296.65**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
Hotel	1.22549e+006					356.51	0.02	0.01	358.74
Total						**356.51**	**0.02**	**0.01**	**358.74**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
Hotel	1.15289e+006					335.39	0.02	0.01	337.49
Total						**335.39**	**0.02**	**0.01**	**337.49**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.74	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
Unmitigated	0.74	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	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.17					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.57					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	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
Total	**0.74**	**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**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.17					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.57					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	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
Total	**0.74**	**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**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr				MT/yr			
Mitigated					3.49	0.06	0.00	5.29
Unmitigated					4.31	0.08	0.00	6.56
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
Hotel	2.53668 / 0.281853					4.31	0.08	0.00	6.56
Total						**4.31**	**0.08**	**0.00**	**6.56**

Mitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
Hotel	2.02934 / 0.26466					3.49	0.06	0.00	5.29
Total						**3.49**	**0.06**	**0.00**	**5.29**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	tons/yr				MT/yr			
Mitigated					11.11	0.66	0.00	24.91
Unmitigated					11.11	0.66	0.00	24.91
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
Hotel	54.75					11.11	0.66	0.00	24.91
Total						**11.11**	**0.66**	**0.00**	**24.91**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
Hotel	54.75					11.11	0.66	0.00	24.91
Total						**11.11**	**0.66**	**0.00**	**24.91**

9.0 Vegetation

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons				MT			
Unmitigated					0.00	0.00	0.00	0.00
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

9.1 Vegetation Land Change

Vegetation Type

	Initial/Final	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	Acres	tons				MT			
Trees	10.09 / 10.09					0.00	0.00	0.00	0.00
Total						**0.00**	**0.00**	**0.00**	**0.00**

Pebble Beach - Residential (Area M Spyglass (Opt 2))

Monterey County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
Single Family Housing	10	Dwelling Unit

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.8	**Utility Company**	Pacific Gas & Electric Company
Climate Zone	4	**Precipitation Freq (Days)**	51		

1.3 User Entered Comments

Project Characteristics -

Land Use -

Construction Phase - Changed const. phases/dates

Grading - -

Land Use Change -

Sequestration -

Construction Off-road Equipment Mitigation - Dust emission reductions based on Table 8-2 in MBUAPCD CEQA Air Quality Guidelines

Energy Mitigation -

Waste Mitigation -

Water Mitigation -

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2020	0.41	3.06	2.77	0.01	7.10	0.13	7.23	0.11	0.13	0.24	0.00	642.17	642.17	0.03	0.00	642.73
Total	**0.41**	**3.06**	**2.77**	**0.01**	**7.10**	**0.13**	**7.23**	**0.11**	**0.13**	**0.24**	**0.00**	**642.17**	**642.17**	**0.03**	**0.00**	**642.73**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2020	0.19	1.64	1.37	0.01	6.97	0.05	7.02	0.05	0.05	0.09	0.00	642.17	642.17	0.03	0.00	642.73
Total	**0.19**	**1.64**	**1.37**	**0.01**	**6.97**	**0.05**	**7.02**	**0.05**	**0.05**	**0.09**	**0.00**	**642.17**	**642.17**	**0.03**	**0.00**	**642.73**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.73	0.01	0.85	0.00		0.00	0.11		0.00	0.11	10.33	13.12	23.45	0.01	0.00	23.96
Energy	0.00	0.02	0.01	0.00		0.00	0.00		0.00	0.00	0.00	39.63	39.63	0.00	0.00	39.87
Mobile	0.15	0.38	1.75	0.00	0.14	0.01	0.15	0.01	0.01	0.02	0.00	139.30	139.30	0.01	0.00	139.56
Waste						0.00	0.00		0.00	0.00	2.59	0.00	2.59	0.15	0.00	5.80
Water						0.00	0.00		0.00	0.00	0.00	1.45	1.45	0.02	0.00	2.03
Total	**0.88**	**0.41**	**2.61**	**0.00**	**0.14**	**0.01**	**0.26**	**0.01**	**0.01**	**0.13**	**12.92**	**193.50**	**206.42**	**0.19**	**0.00**	**211.22**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.73	0.01	0.85	0.00		0.00	0.11		0.00	0.11	10.33	13.12	23.45	0.01	0.00	23.96
Energy	0.00	0.01	0.01	0.00		0.00	0.00		0.00	0.00	0.00	35.80	35.80	0.00	0.00	36.02
Mobile	0.15	0.38	1.75	0.00	0.14	0.01	0.15	0.01	0.01	0.02	0.00	139.30	139.30	0.01	0.00	139.56
Waste						0.00	0.00		0.00	0.00	1.30	0.00	1.30	0.08	0.00	2.90
Water						0.00	0.00		0.00	0.00	0.00	1.22	1.22	0.02	0.00	1.68
Total	**0.88**	**0.40**	**2.61**	**0.00**	**0.14**	**0.01**	**0.26**	**0.01**	**0.01**	**0.13**	**11.63**	**189.44**	**201.07**	**0.12**	**0.00**	**204.12**

2.3 Vegetation

Vegetation

	ROG	NOx	CO	SO2	CO2e
Category	tons				MT
Vegetation Land Change					0.00
Total					**0.00**

3.0 Construction Detail

3.1 Mitigation Measures Construction

Use Oxidation Catalyst for Construction Equipment

Use Soil Stabilizer

Replace Ground Cover

Water Exposed Area

3.2 Grading - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.21	0.00	0.21	0.11	0.00	0.11	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.13	0.88	0.87	0.00		0.04	0.04		0.04	0.04	0.00	154.45	154.45	0.01	0.00	154.67
Total	**0.13**	**0.88**	**0.87**	**0.00**	**0.21**	**0.04**	**0.25**	**0.11**	**0.04**	**0.15**	**0.00**	**154.45**	**154.45**	**0.01**	**0.00**	**154.67**

3.2 Grading - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.19	1.63	1.31	0.00	6.88	0.05	6.93	0.01	0.05	0.05	0.00	407.31	407.31	0.01	0.00	407.49
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.03	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	3.63	3.63	0.00	0.00	3.64
Total	**0.19**	**1.63**	**1.34**	**0.00**	**6.89**	**0.05**	**6.94**	**0.01**	**0.05**	**0.05**	**0.00**	**410.94**	**410.94**	**0.01**	**0.00**	**411.13**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.08	0.00	0.08	0.04	0.00	0.04	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	154.45	154.45	0.01	0.00	154.67
Total	**0.00**	**0.00**	**0.00**	**0.00**	**0.08**	**0.00**	**0.08**	**0.04**	**0.00**	**0.04**	**0.00**	**154.45**	**154.45**	**0.01**	**0.00**	**154.67**

3.2 Grading - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.19	1.63	1.31	0.00	6.88	0.05	6.93	0.01	0.05	0.05	0.00	407.31	407.31	0.01	0.00	407.49
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.03	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	3.63	3.63	0.00	0.00	3.64
Total	**0.19**	**1.63**	**1.34**	**0.00**	**6.89**	**0.05**	**6.94**	**0.01**	**0.05**	**0.05**	**0.00**	**410.94**	**410.94**	**0.01**	**0.00**	**411.13**

3.3 Paving - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.09	0.55	0.53	0.00		0.04	0.04		0.04	0.04	0.00	71.85	71.85	0.01	0.00	72.00
Paving	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**0.09**	**0.55**	**0.53**	**0.00**		**0.04**	**0.04**		**0.04**	**0.04**	**0.00**	**71.85**	**71.85**	**0.01**	**0.00**	**72.00**

3.3 Paving - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.04	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	4.92	4.92	0.00	0.00	4.93
Total	**0.00**	**0.00**	**0.04**	**0.00**	**0.01**	**0.00**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**4.92**	**4.92**	**0.00**	**0.00**	**4.93**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	71.85	71.85	0.01	0.00	72.00
Paving	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**0.00**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**71.85**	**71.85**	**0.01**	**0.00**	**72.00**

3.3 Paving - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.04	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	4.92	4.92	0.00	0.00	4.93
Total	**0.00**	**0.00**	**0.04**	**0.00**	**0.01**	**0.00**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**4.92**	**4.92**	**0.00**	**0.00**	**4.93**

4.0 Mobile Detail

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.15	0.38	1.75	0.00	0.14	0.01	0.15	0.01	0.01	0.02	0.00	139.30	139.30	0.01	0.00	139.56
Unmitigated	0.15	0.38	1.75	0.00	0.14	0.01	0.15	0.01	0.01	0.02	0.00	139.30	139.30	0.01	0.00	139.56
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Single Family Housing	95.70	100.80	87.70	274,508	274,508
Total	95.70	100.80	87.70	274,508	274,508

4.3 Trip Type Information

	Miles			Trip %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
Single Family Housing	10.80	7.30	7.50	44.00	18.80	37.20

5.0 Energy Detail

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.00	0.00		0.00	0.00	0.00	18.70	18.70	0.00	0.00	18.81
Electricity Unmitigated						0.00	0.00		0.00	0.00	0.00	19.04	19.04	0.00	0.00	19.16
NaturalGas Mitigated	0.00	0.01	0.01	0.00		0.00	0.00		0.00	0.00	0.00	17.11	17.11	0.00	0.00	17.21
NaturalGas Unmitigated	0.00	0.02	0.01	0.00		0.00	0.00		0.00	0.00	0.00	20.59	20.59	0.00	0.00	20.72
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
Single Family Housing	385854	0.00	0.02	0.01	0.00		0.00	0.00		0.00	0.00	0.00	20.59	20.59	0.00	0.00	20.72
Total		**0.00**	**0.02**	**0.01**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**20.59**	**20.59**	**0.00**	**0.00**	**20.72**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
Single Family Housing	320594	0.00	0.01	0.01	0.00		0.00	0.00		0.00	0.00	0.00	17.11	17.11	0.00	0.00	17.21
Total		**0.00**	**0.01**	**0.01**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**17.11**	**17.11**	**0.00**	**0.00**	**17.21**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
Single Family Housing	65444					19.04	0.00	0.00	19.16
Total						**19.04**	**0.00**	**0.00**	**19.16**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
Single Family Housing	64264.6					18.70	0.00	0.00	18.81
Total						**18.70**	**0.00**	**0.00**	**18.81**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.73	0.01	0.85	0.00		0.00	0.11		0.00	0.11	10.33	13.12	23.45	0.01	0.00	23.96
Unmitigated	0.73	0.01	0.85	0.00		0.00	0.11		0.00	0.11	10.33	13.12	23.45	0.01	0.00	23.96
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.03					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.07					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hearth	0.63	0.01	0.77	0.00		0.00	0.11		0.00	0.11	10.33	13.00	23.33	0.01	0.00	23.83
Landscaping	0.00	0.00	0.08	0.00		0.00	0.00		0.00	0.00	0.00	0.12	0.12	0.00	0.00	0.13
Total	**0.73**	**0.01**	**0.85**	**0.00**		**0.00**	**0.11**		**0.00**	**0.11**	**10.33**	**13.12**	**23.45**	**0.01**	**0.00**	**23.96**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.03					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.07					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hearth	0.63	0.01	0.77	0.00		0.00	0.11		0.00	0.11	10.33	13.00	23.33	0.01	0.00	23.83
Landscaping	0.00	0.00	0.08	0.00		0.00	0.00		0.00	0.00	0.00	0.12	0.12	0.00	0.00	0.13
Total	**0.73**	**0.01**	**0.85**	**0.00**		**0.00**	**0.11**		**0.00**	**0.11**	**10.33**	**13.12**	**23.45**	**0.01**	**0.00**	**23.96**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr				MT/yr			
Mitigated					1.22	0.02	0.00	1.68
Unmitigated					1.45	0.02	0.00	2.03
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
Single Family Housing	0.65154 / 0.410754					1.45	0.02	0.00	2.03
Total						**1.45**	**0.02**	**0.00**	**2.03**

Mitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
Single Family Housing	0.521232 / 0.385698					1.22	0.02	0.00	1.68
Total						**1.22**	**0.02**	**0.00**	**1.68**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	tons/yr				MT/yr			
Mitigated					1.30	0.08	0.00	2.90
Unmitigated					2.59	0.15	0.00	5.80
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
Single Family Housing	12.76					2.59	0.15	0.00	5.80
Total						**2.59**	**0.15**	**0.00**	**5.80**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
Single Family Housing	6.38					1.30	0.08	0.00	2.90
Total						**1.30**	**0.08**	**0.00**	**2.90**

9.0 Vegetation

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons				MT			
Unmitigated					0.00	0.00	0.00	0.00
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

9.1 Vegetation Land Change

Vegetation Type

	Initial/Final	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	Acres	tons				MT			
Trees	10.09 / 10.09					0.00	0.00	0.00	0.00
Total						**0.00**	**0.00**	**0.00**	**0.00**

Pebble Beach - Colton Building
Monterey County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
Hotel	20	Room

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.8	**Utility Company**	Pacific Gas & Electric Company
Climate Zone	4	**Precipitation Freq (Days)**	51		

1.3 User Entered Comments

Project Characteristics -
Land Use - -
Construction Phase - Changed const. phases/dates
Trips and VMT -
Grading - -
Vehicle Trips - +
Land Use Change -

Sequestration -

Construction Off-road Equipment Mitigation - Dust emission reductions based on Table 8-2 in MBUAPCD CEQA Air Quality Guidelines

Energy Mitigation -

Waste Mitigation -

Water Mitigation -

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2014	0.57	1.70	1.33	0.00	0.32	0.10	0.42	0.01	0.10	0.11	0.00	209.95	209.95	0.02	0.00	210.33
Total	**0.57**	**1.70**	**1.33**	**0.00**	**0.32**	**0.10**	**0.42**	**0.01**	**0.10**	**0.11**	**0.00**	**209.95**	**209.95**	**0.02**	**0.00**	**210.33**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2014	0.37	0.25	0.30	0.00	0.31	0.01	0.32	0.01	0.01	0.01	0.00	209.95	209.95	0.02	0.00	210.33
Total	**0.37**	**0.25**	**0.30**	**0.00**	**0.31**	**0.01**	**0.32**	**0.01**	**0.01**	**0.01**	**0.00**	**209.95**	**209.95**	**0.02**	**0.00**	**210.33**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.15	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	0.01	0.07	0.06	0.00		0.00	0.01		0.00	0.01	0.00	143.18	143.18	0.00	0.00	144.06
Mobile	0.13	0.31	1.50	0.00	0.11	0.01	0.12	0.00	0.01	0.01	0.00	107.87	107.87	0.01	0.00	108.08
Waste						0.00	0.00		0.00	0.00	2.22	0.00	2.22	0.13	0.00	4.98
Water						0.00	0.00		0.00	0.00	0.00	0.86	0.86	0.02	0.00	1.31
Total	**0.29**	**0.38**	**1.56**	**0.00**	**0.11**	**0.01**	**0.13**	**0.00**	**0.01**	**0.02**	**2.22**	**251.91**	**254.13**	**0.16**	**0.00**	**258.43**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.15	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	0.01	0.05	0.05	0.00		0.00	0.00		0.00	0.00	0.00	126.05	126.05	0.00	0.00	126.83
Mobile	0.13	0.31	1.50	0.00	0.11	0.01	0.12	0.00	0.01	0.01	0.00	107.87	107.87	0.01	0.00	108.08
Waste						0.00	0.00		0.00	0.00	1.11	0.00	1.11	0.07	0.00	2.49
Water						0.00	0.00		0.00	0.00	0.00	0.70	0.70	0.01	0.00	1.06
Total	**0.29**	**0.36**	**1.55**	**0.00**	**0.11**	**0.01**	**0.12**	**0.00**	**0.01**	**0.01**	**1.11**	**234.62**	**235.73**	**0.09**	**0.00**	**238.46**

2.3 Vegetation

Vegetation

	ROG	NOx	CO	SO2	CO2e
Category	tons				MT
Vegetation Land Change					0.00
Total					**0.00**

3.0 Construction Detail

3.1 Mitigation Measures Construction

Use Oxidation Catalyst for Construction Equipment

Use Soil Stabilizer

Replace Ground Cover

Water Exposed Area

3.2 Grading - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.02	0.00	0.02	0.01	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.04	0.28	0.20	0.00		0.02	0.02		0.02	0.02	0.00	28.78	28.78	0.00	0.00	28.85
Total	**0.04**	**0.28**	**0.20**	**0.00**	**0.02**	**0.02**	**0.04**	**0.01**	**0.02**	**0.03**	**0.00**	**28.78**	**28.78**	**0.00**	**0.00**	**28.85**

3.2 Grading - 2014

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.02	0.18	0.14	0.00	0.29	0.01	0.29	0.00	0.01	0.01	0.00	25.23	25.23	0.00	0.00	25.25
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.82	1.82	0.00	0.00	1.82
Total	**0.02**	**0.18**	**0.16**	**0.00**	**0.29**	**0.01**	**0.29**	**0.00**	**0.01**	**0.01**	**0.00**	**27.05**	**27.05**	**0.00**	**0.00**	**27.07**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.01	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	28.78	28.78	0.00	0.00	28.85
Total	**0.00**	**0.00**	**0.00**	**0.00**	**0.01**	**0.00**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**28.78**	**28.78**	**0.00**	**0.00**	**28.85**

3.2 Grading - 2014

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.02	0.18	0.14	0.00	0.29	0.01	0.29	0.00	0.01	0.01	0.00	25.23	25.23	0.00	0.00	25.25
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.82	1.82	0.00	0.00	1.82
Total	**0.02**	**0.18**	**0.16**	**0.00**	**0.29**	**0.01**	**0.29**	**0.00**	**0.01**	**0.01**	**0.00**	**27.05**	**27.05**	**0.00**	**0.00**	**27.07**

3.3 Building Construction - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.15	1.14	0.81	0.00		0.07	0.07		0.07	0.07	0.00	134.09	134.09	0.01	0.00	134.35
Total	**0.15**	**1.14**	**0.81**	**0.00**		**0.07**	**0.07**		**0.07**	**0.07**	**0.00**	**134.09**	**134.09**	**0.01**	**0.00**	**134.35**

3.3 Building Construction - 2014

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	0.01	0.06	0.06	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	9.18	9.18	0.00	0.00	9.19
Worker	0.01	0.01	0.08	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	7.71	7.71	0.00	0.00	7.73
Total	**0.02**	**0.07**	**0.14**	**0.00**	**0.01**	**0.00**	**0.02**	**0.00**	**0.00**	**0.00**	**0.00**	**16.89**	**16.89**	**0.00**	**0.00**	**16.92**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	134.09	134.09	0.01	0.00	134.35
Total	**0.00**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**134.09**	**134.09**	**0.01**	**0.00**	**134.35**

3.3 Building Construction - 2014

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	0.01	0.06	0.06	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	9.18	9.18	0.00	0.00	9.19
Worker	0.01	0.01	0.08	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	7.71	7.71	0.00	0.00	7.73
Total	**0.02**	**0.07**	**0.14**	**0.00**	**0.01**	**0.00**	**0.02**	**0.00**	**0.00**	**0.00**	**0.00**	**16.89**	**16.89**	**0.00**	**0.00**	**16.92**

3.4 Architectural Coatings - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.34					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.01	0.03	0.02	0.00		0.00	0.00		0.00	0.00	0.00	2.93	2.93	0.00	0.00	2.94
Total	**0.35**	**0.03**	**0.02**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**2.93**	**2.93**	**0.00**	**0.00**	**2.94**

3.4 Architectural Coatings - 2014

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.19	0.19	0.00	0.00	0.19
Total	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.19**	**0.19**	**0.00**	**0.00**	**0.19**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.34					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	2.93	2.93	0.00	0.00	2.94
Total	**0.34**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**2.93**	**2.93**	**0.00**	**0.00**	**2.94**

3.4 Architectural Coatings - 2014

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.19	0.19	0.00	0.00	0.19
Total	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.19**	**0.19**	**0.00**	**0.00**	**0.19**

4.0 Mobile Detail

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.13	0.31	1.50	0.00	0.11	0.01	0.12	0.00	0.01	0.01	0.00	107.87	107.87	0.01	0.00	108.08
Unmitigated	0.13	0.31	1.50	0.00	0.11	0.01	0.12	0.00	0.01	0.01	0.00	107.87	107.87	0.01	0.00	108.08
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Hotel	98.00	163.80	119.00	209,752	209,752
Total	98.00	163.80	119.00	209,752	209,752

4.3 Trip Type Information

	Miles			Trip %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
Hotel	9.50	7.30	7.30	19.40	61.60	19.00

5.0 Energy Detail

5.1 Mitigation Measures Energy

Exceed Title 24

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.00	0.00		0.00	0.00	0.00	67.08	67.08	0.00	0.00	67.50
Electricity Unmitigated						0.00	0.00		0.00	0.00	0.00	71.30	71.30	0.00	0.00	71.75
NaturalGas Mitigated	0.01	0.05	0.05	0.00		0.00	0.00		0.00	0.00	0.00	58.97	58.97	0.00	0.00	59.33
NaturalGas Unmitigated	0.01	0.07	0.06	0.00		0.00	0.01		0.00	0.01	0.00	71.87	71.87	0.00	0.00	72.31
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
Hotel	1.34688e+006	0.01	0.07	0.06	0.00		0.00	0.01		0.00	0.01	0.00	71.87	71.87	0.00	0.00	72.31
Total		**0.01**	**0.07**	**0.06**	**0.00**		**0.00**	**0.01**		**0.00**	**0.01**	**0.00**	**71.87**	**71.87**	**0.00**	**0.00**	**72.31**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
Hotel	1.10509e+006	0.01	0.05	0.05	0.00		0.00	0.00		0.00	0.00	0.00	58.97	58.97	0.00	0.00	59.33
Total		**0.01**	**0.05**	**0.05**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**58.97**	**58.97**	**0.00**	**0.00**	**59.33**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
Hotel	245098					71.30	0.00	0.00	71.75
Total						**71.30**	**0.00**	**0.00**	**71.75**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
Hotel	230578					67.08	0.00	0.00	67.50
Total						**67.08**	**0.00**	**0.00**	**67.50**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.15	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
Unmitigated	0.15	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	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.03					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.11					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	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
Total	**0.14**	**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**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.03					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.11					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	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
Total	**0.14**	**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**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr				MT/yr			
Mitigated					0.70	0.01	0.00	1.06
Unmitigated					0.86	0.02	0.00	1.31
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
Hotel	0.507335 / 0.0563706					0.86	0.02	0.00	1.31
Total						**0.86**	**0.02**	**0.00**	**1.31**

Mitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
Hotel	0.405868 / 0.052932					0.70	0.01	0.00	1.06
Total						**0.70**	**0.01**	**0.00**	**1.06**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	tons/yr				MT/yr			
Mitigated					1.11	0.07	0.00	2.49
Unmitigated					2.22	0.13	0.00	4.98
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
Hotel	10.95					2.22	0.13	0.00	4.98
Total						**2.22**	**0.13**	**0.00**	**4.98**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
Hotel	5.475					1.11	0.07	0.00	2.49
Total						**1.11**	**0.07**	**0.00**	**2.49**

9.0 Vegetation

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons				MT			
Unmitigated					0.00	0.00	0.00	0.00
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

9.1 Vegetation Land Change

Vegetation Type

	Initial/Final	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	Acres	tons				MT			
Trees	10.09 / 10.09					0.00	0.00	0.00	0.00
Total						**0.00**	**0.00**	**0.00**	**0.00**

Pebble Beach - Equestrian/Special Events

Monterey County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
Arena	22.85	Acre

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.8	**Utility Company**	Pacific Gas & Electric Company
Climate Zone	4	**Precipitation Freq (Days)**	51		

1.3 User Entered Comments

Project Characteristics -

Land Use - -

Construction Phase - Changed const. phases/dates

Off-road Equipment - +

Trips and VMT -

Grading - -

Vehicle Trips - +

Land Use Change -

Sequestration -

Construction Off-road Equipment Mitigation - Dust emission reductions based on Table 8-2 in MBUAPCD CEQA Air Quality Guidelines

Energy Mitigation -

Waste Mitigation -

Water Mitigation -

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2014	0.59	4.41	2.93	0.01	1.28	0.23	1.52	0.08	0.23	0.31	0.00	504.75	504.75	0.04	0.00	505.70
Total	**0.59**	**4.41**	**2.93**	**0.01**	**1.28**	**0.23**	**1.52**	**0.08**	**0.23**	**0.31**	**0.00**	**504.75**	**504.75**	**0.04**	**0.00**	**505.70**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2014	0.08	0.71	0.60	0.01	1.19	0.03	1.22	0.03	0.03	0.06	0.00	504.75	504.75	0.04	0.00	505.70
Total	**0.08**	**0.71**	**0.60**	**0.01**	**1.19**	**0.03**	**1.22**	**0.03**	**0.03**	**0.06**	**0.00**	**504.75**	**504.75**	**0.04**	**0.00**	**505.70**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	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
Energy	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
Mobile	0.26	0.27	2.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20.66	20.66	0.01	0.00	20.85
Waste						0.00	0.00		0.00	0.00	0.40	0.00	0.40	0.02	0.00	0.90
Water						0.00	0.00		0.00	0.00	0.00	50.76	50.76	0.94	0.02	78.02
Total	**0.26**	**0.27**	**2.36**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.40**	**71.42**	**71.82**	**0.97**	**0.02**	**99.77**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	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
Energy	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
Mobile	0.26	0.27	2.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20.66	20.66	0.01	0.00	20.85
Waste						0.00	0.00		0.00	0.00	0.20	0.00	0.20	0.01	0.00	0.45
Water						0.00	0.00		0.00	0.00	0.00	40.89	40.89	0.75	0.02	62.69
Total	**0.26**	**0.27**	**2.36**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.20**	**61.55**	**61.75**	**0.77**	**0.02**	**83.99**

2.3 Vegetation

Vegetation

	ROG	NOx	CO	SO2	CO2e
Category	tons				MT
Vegetation Land Change					0.00
Total					**0.00**

3.0 Construction Detail

3.1 Mitigation Measures Construction

Use Oxidation Catalyst for Construction Equipment

Use Soil Stabilizer

Replace Ground Cover

Water Exposed Area

3.2 Grading - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.14	0.00	0.14	0.07	0.00	0.07	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.24	1.95	1.09	0.00		0.09	0.09		0.09	0.09	0.00	211.70	211.70	0.02	0.00	212.11
Total	**0.24**	**1.95**	**1.09**	**0.00**	**0.14**	**0.09**	**0.23**	**0.07**	**0.09**	**0.16**	**0.00**	**211.70**	**211.70**	**0.02**	**0.00**	**212.11**

3.2 Grading - 2014

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.08	0.71	0.54	0.00	1.13	0.02	1.16	0.00	0.02	0.03	0.00	99.51	99.51	0.00	0.00	99.58
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.64	3.64	0.00	0.00	3.64
Total	**0.08**	**0.71**	**0.58**	**0.00**	**1.13**	**0.02**	**1.16**	**0.00**	**0.02**	**0.03**	**0.00**	**103.15**	**103.15**	**0.00**	**0.00**	**103.22**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.05	0.00	0.05	0.03	0.00	0.03	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	211.70	211.70	0.02	0.00	212.11
Total	**0.00**	**0.00**	**0.00**	**0.00**	**0.05**	**0.00**	**0.05**	**0.03**	**0.00**	**0.03**	**0.00**	**211.70**	**211.70**	**0.02**	**0.00**	**212.11**

3.2 Grading - 2014

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.08	0.71	0.54	0.00	1.13	0.02	1.16	0.00	0.02	0.03	0.00	99.51	99.51	0.00	0.00	99.58
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.64	3.64	0.00	0.00	3.64
Total	**0.08**	**0.71**	**0.58**	**0.00**	**1.13**	**0.02**	**1.16**	**0.00**	**0.02**	**0.03**	**0.00**	**103.15**	**103.15**	**0.00**	**0.00**	**103.22**

3.3 Building Construction - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.21	1.39	1.01	0.00		0.09	0.09		0.09	0.09	0.00	159.41	159.41	0.02	0.00	159.76
Total	**0.21**	**1.39**	**1.01**	**0.00**		**0.09**	**0.09**		**0.09**	**0.09**	**0.00**	**159.41**	**159.41**	**0.02**	**0.00**	**159.76**

3.3 Building Construction - 2014

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	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	0.00	0.00
Total	**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**	**0.00**	**0.00**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	159.41	159.41	0.02	0.00	159.76
Total	**0.00**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**159.41**	**159.41**	**0.02**	**0.00**	**159.76**

3.3 Building Construction - 2014

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	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	0.00	0.00
Total	**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**	**0.00**	**0.00**

3.4 Paving - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.06	0.35	0.23	0.00		0.03	0.03		0.03	0.03	0.00	29.11	29.11	0.00	0.00	29.21
Paving	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**0.06**	**0.35**	**0.23**	**0.00**		**0.03**	**0.03**		**0.03**	**0.03**	**0.00**	**29.11**	**29.11**	**0.00**	**0.00**	**29.21**

3.4 Paving - 2014

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.40	1.40	0.00	0.00	1.40
Total	**0.00**	**0.00**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**1.40**	**1.40**	**0.00**	**0.00**	**1.40**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	29.11	29.11	0.00	0.00	29.21
Paving	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**0.00**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**29.11**	**29.11**	**0.00**	**0.00**	**29.21**

3.4 Paving - 2014

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.40	1.40	0.00	0.00	1.40
Total	**0.00**	**0.00**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**1.40**	**1.40**	**0.00**	**0.00**	**1.40**

4.0 Mobile Detail

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.26	0.27	2.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20.66	20.66	0.01	0.00	20.85
Unmitigated	0.26	0.27	2.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20.66	20.66	0.01	0.00	20.85
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Arena	761.59	0.00	0.00		
Total	761.59	0.00	0.00		

4.3 Trip Type Information

	Miles			Trip %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
Arena	9.50	7.30	7.30	0.00	81.00	19.00

5.0 Energy Detail

5.1 Mitigation Measures Energy

Exceed Title 24

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Electricity Unmitigated						0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
NaturalGas Mitigated	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
NaturalGas Unmitigated	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
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
Arena	0	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
Total		**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**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
Arena	0	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
Total		**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**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
Arena	0					0.00	0.00	0.00	0.00
Total						**0.00**	**0.00**	**0.00**	**0.00**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
Arena	0					0.00	0.00	0.00	0.00
Total						**0.00**	**0.00**	**0.00**	**0.00**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	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
Unmitigated	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
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	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
Total	**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**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	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
Total	**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**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr				MT/yr			
Mitigated					40.89	0.75	0.02	62.69
Unmitigated					50.76	0.94	0.02	78.02
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
Arena	30.7597 / 1.96338					50.76	0.94	0.02	78.02
Total						**50.76**	**0.94**	**0.02**	**78.02**

Mitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
Arena	24.6077 / 1.84362					40.89	0.75	0.02	62.69
Total						**40.89**	**0.75**	**0.02**	**62.69**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	tons/yr				MT/yr			
Mitigated					0.20	0.01	0.00	0.45
Unmitigated					0.40	0.02	0.00	0.90
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
Arena	1.97					0.40	0.02	0.00	0.90
Total						**0.40**	**0.02**	**0.00**	**0.90**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
Arena	0.985					0.20	0.01	0.00	0.45
Total						**0.20**	**0.01**	**0.00**	**0.45**

9.0 Vegetation

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons				MT			
Unmitigated					0.00	0.00	0.00	0.00
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

9.1 Vegetation Land Change

Vegetation Type

	Initial/Final	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	Acres	tons				MT			
Trees	10.09 / 10.09					0.00	0.00	0.00	0.00
Total						**0.00**	**0.00**	**0.00**	**0.00**

Pebble Beach - Fairway 1

Monterey County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
Hotel	35	Room

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.8	**Utility Company**	Pacific Gas & Electric Company
Climate Zone	4	**Precipitation Freq (Days)**	51		

1.3 User Entered Comments

Project Characteristics -

Land Use - -

Construction Phase - Changed const. phases/dates

Off-road Equipment -

Off-road Equipment -

Off-road Equipment - +

Trips and VMT -

Grading - -

Vehicle Trips - +

Land Use Change -

Sequestration -

Construction Off-road Equipment Mitigation - Dust emission reductions based on Table 8-2 in MBUAPCD CEQA Air Quality Guidelines

Energy Mitigation -

Water Mitigation -

Waste Mitigation -

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2015	0.53	3.23	2.57	0.00	0.64	0.18	0.82	0.08	0.18	0.26	0.00	407.91	407.91	0.04	0.00	408.78
2016	0.74	0.91	0.75	0.00	0.01	0.07	0.07	0.00	0.07	0.07	0.00	106.55	106.55	0.01	0.00	106.81
Total	**1.27**	**4.14**	**3.32**	**0.00**	**0.65**	**0.25**	**0.89**	**0.08**	**0.25**	**0.33**	**0.00**	**514.46**	**514.46**	**0.05**	**0.00**	**515.59**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2015	0.06	0.38	0.47	0.00	0.55	0.01	0.57	0.03	0.01	0.05	0.00	407.91	407.91	0.04	0.00	408.78
2016	0.59	0.02	0.05	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	106.55	106.55	0.01	0.00	106.81
Total	**0.65**	**0.40**	**0.52**	**0.00**	**0.56**	**0.01**	**0.58**	**0.03**	**0.01**	**0.05**	**0.00**	**514.46**	**514.46**	**0.05**	**0.00**	**515.59**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.26	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	0.01	0.12	0.10	0.00		0.00	0.01		0.00	0.01	0.00	250.56	250.56	0.01	0.00	252.11
Mobile	0.24	0.54	2.62	0.00	0.19	0.02	0.20	0.01	0.02	0.02	0.00	188.77	188.77	0.02	0.00	189.13
Waste						0.00	0.00		0.00	0.00	3.89	0.00	3.89	0.23	0.00	8.72
Water						0.00	0.00		0.00	0.00	0.00	1.51	1.51	0.03	0.00	2.29
Total	**0.51**	**0.66**	**2.72**	**0.00**	**0.19**	**0.02**	**0.21**	**0.01**	**0.02**	**0.03**	**3.89**	**440.84**	**444.73**	**0.29**	**0.00**	**452.25**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.26	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	0.01	0.09	0.08	0.00		0.00	0.01		0.00	0.01	0.00	220.59	220.59	0.01	0.00	221.95
Mobile	0.24	0.54	2.62	0.00	0.19	0.02	0.20	0.01	0.02	0.02	0.00	188.77	188.77	0.02	0.00	189.13
Waste						0.00	0.00		0.00	0.00	1.94	0.00	1.94	0.11	0.00	4.36
Water						0.00	0.00		0.00	0.00	0.00	1.22	1.22	0.02	0.00	1.85
Total	**0.51**	**0.63**	**2.70**	**0.00**	**0.19**	**0.02**	**0.21**	**0.01**	**0.02**	**0.03**	**1.94**	**410.58**	**412.52**	**0.16**	**0.00**	**417.29**

2.3 Vegetation

Vegetation

	ROG	NOx	CO	SO2	CO2e
Category	tons				MT
Vegetation Land Change					0.00
Total					**0.00**

3.0 Construction Detail

3.1 Mitigation Measures Construction

Use Oxidation Catalyst for Construction Equipment

Use Soil Stabilizer

Replace Ground Cover

Water Exposed Area

3.2 Grading - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.13	0.00	0.13	0.07	0.00	0.07	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.09	0.71	0.45	0.00		0.04	0.04		0.04	0.04	0.00	76.37	76.37	0.01	0.00	76.53
Total	**0.09**	**0.71**	**0.45**	**0.00**	**0.13**	**0.04**	**0.17**	**0.07**	**0.04**	**0.11**	**0.00**	**76.37**	**76.37**	**0.01**	**0.00**	**76.53**

3.2 Grading - 2015

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.03	0.26	0.20	0.00	0.48	0.01	0.48	0.00	0.01	0.01	0.00	40.98	40.98	0.00	0.00	41.01
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.82	1.82	0.00	0.00	1.82
Total	**0.03**	**0.26**	**0.22**	**0.00**	**0.48**	**0.01**	**0.48**	**0.00**	**0.01**	**0.01**	**0.00**	**42.80**	**42.80**	**0.00**	**0.00**	**42.83**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.05	0.00	0.05	0.03	0.00	0.03	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	76.37	76.37	0.01	0.00	76.53
Total	**0.00**	**0.00**	**0.00**	**0.00**	**0.05**	**0.00**	**0.05**	**0.03**	**0.00**	**0.03**	**0.00**	**76.37**	**76.37**	**0.01**	**0.00**	**76.53**

3.2 Grading - 2015

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.03	0.26	0.20	0.00	0.48	0.01	0.48	0.00	0.01	0.01	0.00	40.98	40.98	0.00	0.00	41.01
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.82	1.82	0.00	0.00	1.82
Total	**0.03**	**0.26**	**0.22**	**0.00**	**0.48**	**0.01**	**0.48**	**0.00**	**0.01**	**0.01**	**0.00**	**42.80**	**42.80**	**0.00**	**0.00**	**42.83**

3.3 Building Construction - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.38	2.14	1.64	0.00		0.13	0.13		0.13	0.13	0.00	256.57	256.57	0.03	0.00	257.22
Total	**0.38**	**2.14**	**1.64**	**0.00**		**0.13**	**0.13**		**0.13**	**0.13**	**0.00**	**256.57**	**256.57**	**0.03**	**0.00**	**257.22**

3.3 Building Construction - 2015

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	0.01	0.10	0.10	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	16.96	16.96	0.00	0.00	16.97
Worker	0.01	0.02	0.15	0.00	0.02	0.00	0.02	0.00	0.00	0.00	0.00	15.20	15.20	0.00	0.00	15.23
Total	**0.02**	**0.12**	**0.25**	**0.00**	**0.03**	**0.00**	**0.03**	**0.00**	**0.00**	**0.00**	**0.00**	**32.16**	**32.16**	**0.00**	**0.00**	**32.20**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	256.57	256.57	0.03	0.00	257.22
Total	**0.00**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**256.57**	**256.57**	**0.03**	**0.00**	**257.22**

3.3 Building Construction - 2015

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	0.01	0.10	0.10	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	16.96	16.96	0.00	0.00	16.97
Worker	0.01	0.02	0.15	0.00	0.02	0.00	0.02	0.00	0.00	0.00	0.00	15.20	15.20	0.00	0.00	15.23
Total	**0.02**	**0.12**	**0.25**	**0.00**	**0.03**	**0.00**	**0.03**	**0.00**	**0.00**	**0.00**	**0.00**	**32.16**	**32.16**	**0.00**	**0.00**	**32.20**

3.3 Building Construction - 2016

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.06	0.32	0.26	0.00		0.02	0.02		0.02	0.02	0.00	41.05	41.05	0.00	0.00	41.15
Total	**0.06**	**0.32**	**0.26**	**0.00**		**0.02**	**0.02**		**0.02**	**0.02**	**0.00**	**41.05**	**41.05**	**0.00**	**0.00**	**41.15**

3.3 Building Construction - 2016

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	0.00	0.01	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.72	2.72	0.00	0.00	2.72
Worker	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.38	2.38	0.00	0.00	2.38
Total	**0.00**	**0.01**	**0.03**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**5.10**	**5.10**	**0.00**	**0.00**	**5.10**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	41.05	41.05	0.00	0.00	41.15
Total	**0.00**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**41.05**	**41.05**	**0.00**	**0.00**	**41.15**

3.3 Building Construction - 2016

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	0.00	0.01	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.72	2.72	0.00	0.00	2.72
Worker	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.38	2.38	0.00	0.00	2.38
Total	**0.00**	**0.01**	**0.03**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**5.10**	**5.10**	**0.00**	**0.00**	**5.10**

3.4 Paving - 2016

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.08	0.52	0.40	0.00		0.04	0.04		0.04	0.04	0.00	53.37	53.37	0.01	0.00	53.51
Paving	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**0.08**	**0.52**	**0.40**	**0.00**		**0.04**	**0.04**		**0.04**	**0.04**	**0.00**	**53.37**	**53.37**	**0.01**	**0.00**	**53.51**

3.4 Paving - 2016

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.71	0.71	0.00	0.00	0.71
Total	**0.00**	**0.00**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.71**	**0.71**	**0.00**	**0.00**	**0.71**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	53.37	53.37	0.01	0.00	53.51
Paving	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**0.00**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**53.37**	**53.37**	**0.01**	**0.00**	**53.51**

3.4 Paving - 2016

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.71	0.71	0.00	0.00	0.71
Total	**0.00**	**0.00**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.71**	**0.71**	**0.00**	**0.00**	**0.71**

3.5 Architectural Coating - 2016

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.59					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.01	0.05	0.04	0.00		0.00	0.00		0.00	0.00	0.00	5.61	5.61	0.00	0.00	5.62
Total	**0.60**	**0.05**	**0.04**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**5.61**	**5.61**	**0.00**	**0.00**	**5.62**

3.5 Architectural Coating - 2016

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.71	0.71	0.00	0.00	0.71
Total	**0.00**	**0.00**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.71**	**0.71**	**0.00**	**0.00**	**0.71**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.59					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	5.61	5.61	0.00	0.00	5.62
Total	**0.59**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**5.61**	**5.61**	**0.00**	**0.00**	**5.62**

3.5 Architectural Coating - 2016

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.71	0.71	0.00	0.00	0.71
Total	**0.00**	**0.00**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.71**	**0.71**	**0.00**	**0.00**	**0.71**

4.0 Mobile Detail

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.24	0.54	2.62	0.00	0.19	0.02	0.20	0.01	0.02	0.02	0.00	188.77	188.77	0.02	0.00	189.13
Unmitigated	0.24	0.54	2.62	0.00	0.19	0.02	0.20	0.01	0.02	0.02	0.00	188.77	188.77	0.02	0.00	189.13
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Hotel	171.50	286.65	208.25	367,067	367,067
Total	171.50	286.65	208.25	367,067	367,067

4.3 Trip Type Information

	Miles			Trip %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
Hotel	9.50	7.30	7.30	19.40	61.60	19.00

5.0 Energy Detail

5.1 Mitigation Measures Energy

Exceed Title 24

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.00	0.00		0.00	0.00	0.00	117.39	117.39	0.01	0.00	118.12
Electricity Unmitigated						0.00	0.00		0.00	0.00	0.00	124.78	124.78	0.01	0.00	125.56
NaturalGas Mitigated	0.01	0.09	0.08	0.00		0.00	0.01		0.00	0.01	0.00	103.20	103.20	0.00	0.00	103.83
NaturalGas Unmitigated	0.01	0.12	0.10	0.00		0.00	0.01		0.00	0.01	0.00	125.78	125.78	0.00	0.00	126.55
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
Hotel	2.35703e+006	0.01	0.12	0.10	0.00		0.00	0.01		0.00	0.01	0.00	125.78	125.78	0.00	0.00	126.55
Total		**0.01**	**0.12**	**0.10**	**0.00**		**0.00**	**0.01**		**0.00**	**0.01**	**0.00**	**125.78**	**125.78**	**0.00**	**0.00**	**126.55**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
Hotel	1.9339e+006	0.01	0.09	0.08	0.00		0.00	0.01		0.00	0.01	0.00	103.20	103.20	0.00	0.00	103.83
Total		**0.01**	**0.09**	**0.08**	**0.00**		**0.00**	**0.01**		**0.00**	**0.01**	**0.00**	**103.20**	**103.20**	**0.00**	**0.00**	**103.83**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
Hotel	428921					124.78	0.01	0.00	125.56
Total						**124.78**	**0.01**	**0.00**	**125.56**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
Hotel	403511					117.39	0.01	0.00	118.12
Total						**117.39**	**0.01**	**0.00**	**118.12**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.26	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
Unmitigated	0.26	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	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.06					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.20					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	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
Total	**0.26**	**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**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.06					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.20					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	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
Total	**0.26**	**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**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr				MT/yr			
Mitigated					1.22	0.02	0.00	1.85
Unmitigated					1.51	0.03	0.00	2.29
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
Hotel	0.887837 / 0.0986486					1.51	0.03	0.00	2.29
Total						**1.51**	**0.03**	**0.00**	**2.29**

Mitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
Hotel	0.71027 / 0.092631					1.22	0.02	0.00	1.85
Total						**1.22**	**0.02**	**0.00**	**1.85**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	tons/yr				MT/yr			
Mitigated					1.94	0.11	0.00	4.36
Unmitigated					3.89	0.23	0.00	8.72
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
Hotel	19.16					3.89	0.23	0.00	8.72
Total						**3.89**	**0.23**	**0.00**	**8.72**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
Hotel	9.58					1.94	0.11	0.00	4.36
Total						**1.94**	**0.11**	**0.00**	**4.36**

9.0 Vegetation

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons				MT			
Unmitigated					0.00	0.00	0.00	0.00
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

9.1 Vegetation Land Change

Vegetation Type

	Initial/Final	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	Acres	tons				MT			
Trees	10.09 / 10.09					0.00	0.00	0.00	0.00
Total						**0.00**	**0.00**	**0.00**	**0.00**

Pebble Beach - PBL Meeting Facility

Monterey County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
General Office Building	2.1	1000sqft

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.8	**Utility Company**	Pacific Gas & Electric Company
Climate Zone	4	**Precipitation Freq (Days)**	51		

1.3 User Entered Comments

Project Characteristics -

Land Use - -

Construction Phase - Changed const. phases/dates

Trips and VMT -

Grading - -

Vehicle Trips - +

Land Use Change -

Sequestration -

Construction Off-road Equipment Mitigation - Dust emission reductions based on Table 8-2 in MBUAPCD CEQA Air Quality Guidelines

Energy Mitigation -

Waste Mitigation -

Water Mitigation -

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2011	0.16	0.98	0.57	0.00	0.00	0.07	0.07	0.00	0.07	0.07	0.00	90.73	90.73	0.01	0.00	90.96
Total	**0.16**	**0.98**	**0.57**	**0.00**	**0.00**	**0.07**	**0.07**	**0.00**	**0.07**	**0.07**	**0.00**	**90.73**	**90.73**	**0.01**	**0.00**	**90.96**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2011	0.02	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	90.73	90.73	0.01	0.00	90.96
Total	**0.02**	**0.00**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**90.73**	**90.73**	**0.01**	**0.00**	**90.96**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.01	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	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	13.97	13.97	0.00	0.00	14.06
Mobile	0.02	0.06	0.28	0.00	0.02	0.00	0.02	0.00	0.00	0.00	0.00	21.36	21.36	0.00	0.00	21.40
Waste						0.00	0.00		0.00	0.00	0.40	0.00	0.40	0.02	0.00	0.89
Water						0.00	0.00		0.00	0.00	0.00	0.82	0.82	0.01	0.00	1.16
Total	**0.03**	**0.06**	**0.28**	**0.00**	**0.02**	**0.00**	**0.02**	**0.00**	**0.00**	**0.00**	**0.40**	**36.15**	**36.55**	**0.03**	**0.00**	**37.51**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.01	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	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	12.67	12.67	0.00	0.00	12.75
Mobile	0.02	0.06	0.28	0.00	0.02	0.00	0.02	0.00	0.00	0.00	0.00	21.36	21.36	0.00	0.00	21.40
Waste						0.00	0.00		0.00	0.00	0.20	0.00	0.20	0.01	0.00	0.44
Water						0.00	0.00		0.00	0.00	0.00	0.69	0.69	0.01	0.00	0.96
Total	**0.03**	**0.06**	**0.28**	**0.00**	**0.02**	**0.00**	**0.02**	**0.00**	**0.00**	**0.00**	**0.20**	**34.72**	**34.92**	**0.02**	**0.00**	**35.55**

2.3 Vegetation

Vegetation

	ROG	NOx	CO	SO2	CO2e
Category	tons				MT
Vegetation Land Change					0.00
Total					**0.00**

3.0 Construction Detail

3.1 Mitigation Measures Construction

Use Oxidation Catalyst for Construction Equipment

Use Soil Stabilizer

Replace Ground Cover

Water Exposed Area

3.2 Grading - 2011

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.00	0.02	0.01	0.00		0.00	0.00		0.00	0.00	0.00	1.34	1.34	0.00	0.00	1.34
Total	**0.00**	**0.02**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**1.34**	**1.34**	**0.00**	**0.00**	**1.34**

3.2 Grading - 2011

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.09	0.09	0.00	0.00	0.09
Total	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.09**	**0.09**	**0.00**	**0.00**	**0.09**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	1.34	1.34	0.00	0.00	1.34
Total	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**1.34**	**1.34**	**0.00**	**0.00**	**1.34**

3.2 Grading - 2011

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.09	0.09	0.00	0.00	0.09
Total	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.09**	**0.09**	**0.00**	**0.00**	**0.09**

3.3 Building Construction - 2011

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.13	0.96	0.55	0.00		0.07	0.07		0.07	0.07	0.00	88.22	88.22	0.01	0.00	88.44
Total	**0.13**	**0.96**	**0.55**	**0.00**		**0.07**	**0.07**		**0.07**	**0.07**	**0.00**	**88.22**	**88.22**	**0.01**	**0.00**	**88.44**

3.3 Building Construction - 2011

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.45	0.45	0.00	0.00	0.45
Total	**0.00**	**0.00**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.45**	**0.45**	**0.00**	**0.00**	**0.45**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	88.22	88.22	0.01	0.00	88.44
Total	**0.00**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**88.22**	**88.22**	**0.01**	**0.00**	**88.44**

3.3 Building Construction - 2011

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.45	0.45	0.00	0.00	0.45
Total	**0.00**	**0.00**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.45**	**0.45**	**0.00**	**0.00**	**0.45**

3.4 Architectural Coatings - 2011

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.02					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.00	0.01	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.64	0.64	0.00	0.00	0.64
Total	**0.02**	**0.01**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**0.64**	**0.64**	**0.00**	**0.00**	**0.64**

3.4 Architectural Coatings - 2011

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	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	0.00	0.00
Total	**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**	**0.00**	**0.00**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.02					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.64	0.64	0.00	0.00	0.64
Total	**0.02**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**0.64**	**0.64**	**0.00**	**0.00**	**0.64**

3.4 Architectural Coatings - 2011

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	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	0.00	0.00
Total	**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**	**0.00**	**0.00**

4.0 Mobile Detail

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.02	0.06	0.28	0.00	0.02	0.00	0.02	0.00	0.00	0.00	0.00	21.36	21.36	0.00	0.00	21.40
Unmitigated	0.02	0.06	0.28	0.00	0.02	0.00	0.02	0.00	0.00	0.00	0.00	21.36	21.36	0.00	0.00	21.40
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Office Building	23.12	4.98	2.06	41,868	41,868
Total	23.12	4.98	2.06	41,868	41,868

4.3 Trip Type Information

	Miles			Trip %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
General Office Building	9.50	7.30	7.30	33.00	48.00	19.00

5.0 Energy Detail

5.1 Mitigation Measures Energy

Exceed Title 24

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.00	0.00		0.00	0.00	0.00	11.13	11.13	0.00	0.00	11.20
Electricity Unmitigated						0.00	0.00		0.00	0.00	0.00	12.04	12.04	0.00	0.00	12.12
NaturalGas Mitigated	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	1.55	1.55	0.00	0.00	1.55
NaturalGas Unmitigated	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	1.93	1.93	0.00	0.00	1.94
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
General Office Building	36162	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	1.93	1.93	0.00	0.00	1.94
Total		**0.00**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**1.93**	**1.93**	**0.00**	**0.00**	**1.94**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
General Office Building	28954.8	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	1.55	1.55	0.00	0.00	1.55
Total		**0.00**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**1.55**	**1.55**	**0.00**	**0.00**	**1.55**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
General Office Building	41391					12.04	0.00	0.00	12.12
Total						**12.04**	**0.00**	**0.00**	**12.12**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
General Office Building	38257.8					11.13	0.00	0.00	11.20
Total						**11.13**	**0.00**	**0.00**	**11.20**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.01	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
Unmitigated	0.01	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	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.01					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	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
Total	**0.01**	**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**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.01					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	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
Total	**0.01**	**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**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr				MT/yr			
Mitigated					0.69	0.01	0.00	0.96
Unmitigated					0.82	0.01	0.00	1.16
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
General Office Building	0.373241 / 0.228761					0.82	0.01	0.00	1.16
Total						**0.82**	**0.01**	**0.00**	**1.16**

Mitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
General Office Building	0.298593 / 0.214806					0.69	0.01	0.00	0.96
Total						**0.69**	**0.01**	**0.00**	**0.96**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	tons/yr				MT/yr			
Mitigated					0.20	0.01	0.00	0.44
Unmitigated					0.40	0.02	0.00	0.89
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
General Office Building	1.95					0.40	0.02	0.00	0.89
Total						**0.40**	**0.02**	**0.00**	**0.89**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
General Office Building	0.975					0.20	0.01	0.00	0.44
Total						**0.20**	**0.01**	**0.00**	**0.44**

9.0 Vegetation

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons				MT			
Unmitigated					0.00	0.00	0.00	0.00
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

9.1 Vegetation Land Change

Vegetation Type

	Initial/Final	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	Acres	tons				MT			
Trees	10.09 / 10.09					0.00	0.00	0.00	0.00
Total						**0.00**	**0.00**	**0.00**	**0.00**

Pebble Beach - PBL Parking and Circulation
Monterey County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
Parking Lot	3.21	Acre

1.2 Other Project Characteristics

Urbanization Urban **Wind Speed (m/s)** 2.8 **Utility Company** Pacific Gas & Electric Company

Climate Zone 4 **Precipitation Freq (Days)** 51

1.3 User Entered Comments

Project Characteristics -

Land Use - -

Construction Phase - Changed const. phases/dates

Grading - -

Land Use Change -

Sequestration -

Construction Off-road Equipment Mitigation - Dust emission reductions based on Table 8-2 in MBUAPCD CEQA Air Quality Guidelines

Energy Mitigation -

Waste Mitigation -

Water Mitigation -

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2012	0.32	2.31	1.57	0.00	0.90	0.14	1.04	0.07	0.14	0.21	0.00	221.95	221.95	0.02	0.00	222.44
Total	**0.32**	**2.31**	**1.57**	**0.00**	**0.90**	**0.14**	**1.04**	**0.07**	**0.14**	**0.21**	**0.00**	**221.95**	**221.95**	**0.02**	**0.00**	**222.44**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2012	0.07	0.60	0.52	0.00	0.82	0.02	0.84	0.03	0.02	0.05	0.00	221.95	221.95	0.02	0.00	222.44
Total	**0.07**	**0.60**	**0.52**	**0.00**	**0.82**	**0.02**	**0.84**	**0.03**	**0.02**	**0.05**	**0.00**	**221.95**	**221.95**	**0.02**	**0.00**	**222.44**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.71	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	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
Mobile	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	0.00	0.00
Waste						0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Water						0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**0.71**	**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**	**0.00**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.71	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	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
Mobile	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	0.00	0.00
Waste						0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Water						0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**0.71**	**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**	**0.00**

2.3 Vegetation

Vegetation

	ROG	NOx	CO	SO2	CO2e
Category	tons				MT
Vegetation Land Change					0.00
Total					**0.00**

3.0 Construction Detail

3.1 Mitigation Measures Construction

Use Oxidation Catalyst for Construction Equipment

Use Soil Stabilizer

Replace Ground Cover

Water Exposed Area

3.2 Grading - 2012

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.13	0.00	0.13	0.07	0.00	0.07	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.15	1.12	0.69	0.00		0.06	0.06		0.06	0.06	0.00	102.18	102.18	0.01	0.00	102.42
Total	**0.15**	**1.12**	**0.69**	**0.00**	**0.13**	**0.06**	**0.19**	**0.07**	**0.06**	**0.13**	**0.00**	**102.18**	**102.18**	**0.01**	**0.00**	**102.42**

3.2 Grading - 2012

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.06	0.59	0.43	0.00	0.76	0.02	0.78	0.00	0.02	0.02	0.00	66.33	66.33	0.00	0.00	66.39
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.84	2.84	0.00	0.00	2.85
Total	**0.06**	**0.59**	**0.47**	**0.00**	**0.76**	**0.02**	**0.78**	**0.00**	**0.02**	**0.02**	**0.00**	**69.17**	**69.17**	**0.00**	**0.00**	**69.24**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.05	0.00	0.05	0.03	0.00	0.03	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	102.18	102.18	0.01	0.00	102.42
Total	**0.00**	**0.00**	**0.00**	**0.00**	**0.05**	**0.00**	**0.05**	**0.03**	**0.00**	**0.03**	**0.00**	**102.18**	**102.18**	**0.01**	**0.00**	**102.42**

3.2 Grading - 2012

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.06	0.59	0.43	0.00	0.76	0.02	0.78	0.00	0.02	0.02	0.00	66.33	66.33	0.00	0.00	66.39
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.84	2.84	0.00	0.00	2.85
Total	**0.06**	**0.59**	**0.47**	**0.00**	**0.76**	**0.02**	**0.78**	**0.00**	**0.02**	**0.02**	**0.00**	**69.17**	**69.17**	**0.00**	**0.00**	**69.24**

3.3 Paving - 2012

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.10	0.60	0.37	0.00		0.05	0.05		0.05	0.05	0.00	46.81	46.81	0.01	0.00	46.98
Paving	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**0.10**	**0.60**	**0.37**	**0.00**		**0.05**	**0.05**		**0.05**	**0.05**	**0.00**	**46.81**	**46.81**	**0.01**	**0.00**	**46.98**

3.3 Paving - 2012

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.01	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.79	3.79	0.00	0.00	3.80
Total	**0.00**	**0.01**	**0.05**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**3.79**	**3.79**	**0.00**	**0.00**	**3.80**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	46.81	46.81	0.01	0.00	46.98
Paving	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**0.00**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**46.81**	**46.81**	**0.01**	**0.00**	**46.98**

3.3 Paving - 2012

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.01	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.79	3.79	0.00	0.00	3.80
Total	**0.00**	**0.01**	**0.05**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**3.79**	**3.79**	**0.00**	**0.00**	**3.80**

4.0 Mobile Detail

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	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	0.00	0.00
Unmitigated	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	0.00	0.00
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Parking Lot	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

4.3 Trip Type Information

	Miles			Trip %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00

5.0 Energy Detail

5.1 Mitigation Measures Energy

Exceed Title 24

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Electricity Unmitigated						0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
NaturalGas Mitigated	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
NaturalGas Unmitigated	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
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
Parking Lot	0	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
Total		**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**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
Parking Lot	0	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
Total		**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**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
Parking Lot	0					0.00	0.00	0.00	0.00
Total						**0.00**	**0.00**	**0.00**	**0.00**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
Parking Lot	0					0.00	0.00	0.00	0.00
Total						**0.00**	**0.00**	**0.00**	**0.00**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.71	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
Unmitigated	0.71	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	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.16					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.55					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	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
Total	**0.71**	**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**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.16					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.55					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	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
Total	**0.71**	**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**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr				MT/yr			
Mitigated					0.00	0.00	0.00	0.00
Unmitigated					0.00	0.00	0.00	0.00
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
Parking Lot	0 / 0					0.00	0.00	0.00	0.00
Total						**0.00**	**0.00**	**0.00**	**0.00**

Mitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
Parking Lot	0 / 0					0.00	0.00	0.00	0.00
Total						**0.00**	**0.00**	**0.00**	**0.00**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	tons/yr				MT/yr			
Mitigated					0.00	0.00	0.00	0.00
Unmitigated					0.00	0.00	0.00	0.00
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
Parking Lot	0					0.00	0.00	0.00	0.00
Total						**0.00**	**0.00**	**0.00**	**0.00**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
Parking Lot	0					0.00	0.00	0.00	0.00
Total						**0.00**	**0.00**	**0.00**	**0.00**

9.0 Vegetation

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons				MT			
Unmitigated					0.00	0.00	0.00	0.00
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

9.1 Vegetation Land Change

Vegetation Type

	Initial/Final	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	Acres	tons				MT			
Trees	10.09 / 10.09					0.00	0.00	0.00	0.00
Total						**0.00**	**0.00**	**0.00**	**0.00**

Pebble Beach - Residential (Corp Yard)

Monterey County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
Single Family Housing	10	Dwelling Unit

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.8	**Utility Company**	Pacific Gas & Electric Company
Climate Zone	4	**Precipitation Freq (Days)**	51		

1.3 User Entered Comments

Project Characteristics -

Land Use -

Construction Phase - Changed const. phases/dates

Grading - -

Land Use Change -

Sequestration -

Construction Off-road Equipment Mitigation - Dust emission reductions based on Table 8-2 in MBUAPCD CEQA Air Quality Guidelines

Energy Mitigation -

Waste Mitigation -

Water Mitigation -

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2014	0.82	6.63	4.95	0.01	10.71	0.30	11.01	0.13	0.30	0.43	0.00	844.61	844.61	0.05	0.00	845.64
Total	**0.82**	**6.63**	**4.95**	**0.01**	**10.71**	**0.30**	**11.01**	**0.13**	**0.30**	**0.43**	**0.00**	**844.61**	**844.61**	**0.05**	**0.00**	**845.64**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2014	0.50	4.34	3.43	0.01	10.58	0.15	10.73	0.07	0.15	0.22	0.00	844.61	844.61	0.05	0.00	845.64
Total	**0.50**	**4.34**	**3.43**	**0.01**	**10.58**	**0.15**	**10.73**	**0.07**	**0.15**	**0.22**	**0.00**	**844.61**	**844.61**	**0.05**	**0.00**	**845.64**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.73	0.01	0.85	0.00		0.00	0.11		0.00	0.11	10.33	13.12	23.45	0.01	0.00	23.96
Energy	0.00	0.02	0.01	0.00		0.00	0.00		0.00	0.00	0.00	39.63	39.63	0.00	0.00	39.87
Mobile	0.15	0.38	1.75	0.00	0.14	0.01	0.15	0.01	0.01	0.02	0.00	139.30	139.30	0.01	0.00	139.56
Waste						0.00	0.00		0.00	0.00	2.59	0.00	2.59	0.15	0.00	5.80
Water						0.00	0.00		0.00	0.00	0.00	1.45	1.45	0.02	0.00	2.03
Total	**0.88**	**0.41**	**2.61**	**0.00**	**0.14**	**0.01**	**0.26**	**0.01**	**0.01**	**0.13**	**12.92**	**193.50**	**206.42**	**0.19**	**0.00**	**211.22**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.73	0.01	0.85	0.00		0.00	0.11		0.00	0.11	10.33	13.12	23.45	0.01	0.00	23.96
Energy	0.00	0.01	0.01	0.00		0.00	0.00		0.00	0.00	0.00	35.80	35.80	0.00	0.00	36.02
Mobile	0.15	0.38	1.75	0.00	0.14	0.01	0.15	0.01	0.01	0.02	0.00	139.30	139.30	0.01	0.00	139.56
Waste						0.00	0.00		0.00	0.00	1.30	0.00	1.30	0.08	0.00	2.90
Water						0.00	0.00		0.00	0.00	0.00	1.22	1.22	0.02	0.00	1.68
Total	**0.88**	**0.40**	**2.61**	**0.00**	**0.14**	**0.01**	**0.26**	**0.01**	**0.01**	**0.13**	**11.63**	**189.44**	**201.07**	**0.12**	**0.00**	**204.12**

2.3 Vegetation

Vegetation

	ROG	NOx	CO	SO2	CO2e
Category	tons				MT
Vegetation Land Change					0.00
Total					**0.00**

3.0 Construction Detail

3.1 Mitigation Measures Construction

Use Oxidation Catalyst for Construction Equipment

Use Soil Stabilizer

Replace Ground Cover

Water Exposed Area

3.2 Grading - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.21	0.00	0.21	0.11	0.00	0.11	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.19	1.48	0.98	0.00		0.08	0.08		0.08	0.08	0.00	154.45	154.45	0.02	0.00	154.78
Total	**0.19**	**1.48**	**0.98**	**0.00**	**0.21**	**0.08**	**0.29**	**0.11**	**0.08**	**0.19**	**0.00**	**154.45**	**154.45**	**0.02**	**0.00**	**154.78**

3.2 Grading - 2014

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.49	4.33	3.33	0.01	10.49	0.15	10.64	0.02	0.15	0.18	0.00	609.77	609.77	0.02	0.00	610.23
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.04	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	4.12	4.12	0.00	0.00	4.13
Total	**0.49**	**4.33**	**3.37**	**0.01**	**10.50**	**0.15**	**10.65**	**0.02**	**0.15**	**0.18**	**0.00**	**613.89**	**613.89**	**0.02**	**0.00**	**614.36**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.08	0.00	0.08	0.04	0.00	0.04	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	154.45	154.45	0.02	0.00	154.78
Total	**0.00**	**0.00**	**0.00**	**0.00**	**0.08**	**0.00**	**0.08**	**0.04**	**0.00**	**0.04**	**0.00**	**154.45**	**154.45**	**0.02**	**0.00**	**154.78**

3.2 Grading - 2014

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.49	4.33	3.33	0.01	10.49	0.15	10.64	0.02	0.15	0.18	0.00	609.77	609.77	0.02	0.00	610.23
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.04	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	4.12	4.12	0.00	0.00	4.13
Total	**0.49**	**4.33**	**3.37**	**0.01**	**10.50**	**0.15**	**10.65**	**0.02**	**0.15**	**0.18**	**0.00**	**613.89**	**613.89**	**0.02**	**0.00**	**614.36**

3.3 Paving - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.13	0.81	0.55	0.00		0.07	0.07		0.07	0.07	0.00	70.76	70.76	0.01	0.00	70.98
Paving	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**0.13**	**0.81**	**0.55**	**0.00**		**0.07**	**0.07**		**0.07**	**0.07**	**0.00**	**70.76**	**70.76**	**0.01**	**0.00**	**70.98**

3.3 Paving - 2014

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.01	0.06	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	5.50	5.50	0.00	0.00	5.51
Total	**0.00**	**0.01**	**0.06**	**0.00**	**0.01**	**0.00**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**5.50**	**5.50**	**0.00**	**0.00**	**5.51**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	70.76	70.76	0.01	0.00	70.98
Paving	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**0.00**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**70.76**	**70.76**	**0.01**	**0.00**	**70.98**

3.3 Paving - 2014

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.01	0.06	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	5.50	5.50	0.00	0.00	5.51
Total	**0.00**	**0.01**	**0.06**	**0.00**	**0.01**	**0.00**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**5.50**	**5.50**	**0.00**	**0.00**	**5.51**

4.0 Mobile Detail

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.15	0.38	1.75	0.00	0.14	0.01	0.15	0.01	0.01	0.02	0.00	139.30	139.30	0.01	0.00	139.56
Unmitigated	0.15	0.38	1.75	0.00	0.14	0.01	0.15	0.01	0.01	0.02	0.00	139.30	139.30	0.01	0.00	139.56
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Single Family Housing	95.70	100.80	87.70	274,508	274,508
Total	95.70	100.80	87.70	274,508	274,508

4.3 Trip Type Information

	Miles			Trip %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
Single Family Housing	10.80	7.30	7.50	44.00	18.80	37.20

5.0 Energy Detail

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.00	0.00		0.00	0.00	0.00	18.70	18.70	0.00	0.00	18.81
Electricity Unmitigated						0.00	0.00		0.00	0.00	0.00	19.04	19.04	0.00	0.00	19.16
NaturalGas Mitigated	0.00	0.01	0.01	0.00		0.00	0.00		0.00	0.00	0.00	17.11	17.11	0.00	0.00	17.21
NaturalGas Unmitigated	0.00	0.02	0.01	0.00		0.00	0.00		0.00	0.00	0.00	20.59	20.59	0.00	0.00	20.72
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
Single Family Housing	385854	0.00	0.02	0.01	0.00		0.00	0.00		0.00	0.00	0.00	20.59	20.59	0.00	0.00	20.72
Total		**0.00**	**0.02**	**0.01**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**20.59**	**20.59**	**0.00**	**0.00**	**20.72**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
Single Family Housing	320594	0.00	0.01	0.01	0.00		0.00	0.00		0.00	0.00	0.00	17.11	17.11	0.00	0.00	17.21
Total		**0.00**	**0.01**	**0.01**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**17.11**	**17.11**	**0.00**	**0.00**	**17.21**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
Single Family Housing	65444					19.04	0.00	0.00	19.16
Total						**19.04**	**0.00**	**0.00**	**19.16**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
Single Family Housing	64264.6					18.70	0.00	0.00	18.81
Total						**18.70**	**0.00**	**0.00**	**18.81**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.73	0.01	0.85	0.00		0.00	0.11		0.00	0.11	10.33	13.12	23.45	0.01	0.00	23.96
Unmitigated	0.73	0.01	0.85	0.00		0.00	0.11		0.00	0.11	10.33	13.12	23.45	0.01	0.00	23.96
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.03					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.07					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hearth	0.63	0.01	0.77	0.00		0.00	0.11		0.00	0.11	10.33	13.00	23.33	0.01	0.00	23.83
Landscaping	0.00	0.00	0.08	0.00		0.00	0.00		0.00	0.00	0.00	0.12	0.12	0.00	0.00	0.13
Total	**0.73**	**0.01**	**0.85**	**0.00**		**0.00**	**0.11**		**0.00**	**0.11**	**10.33**	**13.12**	**23.45**	**0.01**	**0.00**	**23.96**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.03					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.07					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hearth	0.63	0.01	0.77	0.00		0.00	0.11		0.00	0.11	10.33	13.00	23.33	0.01	0.00	23.83
Landscaping	0.00	0.00	0.08	0.00		0.00	0.00		0.00	0.00	0.00	0.12	0.12	0.00	0.00	0.13
Total	**0.73**	**0.01**	**0.85**	**0.00**		**0.00**	**0.11**		**0.00**	**0.11**	**10.33**	**13.12**	**23.45**	**0.01**	**0.00**	**23.96**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr				MT/yr			
Mitigated					1.22	0.02	0.00	1.68
Unmitigated					1.45	0.02	0.00	2.03
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
Single Family Housing	0.65154 / 0.410754					1.45	0.02	0.00	2.03
Total						**1.45**	**0.02**	**0.00**	**2.03**

Mitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
Single Family Housing	0.521232 / 0.385698					1.22	0.02	0.00	1.68
Total						**1.22**	**0.02**	**0.00**	**1.68**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	tons/yr				MT/yr			
Mitigated					1.30	0.08	0.00	2.90
Unmitigated					2.59	0.15	0.00	5.80
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
Single Family Housing	12.76					2.59	0.15	0.00	5.80
Total						**2.59**	**0.15**	**0.00**	**5.80**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
Single Family Housing	6.38					1.30	0.08	0.00	2.90
Total						**1.30**	**0.08**	**0.00**	**2.90**

9.0 Vegetation

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons				MT			
Unmitigated					0.00	0.00	0.00	0.00
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

9.1 Vegetation Land Change

Vegetation Type

	Initial/Final	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	Acres	tons				MT			
Trees	9.81 / 9.81					0.00	0.00	0.00	0.00
Total						**0.00**	**0.00**	**0.00**	**0.00**

Pebble Beach - Residential (No V/Corp Yard)
Monterey County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
Single Family Housing	64	Dwelling Unit

1.2 Other Project Characteristics

Urbanization Urban **Wind Speed (m/s)** 2.8 **Utility Company** Pacific Gas & Electric Company

Climate Zone 4 **Precipitation Freq (Days)** 51

1.3 User Entered Comments

Project Characteristics -

Land Use -

Construction Phase - Changed const. phases/dates

Grading - d

Land Use Change -

Sequestration -

Construction Off-road Equipment Mitigation - Dust emission reductions based on Table 8-2 in MBUAPCD CEQA Air Quality Guidelines

Energy Mitigation -

Water Mitigation -

Waste Mitigation -

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2012	0.57	4.59	2.72	0.00	1.85	0.23	2.08	0.11	0.23	0.34	0.00	449.41	449.41	0.04	0.00	450.31
2013	0.07	0.41	0.27	0.00	0.00	0.04	0.04	0.00	0.04	0.04	0.00	33.31	33.31	0.01	0.00	33.42
Total	**0.64**	**5.00**	**2.99**	**0.00**	**1.85**	**0.27**	**2.12**	**0.11**	**0.27**	**0.38**	**0.00**	**482.72**	**482.72**	**0.05**	**0.00**	**483.73**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2012	0.10	0.84	0.71	0.00	1.72	0.03	1.75	0.05	0.03	0.08	0.00	449.41	449.41	0.04	0.00	450.31
2013	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	33.31	33.31	0.01	0.00	33.42
Total	**0.10**	**0.84**	**0.73**	**0.00**	**1.72**	**0.03**	**1.75**	**0.05**	**0.03**	**0.08**	**0.00**	**482.72**	**482.72**	**0.05**	**0.00**	**483.73**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	4.67	0.06	5.45	0.00		0.00	0.70		0.00	0.70	66.11	83.96	150.07	0.06	0.01	153.32
Energy	0.01	0.11	0.05	0.00		0.00	0.01		0.00	0.01	0.00	253.63	253.63	0.01	0.00	255.19
Mobile	0.98	2.42	11.18	0.01	0.89	0.08	0.97	0.04	0.08	0.12	0.00	891.51	891.51	0.08	0.00	893.15
Waste						0.00	0.00		0.00	0.00	16.34	0.00	16.34	0.97	0.00	36.63
Water						0.00	0.00		0.00	0.00	0.00	9.29	9.29	0.13	0.00	13.00
Total	**5.66**	**2.59**	**16.68**	**0.01**	**0.89**	**0.08**	**1.68**	**0.04**	**0.08**	**0.83**	**82.45**	**1,238.39**	**1,320.84**	**1.25**	**0.01**	**1,351.29**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	4.67	0.06	5.45	0.00		0.00	0.70		0.00	0.70	66.11	83.96	150.07	0.06	0.01	153.32
Energy	0.01	0.09	0.04	0.00		0.00	0.01		0.00	0.01	0.00	229.14	229.14	0.01	0.00	230.56
Mobile	0.98	2.42	11.18	0.01	0.89	0.08	0.97	0.04	0.08	0.12	0.00	891.51	891.51	0.08	0.00	893.15
Waste						0.00	0.00		0.00	0.00	8.17	0.00	8.17	0.48	0.00	18.31
Water						0.00	0.00		0.00	0.00	0.00	7.80	7.80	0.10	0.00	10.77
Total	**5.66**	**2.57**	**16.67**	**0.01**	**0.89**	**0.08**	**1.68**	**0.04**	**0.08**	**0.83**	**74.28**	**1,212.41**	**1,286.69**	**0.73**	**0.01**	**1,306.11**

2.3 Vegetation

Vegetation

	ROG	NOx	CO	SO2	CO2e
Category	tons				MT
Vegetation Land Change					0.00
Total					**0.00**

3.0 Construction Detail

3.1 Mitigation Measures Construction

Use Soil Stabilizer

Replace Ground Cover

Water Exposed Area

3.2 Grading - 2012

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.20	0.00	0.20	0.11	0.00	0.11	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.41	3.38	1.79	0.00		0.16	0.16		0.16	0.16	0.00	320.00	320.00	0.03	0.00	320.70
Total	**0.41**	**3.38**	**1.79**	**0.00**	**0.20**	**0.16**	**0.36**	**0.11**	**0.16**	**0.27**	**0.00**	**320.00**	**320.00**	**0.03**	**0.00**	**320.70**

3.2 Grading - 2012

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.09	0.83	0.62	0.00	1.64	0.03	1.67	0.00	0.03	0.03	0.00	94.50	94.50	0.00	0.00	94.59
Vendor	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	0.00	0.00
Worker	0.01	0.01	0.07	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	5.73	5.73	0.00	0.00	5.74
Total	**0.10**	**0.84**	**0.69**	**0.00**	**1.65**	**0.03**	**1.68**	**0.00**	**0.03**	**0.03**	**0.00**	**100.23**	**100.23**	**0.00**	**0.00**	**100.33**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.07	0.00	0.07	0.04	0.00	0.04	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	320.00	320.00	0.03	0.00	320.70
Total	**0.00**	**0.00**	**0.00**	**0.00**	**0.07**	**0.00**	**0.07**	**0.04**	**0.00**	**0.04**	**0.00**	**320.00**	**320.00**	**0.03**	**0.00**	**320.70**

3.2 Grading - 2012

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.09	0.83	0.62	0.00	1.64	0.03	1.67	0.00	0.03	0.03	0.00	94.50	94.50	0.00	0.00	94.59
Vendor	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	0.00	0.00
Worker	0.01	0.01	0.07	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	5.73	5.73	0.00	0.00	5.74
Total	**0.10**	**0.84**	**0.69**	**0.00**	**1.65**	**0.03**	**1.68**	**0.00**	**0.03**	**0.03**	**0.00**	**100.23**	**100.23**	**0.00**	**0.00**	**100.33**

3.3 Paving - 2012

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.06	0.37	0.22	0.00		0.03	0.03		0.03	0.03	0.00	27.78	27.78	0.01	0.00	27.89
Paving	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**0.06**	**0.37**	**0.22**	**0.00**		**0.03**	**0.03**		**0.03**	**0.03**	**0.00**	**27.78**	**27.78**	**0.01**	**0.00**	**27.89**

3.3 Paving - 2012

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.39	1.39	0.00	0.00	1.39
Total	**0.00**	**0.00**	**0.02**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**1.39**	**1.39**	**0.00**	**0.00**	**1.39**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	27.78	27.78	0.01	0.00	27.89
Paving	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**0.00**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**27.78**	**27.78**	**0.01**	**0.00**	**27.89**

3.3 Paving - 2012

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.39	1.39	0.00	0.00	1.39
Total	**0.00**	**0.00**	**0.02**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**1.39**	**1.39**	**0.00**	**0.00**	**1.39**

3.3 Paving - 2013

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.07	0.41	0.25	0.00		0.04	0.04		0.04	0.04	0.00	31.75	31.75	0.01	0.00	31.87
Paving	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**0.07**	**0.41**	**0.25**	**0.00**		**0.04**	**0.04**		**0.04**	**0.04**	**0.00**	**31.75**	**31.75**	**0.01**	**0.00**	**31.87**

3.3 Paving - 2013

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.55	1.55	0.00	0.00	1.56
Total	**0.00**	**0.00**	**0.02**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**1.55**	**1.55**	**0.00**	**0.00**	**1.56**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	31.75	31.75	0.01	0.00	31.87
Paving	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**0.00**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**31.75**	**31.75**	**0.01**	**0.00**	**31.87**

3.3 Paving - 2013

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.55	1.55	0.00	0.00	1.56
Total	**0.00**	**0.00**	**0.02**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**1.55**	**1.55**	**0.00**	**0.00**	**1.56**

4.0 Mobile Detail

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.98	2.42	11.18	0.01	0.89	0.08	0.97	0.04	0.08	0.12	0.00	891.51	891.51	0.08	0.00	893.15
Unmitigated	0.98	2.42	11.18	0.01	0.89	0.08	0.97	0.04	0.08	0.12	0.00	891.51	891.51	0.08	0.00	893.15
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Single Family Housing	612.48	645.12	561.28	1,756,848	1,756,848
Total	612.48	645.12	561.28	1,756,848	1,756,848

4.3 Trip Type Information

	Miles			Trip %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
Single Family Housing	10.80	7.30	7.50	44.00	18.80	37.20

5.0 Energy Detail

5.1 Mitigation Measures Energy

Exceed Title 24

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.00	0.00		0.00	0.00	0.00	119.65	119.65	0.01	0.00	120.40
Electricity Unmitigated						0.00	0.00		0.00	0.00	0.00	121.85	121.85	0.01	0.00	122.61
NaturalGas Mitigated	0.01	0.09	0.04	0.00		0.00	0.01		0.00	0.01	0.00	109.49	109.49	0.00	0.00	110.16
NaturalGas Unmitigated	0.01	0.11	0.05	0.00		0.00	0.01		0.00	0.01	0.00	131.78	131.78	0.00	0.00	132.58
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
Single Family Housing	2.46946e+006	0.01	0.11	0.05	0.00		0.00	0.01		0.00	0.01	0.00	131.78	131.78	0.00	0.00	132.58
Total		**0.01**	**0.11**	**0.05**	**0.00**		**0.00**	**0.01**		**0.00**	**0.01**	**0.00**	**131.78**	**131.78**	**0.00**	**0.00**	**132.58**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
Single Family Housing	2.0518e+006	0.01	0.09	0.04	0.00		0.00	0.01		0.00	0.01	0.00	109.49	109.49	0.00	0.00	110.16
Total		**0.01**	**0.09**	**0.04**	**0.00**		**0.00**	**0.01**		**0.00**	**0.01**	**0.00**	**109.49**	**109.49**	**0.00**	**0.00**	**110.16**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
Single Family Housing	418842					121.85	0.01	0.00	122.61
Total						**121.85**	**0.01**	**0.00**	**122.61**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
Single Family Housing	411294					119.65	0.01	0.00	120.40
Total						**119.65**	**0.01**	**0.00**	**120.40**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	4.67	0.06	5.45	0.00		0.00	0.70		0.00	0.70	66.11	83.96	150.07	0.06	0.01	153.32
Unmitigated	4.67	0.06	5.45	0.00		0.00	0.70		0.00	0.70	66.11	83.96	150.07	0.06	0.01	153.32
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.18					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.45					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hearth	4.02	0.05	4.95	0.00		0.00	0.70		0.00	0.70	66.11	83.18	149.29	0.06	0.01	152.52
Landscaping	0.02	0.01	0.51	0.00		0.00	0.00		0.00	0.00	0.00	0.79	0.79	0.00	0.00	0.80
Total	**4.67**	**0.06**	**5.46**	**0.00**		**0.00**	**0.70**		**0.00**	**0.70**	**66.11**	**83.97**	**150.08**	**0.06**	**0.01**	**153.32**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.18					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.45					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hearth	4.02	0.05	4.95	0.00		0.00	0.70		0.00	0.70	66.11	83.18	149.29	0.06	0.01	152.52
Landscaping	0.02	0.01	0.51	0.00		0.00	0.00		0.00	0.00	0.00	0.79	0.79	0.00	0.00	0.80
Total	**4.67**	**0.06**	**5.46**	**0.00**		**0.00**	**0.70**		**0.00**	**0.70**	**66.11**	**83.97**	**150.08**	**0.06**	**0.01**	**153.32**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr				MT/yr			
Mitigated					7.80	0.10	0.00	10.77
Unmitigated					9.29	0.13	0.00	13.00
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
Single Family Housing	4.16986 / 2.62882					9.29	0.13	0.00	13.00
Total						**9.29**	**0.13**	**0.00**	**13.00**

Mitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
Single Family Housing	3.33589 / 2.46847					7.80	0.10	0.00	10.77
Total						**7.80**	**0.10**	**0.00**	**10.77**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	tons/yr				MT/yr			
Mitigated					8.17	0.48	0.00	18.31
Unmitigated					16.34	0.97	0.00	36.63
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
Single Family Housing	80.52					16.34	0.97	0.00	36.63
Total						**16.34**	**0.97**	**0.00**	**36.63**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
Single Family Housing	40.26					8.17	0.48	0.00	18.31
Total						**8.17**	**0.48**	**0.00**	**18.31**

9.0 Vegetation

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons				MT			
Unmitigated					0.00	0.00	0.00	0.00
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

9.1 Vegetation Land Change

Vegetation Type

	Initial/Final	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	Acres	tons				MT			
Trees	8.1 / 8.1					0.00	0.00	0.00	0.00
Total						**0.00**	**0.00**	**0.00**	**0.00**

Pebble Beach - Residential (V)

Monterey County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
Single Family Housing	14	Dwelling Unit

1.2 Other Project Characteristics

Urbanization Urban **Wind Speed (m/s)** 2.8 **Utility Company** Pacific Gas & Electric Company

Climate Zone 4 **Precipitation Freq (Days)** 51

1.3 User Entered Comments

Project Characteristics -

Land Use -

Construction Phase - Changed const. phases/dates

Grading - -

Land Use Change -

Sequestration -

Construction Off-road Equipment Mitigation - Dust emission reductions based on Table 8-2 in MBUAPCD CEQA Air Quality Guidelines

Energy Mitigation -

Water Mitigation -

Waste Mitigation -

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2020	0.23	1.58	1.54	0.00	1.57	0.08	1.65	0.11	0.08	0.19	0.00	291.15	291.15	0.02	0.00	291.51
Total	**0.23**	**1.58**	**1.54**	**0.00**	**1.57**	**0.08**	**1.65**	**0.11**	**0.08**	**0.19**	**0.00**	**291.15**	**291.15**	**0.02**	**0.00**	**291.51**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2020	0.04	0.33	0.31	0.00	1.45	0.01	1.46	0.04	0.01	0.05	0.00	291.15	291.15	0.02	0.00	291.51
Total	**0.04**	**0.33**	**0.31**	**0.00**	**1.45**	**0.01**	**1.46**	**0.04**	**0.01**	**0.05**	**0.00**	**291.15**	**291.15**	**0.02**	**0.00**	**291.51**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.02	0.01	1.19	0.00		0.00	0.15		0.00	0.15	14.46	18.37	32.83	0.01	0.00	33.54
Energy	0.00	0.02	0.01	0.00		0.00	0.00		0.00	0.00	0.00	55.48	55.48	0.00	0.00	55.82
Mobile	0.21	0.53	2.45	0.00	0.19	0.02	0.21	0.01	0.02	0.03	0.00	195.02	195.02	0.02	0.00	195.38
Waste						0.00	0.00		0.00	0.00	3.57	0.00	3.57	0.21	0.00	8.01
Water						0.00	0.00		0.00	0.00	0.00	2.03	2.03	0.03	0.00	2.84
Total	**1.23**	**0.56**	**3.65**	**0.00**	**0.19**	**0.02**	**0.36**	**0.01**	**0.02**	**0.18**	**18.03**	**270.90**	**288.93**	**0.27**	**0.00**	**295.59**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.02	0.01	1.19	0.00		0.00	0.15		0.00	0.15	14.46	18.37	32.83	0.01	0.00	33.54
Energy	0.00	0.02	0.01	0.00		0.00	0.00		0.00	0.00	0.00	50.12	50.12	0.00	0.00	50.43
Mobile	0.21	0.53	2.45	0.00	0.19	0.02	0.21	0.01	0.02	0.03	0.00	195.02	195.02	0.02	0.00	195.38
Waste						0.00	0.00		0.00	0.00	1.79	0.00	1.79	0.11	0.00	4.00
Water						0.00	0.00		0.00	0.00	0.00	1.71	1.71	0.02	0.00	2.36
Total	**1.23**	**0.56**	**3.65**	**0.00**	**0.19**	**0.02**	**0.36**	**0.01**	**0.02**	**0.18**	**16.25**	**265.22**	**281.47**	**0.16**	**0.00**	**285.71**

2.3 Vegetation

Vegetation

	ROG	NOx	CO	SO2	CO2e
Category	tons				MT
Vegetation Land Change					0.00
Total					**0.00**

3.0 Construction Detail

3.1 Mitigation Measures Construction

Use Oxidation Catalyst for Construction Equipment

Use Soil Stabilizer

Replace Ground Cover

Water Exposed Area

3.2 Grading - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.20	0.00	0.20	0.11	0.00	0.11	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.13	0.88	0.87	0.00		0.04	0.04		0.04	0.04	0.00	154.45	154.45	0.01	0.00	154.67
Total	**0.13**	**0.88**	**0.87**	**0.00**	**0.20**	**0.04**	**0.24**	**0.11**	**0.04**	**0.15**	**0.00**	**154.45**	**154.45**	**0.01**	**0.00**	**154.67**

3.2 Grading - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.04	0.32	0.26	0.00	1.36	0.01	1.37	0.00	0.01	0.01	0.00	80.72	80.72	0.00	0.00	80.75
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.03	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	3.63	3.63	0.00	0.00	3.64
Total	**0.04**	**0.32**	**0.29**	**0.00**	**1.37**	**0.01**	**1.38**	**0.00**	**0.01**	**0.01**	**0.00**	**84.35**	**84.35**	**0.00**	**0.00**	**84.39**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.07	0.00	0.07	0.04	0.00	0.04	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	154.45	154.45	0.01	0.00	154.67
Total	**0.00**	**0.00**	**0.00**	**0.00**	**0.07**	**0.00**	**0.07**	**0.04**	**0.00**	**0.04**	**0.00**	**154.45**	**154.45**	**0.01**	**0.00**	**154.67**

3.2 Grading - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.04	0.32	0.26	0.00	1.36	0.01	1.37	0.00	0.01	0.01	0.00	80.72	80.72	0.00	0.00	80.75
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.03	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	3.63	3.63	0.00	0.00	3.64
Total	**0.04**	**0.32**	**0.29**	**0.00**	**1.37**	**0.01**	**1.38**	**0.00**	**0.01**	**0.01**	**0.00**	**84.35**	**84.35**	**0.00**	**0.00**	**84.39**

3.3 Paving - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.06	0.37	0.36	0.00		0.03	0.03		0.03	0.03	0.00	48.99	48.99	0.00	0.00	49.09
Paving	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**0.06**	**0.37**	**0.36**	**0.00**		**0.03**	**0.03**		**0.03**	**0.03**	**0.00**	**48.99**	**48.99**	**0.00**	**0.00**	**49.09**

3.3 Paving - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.02	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	3.35	3.35	0.00	0.00	3.36
Total	**0.00**	**0.00**	**0.02**	**0.00**	**0.00**	**0.00**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**3.35**	**3.35**	**0.00**	**0.00**	**3.36**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	48.99	48.99	0.00	0.00	49.09
Paving	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**0.00**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**48.99**	**48.99**	**0.00**	**0.00**	**49.09**

3.3 Paving - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.02	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	3.35	3.35	0.00	0.00	3.36
Total	**0.00**	**0.00**	**0.02**	**0.00**	**0.00**	**0.00**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**3.35**	**3.35**	**0.00**	**0.00**	**3.36**

4.0 Mobile Detail

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.21	0.53	2.45	0.00	0.19	0.02	0.21	0.01	0.02	0.03	0.00	195.02	195.02	0.02	0.00	195.38
Unmitigated	0.21	0.53	2.45	0.00	0.19	0.02	0.21	0.01	0.02	0.03	0.00	195.02	195.02	0.02	0.00	195.38
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Single Family Housing	133.98	141.12	122.78	384,311	384,311
Total	133.98	141.12	122.78	384,311	384,311

4.3 Trip Type Information

	Miles			Trip %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
Single Family Housing	10.80	7.30	7.50	44.00	18.80	37.20

5.0 Energy Detail

5.1 Mitigation Measures Energy

Exceed Title 24

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.00	0.00		0.00	0.00	0.00	26.17	26.17	0.00	0.00	26.34
Electricity Unmitigated						0.00	0.00		0.00	0.00	0.00	26.65	26.65	0.00	0.00	26.82
NaturalGas Mitigated	0.00	0.02	0.01	0.00		0.00	0.00		0.00	0.00	0.00	23.95	23.95	0.00	0.00	24.10
NaturalGas Unmitigated	0.00	0.02	0.01	0.00		0.00	0.00		0.00	0.00	0.00	28.83	28.83	0.00	0.00	29.00
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
Single Family Housing	540195	0.00	0.02	0.01	0.00		0.00	0.00		0.00	0.00	0.00	28.83	28.83	0.00	0.00	29.00
Total		**0.00**	**0.02**	**0.01**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**28.83**	**28.83**	**0.00**	**0.00**	**29.00**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
Single Family Housing	448831	0.00	0.02	0.01	0.00		0.00	0.00		0.00	0.00	0.00	23.95	23.95	0.00	0.00	24.10
Total		**0.00**	**0.02**	**0.01**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**23.95**	**23.95**	**0.00**	**0.00**	**24.10**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
Single Family Housing	91621.6					26.65	0.00	0.00	26.82
Total						**26.65**	**0.00**	**0.00**	**26.82**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
Single Family Housing	89970.5					26.17	0.00	0.00	26.34
Total						**26.17**	**0.00**	**0.00**	**26.34**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.02	0.01	1.19	0.00		0.00	0.15		0.00	0.15	14.46	18.37	32.83	0.01	0.00	33.54
Unmitigated	1.02	0.01	1.19	0.00		0.00	0.15		0.00	0.15	14.46	18.37	32.83	0.01	0.00	33.54
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.04					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.10					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hearth	0.88	0.01	1.08	0.00		0.00	0.15		0.00	0.15	14.46	18.19	32.66	0.01	0.00	33.36
Landscaping	0.00	0.00	0.11	0.00		0.00	0.00		0.00	0.00	0.00	0.17	0.17	0.00	0.00	0.18
Total	**1.02**	**0.01**	**1.19**	**0.00**		**0.00**	**0.15**		**0.00**	**0.15**	**14.46**	**18.36**	**32.83**	**0.01**	**0.00**	**33.54**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.04					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.10					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hearth	0.88	0.01	1.08	0.00		0.00	0.15		0.00	0.15	14.46	18.19	32.66	0.01	0.00	33.36
Landscaping	0.00	0.00	0.11	0.00		0.00	0.00		0.00	0.00	0.00	0.17	0.17	0.00	0.00	0.18
Total	**1.02**	**0.01**	**1.19**	**0.00**		**0.00**	**0.15**		**0.00**	**0.15**	**14.46**	**18.36**	**32.83**	**0.01**	**0.00**	**33.54**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr				MT/yr			
Mitigated					1.71	0.02	0.00	2.36
Unmitigated					2.03	0.03	0.00	2.84
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
Single Family Housing	0.912156 / 0.575055					2.03	0.03	0.00	2.84
Total						**2.03**	**0.03**	**0.00**	**2.84**

Mitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
Single Family Housing	0.729725 / 0.539977					1.71	0.02	0.00	2.36
Total						**1.71**	**0.02**	**0.00**	**2.36**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	tons/yr				MT/yr			
Mitigated					1.79	0.11	0.00	4.00
Unmitigated					3.57	0.21	0.00	8.01
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
Single Family Housing	17.6					3.57	0.21	0.00	8.01
Total						**3.57**	**0.21**	**0.00**	**8.01**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
Single Family Housing	8.8					1.79	0.11	0.00	4.00
Total						**1.79**	**0.11**	**0.00**	**4.00**

9.0 Vegetation

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons				MT			
Unmitigated					0.00	0.00	0.00	0.00
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

9.1 Vegetation Land Change

Vegetation Type

	Initial/Final	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	Acres	tons				MT			
Trees	9.81 / 9.81					0.00	0.00	0.00	0.00
Total						**0.00**	**0.00**	**0.00**	**0.00**

Pebble Beach - SBI Conference Center Ballroom

Monterey County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
General Office Building	3.96	1000sqft

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.8	**Utility Company**	Pacific Gas & Electric Company
Climate Zone	4	**Precipitation Freq (Days)**	51		

1.3 User Entered Comments

Project Characteristics -

Land Use - -

Construction Phase - Changed const. phases/dates

Off-road Equipment - +

Trips and VMT -

Grading - -

Vehicle Trips - +

Land Use Change -

Sequestration -

Construction Off-road Equipment Mitigation - Dust emission reductions based on Table 8-2 in MBUAPCD CEQA Air Quality Guidelines

Energy Mitigation -

Water Mitigation -

Waste Mitigation -

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2014	0.36	2.36	1.75	0.00	0.57	0.13	0.70	0.01	0.13	0.14	0.00	290.16	290.16	0.02	0.00	290.63
Total	**0.36**	**2.36**	**1.75**	**0.00**	**0.57**	**0.13**	**0.70**	**0.01**	**0.13**	**0.14**	**0.00**	**290.16**	**290.16**	**0.02**	**0.00**	**290.63**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2014	0.13	0.72	0.59	0.00	0.56	0.03	0.59	0.01	0.03	0.03	0.00	290.16	290.16	0.02	0.00	290.63
Total	**0.13**	**0.72**	**0.59**	**0.00**	**0.56**	**0.03**	**0.59**	**0.01**	**0.03**	**0.03**	**0.00**	**290.16**	**290.16**	**0.02**	**0.00**	**290.63**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.02	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	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	26.35	26.35	0.00	0.00	26.51
Mobile	0.02	0.04	0.21	0.00	0.02	0.00	0.02	0.00	0.00	0.00	0.00	15.97	15.97	0.00	0.00	16.00
Waste						0.00	0.00		0.00	0.00	0.75	0.00	0.75	0.04	0.00	1.67
Water						0.00	0.00		0.00	0.00	0.00	1.56	1.56	0.02	0.00	2.18
Total	**0.04**	**0.04**	**0.21**	**0.00**	**0.02**	**0.00**	**0.02**	**0.00**	**0.00**	**0.00**	**0.75**	**43.88**	**44.63**	**0.06**	**0.00**	**46.36**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.02	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	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	23.90	23.90	0.00	0.00	24.05
Mobile	0.02	0.04	0.21	0.00	0.02	0.00	0.02	0.00	0.00	0.00	0.00	15.97	15.97	0.00	0.00	16.00
Waste						0.00	0.00		0.00	0.00	0.37	0.00	0.37	0.02	0.00	0.84
Water						0.00	0.00		0.00	0.00	0.00	1.31	1.31	0.02	0.00	1.81
Total	**0.04**	**0.04**	**0.21**	**0.00**	**0.02**	**0.00**	**0.02**	**0.00**	**0.00**	**0.00**	**0.37**	**41.18**	**41.55**	**0.04**	**0.00**	**42.70**

2.3 Vegetation

Vegetation

	ROG	NOx	CO	SO2	CO2e
Category	tons				MT
Vegetation Land Change					0.00
Total					**0.00**

3.0 Construction Detail

3.1 Mitigation Measures Construction

Use Oxidation Catalyst for Construction Equipment

Use Soil Stabilizer

Replace Ground Cover

Water Exposed Area

3.2 Grading - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.01	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.02	0.14	0.10	0.00		0.01	0.01		0.01	0.01	0.00	14.06	14.06	0.00	0.00	14.09
Total	**0.02**	**0.14**	**0.10**	**0.00**	**0.01**	**0.01**	**0.02**	**0.00**	**0.01**	**0.01**	**0.00**	**14.06**	**14.06**	**0.00**	**0.00**	**14.09**

3.2 Grading - 2014

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.08	0.71	0.54	0.00	0.56	0.02	0.58	0.00	0.02	0.03	0.00	99.51	99.51	0.00	0.00	99.58
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.89	0.89	0.00	0.00	0.89
Total	**0.08**	**0.71**	**0.55**	**0.00**	**0.56**	**0.02**	**0.58**	**0.00**	**0.02**	**0.03**	**0.00**	**100.40**	**100.40**	**0.00**	**0.00**	**100.47**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	14.06	14.06	0.00	0.00	14.09
Total	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**14.06**	**14.06**	**0.00**	**0.00**	**14.09**

3.2 Grading - 2014

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.08	0.71	0.54	0.00	0.56	0.02	0.58	0.00	0.02	0.03	0.00	99.51	99.51	0.00	0.00	99.58
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.89	0.89	0.00	0.00	0.89
Total	**0.08**	**0.71**	**0.55**	**0.00**	**0.56**	**0.02**	**0.58**	**0.00**	**0.02**	**0.03**	**0.00**	**100.40**	**100.40**	**0.00**	**0.00**	**100.47**

3.3 Building Construction - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.18	1.31	0.93	0.00		0.08	0.08		0.08	0.08	0.00	153.50	153.50	0.01	0.00	153.80
Total	**0.18**	**1.31**	**0.93**	**0.00**		**0.08**	**0.08**		**0.08**	**0.08**	**0.00**	**153.50**	**153.50**	**0.01**	**0.00**	**153.80**

3.3 Building Construction - 2014

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	0.00	0.01	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.10	2.10	0.00	0.00	2.10
Worker	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.74	0.74	0.00	0.00	0.74
Total	**0.00**	**0.01**	**0.02**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**2.84**	**2.84**	**0.00**	**0.00**	**2.84**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	153.50	153.50	0.01	0.00	153.80
Total	**0.00**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**153.50**	**153.50**	**0.01**	**0.00**	**153.80**

3.3 Building Construction - 2014

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	0.00	0.01	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.10	2.10	0.00	0.00	2.10
Worker	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.74	0.74	0.00	0.00	0.74
Total	**0.00**	**0.01**	**0.02**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**2.84**	**2.84**	**0.00**	**0.00**	**2.84**

3.4 Architechtural Coating - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.05					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.03	0.19	0.13	0.00		0.02	0.02		0.02	0.02	0.00	17.62	17.62	0.00	0.00	17.67
Total	**0.08**	**0.19**	**0.13**	**0.00**		**0.02**	**0.02**		**0.02**	**0.02**	**0.00**	**17.62**	**17.62**	**0.00**	**0.00**	**17.67**

3.4 Architechtural Coating - 2014

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.75	1.75	0.00	0.00	1.75
Total	**0.00**	**0.00**	**0.02**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**1.75**	**1.75**	**0.00**	**0.00**	**1.75**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.05					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	17.62	17.62	0.00	0.00	17.67
Total	**0.05**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**17.62**	**17.62**	**0.00**	**0.00**	**17.67**

3.4 Architechtural Coating - 2014

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.75	1.75	0.00	0.00	1.75
Total	**0.00**	**0.00**	**0.02**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**1.75**	**1.75**	**0.00**	**0.00**	**1.75**

4.0 Mobile Detail

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.02	0.04	0.21	0.00	0.02	0.00	0.02	0.00	0.00	0.00	0.00	15.97	15.97	0.00	0.00	16.00
Unmitigated	0.02	0.04	0.21	0.00	0.02	0.00	0.02	0.00	0.00	0.00	0.00	15.97	15.97	0.00	0.00	16.00
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Office Building	15.68	9.39	3.88	31,297	31,297
Total	15.68	9.39	3.88	31,297	31,297

4.3 Trip Type Information

	Miles			Trip %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
General Office Building	9.50	7.30	7.30	33.00	48.00	19.00

5.0 Energy Detail

5.1 Mitigation Measures Energy

Exceed Title 24

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.00	0.00		0.00	0.00	0.00	20.99	20.99	0.00	0.00	21.12
Electricity Unmitigated						0.00	0.00		0.00	0.00	0.00	22.71	22.71	0.00	0.00	22.85
NaturalGas Mitigated	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	2.91	2.91	0.00	0.00	2.93
NaturalGas Unmitigated	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	3.64	3.64	0.00	0.00	3.66
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
General Office Building	68191.2	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	3.64	3.64	0.00	0.00	3.66
Total		**0.00**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**3.64**	**3.64**	**0.00**	**0.00**	**3.66**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
General Office Building	54600.5	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	2.91	2.91	0.00	0.00	2.93
Total		**0.00**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**2.91**	**2.91**	**0.00**	**0.00**	**2.93**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
General Office Building	78051.6					22.71	0.00	0.00	22.85
Total						**22.71**	**0.00**	**0.00**	**22.85**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
General Office Building	72143.3					20.99	0.00	0.00	21.12
Total						**20.99**	**0.00**	**0.00**	**21.12**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.02	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
Unmitigated	0.02	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	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.02					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	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
Total	**0.02**	**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**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.02					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	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
Total	**0.02**	**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**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr				MT/yr			
Mitigated					1.31	0.02	0.00	1.81
Unmitigated					1.56	0.02	0.00	2.18
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
General Office Building	0.703826 / 0.431377					1.56	0.02	0.00	2.18
Total						**1.56**	**0.02**	**0.00**	**2.18**

Mitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
General Office Building	0.563061 / 0.405063					1.31	0.02	0.00	1.81
Total						**1.31**	**0.02**	**0.00**	**1.81**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	tons/yr				MT/yr			
Mitigated					0.37	0.02	0.00	0.84
Unmitigated					0.75	0.04	0.00	1.67
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
General Office Building	3.68					0.75	0.04	0.00	1.67
Total						**0.75**	**0.04**	**0.00**	**1.67**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
General Office Building	1.84					0.37	0.02	0.00	0.84
Total						**0.37**	**0.02**	**0.00**	**0.84**

9.0 Vegetation

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons				MT			
Unmitigated					0.00	0.00	0.00	0.00
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

9.1 Vegetation Land Change

Vegetation Type

	Initial/Final	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	Acres	tons				MT			
Trees	10.09 / 10.09					0.00	0.00	0.00	0.00
Total						**0.00**	**0.00**	**0.00**	**0.00**

Pebble Beach - SBI Conference Center Meeting
Monterey County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
General Office Building	3.96	1000sqft

1.2 Other Project Characteristics

Urbanization Urban **Wind Speed (m/s)** 2.8 **Utility Company** Pacific Gas & Electric Company

Climate Zone 4 **Precipitation Freq (Days)** 51

1.3 User Entered Comments

Project Characteristics -

Land Use - -

Construction Phase - Changed const. phases/dates

Off-road Equipment - +

Trips and VMT -

Grading - -

Vehicle Trips - +

Land Use Change -

Sequestration -

Construction Off-road Equipment Mitigation - Dust emission reductions based on Table 8-2 in MBUAPCD CEQA Air Quality Guidelines

Energy Mitigation -

Waste Mitigation -

Water Mitigation -

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2014	0.36	2.36	1.75	0.00	0.57	0.13	0.70	0.01	0.13	0.14	0.00	290.16	290.16	0.02	0.00	290.63
Total	**0.36**	**2.36**	**1.75**	**0.00**	**0.57**	**0.13**	**0.70**	**0.01**	**0.13**	**0.14**	**0.00**	**290.16**	**290.16**	**0.02**	**0.00**	**290.63**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2014	0.13	0.72	0.59	0.00	0.56	0.03	0.59	0.01	0.03	0.03	0.00	290.16	290.16	0.02	0.00	290.63
Total	**0.13**	**0.72**	**0.59**	**0.00**	**0.56**	**0.03**	**0.59**	**0.01**	**0.03**	**0.03**	**0.00**	**290.16**	**290.16**	**0.02**	**0.00**	**290.63**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.02	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	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	26.35	26.35	0.00	0.00	26.51
Mobile	0.02	0.04	0.21	0.00	0.02	0.00	0.02	0.00	0.00	0.00	0.00	15.97	15.97	0.00	0.00	16.00
Waste						0.00	0.00		0.00	0.00	0.75	0.00	0.75	0.04	0.00	1.67
Water						0.00	0.00		0.00	0.00	0.00	1.56	1.56	0.02	0.00	2.18
Total	**0.04**	**0.04**	**0.21**	**0.00**	**0.02**	**0.00**	**0.02**	**0.00**	**0.00**	**0.00**	**0.75**	**43.88**	**44.63**	**0.06**	**0.00**	**46.36**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.02	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	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	23.90	23.90	0.00	0.00	24.05
Mobile	0.02	0.04	0.21	0.00	0.02	0.00	0.02	0.00	0.00	0.00	0.00	15.97	15.97	0.00	0.00	16.00
Waste						0.00	0.00		0.00	0.00	0.37	0.00	0.37	0.02	0.00	0.84
Water						0.00	0.00		0.00	0.00	0.00	1.31	1.31	0.02	0.00	1.81
Total	**0.04**	**0.04**	**0.21**	**0.00**	**0.02**	**0.00**	**0.02**	**0.00**	**0.00**	**0.00**	**0.37**	**41.18**	**41.55**	**0.04**	**0.00**	**42.70**

2.3 Vegetation

Vegetation

	ROG	NOx	CO	SO2	CO2e
Category	tons				MT
Vegetation Land Change					0.00
Total					**0.00**

3.0 Construction Detail

3.1 Mitigation Measures Construction

Use Oxidation Catalyst for Construction Equipment

Use Soil Stabilizer

Replace Ground Cover

Water Exposed Area

3.2 Grading - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.01	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.02	0.14	0.10	0.00		0.01	0.01		0.01	0.01	0.00	14.06	14.06	0.00	0.00	14.09
Total	**0.02**	**0.14**	**0.10**	**0.00**	**0.01**	**0.01**	**0.02**	**0.00**	**0.01**	**0.01**	**0.00**	**14.06**	**14.06**	**0.00**	**0.00**	**14.09**

3.2 Grading - 2014

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.08	0.71	0.54	0.00	0.56	0.02	0.58	0.00	0.02	0.03	0.00	99.51	99.51	0.00	0.00	99.58
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.89	0.89	0.00	0.00	0.89
Total	**0.08**	**0.71**	**0.55**	**0.00**	**0.56**	**0.02**	**0.58**	**0.00**	**0.02**	**0.03**	**0.00**	**100.40**	**100.40**	**0.00**	**0.00**	**100.47**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	14.06	14.06	0.00	0.00	14.09
Total	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**14.06**	**14.06**	**0.00**	**0.00**	**14.09**

3.2 Grading - 2014

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.08	0.71	0.54	0.00	0.56	0.02	0.58	0.00	0.02	0.03	0.00	99.51	99.51	0.00	0.00	99.58
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.89	0.89	0.00	0.00	0.89
Total	**0.08**	**0.71**	**0.55**	**0.00**	**0.56**	**0.02**	**0.58**	**0.00**	**0.02**	**0.03**	**0.00**	**100.40**	**100.40**	**0.00**	**0.00**	**100.47**

3.3 Building Construction - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.18	1.31	0.93	0.00		0.08	0.08		0.08	0.08	0.00	153.50	153.50	0.01	0.00	153.80
Total	**0.18**	**1.31**	**0.93**	**0.00**		**0.08**	**0.08**		**0.08**	**0.08**	**0.00**	**153.50**	**153.50**	**0.01**	**0.00**	**153.80**

3.3 Building Construction - 2014

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	0.00	0.01	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.10	2.10	0.00	0.00	2.10
Worker	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.74	0.74	0.00	0.00	0.74
Total	**0.00**	**0.01**	**0.02**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**2.84**	**2.84**	**0.00**	**0.00**	**2.84**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	153.50	153.50	0.01	0.00	153.80
Total	**0.00**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**153.50**	**153.50**	**0.01**	**0.00**	**153.80**

3.3 Building Construction - 2014

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	0.00	0.01	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.10	2.10	0.00	0.00	2.10
Worker	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.74	0.74	0.00	0.00	0.74
Total	**0.00**	**0.01**	**0.02**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**2.84**	**2.84**	**0.00**	**0.00**	**2.84**

3.4 Architechtural Coating - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.05					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.03	0.19	0.13	0.00		0.02	0.02		0.02	0.02	0.00	17.62	17.62	0.00	0.00	17.67
Total	**0.08**	**0.19**	**0.13**	**0.00**		**0.02**	**0.02**		**0.02**	**0.02**	**0.00**	**17.62**	**17.62**	**0.00**	**0.00**	**17.67**

3.4 Architechtural Coating - 2014

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.75	1.75	0.00	0.00	1.75
Total	**0.00**	**0.00**	**0.02**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**1.75**	**1.75**	**0.00**	**0.00**	**1.75**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.05					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	17.62	17.62	0.00	0.00	17.67
Total	**0.05**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**17.62**	**17.62**	**0.00**	**0.00**	**17.67**

3.4 Architechtural Coating - 2014

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.75	1.75	0.00	0.00	1.75
Total	**0.00**	**0.00**	**0.02**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**1.75**	**1.75**	**0.00**	**0.00**	**1.75**

4.0 Mobile Detail

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.02	0.04	0.21	0.00	0.02	0.00	0.02	0.00	0.00	0.00	0.00	15.97	15.97	0.00	0.00	16.00
Unmitigated	0.02	0.04	0.21	0.00	0.02	0.00	0.02	0.00	0.00	0.00	0.00	15.97	15.97	0.00	0.00	16.00
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Office Building	15.68	9.39	3.88	31,297	31,297
Total	15.68	9.39	3.88	31,297	31,297

4.3 Trip Type Information

	Miles			Trip %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
General Office Building	9.50	7.30	7.30	33.00	48.00	19.00

5.0 Energy Detail

5.1 Mitigation Measures Energy

Exceed Title 24

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.00	0.00		0.00	0.00	0.00	20.99	20.99	0.00	0.00	21.12
Electricity Unmitigated						0.00	0.00		0.00	0.00	0.00	22.71	22.71	0.00	0.00	22.85
NaturalGas Mitigated	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	2.91	2.91	0.00	0.00	2.93
NaturalGas Unmitigated	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	3.64	3.64	0.00	0.00	3.66
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
General Office Building	68191.2	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	3.64	3.64	0.00	0.00	3.66
Total		**0.00**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**3.64**	**3.64**	**0.00**	**0.00**	**3.66**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
General Office Building	54600.5	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	2.91	2.91	0.00	0.00	2.93
Total		**0.00**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**2.91**	**2.91**	**0.00**	**0.00**	**2.93**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
General Office Building	78051.6					22.71	0.00	0.00	22.85
Total						**22.71**	**0.00**	**0.00**	**22.85**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
General Office Building	72143.3					20.99	0.00	0.00	21.12
Total						**20.99**	**0.00**	**0.00**	**21.12**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.02	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
Unmitigated	0.02	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	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.02					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	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
Total	**0.02**	**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**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.02					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	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
Total	**0.02**	**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**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr				MT/yr			
Mitigated					1.31	0.02	0.00	1.81
Unmitigated					1.56	0.02	0.00	2.18
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
General Office Building	0.703826 / 0.431377					1.56	0.02	0.00	2.18
Total						**1.56**	**0.02**	**0.00**	**2.18**

Mitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
General Office Building	0.563061 / 0.405063					1.31	0.02	0.00	1.81
Total						**1.31**	**0.02**	**0.00**	**1.81**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	tons/yr				MT/yr			
Mitigated					0.37	0.02	0.00	0.84
Unmitigated					0.75	0.04	0.00	1.67
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
General Office Building	3.68					0.75	0.04	0.00	1.67
Total						**0.75**	**0.04**	**0.00**	**1.67**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
General Office Building	1.84					0.37	0.02	0.00	0.84
Total						**0.37**	**0.02**	**0.00**	**0.84**

9.0 Vegetation

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons				MT			
Unmitigated					0.00	0.00	0.00	0.00
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

9.1 Vegetation Land Change

Vegetation Type

	Initial/Final	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	Acres	tons				MT			
Trees	10.09 / 10.09					0.00	0.00	0.00	0.00
Total						**0.00**	**0.00**	**0.00**	**0.00**

Pebble Beach - SBI Guest Cottages
Monterey County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
Hotel	40	Room

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.8	**Utility Company**	Pacific Gas & Electric Company
Climate Zone	4	**Precipitation Freq (Days)**	51		

1.3 User Entered Comments

Project Characteristics -
Land Use - -
Construction Phase - Changed const. phases/dates
Off-road Equipment -
Off-road Equipment -
Off-road Equipment - +
Trips and VMT -

Grading - -

Vehicle Trips - +

Land Use Change -

Sequestration -

Construction Off-road Equipment Mitigation - Dust emission reductions based on Table 8-2 in MBUAPCD CEQA Air Quality Guidelines

Energy Mitigation -

Waste Mitigation -

Water Mitigation -

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2017	0.71	4.60	4.21	0.01	0.47	0.29	0.76	0.07	0.29	0.37	0.00	642.77	642.77	0.06	0.00	643.98
2018	0.97	1.86	1.88	0.00	0.05	0.12	0.17	0.00	0.12	0.12	0.00	282.81	282.81	0.02	0.00	283.31
Total	**1.68**	**6.46**	**6.09**	**0.01**	**0.52**	**0.41**	**0.93**	**0.07**	**0.41**	**0.49**	**0.00**	**925.58**	**925.58**	**0.08**	**0.00**	**927.29**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2017	0.05	0.24	0.45	0.01	0.39	0.01	0.40	0.03	0.01	0.04	0.00	642.77	642.77	0.06	0.00	643.98
2018	0.69	0.06	0.17	0.00	0.05	0.00	0.05	0.00	0.00	0.00	0.00	282.81	282.81	0.02	0.00	283.31
Total	**0.74**	**0.30**	**0.62**	**0.01**	**0.44**	**0.01**	**0.45**	**0.03**	**0.01**	**0.04**	**0.00**	**925.58**	**925.58**	**0.08**	**0.00**	**927.29**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.29	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	0.01	0.13	0.11	0.00		0.00	0.01		0.00	0.01	0.00	286.35	286.35	0.01	0.01	288.12
Mobile	0.27	0.62	3.00	0.00	0.21	0.02	0.23	0.01	0.02	0.03	0.00	215.73	215.73	0.02	0.00	216.15
Waste						0.00	0.00		0.00	0.00	4.45	0.00	4.45	0.26	0.00	9.96
Water						0.00	0.00		0.00	0.00	0.00	1.72	1.72	0.03	0.00	2.62
Total	**0.57**	**0.75**	**3.11**	**0.00**	**0.21**	**0.02**	**0.24**	**0.01**	**0.02**	**0.04**	**4.45**	**503.80**	**508.25**	**0.32**	**0.01**	**516.85**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.29	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	0.01	0.11	0.09	0.00		0.00	0.01		0.00	0.01	0.00	252.10	252.10	0.01	0.00	253.66
Mobile	0.27	0.62	3.00	0.00	0.21	0.02	0.23	0.01	0.02	0.03	0.00	215.73	215.73	0.02	0.00	216.15
Waste						0.00	0.00		0.00	0.00	2.22	0.00	2.22	0.13	0.00	4.98
Water						0.00	0.00		0.00	0.00	0.00	1.39	1.39	0.02	0.00	2.11
Total	**0.57**	**0.73**	**3.09**	**0.00**	**0.21**	**0.02**	**0.24**	**0.01**	**0.02**	**0.04**	**2.22**	**469.22**	**471.44**	**0.18**	**0.00**	**476.90**

2.3 Vegetation

Vegetation

	ROG	NOx	CO	SO2	CO2e
Category	tons				MT
Vegetation Land Change					0.00
Total					**0.00**

3.0 Construction Detail

3.1 Mitigation Measures Construction

Use Oxidation Catalyst for Construction Equipment

Use Soil Stabilizer

Replace Ground Cover

Water Exposed Area

3.2 Grading - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.13	0.00	0.13	0.07	0.00	0.07	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.10	0.76	0.60	0.00		0.04	0.04		0.04	0.04	0.00	102.18	102.18	0.01	0.00	102.36
Total	**0.10**	**0.76**	**0.60**	**0.00**	**0.13**	**0.04**	**0.17**	**0.07**	**0.04**	**0.11**	**0.00**	**102.18**	**102.18**	**0.01**	**0.00**	**102.36**

3.2 Grading - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.01	0.12	0.09	0.00	0.25	0.00	0.25	0.00	0.00	0.00	0.00	22.25	22.25	0.00	0.00	22.26
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.55	2.55	0.00	0.00	2.55
Total	**0.01**	**0.12**	**0.11**	**0.00**	**0.25**	**0.00**	**0.25**	**0.00**	**0.00**	**0.00**	**0.00**	**24.80**	**24.80**	**0.00**	**0.00**	**24.81**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.05	0.00	0.05	0.03	0.00	0.03	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	102.18	102.18	0.01	0.00	102.36
Total	**0.00**	**0.00**	**0.00**	**0.00**	**0.05**	**0.00**	**0.05**	**0.03**	**0.00**	**0.03**	**0.00**	**102.18**	**102.18**	**0.01**	**0.00**	**102.36**

3.2 Grading - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.01	0.12	0.09	0.00	0.25	0.00	0.25	0.00	0.00	0.00	0.00	22.25	22.25	0.00	0.00	22.26
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.55	2.55	0.00	0.00	2.55
Total	**0.01**	**0.12**	**0.11**	**0.00**	**0.25**	**0.00**	**0.25**	**0.00**	**0.00**	**0.00**	**0.00**	**24.80**	**24.80**	**0.00**	**0.00**	**24.81**

3.3 Paving - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.04	0.23	0.19	0.00		0.02	0.02		0.02	0.02	0.00	25.04	25.04	0.00	0.00	25.10
Paving	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**0.04**	**0.23**	**0.19**	**0.00**		**0.02**	**0.02**		**0.02**	**0.02**	**0.00**	**25.04**	**25.04**	**0.00**	**0.00**	**25.10**

3.3 Paving - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.82	1.82	0.00	0.00	1.82
Total	**0.00**	**0.00**	**0.02**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**1.82**	**1.82**	**0.00**	**0.00**	**1.82**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	25.04	25.04	0.00	0.00	25.10
Paving	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**0.00**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**25.04**	**25.04**	**0.00**	**0.00**	**25.10**

3.3 Paving - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.82	1.82	0.00	0.00	1.82
Total	**0.00**	**0.00**	**0.02**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**1.82**	**1.82**	**0.00**	**0.00**	**1.82**

3.4 Building Construction - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.52	3.37	2.97	0.01		0.23	0.23		0.23	0.23	0.00	443.98	443.98	0.04	0.00	444.88
Total	**0.52**	**3.37**	**2.97**	**0.01**		**0.23**	**0.23**		**0.23**	**0.23**	**0.00**	**443.98**	**443.98**	**0.04**	**0.00**	**444.88**

3.4 Building Construction - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	0.01	0.09	0.09	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	18.51	18.51	0.00	0.00	18.52
Worker	0.02	0.03	0.23	0.00	0.07	0.00	0.07	0.00	0.00	0.00	0.00	26.45	26.45	0.00	0.00	26.49
Total	**0.03**	**0.12**	**0.32**	**0.00**	**0.08**	**0.00**	**0.08**	**0.00**	**0.00**	**0.00**	**0.00**	**44.96**	**44.96**	**0.00**	**0.00**	**45.01**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.00	0.00	0.00	0.01		0.00	0.00		0.00	0.00	0.00	443.98	443.98	0.04	0.00	444.88
Total	**0.00**	**0.00**	**0.00**	**0.01**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**443.98**	**443.98**	**0.04**	**0.00**	**444.88**

3.4 Building Construction - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	0.01	0.09	0.09	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	18.51	18.51	0.00	0.00	18.52
Worker	0.02	0.03	0.23	0.00	0.07	0.00	0.07	0.00	0.00	0.00	0.00	26.45	26.45	0.00	0.00	26.49
Total	**0.03**	**0.12**	**0.32**	**0.00**	**0.08**	**0.00**	**0.08**	**0.00**	**0.00**	**0.00**	**0.00**	**44.96**	**44.96**	**0.00**	**0.00**	**45.01**

3.4 Building Construction - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.27	1.75	1.67	0.00		0.11	0.11		0.11	0.11	0.00	251.20	251.20	0.02	0.00	251.67
Total	**0.27**	**1.75**	**1.67**	**0.00**		**0.11**	**0.11**		**0.11**	**0.11**	**0.00**	**251.20**	**251.20**	**0.02**	**0.00**	**251.67**

3.4 Building Construction - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	0.01	0.05	0.05	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	10.49	10.49	0.00	0.00	10.50
Worker	0.01	0.01	0.12	0.00	0.04	0.00	0.04	0.00	0.00	0.00	0.00	14.65	14.65	0.00	0.00	14.68
Total	**0.02**	**0.06**	**0.17**	**0.00**	**0.05**	**0.00**	**0.05**	**0.00**	**0.00**	**0.00**	**0.00**	**25.14**	**25.14**	**0.00**	**0.00**	**25.18**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	251.20	251.20	0.02	0.00	251.67
Total	**0.00**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**251.20**	**251.20**	**0.02**	**0.00**	**251.67**

3.4 Building Construction - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	0.01	0.05	0.05	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	10.49	10.49	0.00	0.00	10.50
Worker	0.01	0.01	0.12	0.00	0.04	0.00	0.04	0.00	0.00	0.00	0.00	14.65	14.65	0.00	0.00	14.68
Total	**0.02**	**0.06**	**0.17**	**0.00**	**0.05**	**0.00**	**0.05**	**0.00**	**0.00**	**0.00**	**0.00**	**25.14**	**25.14**	**0.00**	**0.00**	**25.18**

3.5 Architectural Coating - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.67					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.01	0.04	0.04	0.00		0.00	0.00		0.00	0.00	0.00	5.61	5.61	0.00	0.00	5.62
Total	**0.68**	**0.04**	**0.04**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**5.61**	**5.61**	**0.00**	**0.00**	**5.62**

3.5 Architectural Coating - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.85	0.85	0.00	0.00	0.85
Total	**0.00**	**0.00**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.85**	**0.85**	**0.00**	**0.00**	**0.85**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.67					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	5.61	5.61	0.00	0.00	5.62
Total	**0.67**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**5.61**	**5.61**	**0.00**	**0.00**	**5.62**

3.5 Architectural Coating - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.85	0.85	0.00	0.00	0.85
Total	**0.00**	**0.00**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.85**	**0.85**	**0.00**	**0.00**	**0.85**

4.0 Mobile Detail

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.27	0.62	3.00	0.00	0.21	0.02	0.23	0.01	0.02	0.03	0.00	215.73	215.73	0.02	0.00	216.15
Unmitigated	0.27	0.62	3.00	0.00	0.21	0.02	0.23	0.01	0.02	0.03	0.00	215.73	215.73	0.02	0.00	216.15
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Hotel	196.00	327.60	238.00	419,505	419,505
Total	196.00	327.60	238.00	419,505	419,505

4.3 Trip Type Information

	Miles			Trip %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
Hotel	9.50	7.30	7.30	19.40	61.60	19.00

5.0 Energy Detail

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.00	0.00		0.00	0.00	0.00	134.16	134.16	0.01	0.00	135.00
Electricity Unmitigated						0.00	0.00		0.00	0.00	0.00	142.60	142.60	0.01	0.00	143.50
NaturalGas Mitigated	0.01	0.11	0.09	0.00		0.00	0.01		0.00	0.01	0.00	117.94	117.94	0.00	0.00	118.66
NaturalGas Unmitigated	0.01	0.13	0.11	0.00		0.00	0.01		0.00	0.01	0.00	143.75	143.75	0.00	0.00	144.62
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
Hotel	2.69375e+006	0.01	0.13	0.11	0.00		0.00	0.01		0.00	0.01	0.00	143.75	143.75	0.00	0.00	144.62
Total		**0.01**	**0.13**	**0.11**	**0.00**		**0.00**	**0.01**		**0.00**	**0.01**	**0.00**	**143.75**	**143.75**	**0.00**	**0.00**	**144.62**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
Hotel	2.21018e+006	0.01	0.11	0.09	0.00		0.00	0.01		0.00	0.01	0.00	117.94	117.94	0.00	0.00	118.66
Total		**0.01**	**0.11**	**0.09**	**0.00**		**0.00**	**0.01**		**0.00**	**0.01**	**0.00**	**117.94**	**117.94**	**0.00**	**0.00**	**118.66**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
Hotel	490195					142.60	0.01	0.00	143.50
Total						**142.60**	**0.01**	**0.00**	**143.50**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
Hotel	461155					134.16	0.01	0.00	135.00
Total						**134.16**	**0.01**	**0.00**	**135.00**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.29	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
Unmitigated	0.29	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	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.07					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.23					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	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
Total	**0.30**	**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**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.07					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.23					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	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
Total	**0.30**	**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**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr				MT/yr			
Mitigated					1.39	0.02	0.00	2.11
Unmitigated					1.72	0.03	0.00	2.62
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
Hotel	1.01467 / 0.112741					1.72	0.03	0.00	2.62
Total						**1.72**	**0.03**	**0.00**	**2.62**

Mitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
Hotel	0.811737 / 0.105864					1.39	0.02	0.00	2.11
Total						**1.39**	**0.02**	**0.00**	**2.11**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	tons/yr				MT/yr			
Mitigated					2.22	0.13	0.00	4.98
Unmitigated					4.45	0.26	0.00	9.96
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
Hotel	21.9					4.45	0.26	0.00	9.96
Total						**4.45**	**0.26**	**0.00**	**9.96**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
Hotel	10.95					2.22	0.13	0.00	4.98
Total						**2.22**	**0.13**	**0.00**	**4.98**

9.0 Vegetation

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons				MT			
Unmitigated					0.00	0.00	0.00	0.00
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

9.1 Vegetation Land Change

Vegetation Type

	Initial/Final	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	Acres	tons				MT			
Trees	10.09 / 10.09					0.00	0.00	0.00	0.00
Total						**0.00**	**0.00**	**0.00**	**0.00**

Pebble Beach - SBI New Employee Parking Lot
Monterey County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
Parking Lot	3.21	Acre

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.8	**Utility Company**	Pacific Gas & Electric Company
Climate Zone	4	**Precipitation Freq (Days)**	51		

1.3 User Entered Comments

Project Characteristics -
Land Use - -
Construction Phase - Changed const. phases/dates
Grading - -
Land Use Change -
Sequestration -
Construction Off-road Equipment Mitigation - Dust emission reductions based on Table 8-2 in MBUAPCD CEQA Air Quality Guidelines

Energy Mitigation -

Waste Mitigation -

Water Mitigation -

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2012	0.32	2.31	1.57	0.00	0.90	0.14	1.04	0.07	0.14	0.21	0.00	221.95	221.95	0.02	0.00	222.44
Total	**0.32**	**2.31**	**1.57**	**0.00**	**0.90**	**0.14**	**1.04**	**0.07**	**0.14**	**0.21**	**0.00**	**221.95**	**221.95**	**0.02**	**0.00**	**222.44**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2012	0.07	0.60	0.52	0.00	0.82	0.02	0.84	0.03	0.02	0.05	0.00	221.95	221.95	0.02	0.00	222.44
Total	**0.07**	**0.60**	**0.52**	**0.00**	**0.82**	**0.02**	**0.84**	**0.03**	**0.02**	**0.05**	**0.00**	**221.95**	**221.95**	**0.02**	**0.00**	**222.44**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.71	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	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
Mobile	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	0.00	0.00
Waste						0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Water						0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**0.71**	**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**	**0.00**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.71	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	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
Mobile	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	0.00	0.00
Waste						0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Water						0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**0.71**	**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**	**0.00**

2.3 Vegetation

Vegetation

	ROG	NOx	CO	SO2	CO2e
Category	tons				MT
Vegetation Land Change					0.00
Total					**0.00**

3.0 Construction Detail

3.1 Mitigation Measures Construction

Use Oxidation Catalyst for Construction Equipment

Use Soil Stabilizer

Replace Ground Cover

Water Exposed Area

3.2 Grading - 2012

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.13	0.00	0.13	0.07	0.00	0.07	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.15	1.12	0.69	0.00		0.06	0.06		0.06	0.06	0.00	102.18	102.18	0.01	0.00	102.42
Total	**0.15**	**1.12**	**0.69**	**0.00**	**0.13**	**0.06**	**0.19**	**0.07**	**0.06**	**0.13**	**0.00**	**102.18**	**102.18**	**0.01**	**0.00**	**102.42**

3.2 Grading - 2012

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.06	0.59	0.43	0.00	0.76	0.02	0.78	0.00	0.02	0.02	0.00	66.33	66.33	0.00	0.00	66.39
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.84	2.84	0.00	0.00	2.85
Total	**0.06**	**0.59**	**0.47**	**0.00**	**0.76**	**0.02**	**0.78**	**0.00**	**0.02**	**0.02**	**0.00**	**69.17**	**69.17**	**0.00**	**0.00**	**69.24**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.05	0.00	0.05	0.03	0.00	0.03	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	102.18	102.18	0.01	0.00	102.42
Total	**0.00**	**0.00**	**0.00**	**0.00**	**0.05**	**0.00**	**0.05**	**0.03**	**0.00**	**0.03**	**0.00**	**102.18**	**102.18**	**0.01**	**0.00**	**102.42**

3.2 Grading - 2012

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.06	0.59	0.43	0.00	0.76	0.02	0.78	0.00	0.02	0.02	0.00	66.33	66.33	0.00	0.00	66.39
Vendor	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	0.00	0.00
Worker	0.00	0.00	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.84	2.84	0.00	0.00	2.85
Total	**0.06**	**0.59**	**0.47**	**0.00**	**0.76**	**0.02**	**0.78**	**0.00**	**0.02**	**0.02**	**0.00**	**69.17**	**69.17**	**0.00**	**0.00**	**69.24**

3.3 Paving - 2012

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.10	0.60	0.37	0.00		0.05	0.05		0.05	0.05	0.00	46.81	46.81	0.01	0.00	46.98
Paving	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**0.10**	**0.60**	**0.37**	**0.00**		**0.05**	**0.05**		**0.05**	**0.05**	**0.00**	**46.81**	**46.81**	**0.01**	**0.00**	**46.98**

3.3 Paving - 2012

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.01	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.79	3.79	0.00	0.00	3.80
Total	**0.00**	**0.01**	**0.05**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**3.79**	**3.79**	**0.00**	**0.00**	**3.80**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	46.81	46.81	0.01	0.00	46.98
Paving	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**0.00**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**46.81**	**46.81**	**0.01**	**0.00**	**46.98**

3.3 Paving - 2012

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.00	0.01	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.79	3.79	0.00	0.00	3.80
Total	**0.00**	**0.01**	**0.05**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**3.79**	**3.79**	**0.00**	**0.00**	**3.80**

4.0 Mobile Detail

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	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	0.00	0.00
Unmitigated	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	0.00	0.00
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Parking Lot	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

4.3 Trip Type Information

	Miles			Trip %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00

5.0 Energy Detail

5.1 Mitigation Measures Energy

Exceed Title 24

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Electricity Unmitigated						0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
NaturalGas Mitigated	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
NaturalGas Unmitigated	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
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
Parking Lot	0	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
Total		**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**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
Parking Lot	0	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
Total		**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**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
Parking Lot	0					0.00	0.00	0.00	0.00
Total						**0.00**	**0.00**	**0.00**	**0.00**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
Parking Lot	0					0.00	0.00	0.00	0.00
Total						**0.00**	**0.00**	**0.00**	**0.00**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.71	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
Unmitigated	0.71	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	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.16					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.55					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	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
Total	**0.71**	**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**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.16					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.55					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	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
Total	**0.71**	**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**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Shower

Use Water Efficient Irrigation System

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr				MT/yr			
Mitigated					0.00	0.00	0.00	0.00
Unmitigated					0.00	0.00	0.00	0.00
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
Parking Lot	0 / 0					0.00	0.00	0.00	0.00
Total						**0.00**	**0.00**	**0.00**	**0.00**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
Parking Lot	0 / 0					0.00	0.00	0.00	0.00
Total						**0.00**	**0.00**	**0.00**	**0.00**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	tons/yr				MT/yr			
Mitigated					0.00	0.00	0.00	0.00
Unmitigated					0.00	0.00	0.00	0.00
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
Parking Lot	0					0.00	0.00	0.00	0.00
Total						**0.00**	**0.00**	**0.00**	**0.00**

Mitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
Parking Lot	0					0.00	0.00	0.00	0.00
Total						**0.00**	**0.00**	**0.00**	**0.00**

9.0 Vegetation

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons				MT			
Unmitigated					0.00	0.00	0.00	0.00
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

9.1 Vegetation Land Change

Vegetation Type

	Initial/Final	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	Acres	tons				MT			
Trees	10.09 / 10.09					0.00	0.00	0.00	0.00
Total						**0.00**	**0.00**	**0.00**	**0.00**

3. Alternative 1 Criteria and Greenhouse Gas Emissions Model Runs

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Pebble Beach - Residential (Corp Yard)

Monterey County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
Single Family Housing	28	Dwelling Unit

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.8	**Utility Company**	Pacific Gas & Electric Company
Climate Zone	4	**Precipitation Freq (Days)**	51		

1.3 User Entered Comments

Project Characteristics -

Land Use - Held acreage constant at 10 units.

Construction Phase - Changed const. phases/dates

Grading - -

Vechicle Emission Factors - CO2 run and st adjusted to reflect no LCFS and Pavley for LDA, LDT1, LDT2, and MDV.

Land Use Change -

Sequestration -

Construction Off-road Equipment Mitigation - Dust emission reductions based on Table 8-2 in MBUAPCD CEQA Air Quality Guidelines

Energy Mitigation -

Water Mitigation -

Waste Mitigation -

Solid Waste -

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2014	1.05	6.63	4.95	0.01	10.71	0.30	11.01	0.13	0.30	0.43	0.00	844.61	844.61	0.05	0.00	845.64
Total	**1.05**	**6.63**	**4.95**	**0.01**	**10.71**	**0.30**	**11.01**	**0.13**	**0.30**	**0.43**	**0.00**	**844.61**	**844.61**	**0.05**	**0.00**	**845.64**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2014	0.73	4.34	3.43	0.01	10.58	0.15	10.73	0.07	0.15	0.22	0.00	844.61	844.61	0.05	0.00	845.64
Total	**0.73**	**4.34**	**3.43**	**0.01**	**10.58**	**0.15**	**10.73**	**0.07**	**0.15**	**0.22**	**0.00**	**844.61**	**844.61**	**0.05**	**0.00**	**845.64**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.86	0.03	2.37	0.00		0.00	0.31		0.00	0.31	28.92	36.73	65.66	0.03	0.00	67.08
Energy	0.01	0.05	0.02	0.00		0.00	0.00		0.00	0.00	0.00	110.96	110.96	0.00	0.00	111.65
Mobile	0.43	1.06	4.89	0.00	0.39	0.03	0.42	0.02	0.03	0.05	0.00	390.04	390.04	0.03	0.00	390.75
Waste						0.00	0.00		0.00	0.00	7.15	0.00	7.15	0.42	0.00	16.01
Water						0.00	0.00		0.00	0.00	0.00	4.06	4.06	0.06	0.00	5.69
Total	**2.30**	**1.14**	**7.28**	**0.00**	**0.39**	**0.03**	**0.73**	**0.02**	**0.03**	**0.36**	**36.07**	**541.79**	**577.87**	**0.54**	**0.00**	**591.18**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.86	0.03	2.37	0.00		0.00	0.31		0.00	0.31	28.92	36.73	65.66	0.03	0.00	67.08
Energy	0.00	0.04	0.02	0.00		0.00	0.00		0.00	0.00	0.00	100.25	100.25	0.00	0.00	100.87
Mobile	0.43	1.06	4.89	0.00	0.39	0.03	0.42	0.02	0.03	0.05	0.00	390.04	390.04	0.03	0.00	390.75
Waste						0.00	0.00		0.00	0.00	3.57	0.00	3.57	0.21	0.00	8.01
Water						0.00	0.00		0.00	0.00	0.00	3.41	3.41	0.04	0.00	4.71
Total	**2.29**	**1.13**	**7.28**	**0.00**	**0.39**	**0.03**	**0.73**	**0.02**	**0.03**	**0.36**	**32.49**	**530.43**	**562.93**	**0.31**	**0.00**	**571.42**

2.3 Vegetation

Vegetation

	ROG	NOx	CO	SO2	CO2e
Category	tons				MT
Vegetation Land Change					0.00
Total					**0.00**

3.0 Construction Detail

3.1 Mitigation Measures Construction

Use Oxidation Catalyst for Construction Equipment

Use Soil Stabilizer

Replace Ground Cover

Water Exposed Area

3.2 Grading - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.21	0.00	0.21	0.11	0.00	0.11	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.19	1.48	0.98	0.00		0.08	0.08		0.08	0.08	0.00	154.45	154.45	0.02	0.00	154.78
Total	**0.19**	**1.48**	**0.98**	**0.00**	**0.21**	**0.08**	**0.29**	**0.11**	**0.08**	**0.19**	**0.00**	**154.45**	**154.45**	**0.02**	**0.00**	**154.78**

3.2 Grading - 2014

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.70	4.33	3.33	0.01	10.49	0.15	10.64	0.02	0.15	0.18	0.00	609.77	609.77	0.02	0.00	610.23
Vendor	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	0.00	0.00
Worker	0.01	0.00	0.04	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	4.12	4.12	0.00	0.00	4.13
Total	**0.71**	**4.33**	**3.37**	**0.01**	**10.50**	**0.15**	**10.65**	**0.02**	**0.15**	**0.18**	**0.00**	**613.89**	**613.89**	**0.02**	**0.00**	**614.36**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.08	0.00	0.08	0.04	0.00	0.04	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	154.45	154.45	0.02	0.00	154.78
Total	**0.00**	**0.00**	**0.00**	**0.00**	**0.08**	**0.00**	**0.08**	**0.04**	**0.00**	**0.04**	**0.00**	**154.45**	**154.45**	**0.02**	**0.00**	**154.78**

3.2 Grading - 2014

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.70	4.33	3.33	0.01	10.49	0.15	10.64	0.02	0.15	0.18	0.00	609.77	609.77	0.02	0.00	610.23
Vendor	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	0.00	0.00
Worker	0.01	0.00	0.04	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	4.12	4.12	0.00	0.00	4.13
Total	**0.71**	**4.33**	**3.37**	**0.01**	**10.50**	**0.15**	**10.65**	**0.02**	**0.15**	**0.18**	**0.00**	**613.89**	**613.89**	**0.02**	**0.00**	**614.36**

3.3 Paving - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.13	0.81	0.55	0.00		0.07	0.07		0.07	0.07	0.00	70.76	70.76	0.01	0.00	70.98
Paving	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**0.13**	**0.81**	**0.55**	**0.00**		**0.07**	**0.07**		**0.07**	**0.07**	**0.00**	**70.76**	**70.76**	**0.01**	**0.00**	**70.98**

3.3 Paving - 2014

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.01	0.01	0.06	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	5.50	5.50	0.00	0.00	5.51
Total	**0.01**	**0.01**	**0.06**	**0.00**	**0.01**	**0.00**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**5.50**	**5.50**	**0.00**	**0.00**	**5.51**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	70.76	70.76	0.01	0.00	70.98
Paving	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**0.00**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**70.76**	**70.76**	**0.01**	**0.00**	**70.98**

3.3 Paving - 2014

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.00	0.00
Vendor	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	0.00	0.00
Worker	0.01	0.01	0.06	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	5.50	5.50	0.00	0.00	5.51
Total	**0.01**	**0.01**	**0.06**	**0.00**	**0.01**	**0.00**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**5.50**	**5.50**	**0.00**	**0.00**	**5.51**

4.0 Mobile Detail

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.43	1.06	4.89	0.00	0.39	0.03	0.42	0.02	0.03	0.05	0.00	390.04	390.04	0.03	0.00	390.75
Unmitigated	0.43	1.06	4.89	0.00	0.39	0.03	0.42	0.02	0.03	0.05	0.00	390.04	390.04	0.03	0.00	390.75
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Single Family Housing	267.96	282.24	245.56	768,621	768,621
Total	267.96	282.24	245.56	768,621	768,621

4.3 Trip Type Information

	Miles			Trip %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
Single Family Housing	10.80	7.30	7.50	44.00	18.80	37.20

5.0 Energy Detail

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.00	0.00		0.00	0.00	0.00	52.35	52.35	0.00	0.00	52.67
Electricity Unmitigated						0.00	0.00		0.00	0.00	0.00	53.31	53.31	0.00	0.00	53.64
NaturalGas Mitigated	0.00	0.04	0.02	0.00		0.00	0.00		0.00	0.00	0.00	47.90	47.90	0.00	0.00	48.19
NaturalGas Unmitigated	0.01	0.05	0.02	0.00		0.00	0.00		0.00	0.00	0.00	57.65	57.65	0.00	0.00	58.00
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
Single Family Housing	1.08039e+006	0.01	0.05	0.02	0.00		0.00	0.00		0.00	0.00	0.00	57.65	57.65	0.00	0.00	58.00
Total		**0.01**	**0.05**	**0.02**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**57.65**	**57.65**	**0.00**	**0.00**	**58.00**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
Single Family Housing	897663	0.00	0.04	0.02	0.00		0.00	0.00		0.00	0.00	0.00	47.90	47.90	0.00	0.00	48.19
Total		**0.00**	**0.04**	**0.02**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**47.90**	**47.90**	**0.00**	**0.00**	**48.19**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
Single Family Housing	183243					53.31	0.00	0.00	53.64
Total						**53.31**	**0.00**	**0.00**	**53.64**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
Single Family Housing	179941					52.35	0.00	0.00	52.67
Total						**52.35**	**0.00**	**0.00**	**52.67**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.86	0.03	2.37	0.00		0.00	0.31		0.00	0.31	28.92	36.73	65.66	0.03	0.00	67.08
Unmitigated	1.86	0.03	2.37	0.00		0.00	0.31		0.00	0.31	28.92	36.73	65.66	0.03	0.00	67.08
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.03					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.07					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hearth	1.76	0.02	2.16	0.00		0.00	0.31		0.00	0.31	28.92	36.39	65.31	0.03	0.00	66.73
Landscaping	0.01	0.00	0.21	0.00		0.00	0.00		0.00	0.00	0.00	0.34	0.34	0.00	0.00	0.35
Total	**1.87**	**0.02**	**2.37**	**0.00**		**0.00**	**0.31**		**0.00**	**0.31**	**28.92**	**36.73**	**65.65**	**0.03**	**0.00**	**67.08**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.03					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.07					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hearth	1.76	0.02	2.16	0.00		0.00	0.31		0.00	0.31	28.92	36.39	65.31	0.03	0.00	66.73
Landscaping	0.01	0.00	0.21	0.00		0.00	0.00		0.00	0.00	0.00	0.34	0.34	0.00	0.00	0.35
Total	**1.87**	**0.02**	**2.37**	**0.00**		**0.00**	**0.31**		**0.00**	**0.31**	**28.92**	**36.73**	**65.65**	**0.03**	**0.00**	**67.08**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr				MT/yr			
Mitigated					3.41	0.04	0.00	4.71
Unmitigated					4.06	0.06	0.00	5.69
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
Single Family Housing	1.82431 / 1.15011					4.06	0.06	0.00	5.69
Total						**4.06**	**0.06**	**0.00**	**5.69**

Mitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
Single Family Housing	1.45945 / 1.07995					3.41	0.04	0.00	4.71
Total						**3.41**	**0.04**	**0.00**	**4.71**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	tons/yr				MT/yr			
Mitigated					3.57	0.21	0.00	8.01
Unmitigated					7.15	0.42	0.00	16.01
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
Single Family Housing	35.2					7.15	0.42	0.00	16.01
Total						**7.15**	**0.42**	**0.00**	**16.01**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
Single Family Housing	17.6					3.57	0.21	0.00	8.01
Total						**3.57**	**0.21**	**0.00**	**8.01**

9.0 Vegetation

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons				MT			
Unmitigated					0.00	0.00	0.00	0.00
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

9.1 Vegetation Land Change

Vegetation Type

	Initial/Final	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	Acres	tons				MT			
Trees	9.81 / 9.81					0.00	0.00	0.00	0.00
Total						**0.00**	**0.00**	**0.00**	**0.00**

Pebble Beach - Residential (Corp Yard)

Monterey County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
Single Family Housing	28	Dwelling Unit

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.8	**Utility Company**	Pacific Gas & Electric Company
Climate Zone	4	**Precipitation Freq (Days)**	51		

1.3 User Entered Comments

Project Characteristics -

Land Use - Held acreage constant at 10 units.

Construction Phase - Changed const. phases/dates

Grading - -

Vechicle Emission Factors - CO2 run and st adjusted to reflect no LCFS and Pavley for LDA, LDT1, LDT2, and MDV.

Land Use Change -

Sequestration -

Construction Off-road Equipment Mitigation - Dust emission reductions based on Table 8-2 in MBUAPCD CEQA Air Quality Guidelines

Energy Mitigation -

Water Mitigation -

Waste Mitigation -

Solid Waste -

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2014	27.53	179.50	124.65	0.25	394.23	7.15	401.38	0.72	7.15	7.87	0.00	26,129.14	0.00	1.26	0.00	26,155.53
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2014	21.55	133.84	94.46	0.25	390.14	4.68	394.82	0.72	4.68	5.40	0.00	26,129.14	0.00	1.26	0.00	26,155.53
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	15.38	0.29	24.14	0.02		0.00	3.19		0.00	3.19	360.65	330.33		0.72	0.02	713.69
Energy	0.03	0.27	0.12	0.00		0.00	0.02		0.00	0.02		348.23		0.01	0.01	350.35
Mobile	2.51	5.98	28.31	0.03	2.69	0.20	2.89	0.09	0.20	0.29		2,699.02		0.21		2,703.42
Total	**17.92**	**6.54**	**52.57**	**0.05**	**2.69**	**0.20**	**6.10**	**0.09**	**0.20**	**3.50**	**360.65**	**3,377.58**		**0.94**	**0.03**	**3,767.46**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	15.38	0.29	24.14	0.02		0.00	3.19		0.00	3.19	360.65	330.33		0.72	0.02	713.69
Energy	0.03	0.23	0.10	0.00		0.00	0.02		0.00	0.02		289.34		0.01	0.01	291.10
Mobile	2.51	5.98	28.31	0.03	2.69	0.20	2.89	0.09	0.20	0.29		2,699.02		0.21		2,703.42
Total	**17.92**	**6.50**	**52.55**	**0.05**	**2.69**	**0.20**	**6.10**	**0.09**	**0.20**	**3.50**	**360.65**	**3,318.69**		**0.94**	**0.03**	**3,708.21**

3.0 Construction Detail

3.1 Mitigation Measures Construction

Use Oxidation Catalyst for Construction Equipment

Use Soil Stabilizer

Replace Ground Cover

Water Exposed Area

3.2 Grading - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.50	0.00	6.50	0.00	0.00	0.00						0.00
Off-Road	5.98	45.66	30.18	0.05		2.47	2.47		2.47	2.47		5,240.06		0.53		5,251.29
Total	**5.98**	**45.66**	**30.18**	**0.05**	**6.50**	**2.47**	**8.97**	**0.00**	**2.47**	**2.47**		**5,240.06**		**0.53**		**5,251.29**

3.2 Grading - 2014

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	21.24	133.70	93.04	0.20	387.53	4.67	392.20	0.71	4.67	5.38		20,734.85		0.71		20,749.75
Vendor	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
Worker	0.31	0.14	1.42	0.00	0.20	0.01	0.20	0.01	0.01	0.02		154.22		0.01		154.49
Total	**21.55**	**133.84**	**94.46**	**0.20**	**387.73**	**4.68**	**392.40**	**0.72**	**4.68**	**5.40**		**20,889.07**		**0.72**		**20,904.24**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.41	0.00	2.41	0.00	0.00	0.00						0.00
Off-Road	0.00	0.00	0.00	0.05		0.00	0.00		0.00	0.00	0.00	5,240.06		0.53		5,251.29
Total	**0.00**	**0.00**	**0.00**	**0.05**	**2.41**	**0.00**	**2.41**	**0.00**	**0.00**	**0.00**	**0.00**	**5,240.06**		**0.53**		**5,251.29**

3.2 Grading - 2014

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	21.24	133.70	93.04	0.20	387.53	4.67	392.20	0.71	4.67	5.38		20,734.85		0.71		20,749.75
Vendor	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
Worker	0.31	0.14	1.42	0.00	0.20	0.01	0.20	0.01	0.01	0.02		154.22		0.01		154.49
Total	**21.55**	**133.84**	**94.46**	**0.20**	**387.73**	**4.68**	**392.40**	**0.72**	**4.68**	**5.40**		**20,889.07**		**0.72**		**20,904.24**

3.3 Paving - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.97	24.85	16.79	0.03		2.07	2.07		2.07	2.07		2,400.73		0.36		2,408.23
Paving	0.00					0.00	0.00		0.00	0.00						0.00
Total	**3.97**	**24.85**	**16.79**	**0.03**		**2.07**	**2.07**		**2.07**	**2.07**		**2,400.73**		**0.36**		**2,408.23**

3.3 Paving - 2014

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	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
Vendor	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
Worker	0.42	0.19	1.90	0.00	0.26	0.01	0.27	0.01	0.01	0.02		205.63		0.02		205.98
Total	**0.42**	**0.19**	**1.90**	**0.00**	**0.26**	**0.01**	**0.27**	**0.01**	**0.01**	**0.02**		**205.63**		**0.02**		**205.98**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.00	0.00	0.00	0.03		0.00	0.00		0.00	0.00	0.00	2,400.73		0.36		2,408.23
Paving	0.00					0.00	0.00		0.00	0.00						0.00
Total	**0.00**	**0.00**	**0.00**	**0.03**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**2,400.73**		**0.36**		**2,408.23**

3.3 Paving - 2014

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	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
Vendor	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
Worker	0.42	0.19	1.90	0.00	0.26	0.01	0.27	0.01	0.01	0.02		205.63		0.02		205.98
Total	**0.42**	**0.19**	**1.90**	**0.00**	**0.26**	**0.01**	**0.27**	**0.01**	**0.01**	**0.02**		**205.63**		**0.02**		**205.98**

4.0 Mobile Detail

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.51	5.98	28.31	0.03	2.69	0.20	2.89	0.09	0.20	0.29		2,699.02		0.21		2,703.42
Unmitigated	2.51	5.98	28.31	0.03	2.69	0.20	2.89	0.09	0.20	0.29		2,699.02		0.21		2,703.42
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Single Family Housing	267.96	282.24	245.56	768,621	768,621
Total	267.96	282.24	245.56	768,621	768,621

4.3 Trip Type Information

	Miles			Trip %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
Single Family Housing	10.80	7.30	7.50	44.00	18.80	37.20

5.0 Energy Detail

5.1 Mitigation Measures Energy

Exceed Title 24

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.03	0.23	0.10	0.00		0.00	0.02		0.00	0.02		289.34		0.01	0.01	291.10
NaturalGas Unmitigated	0.03	0.27	0.12	0.00		0.00	0.02		0.00	0.02		348.23		0.01	0.01	350.35
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	lb/day										lb/day					
Single Family Housing	2959.97	0.03	0.27	0.12	0.00		0.00	0.02		0.00	0.02		348.23		0.01	0.01	350.35
Total		**0.03**	**0.27**	**0.12**	**0.00**		**0.00**	**0.02**		**0.00**	**0.02**		**348.23**		**0.01**	**0.01**	**350.35**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	lb/day										lb/day					
Single Family Housing	2.45935	0.03	0.23	0.10	0.00		0.00	0.02		0.00	0.02		289.34		0.01	0.01	291.10
Total		**0.03**	**0.23**	**0.10**	**0.00**		**0.00**	**0.02**		**0.00**	**0.02**		**289.34**		**0.01**	**0.01**	**291.10**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	15.38	0.29	24.14	0.02		0.00	3.19		0.00	3.19	360.65	330.33		0.72	0.02	713.69
Unmitigated	15.38	0.29	24.14	0.02		0.00	3.19		0.00	3.19	360.65	330.33		0.72	0.02	713.69
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.15					0.00	0.00		0.00	0.00						0.00
Consumer Products	0.39					0.00	0.00		0.00	0.00						0.00
Hearth	14.77	0.26	21.81	0.02		0.00	3.17		0.00	3.17	360.65	326.12		0.72	0.02	709.39
Landscaping	0.07	0.03	2.33	0.00		0.00	0.01		0.00	0.01		4.21		0.00		4.29
Total	**15.38**	**0.29**	**24.14**	**0.02**		**0.00**	**3.18**		**0.00**	**3.18**	**360.65**	**330.33**		**0.72**	**0.02**	**713.68**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.15					0.00	0.00		0.00	0.00						0.00
Consumer Products	0.39					0.00	0.00		0.00	0.00						0.00
Hearth	14.77	0.26	21.81	0.02		0.00	3.17		0.00	3.17	360.65	326.12		0.72	0.02	709.39
Landscaping	0.07	0.03	2.33	0.00		0.00	0.01		0.00	0.01		4.21		0.00		4.29
Total	**15.38**	**0.29**	**24.14**	**0.02**		**0.00**	**3.18**		**0.00**	**3.18**	**360.65**	**330.33**		**0.72**	**0.02**	**713.68**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet
Install Low Flow Kitchen Faucet
Install Low Flow Toilet
Install Low Flow Shower
Use Water Efficient Irrigation System

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Vegetation

E.4.3 Caline4 Model Output Files

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CALINE4: CALIFORNIA LINE SOURCE DISPERSION MODEL
JUNE 1989 VERSION
PAGE 1

JOB: Pebble Beach Existing 2011
RUN: CALINE4 RUN (WORST CASE ANGLE)
POLLUTANT: Carbon Monoxide

I. SITE VARIABLES

U= .5 M/S Z0= 100. CM ALT= 36. (M)
BRG= WORST CASE VD= .0 CM/S
CLAS= 7 (G) VS= .0 CM/S
MIXH= 1000. M AMB= .0 PPM
SIGTH= 5. DEGREES TEMP= 20.0 DEGREE (C)

II. LINK VARIABLES

LINK DESCRIPTION	*	LINK COORDINATES (M) X1	Y1	X2	Y2	* TYPE	VPH	EF (G/MI)	H (M)	W (M)
A. Link A	*	-3000	6000	-3150	6000	* AG	0	10.4	.0	13.2
B. Link B	*	-2850	6000	-3000	6000	* AG	348	10.4	.0	13.2
C. Link C	*	-3000	6150	-3000	6000	* AG	1961	10.4	.0	13.2
D. Link D	*	-3000	5850	-3000	6000	* AG	1837	10.4	.0	13.2
E. Link E	*	5850	6000	6000	6000	* AG	0	10.4	.0	13.2
F. Link F	*	6150	6000	6000	6000	* AG	109	10.4	.0	13.2
G. Link G	*	6000	6150	6000	6000	* AG	2032	10.4	.0	13.2
H. Link H	*	6000	5850	6000	6000	* AG	2085	10.4	.0	13.2
I. Link I	*	5850	-3000	6000	-3000	* AG	657	10.4	.0	13.2
J. Link J	*	6150	-3000	6000	-3000	* AG	1528	10.4	.0	13.2
K. Link K	*	6000	-2850	6000	-3000	* AG	2085	10.4	.0	13.2
L. Link L	*	6000	-3150	6000	-3000	* AG	1180	10.4	.0	13.2
M. Link Q	*	-3150	-3000	-3000	-3000	* AG	1452	10.4	.0	13.2
N. Link R	*	-2850	-3000	-3000	-3000	* AG	166	10.4	.0	13.2
O. Link S	*	-3000	-2850	-3000	-3000	* AG	4682	10.4	.0	13.2
P. Link T	*	-3000	-3150	-3000	-3000	* AG	3302	10.4	.0	13.2
Q. Link U	*	1350	1500	1500	1500	* AG	144	10.4	.0	13.2
R. Link V	*	1650	1500	1500	1500	* AG	274	10.4	.0	13.2
S. Link W	*	1500	1650	1500	1500	* AG	158	10.4	.0	13.2
T. Link X	*	1500	1350	1500	1500	* AG	0	10.4	.0	13.2

JOB: Pebble Beach Existing 2011
RUN: CALINE4 RUN (WORST CASE ANGLE)
POLLUTANT: Carbon Monoxide

III. RECEPTOR LOCATIONS

RECEPTOR	COORDINATES (M) X	Y	Z
1. R1	-3008	6008	1.8
2. R2	-2993	6008	1.8
3. R3	-2993	5993	1.8
4. R4	-3008	5993	1.8
5. R5	5993	6008	1.8
6. R6	6008	6008	1.8
7. R7	6008	5993	1.8
8. R8	5993	5993	1.8
9. R9	5993	-2993	1.8
10. R10	6008	-2993	1.8
11. R11	6008	-3008	1.8
12. R12	5993	-3008	1.8
13. R13	-3008	-2993	1.8
14. R14	-2993	-2993	1.8
15. R15	-2993	-3008	1.8
16. R16	-3008	-3008	1.8
17. R17	1493	1508	1.8
18. R18	1508	1508	1.8
19. R19	1508	1493	1.8
20. R20	1493	1493	1.8

JOB: Pebble Beach Existing 2011
RUN: CALINE4 RUN (WORST CASE ANGLE)
POLLUTANT: Carbon Monoxide

IV. MODEL RESULTS (WORST CASE WIND ANGLE)

RECEPTOR	BRG (DEG)	PRED CONC (PPM)	CONC/LINK (PPM) A	B	C	D	E	F	G	H
1. R1	7.	3.3	.0	.0	3.3	.0	.0	.0	.0	.0
2. R2	187.	3.3	.0	.2	.1	2.9	.0	.0	.0	.0
3. R3	353.	3.4	.0	.2	3.0	.1	.0	.0	.0	.0
4. R4	173.	3.1	.0	.0	.0	3.1	.0	.0	.0	.0
5. R5	173.	3.3	.0	.0	.0	.0	.0	.0	.1	3.2
6. R6	187.	3.4	.0	.0	.0	.0	.0	.0	.1	3.2
7. R7	187.	3.4	.0	.0	.0	.0	.0	.0	.0	3.4
8. R8	173.	3.4	.0	.0	.0	.0	.0	.0	.0	3.4
9. R9	97.	3.9	.0	.0	.0	.0	.0	.0	.0	.0
10. R10	352.	3.4	.0	.0	.0	.0	.0	.0	.0	.0
11. R11	353.	4.3	.0	.0	.0	.0	.0	.0	.0	.0
12. R12	7.	3.7	.0	.0	.0	.0	.0	.0	.0	.0
13. R13	8.	7.1	.0	.0	.0	.0	.0	.0	.0	.0
14. R14	352.	7.1	.0	.0	.0	.0	.0	.0	.0	.0
15. R15	353.	6.8	.0	.0	.0	.0	.0	.0	.0	.0
16. R16	7.	7.7	.0	.0	.0	.0	.0	.0	.0	.0
17. R17	96.	.6	.0	.0	.0	.0	.0	.0	.0	.0
18. R18	97.	.6	.0	.0	.0	.0	.0	.0	.0	.0
19. R19	83.	.6	.0	.0	.0	.0	.0	.0	.0	.0
20. R20	84.	.5	.0	.0	.0	.0	.0	.0	.0	.0

JOB: Pebble Beach Existing 2011
RUN: CALINE4 RUN (WORST CASE ANGLE)
POLLUTANT: Carbon Monoxide

IV. MODEL RESULTS (WORST CASE WIND ANGLE) (CONT.)

RECEPTOR	CONC/LINK (PPM) I	J	K	L	M	N	O	P	Q	R	S	T
1. R1	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
2. R2	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
3. R3	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
4. R4	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
5. R5	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
6. R6	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
7. R7	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
8. R8	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
9. R9	.0	2.5	1.4	.0	.0	.0	.0	.0	.0	.0	.0	.0
10. R10	.0	.0	3.4	.0	.0	.0	.0	.0	.0	.0	.0	.0
11. R11	.0	1.0	3.2	.0	.0	.0	.0	.0	.0	.0	.0	.0
12. R12	.4	.0	3.2	.0	.0	.0	.0	.0	.0	.0	.0	.0
13. R13	.0	.0	.0	.0	.0	.0	7.1	.0	.0	.0	.0	.0
14. R14	.0	.0	.0	.0	.0	.0	7.1	.0	.0	.0	.0	.0
15. R15	.0	.0	.0	.0	.0	.1	6.5	.2	.0	.0	.0	.0
16. R16	.0	.0	.0	.0	1.0	.0	6.5	.2	.0	.0	.0	.0
17. R17	.0	.0	.0	.0	.0	.0	.0	.0	.0	.5	.1	.0
18. R18	.0	.0	.0	.0	.0	.0	.0	.0	.0	.6	.0	.0
19. R19	.0	.0	.0	.0	.0	.0	.0	.0	.0	.6	.0	.0
20. R20	.0	.0	.0	.0	.0	.0	.0	.0	.0	.5	.0	.0

□

EXIT

CALINE4: CALIFORNIA LINE SOURCE DISPERSION MODEL
JUNE 1989 VERSION
PAGE 1

JOB: Pebble Beach Existing 2011 Alt 1
RUN: CALINE4 RUN (WORST CASE ANGLE)
POLLUTANT: Carbon Monoxide

I. SITE VARIABLES

U= .5 M/S Z0= 100. CM ALT= 36. (M)
BRG= WORST CASE VD= .0 CM/S
CLAS= 7 (G) VS= .0 CM/S
MIXH= 1000. M AMB= .0 PPM
SIGTH= 5. DEGREES TEMP= 20.0 DEGREE (C)

II. LINK VARIABLES

LINK DESCRIPTION	*	LINK COORDINATES (M) X1	Y1	X2	Y2	* TYPE	VPH	EF (G/MI)	H (M)	W (M)
A. Link A	*	-3000	6000	-3150	6000	* AG	0	10.4	.0	13.2
B. Link B	*	-2850	6000	-3000	6000	* AG	350	10.4	.0	13.2
C. Link C	*	-3000	6150	-3000	6000	* AG	2012	10.4	.0	13.2
D. Link D	*	-3000	5850	-3000	6000	* AG	1886	10.4	.0	13.2
E. Link E	*	5850	6000	6000	6000	* AG	0	10.4	.0	13.2
F. Link F	*	6150	6000	6000	6000	* AG	109	10.4	.0	13.2
G. Link G	*	6000	6150	6000	6000	* AG	2081	10.4	.0	13.2
H. Link H	*	6000	5850	6000	6000	* AG	2134	10.4	.0	13.2
I. Link I	*	5850	-3000	6000	-3000	* AG	754	10.4	.0	13.2
J. Link J	*	6150	-3000	6000	-3000	* AG	961	10.4	.0	13.2
K. Link K	*	6000	-2850	6000	-3000	* AG	2133	10.4	.0	13.2
L. Link L	*	6000	-3150	6000	-3000	* AG	1846	10.4	.0	13.2

M. Link Q	*	-3150	-3000	-3000	-3000	*	AG	1454	10.4	.0	13.2
N. Link R	*	-2850	-3000	-3000	-3000	*	AG	166	10.4	.0	13.2
O. Link S	*	-3000	-2850	-3000	-3000	*	AG	4711	10.4	.0	13.2
P. Link T	*	-3000	-3150	-3000	-3000	*	AG	3329	10.4	.0	13.2
Q. Link U	*	1350	1500	1500	1500	*	AG	162	10.4	.0	13.2
R. Link V	*	1650	1500	1500	1500	*	AG	291	10.4	.0	13.2
S. Link W	*	1500	1650	1500	1500	*	AG	173	10.4	.0	13.2
T. Link X	*	1500	1350	1500	1500	*	AG	0	10.4	.0	13.2

JOB: Pebble Beach Existing 2011 Alt 1
RUN: CALINE4 RUN (WORST CASE ANGLE)
POLLUTANT: Carbon Monoxide

III. RECEPTOR LOCATIONS

RECEPTOR	*	COORDINATES (M) X	Y	Z
1. R1	*	-3008	6008	1.8
2. R2	*	-2993	6008	1.8
3. R3	*	-2993	5993	1.8
4. R4	*	-3008	5993	1.8
5. R5	*	5993	6008	1.8
6. R6	*	6008	6008	1.8
7. R7	*	6008	5993	1.8
8. R8	*	5993	5993	1.8
9. R9	*	5993	-2993	1.8
10. R10	*	6008	-2993	1.8
11. R11	*	6008	-3008	1.8
12. R12	*	5993	-3008	1.8
13. R13	*	-3008	-2993	1.8
14. R14	*	-2993	-2993	1.8
15. R15	*	-2993	-3008	1.8
16. R16	*	-3008	-3008	1.8
17. R17	*	1493	1508	1.8
18. R18	*	1508	1508	1.8
19. R19	*	1508	1493	1.8
20. R20	*	1493	1493	1.8

CALINE4: CALIFORNIA LINE SOURCE DISPERSION MODEL
JUNE 1989 VERSION
PAGE 3

JOB: Pebble Beach Existing 2011 Alt 1
RUN: CALINE4 RUN (WORST CASE ANGLE)
POLLUTANT: Carbon Monoxide

IV. MODEL RESULTS (WORST CASE WIND ANGLE)

RECEPTOR	BRG (DEG)	PRED CONC (PPM)	CONC/LINK (PPM) A	B	C	D	E	F	G	H
1. R1	8.	3.3	.0	.0	3.3	.0	.0	.0	.0	.0
2. R2	187.	3.3	.0	.2	.1	2.9	.0	.0	.0	.0
3. R3	353.	3.5	.0	.2	3.1	.1	.0	.0	.0	.0
4. R4	173.	3.2	.0	.0	.0	3.2	.0	.0	.0	.0
5. R5	173.	3.4	.0	.0	.0	.0	.0	.0	.1	3.3
6. R6	187.	3.5	.0	.0	.0	.0	.0	.0	.1	3.3
7. R7	188.	3.5	.0	.0	.0	.0	.0	.0	.0	3.5
8. R8	172.	3.5	.0	.0	.0	.0	.0	.0	.0	3.5
9. R9	173.	3.6	.0	.0	.0	.0	.0	.0	.0	.0
10. R10	187.	3.7	.0	.0	.0	.0	.0	.0	.0	.0
11. R11	353.	4.0	.0	.0	.0	.0	.0	.0	.0	.0
12. R12	7.	3.9	.0	.0	.0	.0	.0	.0	.0	.0
13. R13	8.	7.1	.0	.0	.0	.0	.0	.0	.0	.0
14. R14	352.	7.1	.0	.0	.0	.0	.0	.0	.0	.0
15. R15	353.	6.8	.0	.0	.0	.0	.0	.0	.0	.0
16. R16	7.	7.7	.0	.0	.0	.0	.0	.0	.0	.0
17. R17	96.	.7	.0	.0	.0	.0	.0	.0	.0	.0
18. R18	97.	.6	.0	.0	.0	.0	.0	.0	.0	.0
19. R19	83.	.6	.0	.0	.0	.0	.0	.0	.0	.0
20. R20	84.	.6	.0	.0	.0	.0	.0	.0	.0	.0

CALINE4: CALIFORNIA LINE SOURCE DISPERSION MODEL
JUNE 1989 VERSION
PAGE 4

JOB: Pebble Beach Existing 2011 Alt 1
RUN: CALINE4 RUN (WORST CASE ANGLE)
POLLUTANT: Carbon Monoxide

IV. MODEL RESULTS (WORST CASE WIND ANGLE) (CONT.)

RECEPTOR	CONC/LINK (PPM) I	J	K	L	M	N	O	P	Q	R	S	T
1. R1	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
2. R2	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
3. R3	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
4. R4	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
5. R5	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
6. R6	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
7. R7	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
8. R8	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
9. R9	.5	.0	.1	2.9	.0	.0	.0	.0	.0	.0	.0	.0
10. R10	.0	.7	.1	2.9	.0	.0	.0	.0	.0	.0	.0	.0
11. R11	.0	.7	3.3	.1	.0	.0	.0	.0	.0	.0	.0	.0
12. R12	.5	.0	3.3	.1	.0	.0	.0	.0	.0	.0	.0	.0
13. R13	.0	.0	.0	.0	.0	.0	7.1	.0	.0	.0	.0	.0
14. R14	.0	.0	.0	.0	.0	.0	7.1	.0	.0	.0	.0	.0
15. R15	.0	.0	.0	.0	.0	.1	6.5	.2	.0	.0	.0	.0

```
16. R16      *   .0   .0   .0   .0  1.0   .0  6.5   .2   .0   .0   .0
.0
17. R17      *   .0   .0   .0   .0   .0   .0   .0   .0   .0   .6   .1
.0
18. R18      *   .0   .0   .0   .0   .0   .0   .0   .0   .0   .6   .0
.0
19. R19      *   .0   .0   .0   .0   .0   .0   .0   .0   .0   .6   .0
.0
20. R20      *   .0   .0   .0   .0   .0   .0   .0   .0   .0   .6   .0
.0
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□

EXIT
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          CALINE4: CALIFORNIA LINE SOURCE DISPERSION MODEL
                   JUNE 1989 VERSION
                   PAGE   1

               JOB: Pebble Beach Existing 2011 Alt 2
               RUN: CALINE4 RUN      (WORST CASE ANGLE)
         POLLUTANT: Carbon Monoxide


   I.  SITE VARIABLES

         U=    .5 M/S             Z0= 100. CM            ALT=    36. (M)
       BRG= WORST CASE            VD=   .0 CM/S
      CLAS=     7 (G)             VS=   .0 CM/S
      MIXH= 1000. M               AMB=   .0 PPM
     SIGTH=    5. DEGREES       TEMP= 20.0 DEGREE (C)


  II.  LINK VARIABLES

       LINK      *  LINK COORDINATES (M)   *              EF     H     W
    DESCRIPTION  *   X1    Y1    X2    Y2  * TYPE  VPH  (G/MI)  (M)   (M)
 ----------------*-------------------------*-----------------------------
-
 A. Link A       * -3000  6000 -3150  6000 *  AG      0  10.4     .0
13.2
 B. Link B       * -2850  6000 -3000  6000 *  AG    349  10.4     .0
13.2
 C. Link C       * -3000  6150 -3000  6000 *  AG   2011  10.4     .0
13.2
 D. Link D       * -3000  5850 -3000  6000 *  AG   1886  10.4     .0
13.2
 E. Link E       *  5850  6000  6000  6000 *  AG      0  10.4     .0
13.2
 F. Link F       *  6150  6000  6000  6000 *  AG    109  10.4     .0
13.2
 G. Link G       *  6000  6150  6000  6000 *  AG   2081  10.4     .0
13.2
 H. Link H       *  6000  5850  6000  6000 *  AG   2134  10.4     .0
13.2
 I. Link I       *  5850 -3000  6000 -3000 *  AG    725  10.4     .0
13.2
 J. Link J       *  6150 -3000  6000 -3000 *  AG    947  10.4     .0
13.2
 K. Link K       *  6000 -2850  6000 -3000 *  AG   2133  10.4     .0
13.2
 L. Link L       *  6000 -3150  6000 -3000 *  AG   1829  10.4     .0
13.2
 M. Link Q       * -3150 -3000 -3000 -3000 *  AG   1454  10.4     .0
13.2
 N. Link R       * -2850 -3000 -3000 -3000 *  AG    166  10.4     .0
13.2
 O. Link S       * -3000 -2850 -3000 -3000 *  AG   3704  10.4     .0
13.2
 P. Link T       * -3000 -3150 -3000 -3000 *  AG   2322  10.4     .0
13.2
 Q. Link U       *  1350  1500  1500  1500 *  AG    162  10.4     .0
13.2
 R. Link V       *  1650  1500  1500  1500 *  AG    291  10.4     .0
13.2
 S. Link W       *  1500  1650  1500  1500 *  AG    173  10.4     .0
13.2
 T. Link X       *  1500  1350  1500  1500 *  AG      0  10.4     .0
13.2
```

JOB: Pebble Beach Existing 2011 Alt 2
RUN: CALINE4 RUN (WORST CASE ANGLE)
POLLUTANT: Carbon Monoxide

III. RECEPTOR LOCATIONS

RECEPTOR	COORDINATES (M) X	Y	Z
1. R1	-3008	6008	1.8
2. R2	-2993	6008	1.8
3. R3	-2993	5993	1.8
4. R4	-3008	5993	1.8
5. R5	5993	6008	1.8
6. R6	6008	6008	1.8
7. R7	6008	5993	1.8
8. R8	5993	5993	1.8
9. R9	5993	-2993	1.8
10. R10	6008	-2993	1.8
11. R11	6008	-3008	1.8
12. R12	5993	-3008	1.8
13. R13	-3008	-2993	1.8
14. R14	-2993	-2993	1.8
15. R15	-2993	-3008	1.8
16. R16	-3008	-3008	1.8
17. R17	1493	1508	1.8
18. R18	1508	1508	1.8
19. R19	1508	1493	1.8
20. R20	1493	1493	1.8

JOB: Pebble Beach Existing 2011 Alt 2
RUN: CALINE4 RUN (WORST CASE ANGLE)
POLLUTANT: Carbon Monoxide

IV. MODEL RESULTS (WORST CASE WIND ANGLE)

RECEPTOR	BRG (DEG)	PRED CONC (PPM)	CONC/LINK (PPM) A	B	C	D	E	F	G	H
1. R1	8.	3.3	.0	.0	3.3	.0	.0	.0	.0	.0
2. R2	187.	3.3	.0	.2	.1	2.9	.0	.0	.0	.0
3. R3	353.	3.5	.0	.2	3.1	.1	.0	.0	.0	.0
4. R4	173.	3.2	.0	.0	.0	3.2	.0	.0	.0	.0
5. R5	173.	3.4	.0	.0	.0	.0	.0	.0	.1	3.3
6. R6	187.	3.5	.0	.0	.0	.0	.0	.0	.1	3.3
7. R7	188.	3.5	.0	.0	.0	.0	.0	.0	.0	3.5
8. R8	172.	3.5	.0	.0	.0	.0	.0	.0	.0	3.5
9. R9	173.	3.5	.0	.0	.0	.0	.0	.0	.0	.0
10. R10	187.	3.7	.0	.0	.0	.0	.0	.0	.0	.0
11. R11	353.	4.0	.0	.0	.0	.0	.0	.0	.0	.0
12. R12	7.	3.9	.0	.0	.0	.0	.0	.0	.0	.0
13. R13	8.	5.6	.0	.0	.0	.0	.0	.0	.0	.0
14. R14	352.	5.6	.0	.0	.0	.0	.0	.0	.0	.0
15. R15	353.	5.4	.0	.0	.0	.0	.0	.0	.0	.0
16. R16	7.	6.3	.0	.0	.0	.0	.0	.0	.0	.0
17. R17	96.	.7	.0	.0	.0	.0	.0	.0	.0	.0
18. R18	97.	.6	.0	.0	.0	.0	.0	.0	.0	.0
19. R19	83.	.6	.0	.0	.0	.0	.0	.0	.0	.0
20. R20	84.	.6	.0	.0	.0	.0	.0	.0	.0	.0

JOB: Pebble Beach Existing 2011 Alt 2
RUN: CALINE4 RUN (WORST CASE ANGLE)
POLLUTANT: Carbon Monoxide

IV. MODEL RESULTS (WORST CASE WIND ANGLE) (CONT.)

RECEPTOR	I	J	K	L	M	N	O	P	Q	R	S	T
	CONC/LINK (PPM)											
1. R1	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
2. R2	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
3. R3	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
4. R4	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
5. R5	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
6. R6	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
7. R7	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
8. R8	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
9. R9	.5	.0	.1	2.9	.0	.0	.0	.0	.0	.0	.0	.0
10. R10	.0	.6	.1	2.9	.0	.0	.0	.0	.0	.0	.0	.0
11. R11	.0	.6	3.3	.1	.0	.0	.0	.0	.0	.0	.0	.0
12. R12	.5	.0	3.3	.1	.0	.0	.0	.0	.0	.0	.0	.0
13. R13	.0	.0	.0	.0	.0	.0	5.6	.0	.0	.0	.0	.0
14. R14	.0	.0	.0	.0	.0	.0	5.6	.0	.0	.0	.0	.0
15. R15	.0	.0	.0	.0	.0	.1	5.1	.2	.0	.0	.0	.0
16. R16	.0	.0	.0	.0	1.0	.0	5.1	.2	.0	.0	.0	.0
17. R17	.0	.0	.0	.0	.0	.0	.0	.0	.0	.6	.1	.0
18. R18	.0	.0	.0	.0	.0	.0	.0	.0	.0	.6	.0	.0
19. R19	.0	.0	.0	.0	.0	.0	.0	.0	.0	.6	.0	.0
20. R20	.0	.0	.0	.0	.0	.0	.0	.0	.0	.6	.0	.0

□

EXIT

CALINE4: CALIFORNIA LINE SOURCE DISPERSION MODEL
JUNE 1989 VERSION

JOB: Pebble Beach Baseline 2030 No Project
RUN: CALINE4 RUN (WORST CASE ANGLE)
POLLUTANT: Carbon Monoxide

I. SITE VARIABLES

U= .5 M/S Z0= 100. CM ALT= 36. (M)
BRG= WORST CASE VD= .0 CM/S
CLAS= 7 (G) VS= .0 CM/S
MIXH= 1000. M AMB= .0 PPM
SIGTH= 5. DEGREES TEMP= 20.0 DEGREE (C)

II. LINK VARIABLES

LINK DESCRIPTION	*	LINK COORDINATES (M) X1	Y1	X2	Y2	* TYPE	VPH	EF (G/MI)	H (M)	W (M)
A. Link A	*	-3000	6000	-3150	6000	* AG	750	2.4	.0	13.2
B. Link B	*	-2850	6000	-3000	6000	* AG	240	2.4	.0	13.2
C. Link C	*	-3000	6150	-3000	6000	* AG	2030	2.4	.0	13.2
D. Link D	*	-3000	5850	-3000	6000	* AG	1280	2.4	.0	13.2
E. Link E	*	5850	6000	6000	6000	* AG	0	2.4	.0	13.2
F. Link F	*	6150	6000	6000	6000	* AG	130	2.4	.0	13.2
G. Link G	*	6000	6150	6000	6000	* AG	2110	2.4	.0	13.2
H. Link H	*	6000	5850	6000	6000	* AG	2160	2.4	.0	13.2
I. Link I	*	5850	-3000	6000	-3000	* AG	1080	2.4	.0	13.2
J. Link J	*	6150	-3000	6000	-3000	* AG	950	2.4	.0	13.2
K. Link K	*	6000	-2850	6000	-3000	* AG	2160	2.4	.0	13.2
L. Link L	*	6000	-3150	6000	-3000	* AG	1470	2.4	.0	13.2

M. Link Q	*	-3150	-3000	-3000	-3000	*	AG	1500	2.4	.0
13.2										
N. Link R	*	-2850	-3000	-3000	-3000	*	AG	190	2.4	.0
13.2										
O. Link S	*	-3000	-2850	-3000	-3000	*	AG	4800	2.4	.0
13.2										
P. Link T	*	-3000	-3150	-3000	-3000	*	AG	3390	2.4	.0
13.2										
Q. Link U	*	1350	1500	1500	1500	*	AG	160	2.4	.0
13.2										
R. Link V	*	1650	1500	1500	1500	*	AG	300	2.4	.0
13.2										
S. Link W	*	1500	1650	1500	1500	*	AG	180	2.4	.0
13.2										
T. Link X	*	1500	1350	1500	1500	*	AG	0	2.4	.0
13.2										

JOB: Pebble Beach Baseline 2030 No Project
RUN: CALINE4 RUN (WORST CASE ANGLE)
POLLUTANT: Carbon Monoxide

III. RECEPTOR LOCATIONS

RECEPTOR	*	COORDINATES (M) X	Y	Z
1. R1	*	-3008	6008	1.8
2. R2	*	-2993	6008	1.8
3. R3	*	-2993	5993	1.8
4. R4	*	-3008	5993	1.8
5. R5	*	5993	6008	1.8
6. R6	*	6008	6008	1.8
7. R7	*	6008	5993	1.8
8. R8	*	5993	5993	1.8
9. R9	*	5993	-2993	1.8
10. R10	*	6008	-2993	1.8
11. R11	*	6008	-3008	1.8
12. R12	*	5993	-3008	1.8
13. R13	*	-3008	-2993	1.8
14. R14	*	-2993	-2993	1.8
15. R15	*	-2993	-3008	1.8
16. R16	*	-3008	-3008	1.8
17. R17	*	1493	1508	1.8
18. R18	*	1508	1508	1.8
19. R19	*	1508	1493	1.8
20. R20	*	1493	1493	1.8

JOB: Pebble Beach Baseline 2030 No Project
RUN: CALINE4 RUN (WORST CASE ANGLE)
POLLUTANT: Carbon Monoxide

IV. MODEL RESULTS (WORST CASE WIND ANGLE)

RECEPTOR	BRG (DEG)	PRED CONC (PPM)	CONC/LINK (PPM) A	B	C	D	E	F	G	H
1. R1	8.	.8	.0	.0	.8	.0	.0	.0	.0	.0
2. R2	352.	.8	.0	.0	.8	.0	.0	.0	.0	.0
3. R3	353.	.8	.0	.0	.7	.0	.0	.0	.0	.0
4. R4	7.	.9	.1	.0	.7	.0	.0	.0	.0	.0
5. R5	173.	.8	.0	.0	.0	.0	.0	.0	.0	.8
6. R6	187.	.8	.0	.0	.0	.0	.0	.0	.0	.8
7. R7	188.	.8	.0	.0	.0	.0	.0	.0	.0	.8
8. R8	172.	.8	.0	.0	.0	.0	.0	.0	.0	.8
9. R9	8.	.8	.0	.0	.0	.0	.0	.0	.0	.0
10. R10	352.	.8	.0	.0	.0	.0	.0	.0	.0	.0
11. R11	353.	.9	.0	.0	.0	.0	.0	.0	.0	.0
12. R12	7.	1.0	.0	.0	.0	.0	.0	.0	.0	.0
13. R13	8.	1.7	.0	.0	.0	.0	.0	.0	.0	.0
14. R14	352.	1.7	.0	.0	.0	.0	.0	.0	.0	.0
15. R15	353.	1.6	.0	.0	.0	.0	.0	.0	.0	.0
16. R16	7.	1.8	.0	.0	.0	.0	.0	.0	.0	.0
17. R17	96.	.2	.0	.0	.0	.0	.0	.0	.0	.0
18. R18	97.	.1	.0	.0	.0	.0	.0	.0	.0	.0
19. R19	83.	.1	.0	.0	.0	.0	.0	.0	.0	.0
20. R20	84.	.1	.0	.0	.0	.0	.0	.0	.0	.0

JOB: Pebble Beach Baseline 2030 No Project
RUN: CALINE4 RUN (WORST CASE ANGLE)
POLLUTANT: Carbon Monoxide

IV. MODEL RESULTS (WORST CASE WIND ANGLE) (CONT.)

RECEPTOR	CONC/LINK (PPM) I	J	K	L	M	N	O	P	Q	R	S	T
1. R1	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
2. R2	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
3. R3	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
4. R4	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
5. R5	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
6. R6	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
7. R7	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
8. R8	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
9. R9	.0	.0	.8	.0	.0	.0	.0	.0	.0	.0	.0	.0
10. R10	.0	.0	.8	.0	.0	.0	.0	.0	.0	.0	.0	.0
11. R11	.0	.2	.8	.0	.0	.0	.0	.0	.0	.0	.0	.0
12. R12	.2	.0	.8	.0	.0	.0	.0	.0	.0	.0	.0	.0
13. R13	.0	.0	.0	.0	.0	.0	1.7	.0	.0	.0	.0	.0
14. R14	.0	.0	.0	.0	.0	.0	1.7	.0	.0	.0	.0	.0
15. R15	.0	.0	.0	.0	.0	.0	1.6	.0	.0	.0	.0	.0

16. R16	*	.0	.0	.0	.0	.2	.0	1.6	.0	.0	.0	.0
.0												
17. R17	*	.0	.0	.0	.0	.0	.0	.0	.0	.0	.1	.0
.0												
18. R18	*	.0	.0	.0	.0	.0	.0	.0	.0	.0	.1	.0
.0												
19. R19	*	.0	.0	.0	.0	.0	.0	.0	.0	.0	.1	.0
.0												
20. R20	*	.0	.0	.0	.0	.0	.0	.0	.0	.0	.1	.0
.0												

EXIT

CALINE4: CALIFORNIA LINE SOURCE DISPERSION MODEL
JUNE 1989 VERSION
PAGE 1

JOB: Pebble Beach Baseline 2015 Alt 1
RUN: CALINE4 RUN (WORST CASE ANGLE)
POLLUTANT: Carbon Monoxide

I. SITE VARIABLES

U= .5 M/S Z0= 100. CM ALT= 36. (M)
BRG= WORST CASE VD= .0 CM/S
CLAS= 7 (G) VS= .0 CM/S
MIXH= 1000. M AMB= .0 PPM
SIGTH= 5. DEGREES TEMP= 20.0 DEGREE (C)

II. LINK VARIABLES

LINK DESCRIPTION	*	LINK COORDINATES (M) X1	Y1	X2	Y2	* TYPE	VPH	EF (G/MI)	H (M)	W (M)
A. Link A	*	-3000	6000	-3150	6000	* AG	0	6.9	.0	13.2
B. Link B	*	-2850	6000	-3000	6000	* AG	372	6.9	.0	13.2
C. Link C	*	-3000	6150	-3000	6000	* AG	2081	6.9	.0	13.2
D. Link D	*	-3000	5850	-3000	6000	* AG	1949	6.9	.0	13.2
E. Link E	*	5850	6000	6000	6000	* AG	0	6.9	.0	13.2
F. Link F	*	6150	6000	6000	6000	* AG	130	6.9	.0	13.2
G. Link G	*	6000	6150	6000	6000	* AG	2159	6.9	.0	13.2
H. Link H	*	6000	5850	6000	6000	* AG	2209	6.9	.0	13.2
I. Link I	*	5850	-3000	6000	-3000	* AG	786	6.9	.0	13.2
J. Link J	*	6150	-3000	6000	-3000	* AG	994	6.9	.0	13.2
K. Link K	*	6000	-2850	6000	-3000	* AG	2208	6.9	.0	13.2
L. Link L	*	6000	-3150	6000	-3000	* AG	1916	6.9	.0	13.2
M. Link Q	*	-3150	-3000	-3000	-3000	* AG	1502	6.9	.0	13.2
N. Link R	*	-2850	-3000	-3000	-3000	* AG	190	6.9	.0	13.2
O. Link S	*	-3000	-2850	-3000	-3000	* AG	4829	6.9	.0	13.2
P. Link T	*	-3000	-3150	-3000	-3000	* AG	3417	6.9	.0	13.2
Q. Link U	*	1350	1500	1500	1500	* AG	178	6.9	.0	13.2
R. Link V	*	1650	1500	1500	1500	* AG	317	6.9	.0	13.2
S. Link W	*	1500	1650	1500	1500	* AG	195	6.9	.0	13.2
T. Link X	*	1500	1350	1500	1500	* AG	0	6.9	.0	13.2

CALINE4: CALIFORNIA LINE SOURCE DISPERSION MODEL
JUNE 1989 VERSION
PAGE 2

JOB: Pebble Beach Baseline 2015 Alt 1
RUN: CALINE4 RUN (WORST CASE ANGLE)
POLLUTANT: Carbon Monoxide

III. RECEPTOR LOCATIONS

RECEPTOR	COORDINATES (M) X	Y	Z
1. R1	-3008	6008	1.8
2. R2	-2993	6008	1.8
3. R3	-2993	5993	1.8
4. R4	-3008	5993	1.8
5. R5	5993	6008	1.8
6. R6	6008	6008	1.8
7. R7	6008	5993	1.8
8. R8	5993	5993	1.8
9. R9	5993	-2993	1.8
10. R10	6008	-2993	1.8
11. R11	6008	-3008	1.8
12. R12	5993	-3008	1.8
13. R13	-3008	-2993	1.8
14. R14	-2993	-2993	1.8
15. R15	-2993	-3008	1.8
16. R16	-3008	-3008	1.8
17. R17	1493	1508	1.8
18. R18	1508	1508	1.8
19. R19	1508	1493	1.8
20. R20	1493	1493	1.8

CALINE4: CALIFORNIA LINE SOURCE DISPERSION MODEL
JUNE 1989 VERSION
PAGE 3

JOB: Pebble Beach Baseline 2015 Alt 1
RUN: CALINE4 RUN (WORST CASE ANGLE)
POLLUTANT: Carbon Monoxide

IV. MODEL RESULTS (WORST CASE WIND ANGLE)

RECEPTOR	BRG (DEG)	PRED CONC (PPM)	CONC/LINK (PPM) A	B	C	D	E	F	G	H
1. R1	8.	2.3	.0	.0	2.3	.0	.0	.0	.0	.0
2. R2	187.	2.3	.0	.2	.0	2.0	.0	.0	.0	.0
3. R3	353.	2.4	.0	.2	2.1	.0	.0	.0	.0	.0
4. R4	173.	2.2	.0	.0	.0	2.2	.0	.0	.0	.0
5. R5	173.	2.3	.0	.0	.0	.0	.0	.0	.0	2.2
6. R6	187.	2.4	.0	.0	.0	.0	.0	.0	.0	2.2
7. R7	188.	2.4	.0	.0	.0	.0	.0	.0	.0	2.4
8. R8	172.	2.4	.0	.0	.0	.0	.0	.0	.0	2.4
9. R9	173.	2.4	.0	.0	.0	.0	.0	.0	.0	.0
10. R10	187.	2.5	.0	.0	.0	.0	.0	.0	.0	.0
11. R11	353.	2.8	.0	.0	.0	.0	.0	.0	.0	.0
12. R12	7.	2.7	.0	.0	.0	.0	.0	.0	.0	.0
13. R13	8.	4.9	.0	.0	.0	.0	.0	.0	.0	.0
14. R14	352.	4.9	.0	.0	.0	.0	.0	.0	.0	.0
15. R15	353.	4.7	.0	.0	.0	.0	.0	.0	.0	.0
16. R16	7.	5.3	.0	.0	.0	.0	.0	.0	.0	.0
17. R17	96.	.5	.0	.0	.0	.0	.0	.0	.0	.0
18. R18	97.	.4	.0	.0	.0	.0	.0	.0	.0	.0
19. R19	83.	.4	.0	.0	.0	.0	.0	.0	.0	.0
20. R20	84.	.4	.0	.0	.0	.0	.0	.0	.0	.0

JOB: Pebble Beach Baseline 2015 Alt 1
RUN: CALINE4 RUN (WORST CASE ANGLE)
POLLUTANT: Carbon Monoxide

IV. MODEL RESULTS (WORST CASE WIND ANGLE) (CONT.)

RECEPTOR	*	CONC/LINK (PPM) I	J	K	L	M	N	O	P	Q	R	S	T
1. R1	*	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
2. R2	*	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
3. R3	*	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
4. R4	*	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
5. R5	*	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
6. R6	*	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
7. R7	*	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
8. R8	*	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
9. R9	*	.4	.0	.0	2.0	.0	.0	.0	.0	.0	.0	.0	.0
10. R10	*	.0	.4	.0	2.0	.0	.0	.0	.0	.0	.0	.0	.0
11. R11	*	.0	.4	2.2	.0	.0	.0	.0	.0	.0	.0	.0	.0
12. R12	*	.4	.0	2.2	.0	.0	.0	.0	.0	.0	.0	.0	.0
13. R13	*	.0	.0	.0	.0	.0	.0	4.9	.0	.0	.0	.0	.0
14. R14	*	.0	.0	.0	.0	.0	.0	4.9	.0	.0	.0	.0	.0
15. R15	*	.0	.0	.0	.0	.0	.0	4.4	.2	.0	.0	.0	.0
16. R16	*	.0	.0	.0	.0	.0	.7	.0	4.4	.2	.0	.0	.0
17. R17	*	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.4	.0
18. R18	*	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.4	.0
19. R19	*	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.4	.0
20. R20	*	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.4	.0

□

EXIT

CALINE4: CALIFORNIA LINE SOURCE DISPERSION MODEL
JUNE 1989 VERSION
PAGE 1

JOB: Pebble Beach Baseline 2015 Alt 2
RUN: CALINE4 RUN (WORST CASE ANGLE)
POLLUTANT: Carbon Monoxide

I. SITE VARIABLES

U= .5 M/S Z0= 100. CM ALT= 36. (M)
BRG= WORST CASE VD= .0 CM/S
CLAS= 7 (G) VS= .0 CM/S
MIXH= 1000. M AMB= .0 PPM
SIGTH= 5. DEGREES TEMP= 20.0 DEGREE (C)

II. LINK VARIABLES

LINK DESCRIPTION	*	LINK COORDINATES (M) X1	Y1	X2	Y2	* TYPE	VPH	EF (G/MI)	H (M)	W (M)
A. Link A	*	-3000	6000	-3150	6000	* AG	0	6.9	.0	13.2
B. Link B	*	-2850	6000	-3000	6000	* AG	371	6.9	.0	13.2
C. Link C	*	-3000	6150	-3000	6000	* AG	2080	6.9	.0	13.2
D. Link D	*	-3000	5850	-3000	6000	* AG	1949	6.9	.0	13.2
E. Link E	*	5850	6000	6000	6000	* AG	0	6.9	.0	13.2
F. Link F	*	6150	6000	6000	6000	* AG	130	6.9	.0	13.2
G. Link G	*	6000	6150	6000	6000	* AG	2159	6.9	.0	13.2
H. Link H	*	6000	5850	6000	6000	* AG	2209	6.9	.0	13.2
I. Link I	*	5850	-3000	6000	-3000	* AG	755	6.9	.0	13.2
J. Link J	*	6150	-3000	6000	-3000	* AG	980	6.9	.0	13.2
K. Link K	*	6000	-2850	6000	-3000	* AG	2208	6.9	.0	13.2
L. Link L	*	6000	-3150	6000	-3000	* AG	1901	6.9	.0	13.2

M. Link Q	* -3150	-3000	-3000	-3000 *	AG	1502	6.9	.0	13.2
N. Link R	* -2850	-3000	-3000	-3000 *	AG	190	6.9	.0	13.2
O. Link S	* -3000	-2850	-3000	-3000 *	AG	4822	6.9	.0	13.2
P. Link T	* -3000	-3150	-3000	-3000 *	AG	3410	6.9	.0	13.2
Q. Link U	* 1350	1500	1500	1500 *	AG	178	6.9	.0	13.2
R. Link V	* 1650	1500	1500	1500 *	AG	317	6.9	.0	13.2
S. Link W	* 1500	1650	1500	1500 *	AG	195	6.9	.0	13.2
T. Link X	* 1500	1350	1500	1500 *	AG	0	6.9	.0	13.2

III. RECEPTOR LOCATIONS

RECEPTOR	*	COORDINATES (M) X	Y	Z
1. R1	*	-3008	6008	1.8
2. R2	*	-2993	6008	1.8
3. R3	*	-2993	5993	1.8
4. R4	*	-3008	5993	1.8
5. R5	*	5993	6008	1.8
6. R6	*	6008	6008	1.8
7. R7	*	6008	5993	1.8
8. R8	*	5993	5993	1.8
9. R9	*	5993	-2993	1.8
10. R10	*	6008	-2993	1.8
11. R11	*	6008	-3008	1.8
12. R12	*	5993	-3008	1.8
13. R13	*	-3008	-2993	1.8
14. R14	*	-2993	-2993	1.8
15. R15	*	-2993	-3008	1.8
16. R16	*	-3008	-3008	1.8
17. R17	*	1493	1508	1.8
18. R18	*	1508	1508	1.8
19. R19	*	1508	1493	1.8
20. R20	*	1493	1493	1.8

JOB: Pebble Beach Baseline 2015 Alt 2
RUN: CALINE4 RUN (WORST CASE ANGLE)
POLLUTANT: Carbon Monoxide

IV. MODEL RESULTS (WORST CASE WIND ANGLE)

RECEPTOR	BRG (DEG)	PRED CONC (PPM)	CONC/LINK (PPM) A	B	C	D	E	F	G	H
1. R1	8.	2.3	.0	.0	2.3	.0	.0	.0	.0	.0
2. R2	187.	2.3	.0	.2	.0	2.0	.0	.0	.0	.0
3. R3	353.	2.4	.0	.2	2.1	.0	.0	.0	.0	.0
4. R4	173.	2.2	.0	.0	.0	2.2	.0	.0	.0	.0
5. R5	173.	2.3	.0	.0	.0	.0	.0	.0	.0	2.2
6. R6	187.	2.4	.0	.0	.0	.0	.0	.0	.0	2.2
7. R7	188.	2.4	.0	.0	.0	.0	.0	.0	.0	2.4
8. R8	172.	2.4	.0	.0	.0	.0	.0	.0	.0	2.4
9. R9	173.	2.4	.0	.0	.0	.0	.0	.0	.0	.0
10. R10	187.	2.5	.0	.0	.0	.0	.0	.0	.0	.0
11. R11	353.	2.8	.0	.0	.0	.0	.0	.0	.0	.0
12. R12	7.	2.7	.0	.0	.0	.0	.0	.0	.0	.0
13. R13	8.	4.8	.0	.0	.0	.0	.0	.0	.0	.0
14. R14	352.	4.8	.0	.0	.0	.0	.0	.0	.0	.0
15. R15	353.	4.7	.0	.0	.0	.0	.0	.0	.0	.0
16. R16	7.	5.3	.0	.0	.0	.0	.0	.0	.0	.0
17. R17	96.	.5	.0	.0	.0	.0	.0	.0	.0	.0
18. R18	97.	.4	.0	.0	.0	.0	.0	.0	.0	.0
19. R19	83.	.4	.0	.0	.0	.0	.0	.0	.0	.0
20. R20	84.	.4	.0	.0	.0	.0	.0	.0	.0	.0

JOB: Pebble Beach Baseline 2015 Alt 2
RUN: CALINE4 RUN (WORST CASE ANGLE)
POLLUTANT: Carbon Monoxide

IV. MODEL RESULTS (WORST CASE WIND ANGLE) (CONT.)

RECEPTOR	CONC/LINK (PPM) I	J	K	L	M	N	O	P	Q	R	S	T
1. R1	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
2. R2	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
3. R3	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
4. R4	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
5. R5	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
6. R6	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
7. R7	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
8. R8	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
9. R9	.3	.0	.0	2.0	.0	.0	.0	.0	.0	.0	.0	.0
10. R10	.0	.4	.0	2.0	.0	.0	.0	.0	.0	.0	.0	.0
11. R11	.0	.4	2.2	.0	.0	.0	.0	.0	.0	.0	.0	.0
12. R12	.3	.0	2.2	.0	.0	.0	.0	.0	.0	.0	.0	.0
13. R13	.0	.0	.0	.0	.0	.0	4.8	.0	.0	.0	.0	.0
14. R14	.0	.0	.0	.0	.0	.0	4.8	.0	.0	.0	.0	.0
15. R15	.0	.0	.0	.0	.0	.0	4.4	.2	.0	.0	.0	.0

16. R16	*	.0	.0	.0	.0	.7	.0	4.4	.2	.0	.0	.0
.0												
17. R17	*	.0	.0	.0	.0	.0	.0	.0	.0	.0	.4	.0
.0												
18. R18	*	.0	.0	.0	.0	.0	.0	.0	.0	.0	.4	.0
.0												
19. R19	*	.0	.0	.0	.0	.0	.0	.0	.0	.0	.4	.0
.0												
20. R20	*	.0	.0	.0	.0	.0	.0	.0	.0	.0	.4	.0
.0												

□

EXIT

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          CALINE4: CALIFORNIA LINE SOURCE DISPERSION MODEL
                   JUNE 1989 VERSION
                   PAGE   1

               JOB: Pebble Beach Cumulative 2030 No Proj
               RUN: CALINE4 RUN      (WORST CASE ANGLE)
         POLLUTANT: Carbon Monoxide


   I.  SITE VARIABLES

         U=    .5 M/S             Z0= 100. CM            ALT=    36. (M)
       BRG= WORST CASE            VD=   .0 CM/S
      CLAS=     7 (G)             VS=   .0 CM/S
      MIXH= 1000. M              AMB=   .0 PPM
     SIGTH=    5. DEGREES       TEMP= 20.0 DEGREE (C)


  II.  LINK VARIABLES

      LINK      *  LINK COORDINATES (M)   *              EF     H     W
   DESCRIPTION  *   X1    Y1    X2    Y2  * TYPE  VPH  (G/MI)  (M)   (M)
 ---------------*-------------------------*----------------------------
-
 A. Link A       * -3000  6000 -3150  6000 *  AG      0   2.4     .0
13.2
 B. Link B       * -2850  6000 -3000  6000 *  AG    420   2.4     .0
13.2
 C. Link C       * -3000  6150 -3000  6000 *  AG   3000   2.4     .0
13.2
 D. Link D       * -3000  5850 -3000  6000 *  AG   2840   2.4     .0
13.2
 E. Link E       *  5850  6000  6000  6000 *  AG      0   2.4     .0
13.2
 F. Link F       *  6150  6000  6000  6000 *  AG    140   2.4     .0
13.2
 G. Link G       *  6000  6150  6000  6000 *  AG   3060   2.4     .0
13.2
 H. Link H       *  6000  5850  6000  6000 *  AG   3120   2.4     .0
13.2
 I. Link I       *  5850 -3000  6000 -3000 *  AG   1290   2.4     .0
13.2
 J. Link J       *  6150 -3000  6000 -3000 *  AG   1160   2.4     .0
13.2
 K. Link K       *  6000 -2850  6000 -3000 *  AG   3120   2.4     .0
13.2
 L. Link L       *  6000 -3150  6000 -3000 *  AG   2170   2.4     .0
13.2
 M. Link Q       * -3150 -3000 -3000 -3000 *  AG   1630   2.4     .0
13.2
 N. Link R       * -2850 -3000 -3000 -3000 *  AG    190   2.4     .0
13.2
 O. Link S       * -3000 -2850 -3000 -3000 *  AG   5210   2.4     .0
13.2
 P. Link T       * -3000 -3150 -3000 -3000 *  AG   3690   2.4     .0
13.2
 Q. Link U       *  1350  1500  1500  1500 *  AG    180   2.4     .0
13.2
 R. Link V       *  1650  1500  1500  1500 *  AG    330   2.4     .0
13.2
 S. Link W       *  1500  1650  1500  1500 *  AG    190   2.4     .0
13.2
 T. Link X       *  1500  1350  1500  1500 *  AG      0   2.4     .0
13.2
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JOB: Pebble Beach Cumulative 2030 No Proj
RUN: CALINE4 RUN (WORST CASE ANGLE)
POLLUTANT: Carbon Monoxide

III. RECEPTOR LOCATIONS

RECEPTOR	COORDINATES (M) X	Y	Z
1. R1	-3008	6008	1.8
2. R2	-2993	6008	1.8
3. R3	-2993	5993	1.8
4. R4	-3008	5993	1.8
5. R5	5993	6008	1.8
6. R6	6008	6008	1.8
7. R7	6008	5993	1.8
8. R8	5993	5993	1.8
9. R9	5993	-2993	1.8
10. R10	6008	-2993	1.8
11. R11	6008	-3008	1.8
12. R12	5993	-3008	1.8
13. R13	-3008	-2993	1.8
14. R14	-2993	-2993	1.8
15. R15	-2993	-3008	1.8
16. R16	-3008	-3008	1.8
17. R17	1493	1508	1.8
18. R18	1508	1508	1.8
19. R19	1508	1493	1.8
20. R20	1493	1493	1.8

JOB: Pebble Beach Cumulative 2030 No Proj
RUN: CALINE4 RUN (WORST CASE ANGLE)
POLLUTANT: Carbon Monoxide

IV. MODEL RESULTS (WORST CASE WIND ANGLE)

RECEPTOR	BRG (DEG)	PRED CONC (PPM)	CONC/LINK (PPM) A	B	C	D	E	F	G	H
1. R1	8.	1.1	.0	.0	1.1	.0	.0	.0	.0	.0
2. R2	187.	1.1	.0	.0	.0	1.0	.0	.0	.0	.0
3. R3	353.	1.1	.0	.0	1.0	.0	.0	.0	.0	.0
4. R4	172.	1.0	.0	.0	.0	1.0	.0	.0	.0	.0
5. R5	173.	1.1	.0	.0	.0	.0	.0	.0	.0	1.0
6. R6	187.	1.1	.0	.0	.0	.0	.0	.0	.0	1.0
7. R7	188.	1.1	.0	.0	.0	.0	.0	.0	.0	1.1
8. R8	172.	1.1	.0	.0	.0	.0	.0	.0	.0	1.1
9. R9	8.	1.1	.0	.0	.0	.0	.0	.0	.0	.0
10. R10	352.	1.1	.0	.0	.0	.0	.0	.0	.0	.0
11. R11	353.	1.3	.0	.0	.0	.0	.0	.0	.0	.0
12. R12	7.	1.3	.0	.0	.0	.0	.0	.0	.0	.0
13. R13	8.	1.8	.0	.0	.0	.0	.0	.0	.0	.0
14. R14	352.	1.8	.0	.0	.0	.0	.0	.0	.0	.0
15. R15	353.	1.8	.0	.0	.0	.0	.0	.0	.0	.0
16. R16	7.	2.0	.0	.0	.0	.0	.0	.0	.0	.0
17. R17	96.	.2	.0	.0	.0	.0	.0	.0	.0	.0
18. R18	97.	.2	.0	.0	.0	.0	.0	.0	.0	.0
19. R19	83.	.2	.0	.0	.0	.0	.0	.0	.0	.0
20. R20	84.	.2	.0	.0	.0	.0	.0	.0	.0	.0

JOB: Pebble Beach Cumulative 2030 No Proj
RUN: CALINE4 RUN (WORST CASE ANGLE)
POLLUTANT: Carbon Monoxide

IV. MODEL RESULTS (WORST CASE WIND ANGLE) (CONT.)

RECEPTOR	CONC/LINK (PPM) I	J	K	L	M	N	O	P	Q	R	S	T
1. R1	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
2. R2	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
3. R3	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
4. R4	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
5. R5	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
6. R6	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
7. R7	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
8. R8	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
9. R9	.0	.0	1.1	.0	.0	.0	.0	.0	.0	.0	.0	.0
10. R10	.0	.0	1.1	.0	.0	.0	.0	.0	.0	.0	.0	.0
11. R11	.0	.2	1.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
12. R12	.2	.0	1.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
13. R13	.0	.0	.0	.0	.0	.0	1.8	.0	.0	.0	.0	.0
14. R14	.0	.0	.0	.0	.0	.0	1.8	.0	.0	.0	.0	.0
15. R15	.0	.0	.0	.0	.0	.0	1.7	.0	.0	.0	.0	.0
16. R16	.0	.0	.0	.0	.3	.0	1.7	.0	.0	.0	.0	.0
17. R17	.0	.0	.0	.0	.0	.0	.0	.0	.0	.1	.0	.0
18. R18	.0	.0	.0	.0	.0	.0	.0	.0	.0	.2	.0	.0
19. R19	.0	.0	.0	.0	.0	.0	.0	.0	.0	.2	.0	.0
20. R20	.0	.0	.0	.0	.0	.0	.0	.0	.0	.1	.0	.0

□

EXIT

CALINE4: CALIFORNIA LINE SOURCE DISPERSION MODEL
JUNE 1989 VERSION

JOB: Pebble Beach Cumulative 2030 Alt 1
RUN: CALINE4 RUN (WORST CASE ANGLE)
POLLUTANT: Carbon Monoxide

I. SITE VARIABLES

U= .5 M/S Z0= 100. CM ALT= 36. (M)
BRG= WORST CASE VD= .0 CM/S
CLAS= 7 (G) VS= .0 CM/S
MIXH= 1000. M AMB= .0 PPM
SIGTH= 5. DEGREES TEMP= 20.0 DEGREE (C)

II. LINK VARIABLES

LINK DESCRIPTION	*	LINK COORDINATES (M) X1	Y1	X2	Y2	* TYPE	VPH	EF (G/MI)	H (M)	W (M)
A. Link A	*	-3000	6000	-3150	6000	* AG	0	2.4	.0	13.2
B. Link B	*	-2850	6000	-3000	6000	* AG	422	2.4	.0	13.2
C. Link C	*	-3000	6150	-3000	6000	* AG	3051	2.4	.0	13.2
D. Link D	*	-3000	5850	-3000	6000	* AG	2889	2.4	.0	13.2
E. Link E	*	5850	6000	6000	6000	* AG	0	2.4	.0	13.2
F. Link F	*	6150	6000	6000	6000	* AG	140	2.4	.0	13.2
G. Link G	*	6000	6150	6000	6000	* AG	3109	2.4	.0	13.2
H. Link H	*	6000	5850	6000	6000	* AG	3169	2.4	.0	13.2
I. Link I	*	5850	-3000	6000	-3000	* AG	856	2.4	.0	13.2
J. Link J	*	6150	-3000	6000	-3000	* AG	1294	2.4	.0	13.2
K. Link K	*	6000	-2850	6000	-3000	* AG	3168	2.4	.0	13.2
L. Link L	*	6000	-3150	6000	-3000	* AG	2746	2.4	.0	13.2

M. Link Q	*	-3150	-3000	-3000	-3000	*	AG	1632	2.4	.0
13.2										
N. Link R	*	-2850	-3000	-3000	-3000	*	AG	190	2.4	.0
13.2										
O. Link S	*	-3000	-2850	-3000	-3000	*	AG	5239	2.4	.0
13.2										
P. Link T	*	-3000	-3150	-3000	-3000	*	AG	3717	2.4	.0
13.2										
Q. Link U	*	1350	1500	1500	1500	*	AG	198	2.4	.0
13.2										
R. Link V	*	1650	1500	1500	1500	*	AG	347	2.4	.0
13.2										
S. Link W	*	1500	1650	1500	1500	*	AG	205	2.4	.0
13.2										
T. Link X	*	1500	1350	1500	1500	*	AG	0	2.4	.0
13.2										

JOB: Pebble Beach Cumulative 2030 Alt 1
RUN: CALINE4 RUN (WORST CASE ANGLE)
POLLUTANT: Carbon Monoxide

III. RECEPTOR LOCATIONS

RECEPTOR	*	COORDINATES (M) X	Y	Z
1. R1	*	-3008	6008	1.8
2. R2	*	-2993	6008	1.8
3. R3	*	-2993	5993	1.8
4. R4	*	-3008	5993	1.8
5. R5	*	5993	6008	1.8
6. R6	*	6008	6008	1.8
7. R7	*	6008	5993	1.8
8. R8	*	5993	5993	1.8
9. R9	*	5993	-2993	1.8
10. R10	*	6008	-2993	1.8
11. R11	*	6008	-3008	1.8
12. R12	*	5993	-3008	1.8
13. R13	*	-3008	-2993	1.8
14. R14	*	-2993	-2993	1.8
15. R15	*	-2993	-3008	1.8
16. R16	*	-3008	-3008	1.8
17. R17	*	1493	1508	1.8
18. R18	*	1508	1508	1.8
19. R19	*	1508	1493	1.8
20. R20	*	1493	1493	1.8

CALINE4: CALIFORNIA LINE SOURCE DISPERSION MODEL
JUNE 1989 VERSION
PAGE 3

JOB: Pebble Beach Cumulative 2030 Alt 1
RUN: CALINE4 RUN (WORST CASE ANGLE)
POLLUTANT: Carbon Monoxide

IV. MODEL RESULTS (WORST CASE WIND ANGLE)

RECEPTOR	BRG (DEG)	PRED CONC (PPM)	CONC/LINK (PPM) A	B	C	D	E	F	G	H
1. R1	8.	1.1	.0	.0	1.1	.0	.0	.0	.0	.0
2. R2	187.	1.1	.0	.0	.0	1.0	.0	.0	.0	.0
3. R3	353.	1.1	.0	.0	1.0	.0	.0	.0	.0	.0
4. R4	172.	1.1	.0	.0	.0	1.1	.0	.0	.0	.0
5. R5	173.	1.1	.0	.0	.0	.0	.0	.0	.0	1.0
6. R6	187.	1.1	.0	.0	.0	.0	.0	.0	.0	1.0
7. R7	188.	1.1	.0	.0	.0	.0	.0	.0	.0	1.1
8. R8	172.	1.1	.0	.0	.0	.0	.0	.0	.0	1.1
9. R9	173.	1.1	.0	.0	.0	.0	.0	.0	.0	.0
10. R10	187.	1.2	.0	.0	.0	.0	.0	.0	.0	.0
11. R11	353.	1.3	.0	.0	.0	.0	.0	.0	.0	.0
12. R12	7.	1.2	.0	.0	.0	.0	.0	.0	.0	.0
13. R13	8.	1.8	.0	.0	.0	.0	.0	.0	.0	.0
14. R14	352.	1.8	.0	.0	.0	.0	.0	.0	.0	.0
15. R15	353.	1.8	.0	.0	.0	.0	.0	.0	.0	.0
16. R16	7.	2.0	.0	.0	.0	.0	.0	.0	.0	.0
17. R17	96.	.2	.0	.0	.0	.0	.0	.0	.0	.0
18. R18	97.	.2	.0	.0	.0	.0	.0	.0	.0	.0
19. R19	83.	.2	.0	.0	.0	.0	.0	.0	.0	.0
20. R20	84.	.2	.0	.0	.0	.0	.0	.0	.0	.0

CALINE4: CALIFORNIA LINE SOURCE DISPERSION MODEL
JUNE 1989 VERSION
PAGE 4

JOB: Pebble Beach Cumulative 2030 Alt 1
RUN: CALINE4 RUN (WORST CASE ANGLE)
POLLUTANT: Carbon Monoxide

IV. MODEL RESULTS (WORST CASE WIND ANGLE) (CONT.)

RECEPTOR	CONC/LINK (PPM) I	J	K	L	M	N	O	P	Q	R	S	T
1. R1	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
2. R2	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
3. R3	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
4. R4	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
5. R5	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
6. R6	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
7. R7	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
8. R8	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
9. R9	.1	.0	.0	.9	.0	.0	.0	.0	.0	.0	.0	.0
10. R10	.0	.2	.0	.9	.0	.0	.0	.0	.0	.0	.0	.0
11. R11	.0	.2	1.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
12. R12	.1	.0	1.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
13. R13	.0	.0	.0	.0	.0	.0	1.8	.0	.0	.0	.0	.0
14. R14	.0	.0	.0	.0	.0	.0	1.8	.0	.0	.0	.0	.0
15. R15	.0	.0	.0	.0	.0	.0	1.7	.0	.0	.0	.0	.0

16. R16	*	.0	.0	.0	.0	.3	.0	1.7	.0	.0	.0	.0
.0												
17. R17	*	.0	.0	.0	.0	.0	.0	.0	.0	.0	.2	.0
.0												
18. R18	*	.0	.0	.0	.0	.0	.0	.0	.0	.0	.2	.0
.0												
19. R19	*	.0	.0	.0	.0	.0	.0	.0	.0	.0	.2	.0
.0												
20. R20	*	.0	.0	.0	.0	.0	.0	.0	.0	.0	.2	.0
.0												

□

EXIT

CALINE4: CALIFORNIA LINE SOURCE DISPERSION MODEL
JUNE 1989 VERSION
PAGE 1

JOB: Pebble Beach Cumulative 2030 Alt 2
RUN: CALINE4 RUN (WORST CASE ANGLE)
POLLUTANT: Carbon Monoxide

I. SITE VARIABLES

U= .5 M/S Z0= 100. CM ALT= 36. (M)
BRG= WORST CASE VD= .0 CM/S
CLAS= 7 (G) VS= .0 CM/S
MIXH= 1000. M AMB= .0 PPM
SIGTH= 5. DEGREES TEMP= 20.0 DEGREE (C)

II. LINK VARIABLES

LINK DESCRIPTION	*	LINK COORDINATES (M) X1	Y1	X2	Y2	* TYPE	VPH	EF (G/MI)	H (M)	W (M)
A. Link A	*	-3000	6000	-3150	6000	* AG	0	2.4	.0	13.2
B. Link B	*	-2850	6000	-3000	6000	* AG	421	2.4	.0	13.2
C. Link C	*	-3000	6150	-3000	6000	* AG	3050	2.4	.0	13.2
D. Link D	*	-3000	5850	-3000	6000	* AG	2889	2.4	.0	13.2
E. Link E	*	5850	6000	6000	6000	* AG	0	2.4	.0	13.2
F. Link F	*	6150	6000	6000	6000	* AG	140	2.4	.0	13.2
G. Link G	*	6000	6150	6000	6000	* AG	3109	2.4	.0	13.2
H. Link H	*	6000	5850	6000	6000	* AG	3169	2.4	.0	13.2
I. Link I	*	5850	-3000	6000	-3000	* AG	826	2.4	.0	13.2
J. Link J	*	6150	-3000	6000	-3000	* AG	1190	2.4	.0	13.2
K. Link K	*	6000	-2850	6000	-3000	* AG	3168	2.4	.0	13.2
L. Link L	*	6000	-3150	6000	-3000	* AG	2740	2.4	.0	13.2
M. Link Q	*	-3150	-3000	-3000	-3000	* AG	1632	2.4	.0	13.2
N. Link R	*	-2850	-3000	-3000	-3000	* AG	190	2.4	.0	13.2
O. Link S	*	-3000	-2850	-3000	-3000	* AG	5232	2.4	.0	13.2
P. Link T	*	-3000	-3150	-3000	-3000	* AG	3710	2.4	.0	13.2
Q. Link U	*	1350	1500	1500	1500	* AG	198	2.4	.0	13.2
R. Link V	*	1650	1500	1500	1500	* AG	347	2.4	.0	13.2
S. Link W	*	1500	1650	1500	1500	* AG	205	2.4	.0	13.2
T. Link X	*	1500	1350	1500	1500	* AG	0	2.4	.0	13.2

JOB: Pebble Beach Cumulative 2030 Alt 2
RUN: CALINE4 RUN (WORST CASE ANGLE)
POLLUTANT: Carbon Monoxide

III. RECEPTOR LOCATIONS

RECEPTOR	COORDINATES (M) X	Y	Z
1. R1	-3008	6008	1.8
2. R2	-2993	6008	1.8
3. R3	-2993	5993	1.8
4. R4	-3008	5993	1.8
5. R5	5993	6008	1.8
6. R6	6008	6008	1.8
7. R7	6008	5993	1.8
8. R8	5993	5993	1.8
9. R9	5993	-2993	1.8
10. R10	6008	-2993	1.8
11. R11	6008	-3008	1.8
12. R12	5993	-3008	1.8
13. R13	-3008	-2993	1.8
14. R14	-2993	-2993	1.8
15. R15	-2993	-3008	1.8
16. R16	-3008	-3008	1.8
17. R17	1493	1508	1.8
18. R18	1508	1508	1.8
19. R19	1508	1493	1.8
20. R20	1493	1493	1.8

JOB: Pebble Beach Cumulative 2030 Alt 2
RUN: CALINE4 RUN (WORST CASE ANGLE)
POLLUTANT: Carbon Monoxide

IV. MODEL RESULTS (WORST CASE WIND ANGLE)

RECEPTOR	BRG (DEG)	PRED CONC (PPM)	CONC/LINK (PPM) A	B	C	D	E	F	G	H
1. R1	8.	1.1	.0	.0	1.1	.0	.0	.0	.0	.0
2. R2	187.	1.1	.0	.0	.0	1.0	.0	.0	.0	.0
3. R3	353.	1.1	.0	.0	1.0	.0	.0	.0	.0	.0
4. R4	172.	1.1	.0	.0	.0	1.1	.0	.0	.0	.0
5. R5	173.	1.1	.0	.0	.0	.0	.0	.0	.0	1.0
6. R6	187.	1.1	.0	.0	.0	.0	.0	.0	.0	1.0
7. R7	188.	1.1	.0	.0	.0	.0	.0	.0	.0	1.1
8. R8	172.	1.1	.0	.0	.0	.0	.0	.0	.0	1.1
9. R9	173.	1.1	.0	.0	.0	.0	.0	.0	.0	.0
10. R10	187.	1.2	.0	.0	.0	.0	.0	.0	.0	.0
11. R11	353.	1.3	.0	.0	.0	.0	.0	.0	.0	.0
12. R12	7.	1.2	.0	.0	.0	.0	.0	.0	.0	.0
13. R13	8.	1.8	.0	.0	.0	.0	.0	.0	.0	.0
14. R14	352.	1.8	.0	.0	.0	.0	.0	.0	.0	.0
15. R15	353.	1.8	.0	.0	.0	.0	.0	.0	.0	.0
16. R16	7.	2.0	.0	.0	.0	.0	.0	.0	.0	.0
17. R17	96.	.2	.0	.0	.0	.0	.0	.0	.0	.0
18. R18	97.	.2	.0	.0	.0	.0	.0	.0	.0	.0
19. R19	83.	.2	.0	.0	.0	.0	.0	.0	.0	.0
20. R20	84.	.2	.0	.0	.0	.0	.0	.0	.0	.0

JOB: Pebble Beach Cumulative 2030 Alt 2
RUN: CALINE4 RUN (WORST CASE ANGLE)
POLLUTANT: Carbon Monoxide

IV. MODEL RESULTS (WORST CASE WIND ANGLE) (CONT.)

RECEPTOR	CONC/LINK (PPM) I	J	K	L	M	N	O	P	Q	R	S	T
1. R1	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
2. R2	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
3. R3	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
4. R4	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
5. R5	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
6. R6	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
7. R7	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
8. R8	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
9. R9	.1	.0	.0	.9	.0	.0	.0	.0	.0	.0	.0	.0
10. R10	.0	.2	.0	.9	.0	.0	.0	.0	.0	.0	.0	.0
11. R11	.0	.2	1.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
12. R12	.1	.0	1.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
13. R13	.0	.0	.0	.0	.0	.0	1.8	.0	.0	.0	.0	.0
14. R14	.0	.0	.0	.0	.0	.0	1.8	.0	.0	.0	.0	.0
15. R15	.0	.0	.0	.0	.0	.0	1.7	.0	.0	.0	.0	.0
16. R16	.0	.0	.0	.0	.3	.0	1.7	.0	.0	.0	.0	.0
17. R17	.0	.0	.0	.0	.0	.0	.0	.0	.0	.2	.0	.0
18. R18	.0	.0	.0	.0	.0	.0	.0	.0	.0	.2	.0	.0
19. R19	.0	.0	.0	.0	.0	.0	.0	.0	.0	.2	.0	.0
20. R20	.0	.0	.0	.0	.0	.0	.0	.0	.0	.2	.0	.0

□

EXIT

E.4.4 EMFAC 2007 Model Output Files

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Title : Pebble Beach Existing -2011
Version : Emfac2007 V2.3 Nov 1 2006
Run Date : ######## 10:26:37
Scen Year: 2011 -- All model years in the range 1967 to 2011 selected
Season : Winter
Area : Monterey
****

Year: 2011 -- Model Years 1967 to 2011 Inclusive -- Winter
Emfac2007 Emission Factors: V2.3 Nov 1 2006

County Average Monterey County Average

Table 1:00 Running Exhaust Emissions (grams/mile)

Pollutant Name: Carbon Monoxide Temperatu 43F Relative Humidity: 30%

Speed MPH	LDA	LDT	MDT	HDT	UBUS	MCY	ALL
1	6.82	11.87	7.416	29.69	43.94	40.692	10.378
10	5.272	8.958	5.719	20.333	28.992	33.725	7.817

Title : Pebble Beach Baseline -2015
Version : Emfac2007 V2.3 Nov 1 2006
Run Date : ######## 10:28:47
Scen Year: 2015 -- All model years in the range 1971 to 2015 selected
Season : Winter
Area : Monterey

****

Year: 2015 -- Model Years 1971 to 2015 Inclusive -- Winter
Emfac2007 Emission Factors: V2.3 Nov 1 2006

County Average Monterey County Average

Table 1:00 Running Exhaust Emissions (grams/mile)

Pollutant Name: Carbon Monoxide Temperatu 43F Relative Humidity: 30%

Speed MPH	LDA	LDT	MDT	HDT	UBUS	MCY	ALL
1	4.048	8.04	5.754	19.561	42.825	33.621	6.921
10	3.257	6.243	4.536	13.243	28.262	28.117	5.341

Title : Pebble Beach Cumulative -2030
Version : Emfac2007 V2.3 Nov 1 2006
Run Date : ######## 10:29:51
Scen Year: 2030 -- All model years in the range 1986 to 2030 selected
Season : Winter
Area : Monterey

****

Year: 2030 -- Model Years 1986 to 2030 Inclusive -- Winter
Emfac2007 Emission Factors: V2.3 Nov 1 2006

County Average Monterey County Average

Table 1:00 Running Exhaust Emissions (grams/mile)

Pollutant Name: Carbon Monoxide Temperatu 43F Relative Humidity: 30%

Speed MPH	LDA	LDT	MDT	HDT	UBUS	MCY	ALL
1	1.185	2.31	2.593	7.321	41.633	27.763	2.431
10	1.023	1.969	2.18	4.836	27.579	23.485	1.985

E.4.5 Road Construction Emissions Model Output

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Road Construction Emissions Model

Version 6.3.2

Data Entry Worksheet

Note: Required data input sections have a yellow background.
Optional data input sections have a blue background. Only areas with a
yellow or blue background can be modified. Program defaults have a white background.
The user is required to enter information in cells C10 through C25.

SACRAMENTO METROPOLITAN AIR QUALITY MANAGEMENT DISTRICT

To begin a new project, click this button to clear data previously entered. This button will only work if you opted not to disable macros when loading this spreadsheet.

Input Type		
Project Name	Congress Rd-Lopez Rd	
Construction Start Year	2012	Enter a Year between 2005 and 2025 (inclusive)
Project Type	2	1 New Road Construction 2 Road Widening 3 Bridge/Overpass Construction
Project Construction Time	2.0	months
Predominant Soil/Site Type: Enter 1, 2, or 3	1	1. Sand Gravel 2. Weathered Rock-Earth 3. Blasted Rock
Project Length	0.5	miles
Total Project Area	0.7	acres
Maximum Area Disturbed/Day	0.5	acres
Water Trucks Used?	1	1. Yes 2. No
Soil Imported	820.0	yd^3/day
Soil Exported	70.0	yd^3/day
Average Truck Capacity	20.0	yd^3 (assume 20 if unknown)

Road Construction Emissions Model

Version 6.3.2

Data Entry Worksheet

Note: Required data input sections have a yellow background.
Optional data input sections have a blue background. Only areas with a
yellow or blue background can be modified. Program defaults have a white background.
The user is required to enter information in cells C10 through C25.

SACRAMENTO METROPOLITAN AIR QUALITY MANAGEMENT DISTRICT

To begin a new project, click this button to clear data previously entered. This button will only work if you opted not to disable macros when loading this spreadsheet.

Input Type		
Project Name	SR 1/SR 68/17-Mile Dr	
Construction Start Year	2012	Enter a Year between 2005 and 2025 (inclusive)
Project Type	2	1 New Road Construction 2 Road Widening 3 Bridge/Overpass Construction
Project Construction Time	9.0	months
Predominant Soil/Site Type: Enter 1, 2, or 3	1	1. Sand Gravel 2. Weathered Rock-Earth 3. Blasted Rock
Project Length	1	mile
Total Project Area	2.5	acres
Maximum Area Disturbed/Day	1.0	acres
Water Trucks Used?	1	1. Yes 2. No
Soil Imported	621.0	yd^3/day
Soil Exported	402.0	yd^3/day
Average Truck Capacity	20.0	yd^3 (assume 20 if unknown)

Road Construction Emissions Model

Version 6.3.2

Data Entry Worksheet

Note: Required data input sections have a yellow background.
Optional data input sections have a blue background. Only areas with a
yellow or blue background can be modified. Program defaults have a white background.
The user is required to enter information in cells C10 through C25.

SACRAMENTO METROPOLITAN AIR QUALITY MANAGEMENT DISTRICT

Input Type		
Project Name	Congress Rd-17-Mile Dr	
Construction Start Year	2012	Enter a Year between 2005 and 2025 (inclusive)
Project Type	2	1 New Road Construction 2 Road Widening 3 Bridge/Overpass Construction
Project Construction Time	2.0	months
Predominant Soil/Site Type: Enter 1, 2, or 3	1	1. Sand Gravel 2. Weathered Rock-Earth 3. Blasted Rock
Project Length	0.5	miles
Total Project Area	0.0	acres
Maximum Area Disturbed/Day	0.0	acres
Water Trucks Used?	1	1. Yes 2. No
Soil Imported	0.0	yd^3/day
Soil Exported	0.0	yd^3/day
Average Truck Capacity	20.0	yd^3 (assume 20 if unknown)

To begin a new project, click this button to clear data previously entered. This button will only work if you opted not to disable macros when loading this spreadsheet.

Road Construction Emissions Model

Version 6.3.2

Data Entry Worksheet

Note: Required data input sections have a yellow background.
Optional data input sections have a blue background. Only areas with a
yellow or blue background can be modified. Program defaults have a white background.
The user is required to enter information in cells C10 through C25.

SACRAMENTO METROPOLITAN AIR QUALITY MANAGEMENT DISTRICT

To begin a new project, click this button to clear data previously entered. This button will only work if you opted not to disable macros when loading this spreadsheet.

Input Type		
Project Name	Portola Rd- Stevenson Dr	
Construction Start Year	2014	Enter a Year between 2005 and 2025 (inclusive)
Project Type	2	1 New Road Construction 2 Road Widening 3 Bridge/Overpass Construction
Project Construction Time	2.0	months
Predominant Soil/Site Type: Enter 1, 2, or 3	1	1. Sand Gravel 2. Weathered Rock-Earth 3. Blasted Rock
Project Length	0.5	miles
Total Project Area	0.3	acres
Maximum Area Disturbed/Day	0.3	acres
Water Trucks Used?	1	1. Yes 2. No
Soil Imported	50.0	yd^3/day
Soil Exported	50.0	yd^3/day
Average Truck Capacity	20.0	yd^3 (assume 20 if unknown)

Road Construction Emissions Model

Version 6.3.2

Data Entry Worksheet

Note: Required data input sections have a yellow background.
Optional data input sections have a blue background. Only areas with a
yellow or blue background can be modified. Program defaults have a white background.
The user is required to enter information in cells C10 through C25.

SACRAMENTO METROPOLITAN AIR QUALITY MANAGEMENT DISTRICT

To begin a new project, click this button to clear data previously entered. This button will only work if you opted not to disable macros when loading this spreadsheet.

Input Type		
Project Name	Lopez Rd-Sunridge Rd	
Construction Start Year	2014	Enter a Year between 2005 and 2025 (inclusive)
Project Type	2	1 New Road Construction 2 Road Widening 3 Bridge/Overpass Construction
Project Construction Time	2.0	months
Predominant Soil/Site Type: Enter 1, 2, or 3	1	1. Sand Gravel 2. Weathered Rock-Earth 3. Blasted Rock
Project Length	0.5	miles
Total Project Area	0.0	acres
Maximum Area Disturbed/Day	0.0	acres
Water Trucks Used?	1	1. Yes 2. No
Soil Imported	40.0	yd^3/day
Soil Exported	10.0	yd^3/day
Average Truck Capacity	20.0	yd^3 (assume 20 if unknown)

Appendix F – Biological Resources Information for Analysis

No revisions made

Appendix G – Transportation and Circulation Information for Analysis

Appendix G fly page is revised as follows:

- G.1: Fehr & Peers Intersection Traffic Volumes (Appendix B in Fehr & Peers 2011)
- G.2: Fehr & Peers Alternative 2 Analysis (Appendix E in Fehr & Peers 2011)
- G.3: Fehr & Peers Circulation Improvements

Sources:

Fehr & Peers. 2011. Del Monte Forest Plan: Pebble Beach, CA. August. Prepared for Pebble Beach Company. Walnut Creek, CA.

Fehr & Peers. 2012. Technical Memoranda. Del Monte Forest Plan DEIR – Responses to Comments, Transportation Section. Roundabout Analysis, March 9. LCP Visitor Serving Units and Inclusionary Housing Units, March 16.

The following have been revised and are included as follows:

- G.1: Fehr & Peers Intersection Traffic Volumes (Appendix B in Fehr & Peers 2011)
- G.2: Fehr & Peers Alternative 2 Analysis (Appendix E in Fehr & Peers 2011)

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Appendix B
Intersection Traffic Volumes

FEHR PEERS

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Near-Term Plus Alternative 1 Volumes B-16
Cumulative Peak Hour Volumes B-19
Cumulative Plus Alternative 1 Volumes G-10
Cumulative Plus Alternative 2 Volumes G-16

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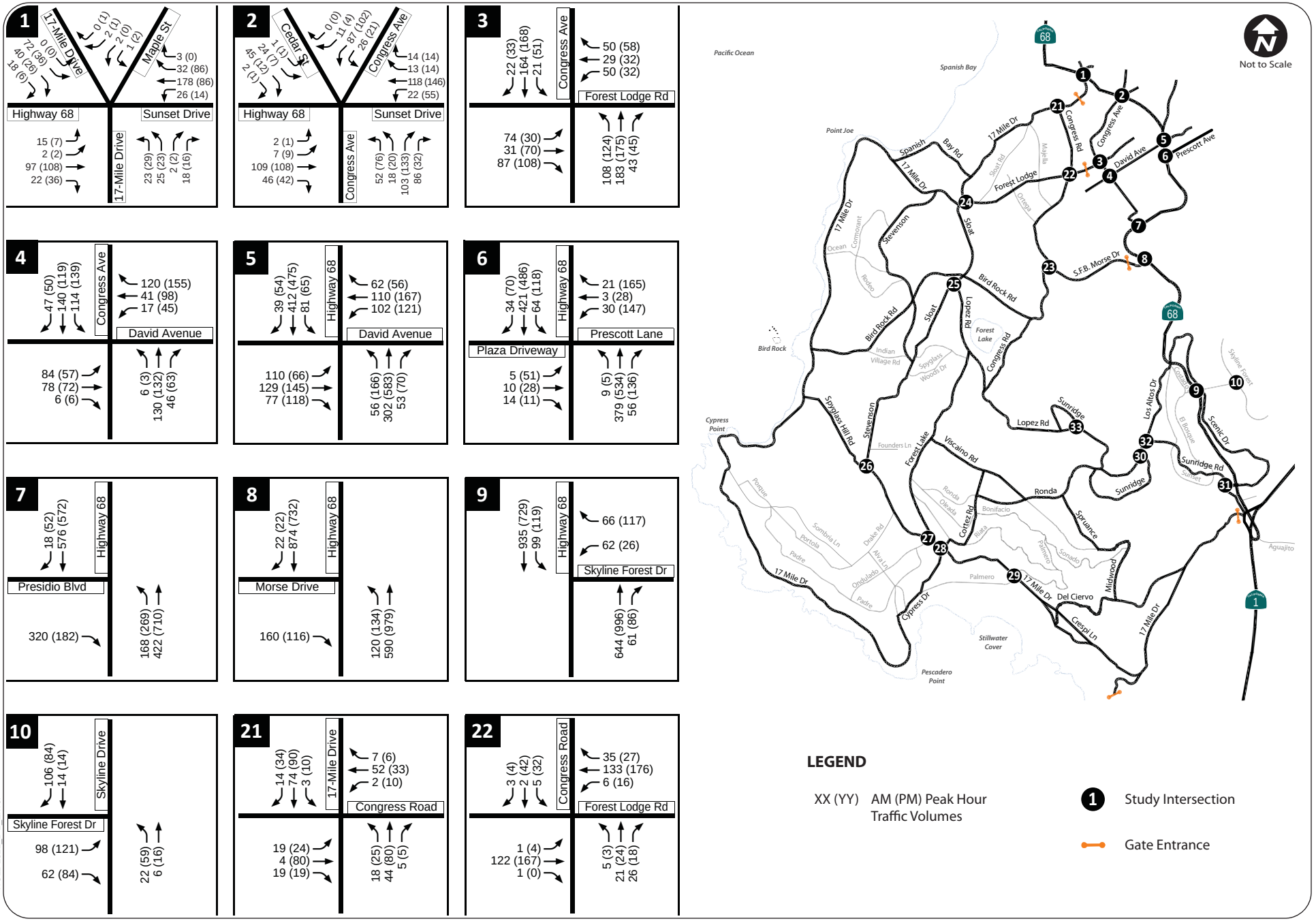

WC11-2822_B-1_ExVol

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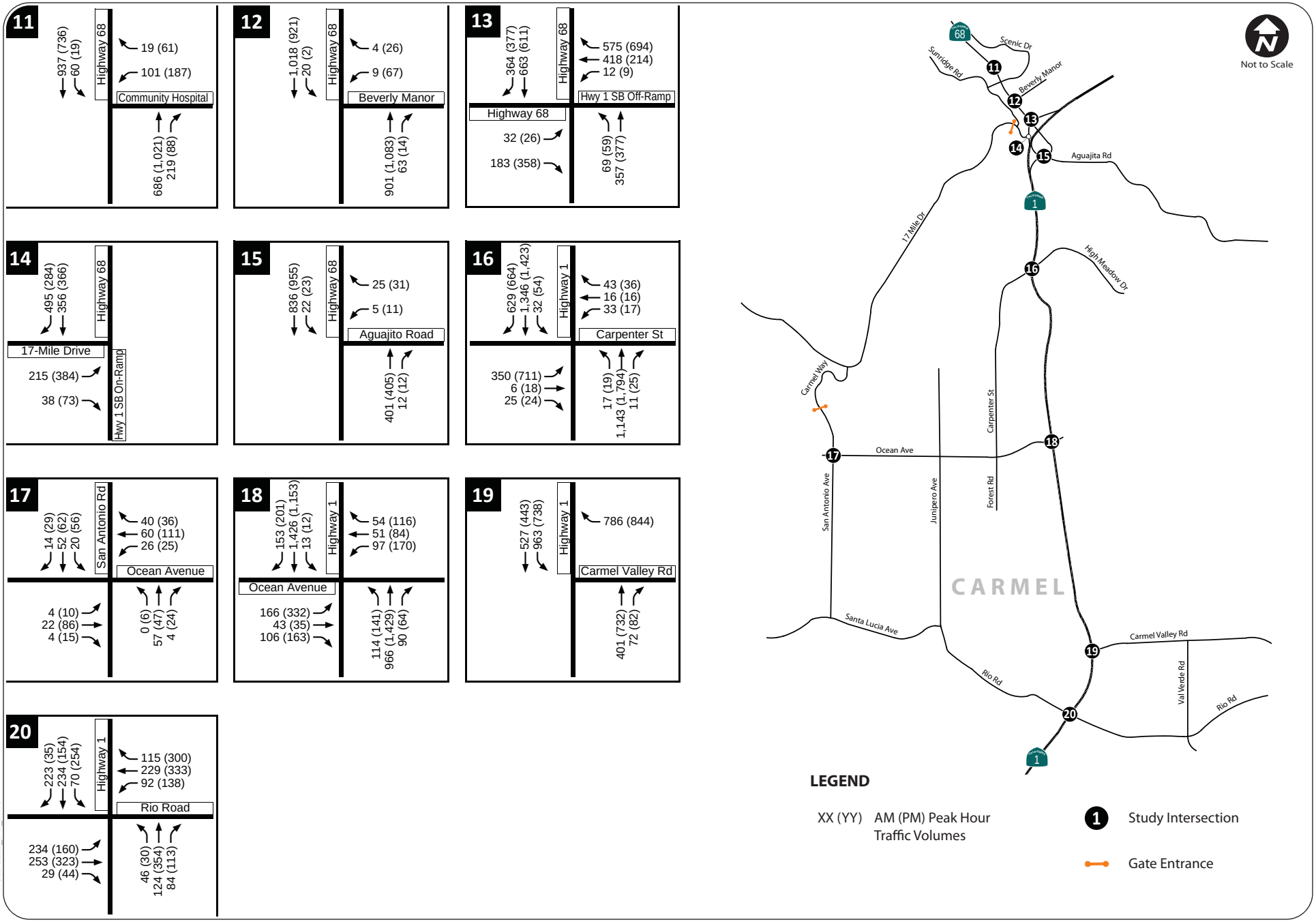

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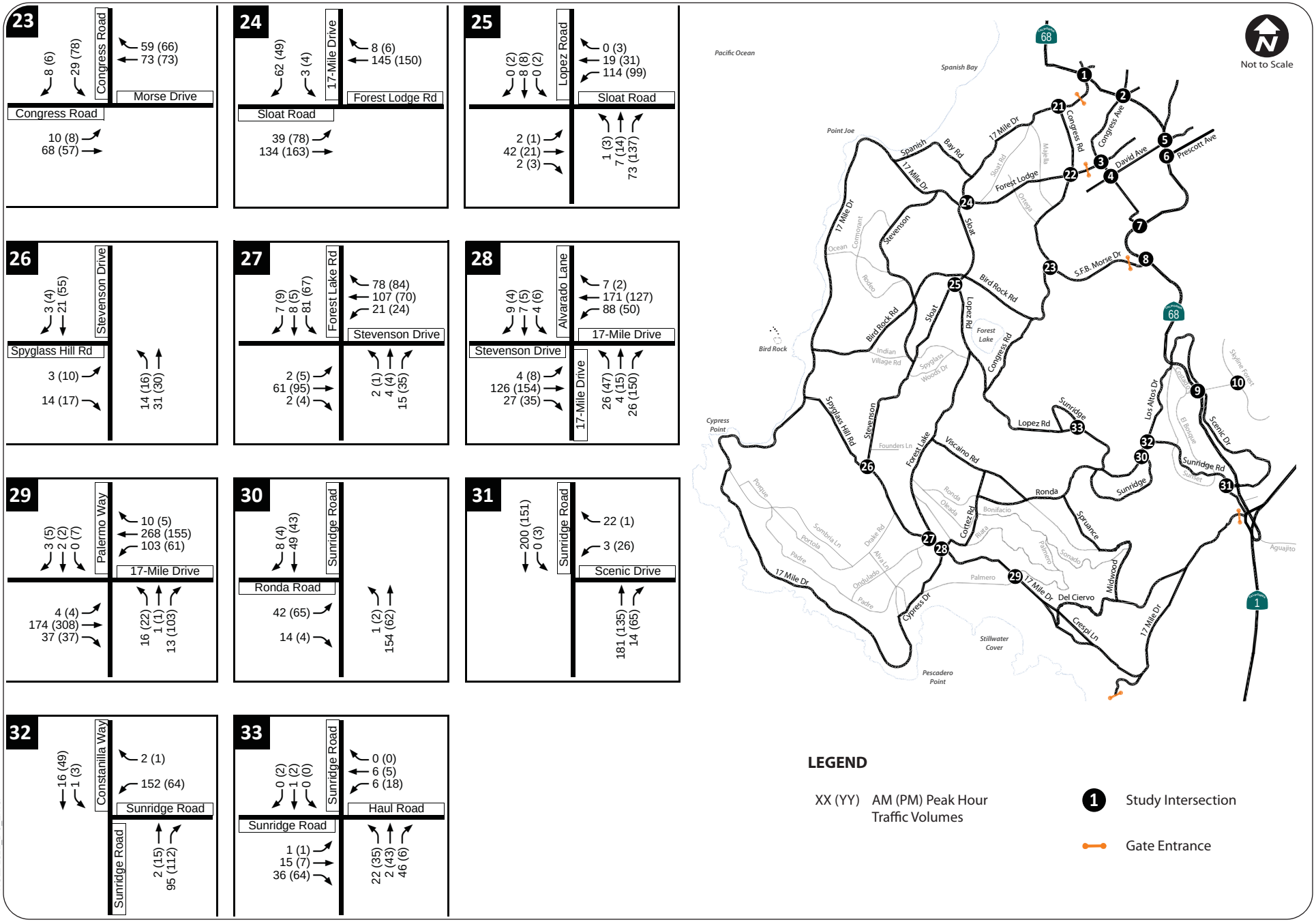

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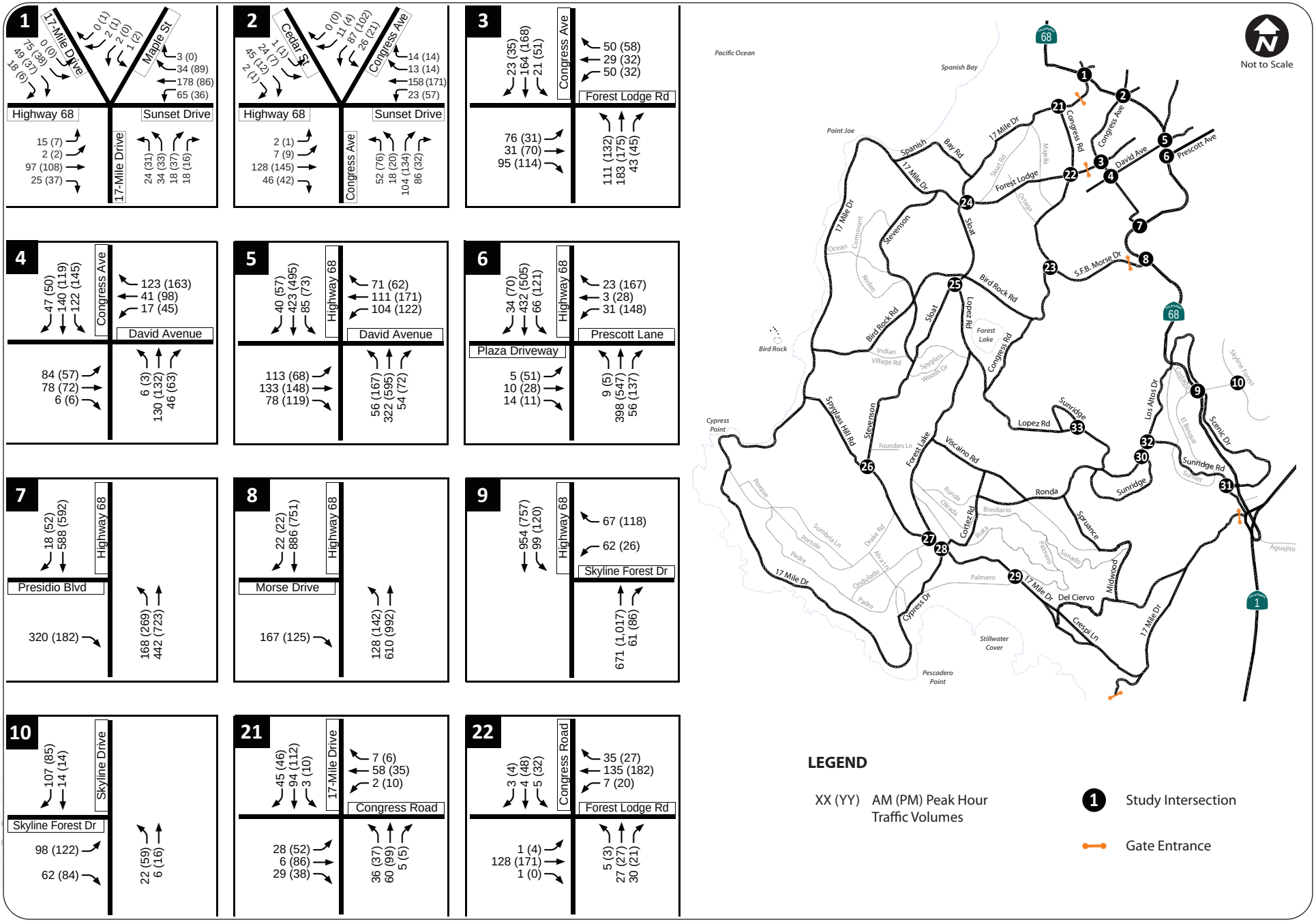

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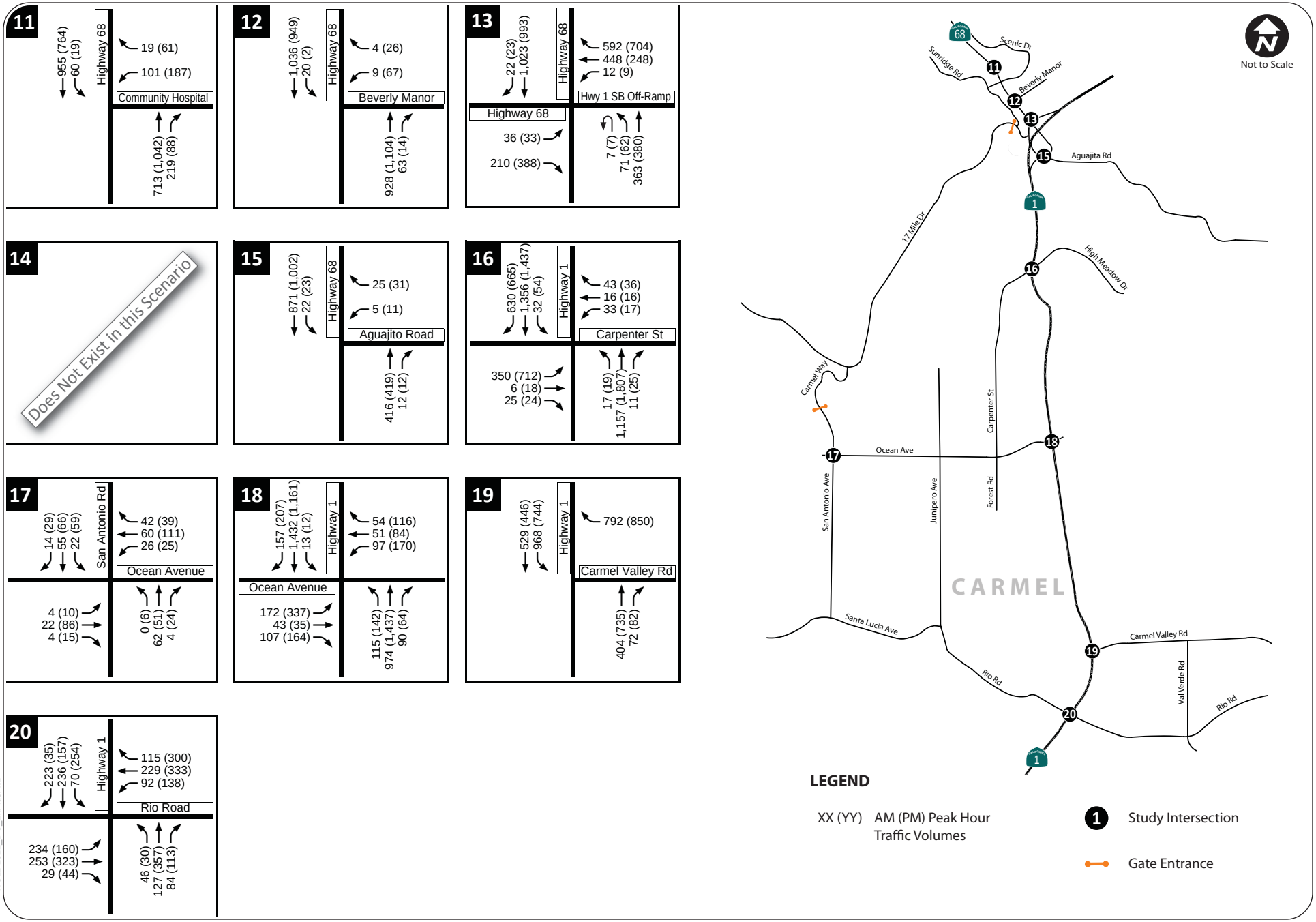

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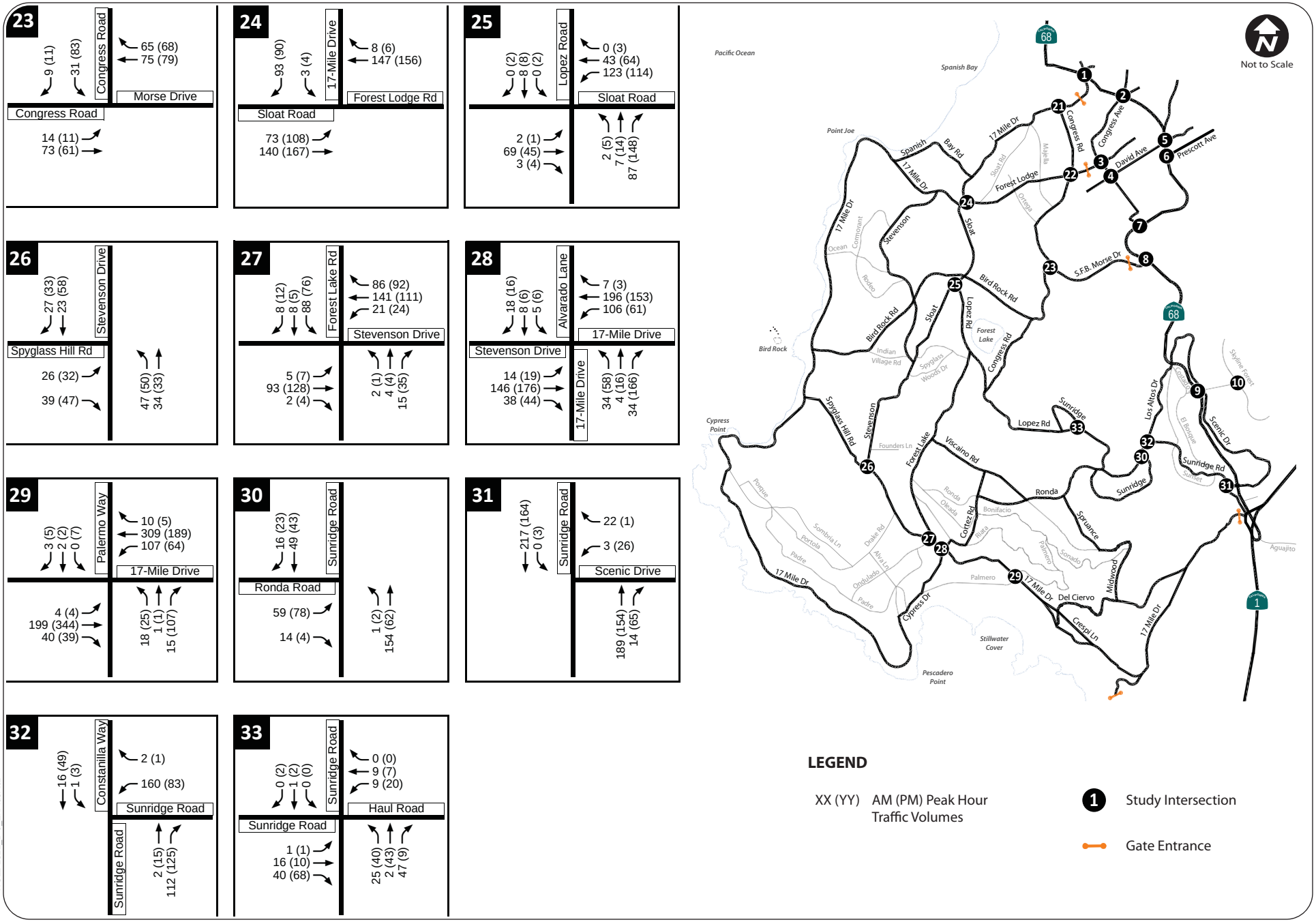

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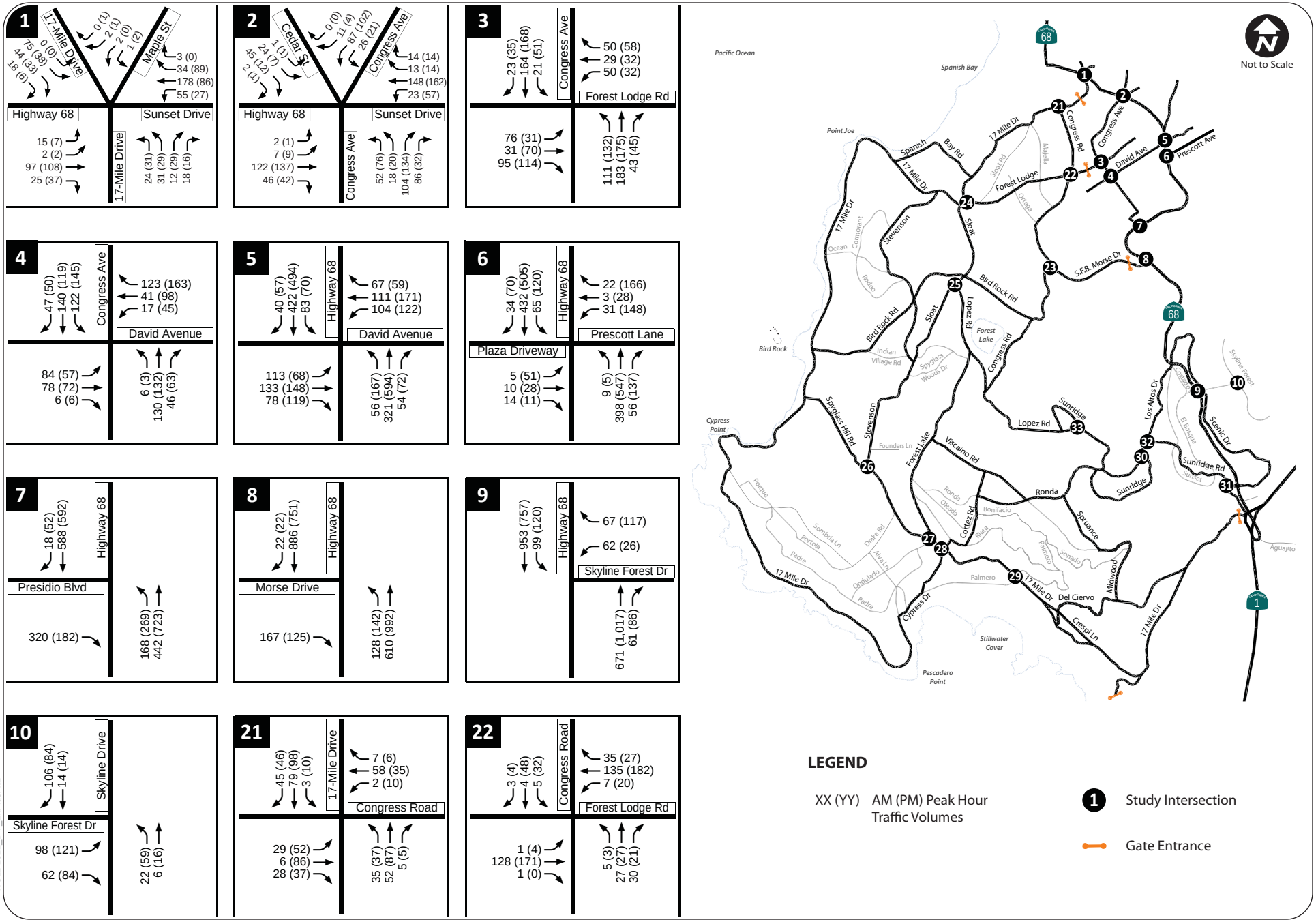

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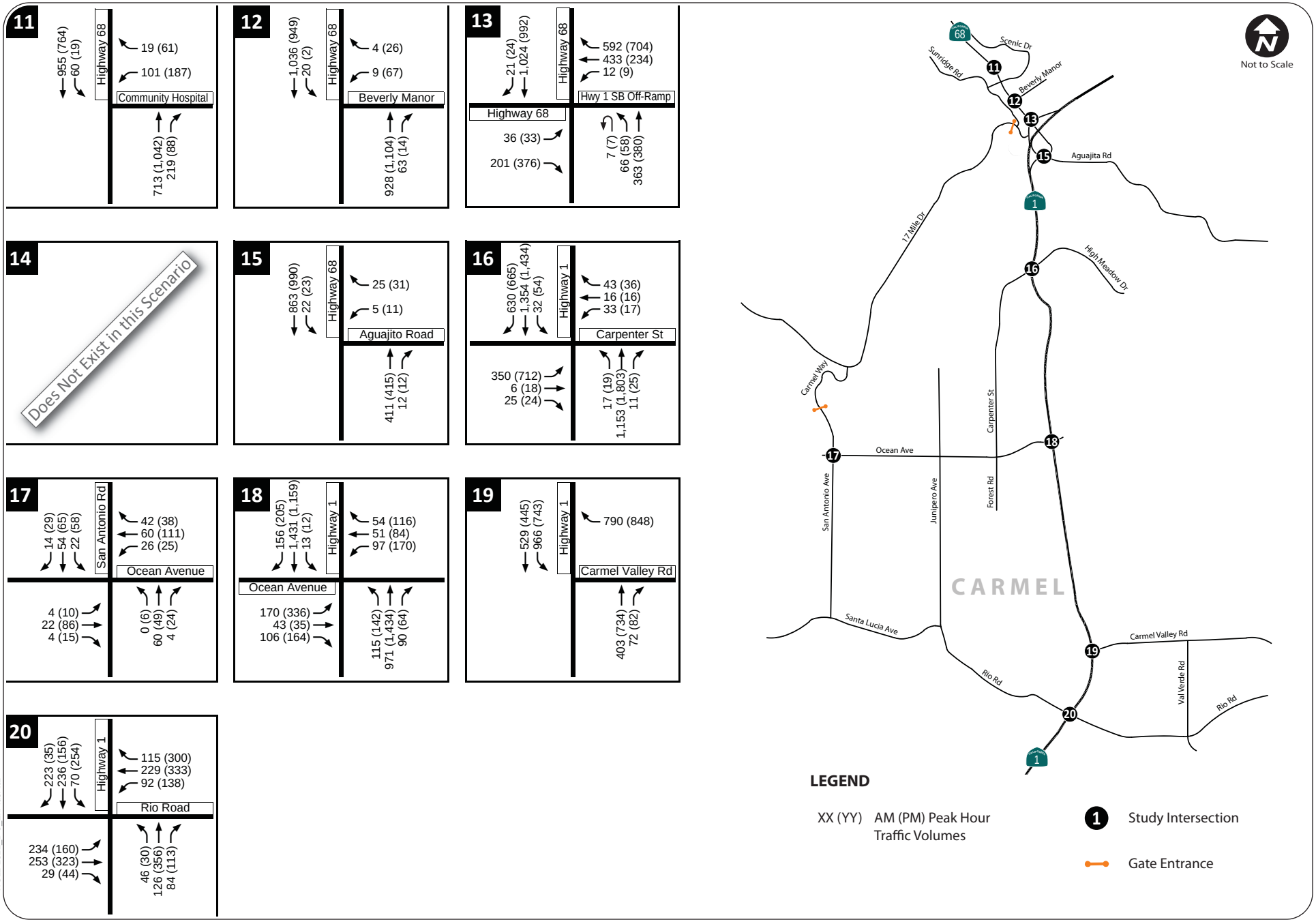

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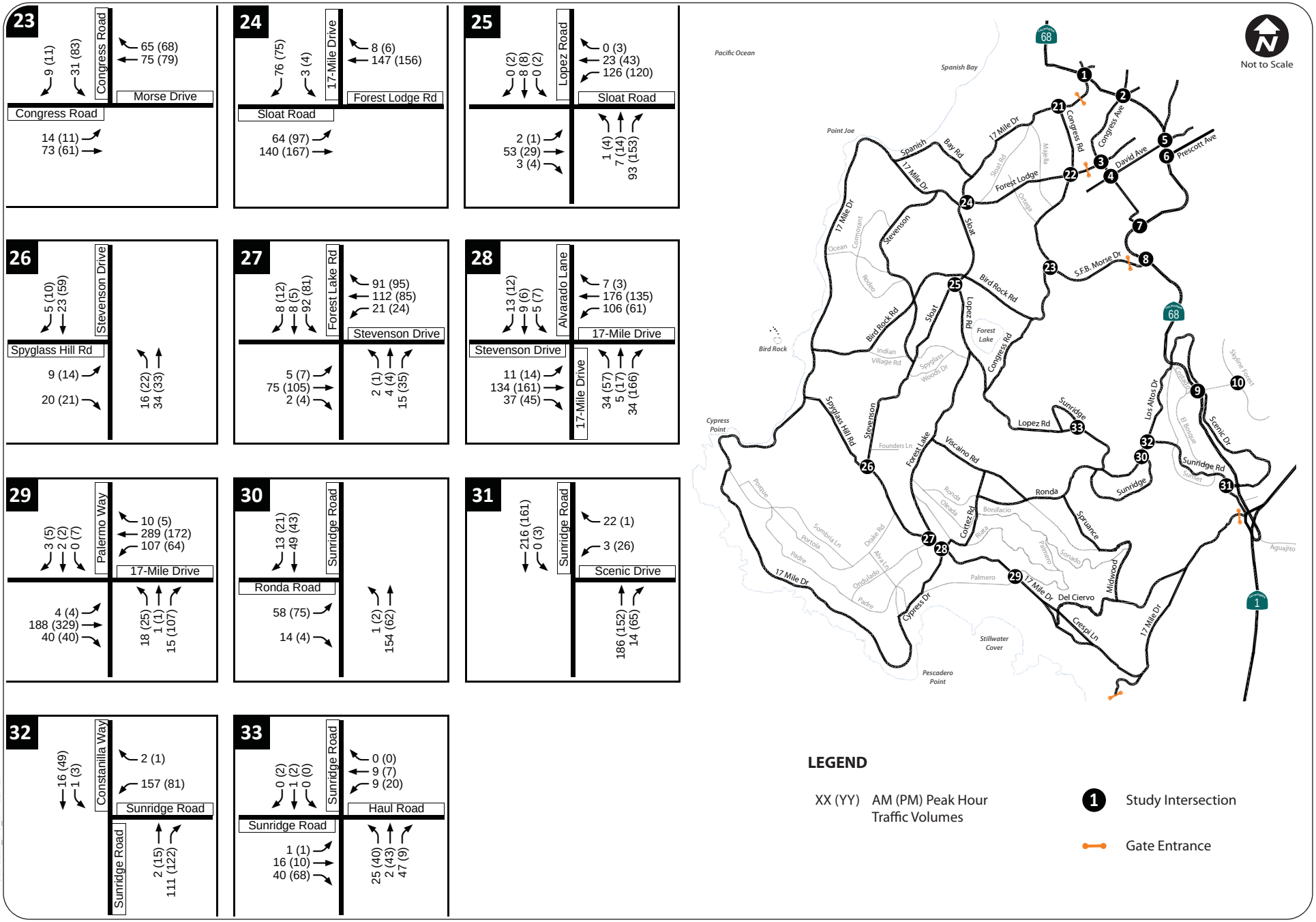

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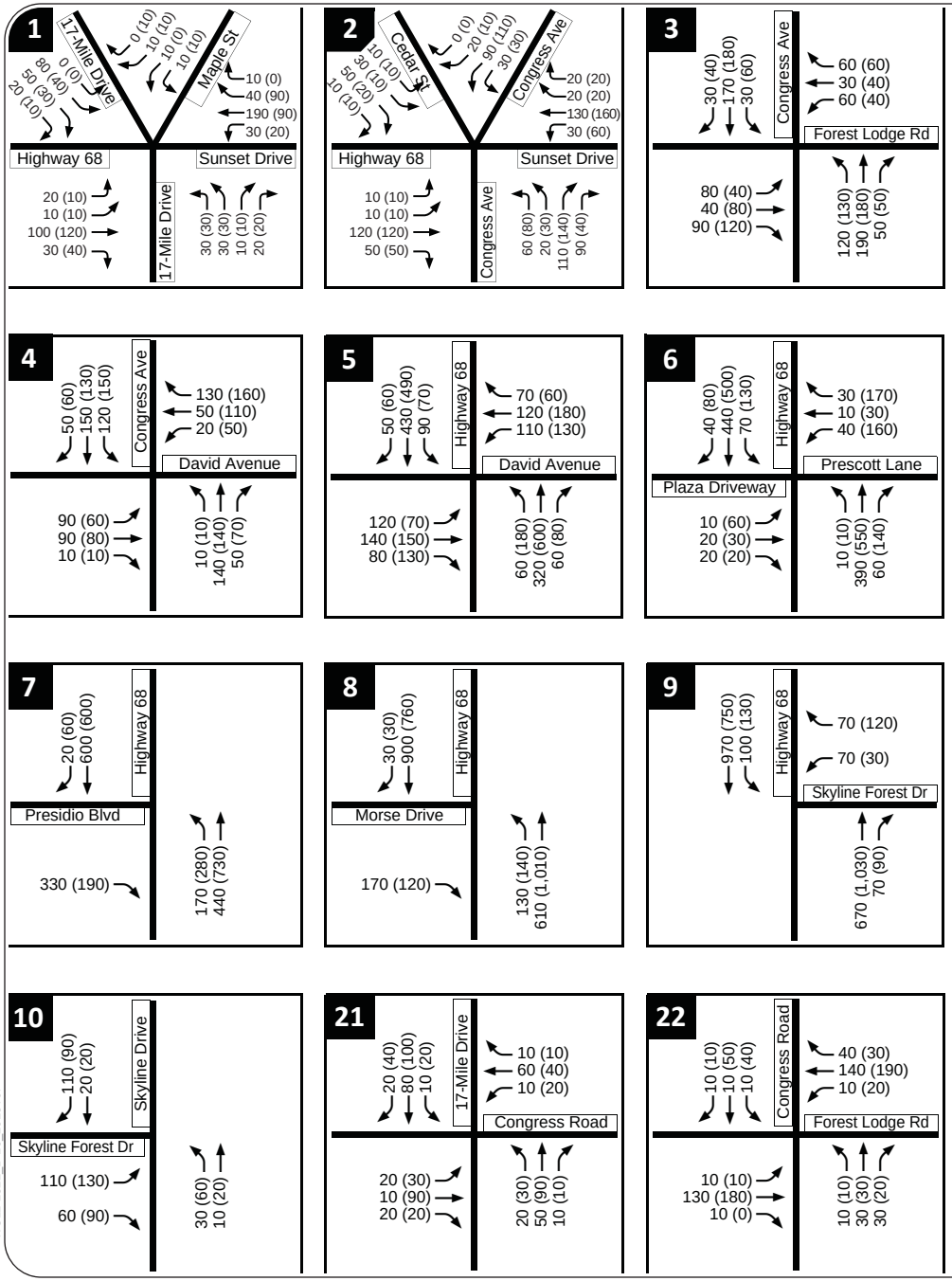

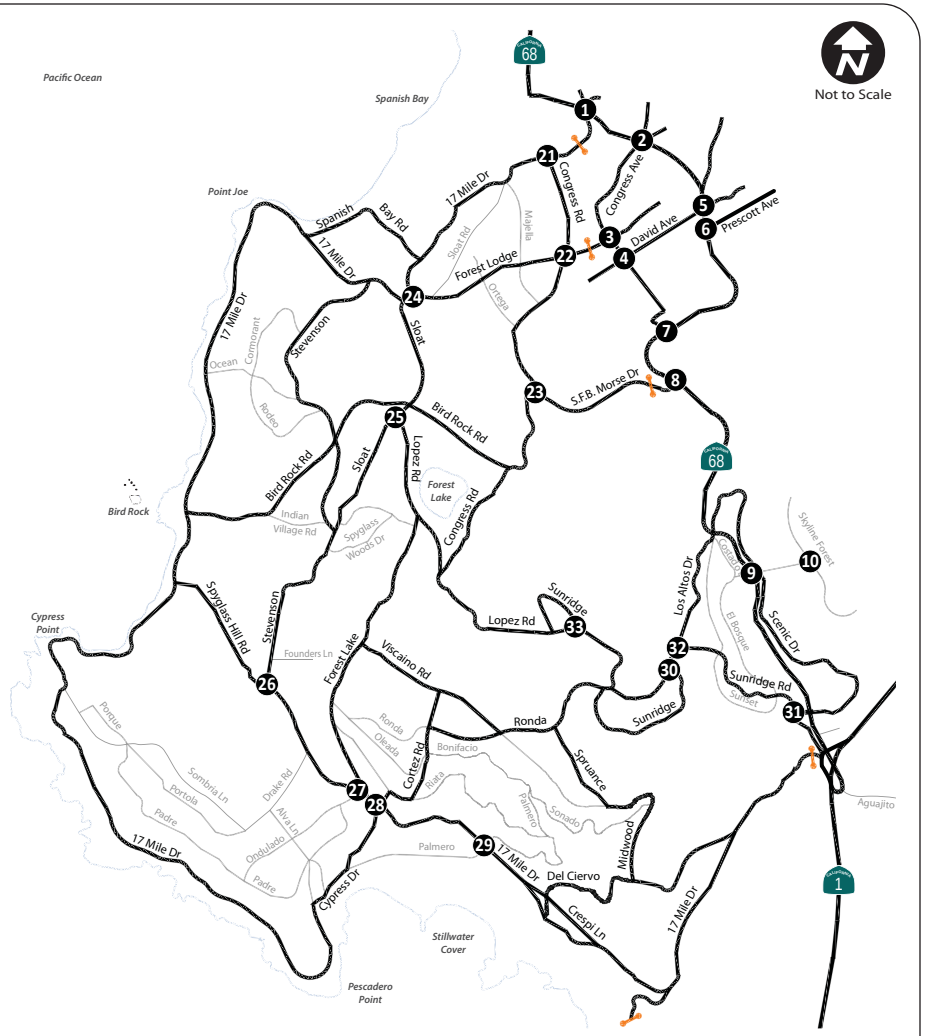

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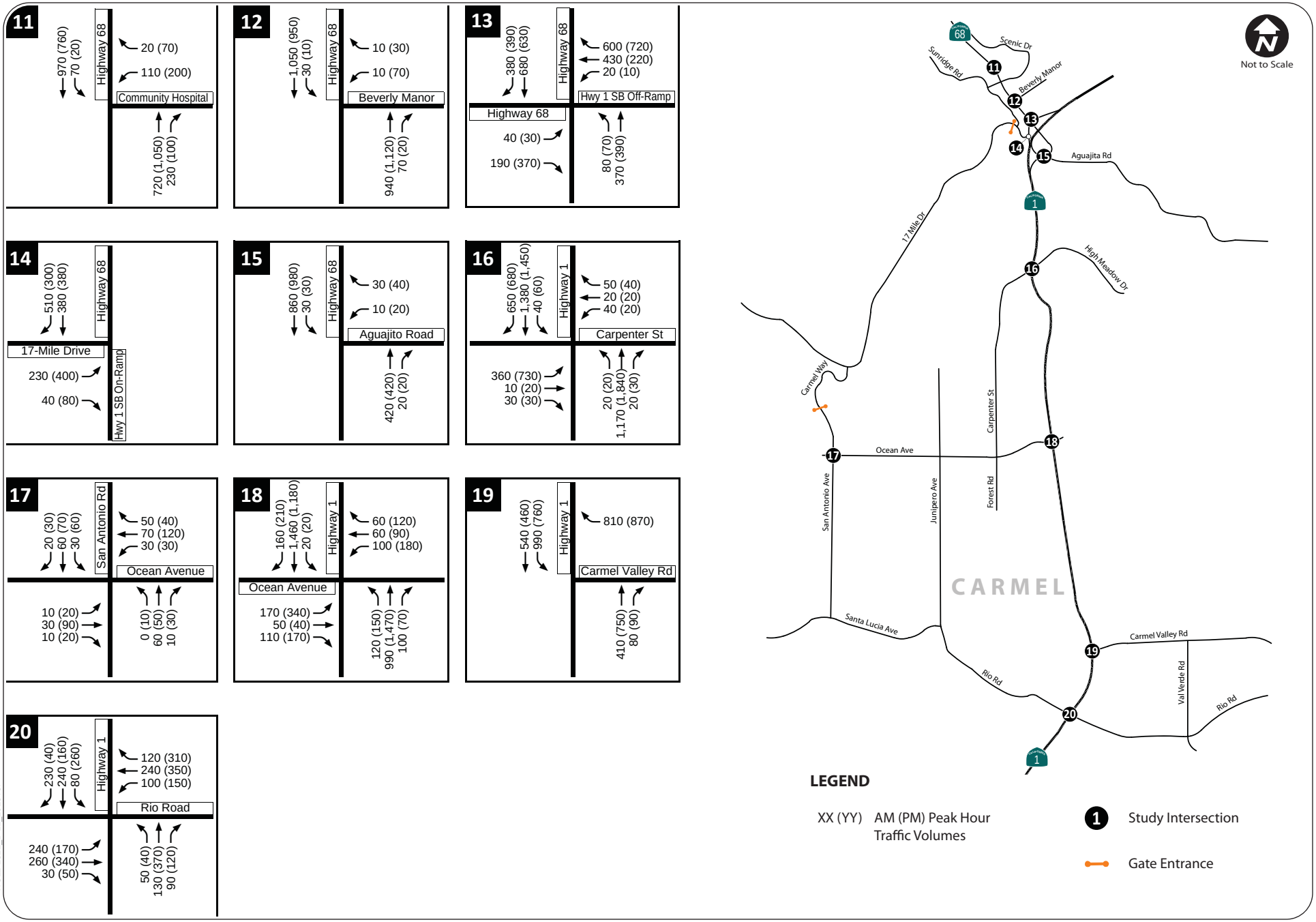

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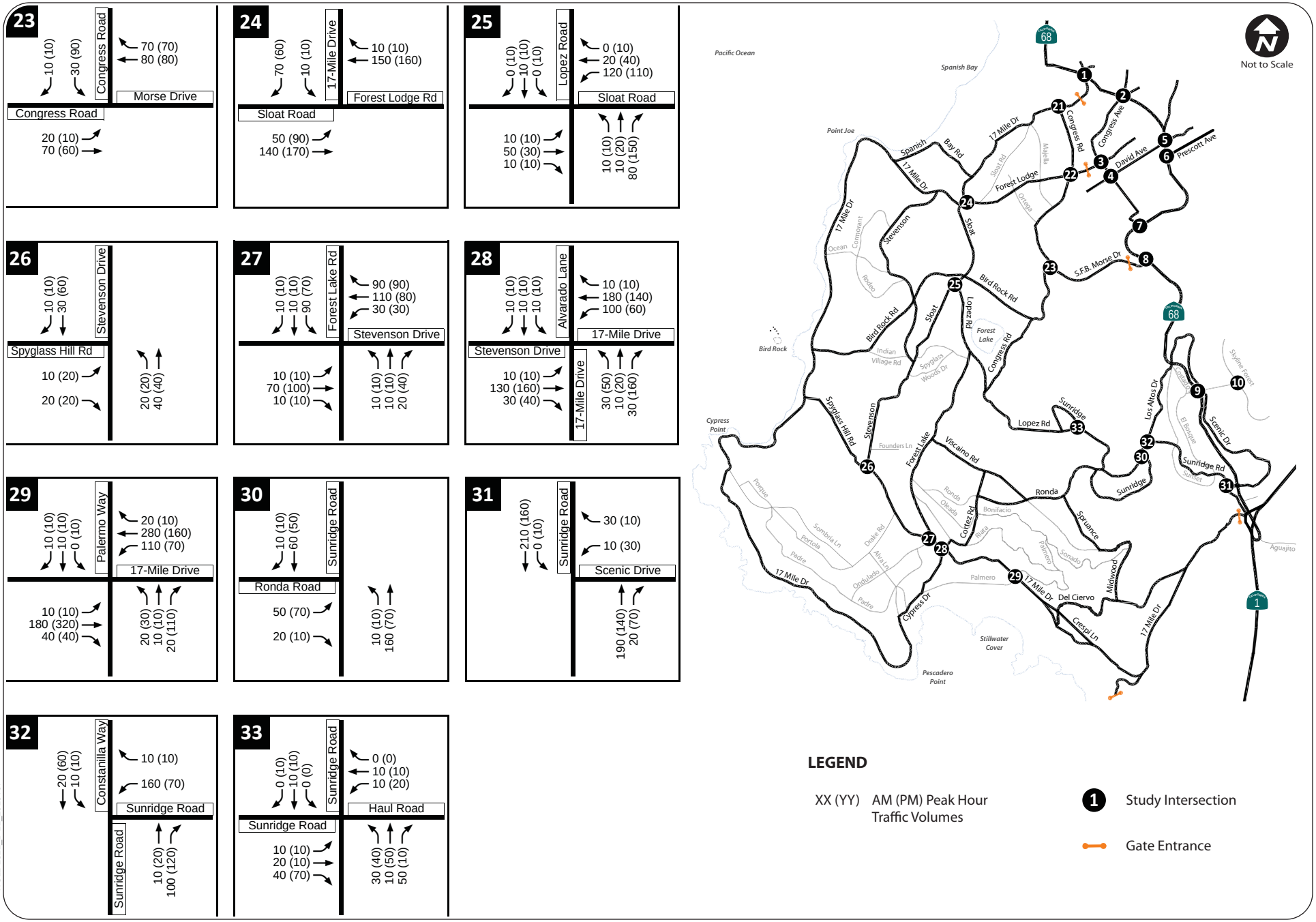

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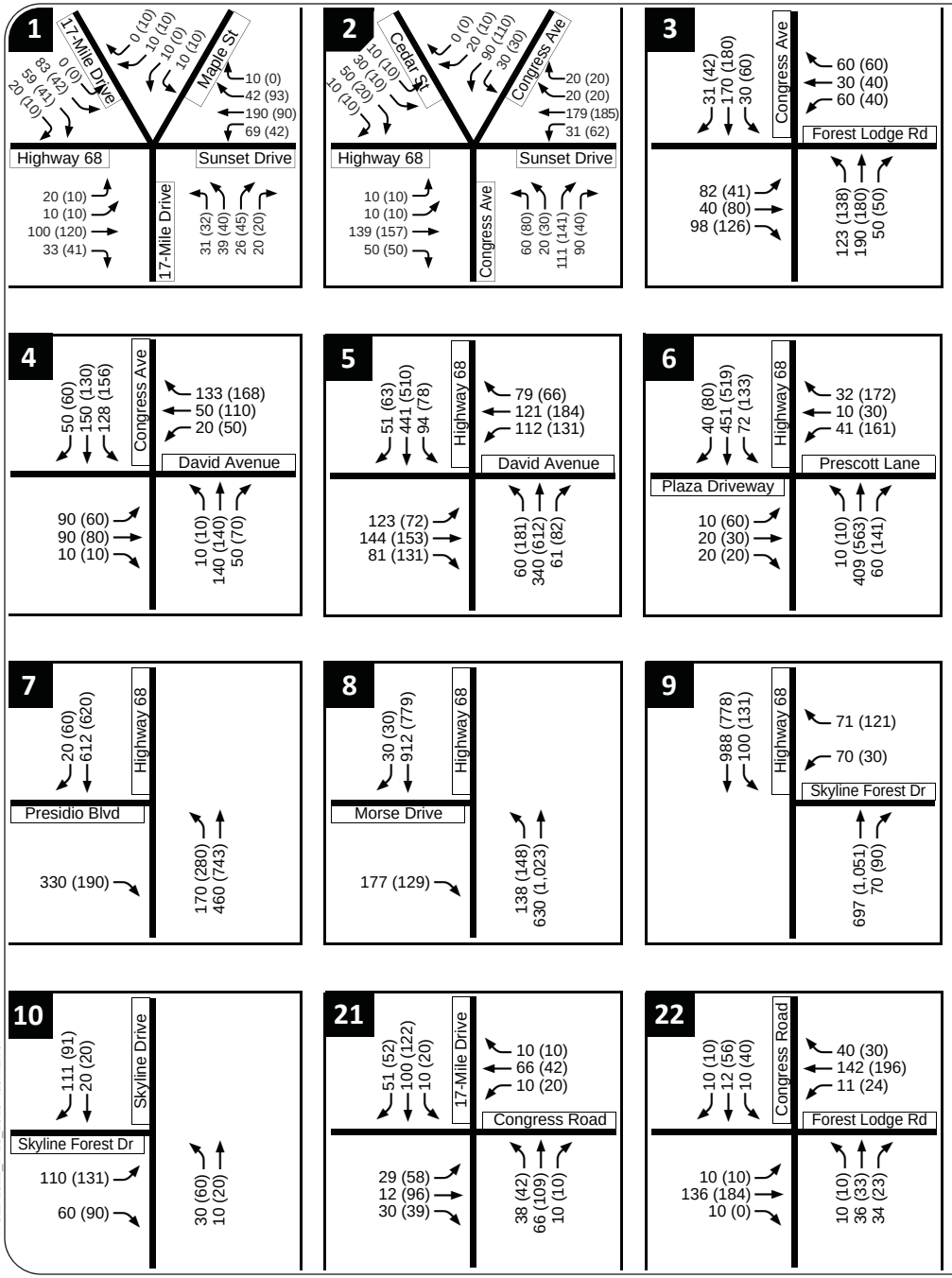

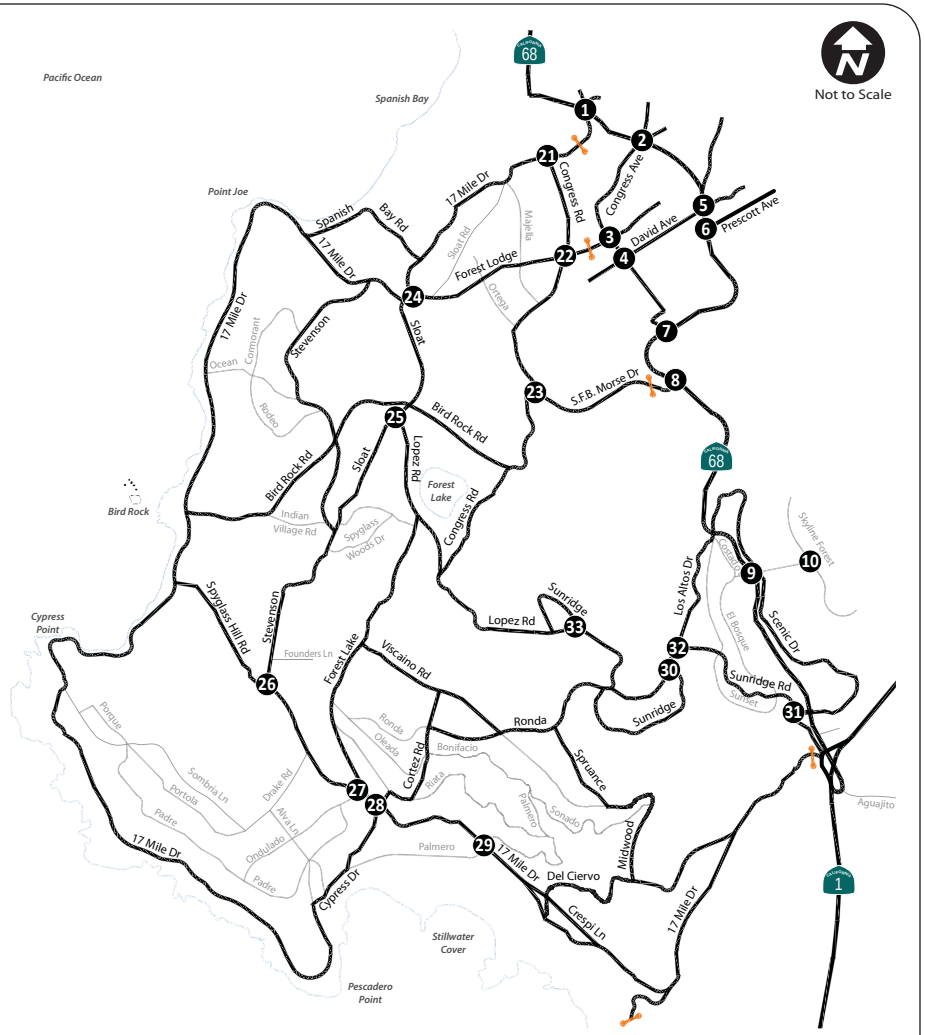

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XX (YY) AM (PM) Peak Hour Traffic Volumes

1 Study Intersection

Gate Entrance

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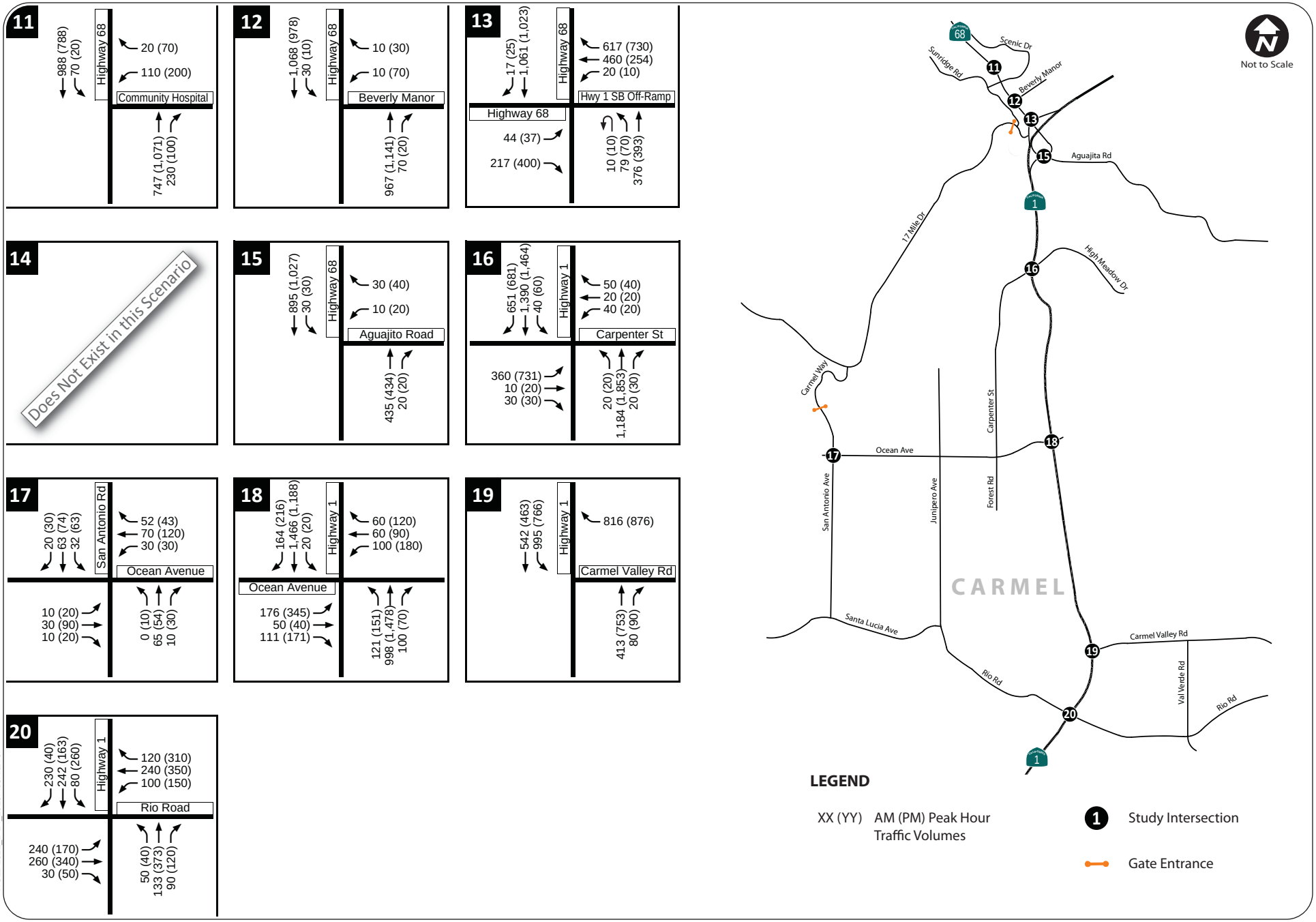

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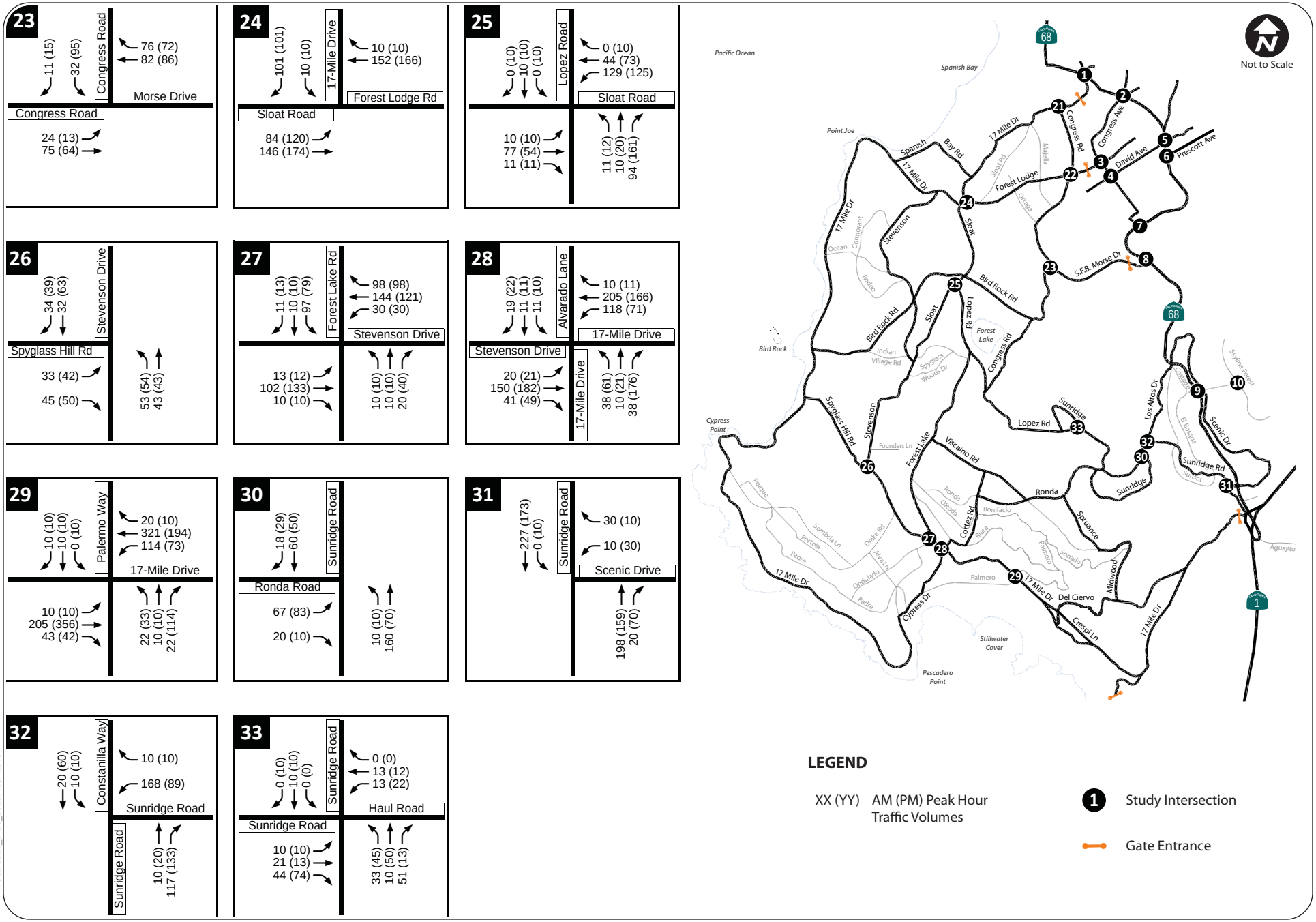

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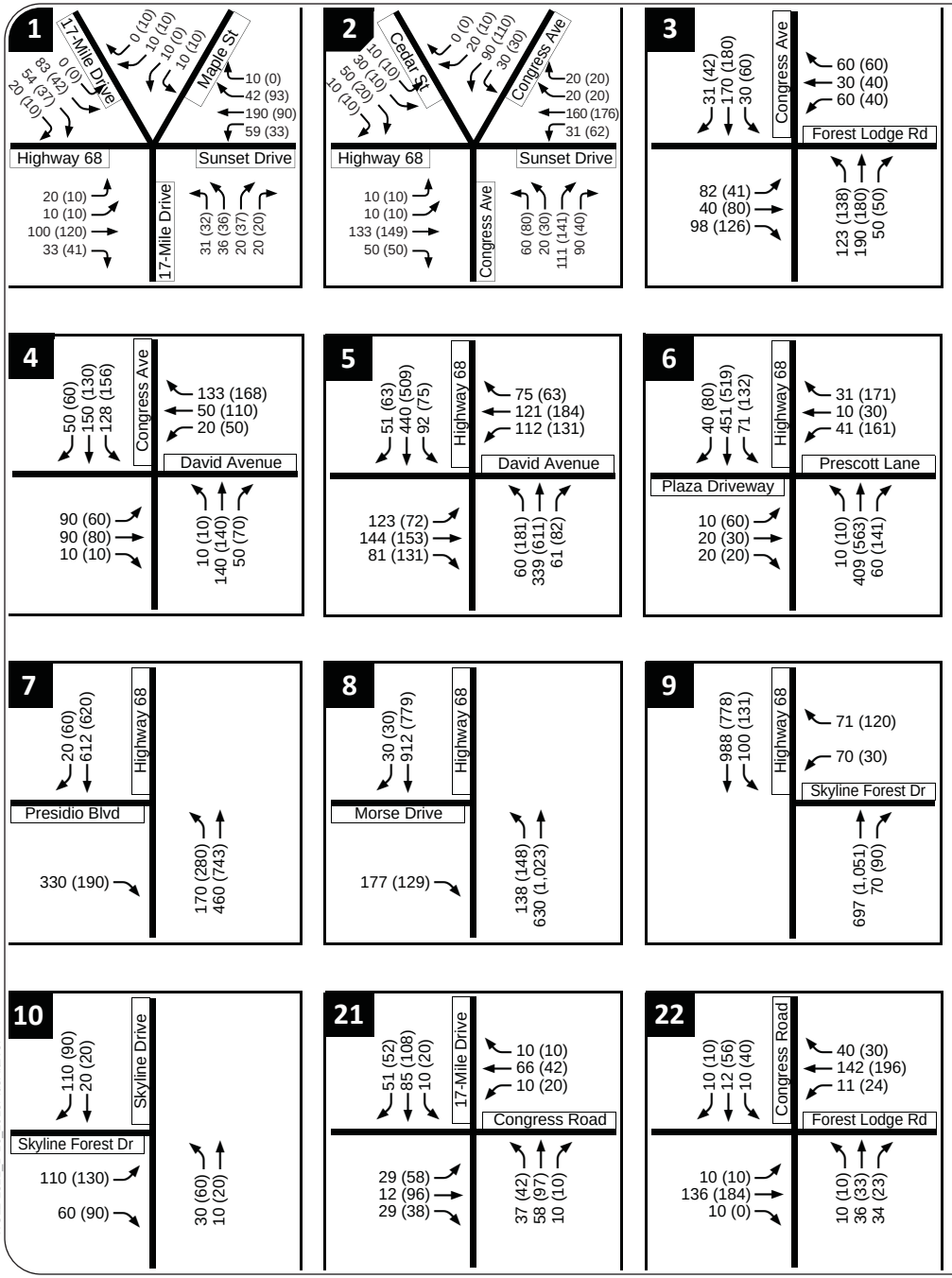

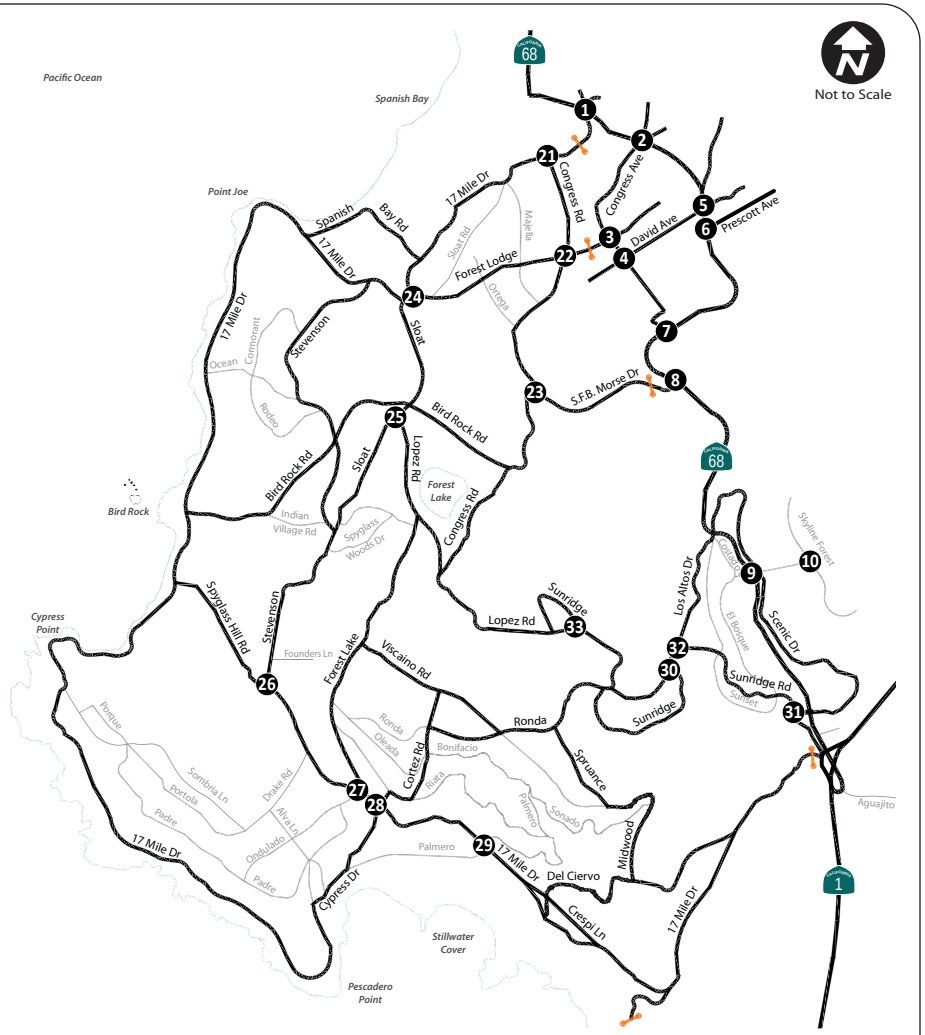

LEGEND

XX (YY) AM (PM) Peak Hour Traffic Volumes

1 Study Intersection

Gate Entrance

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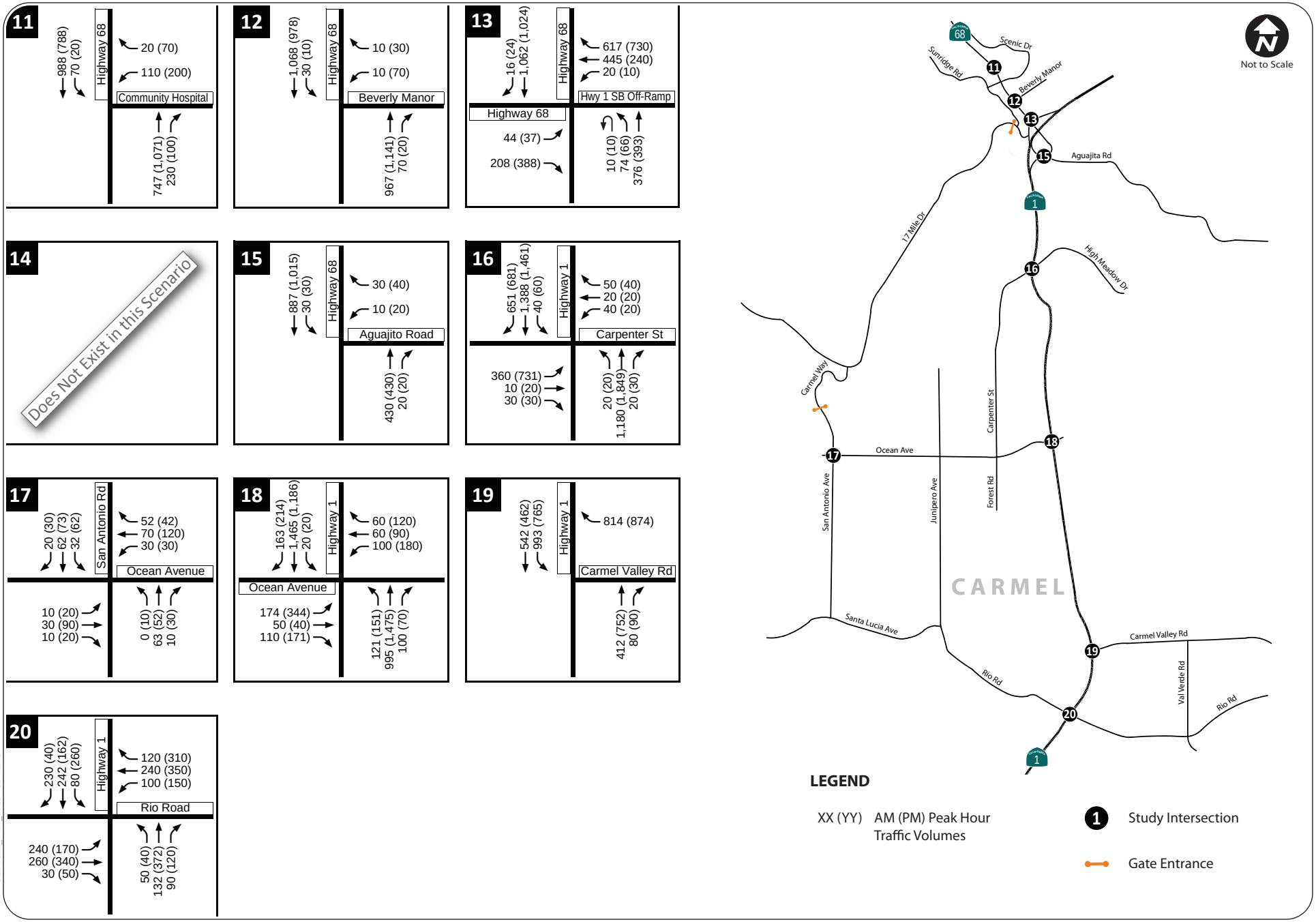

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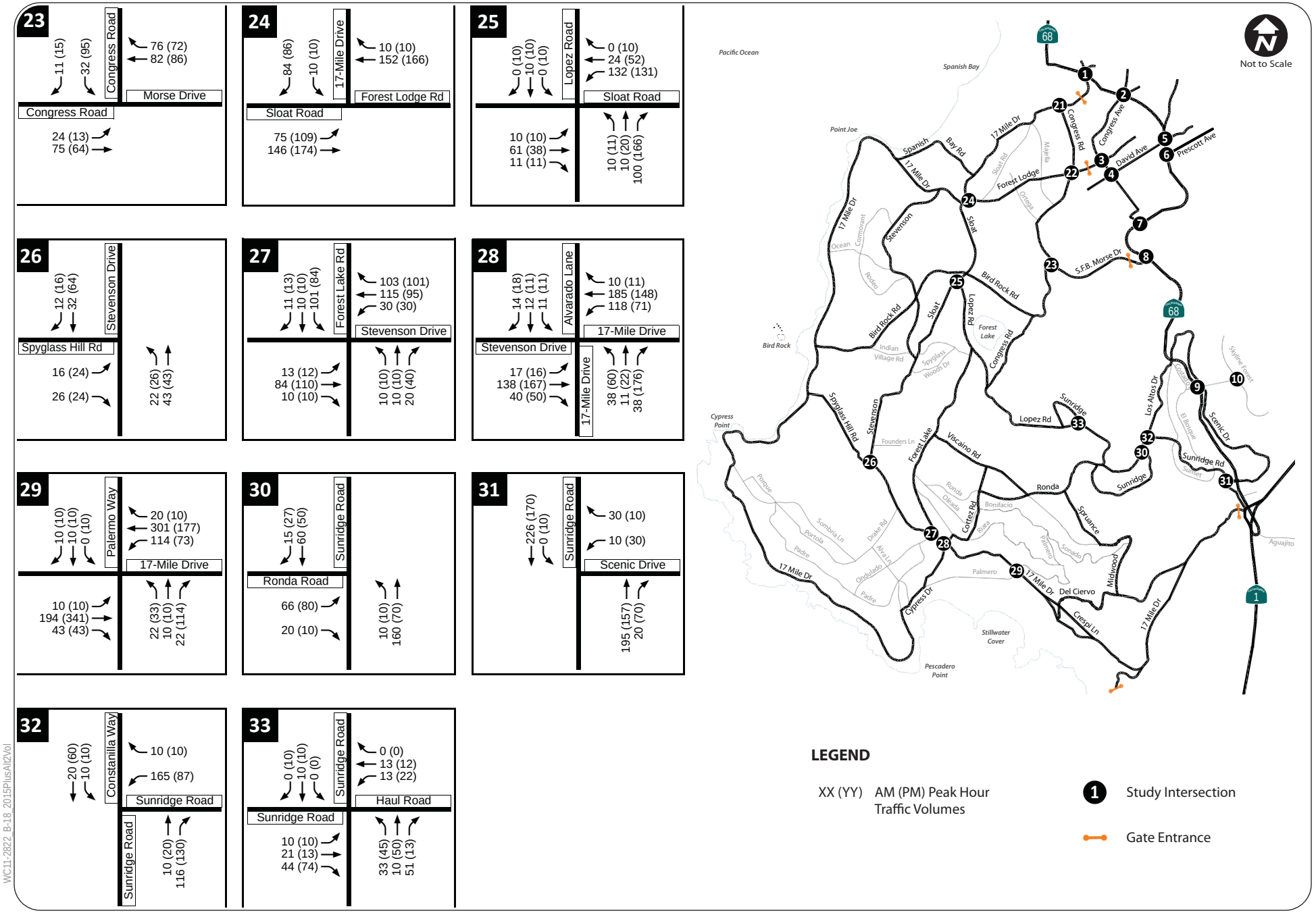

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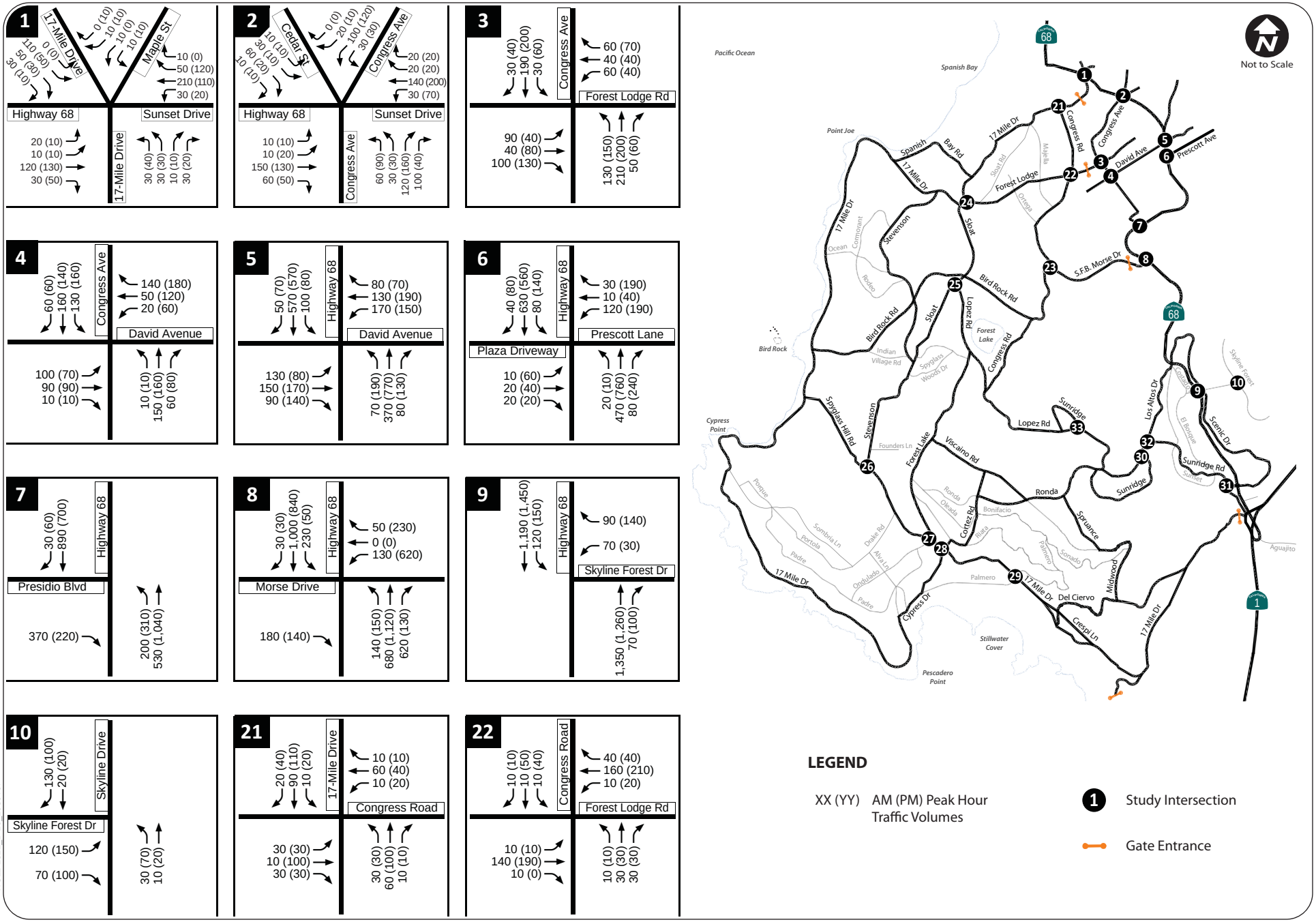

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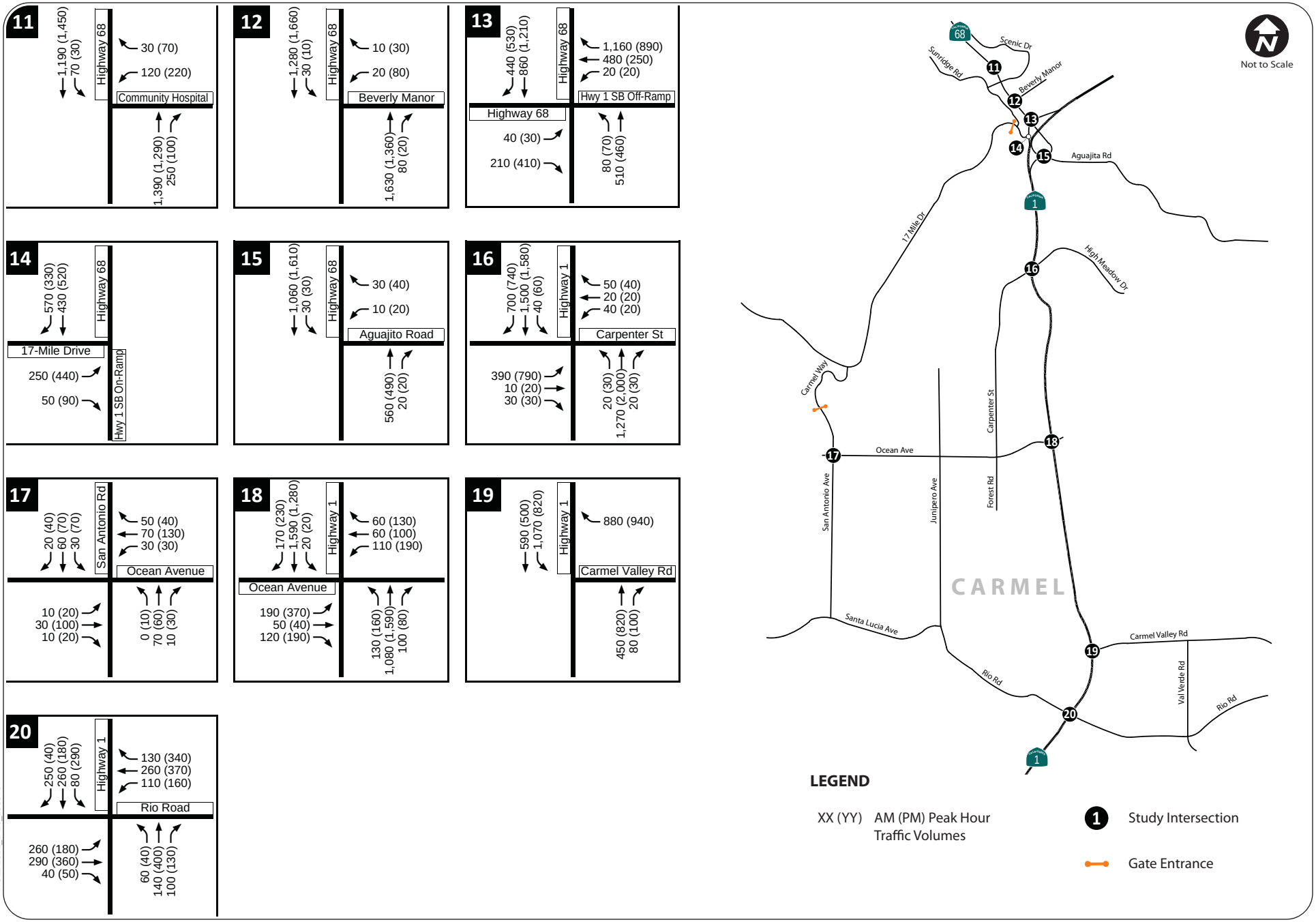

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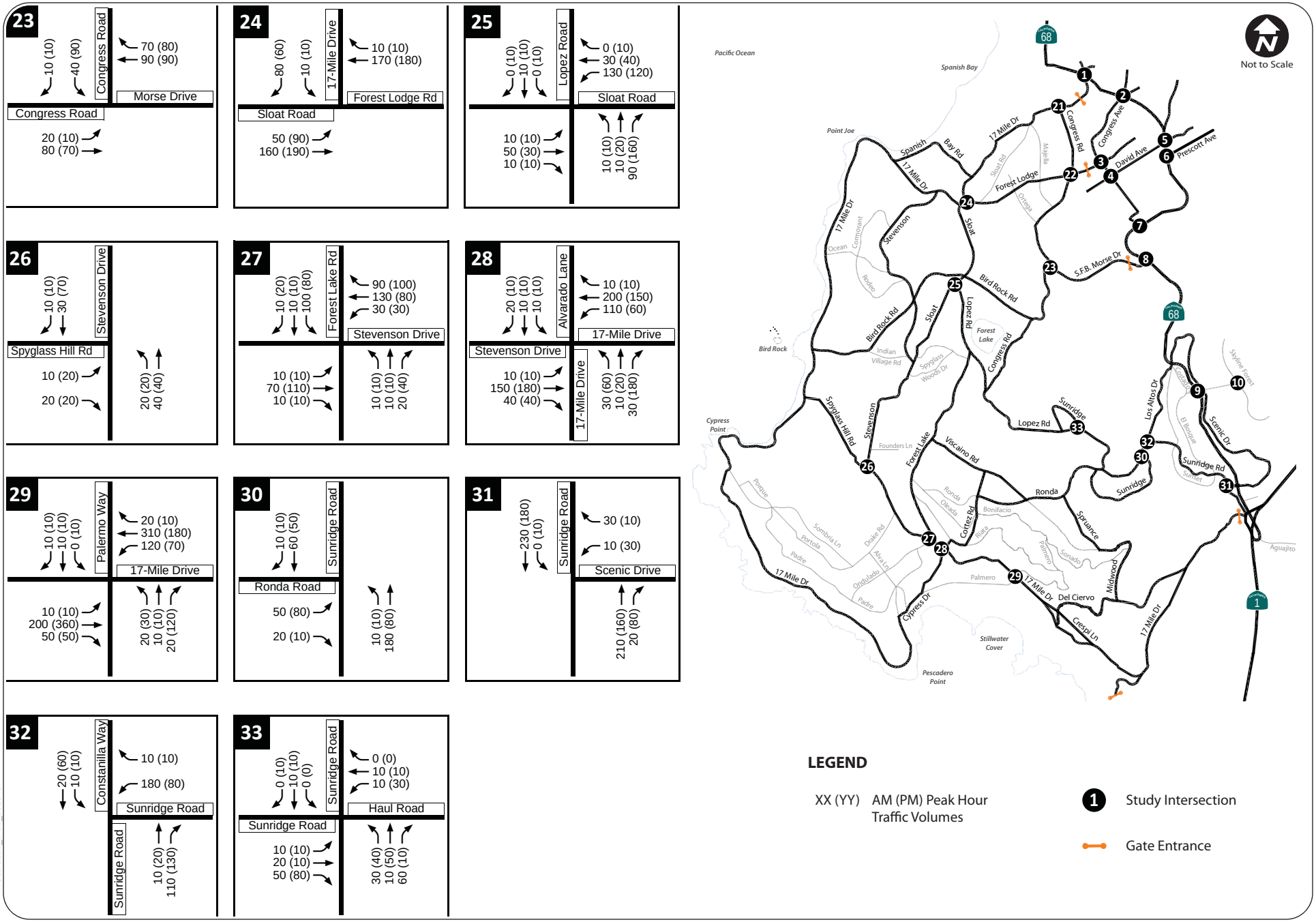

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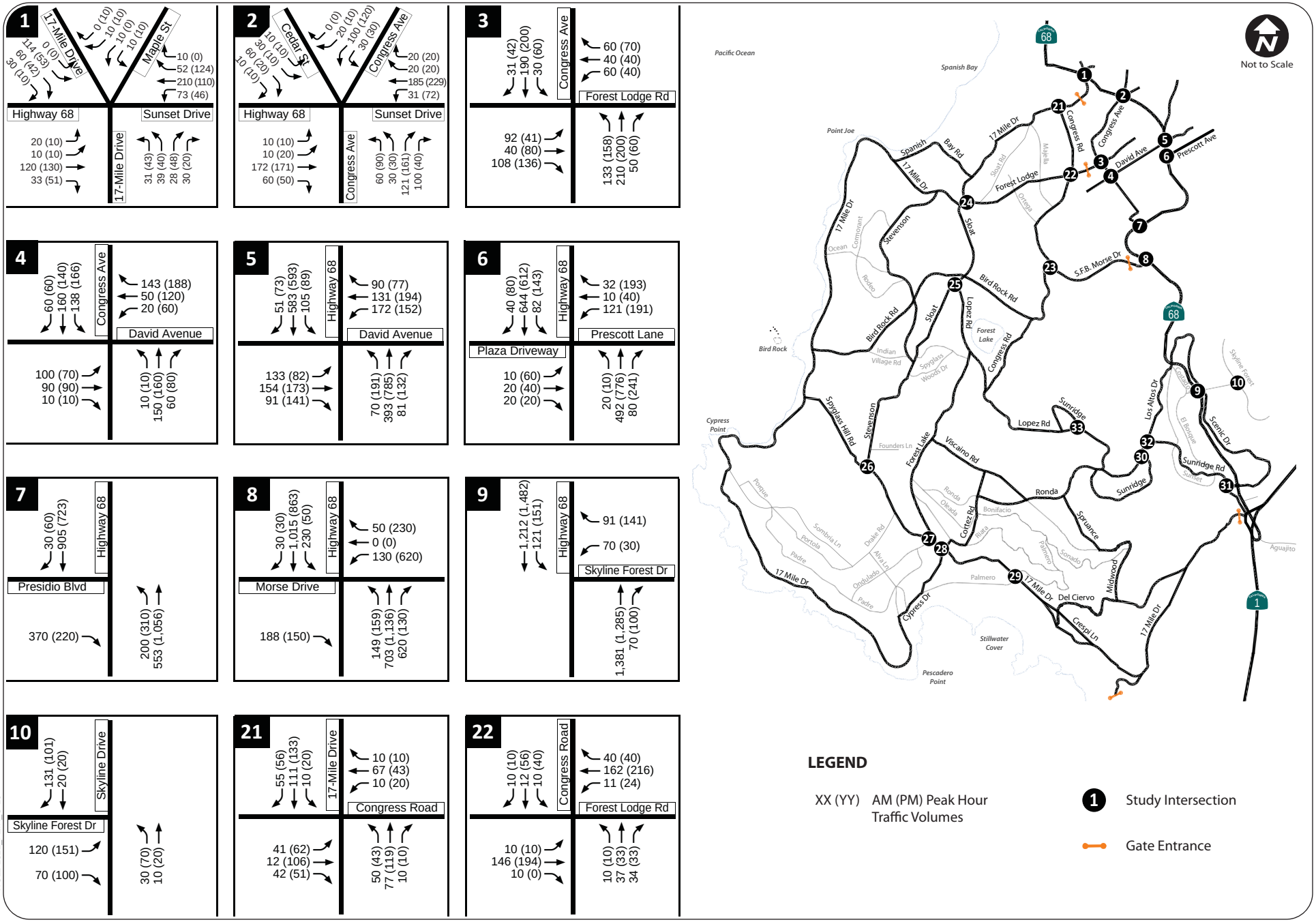

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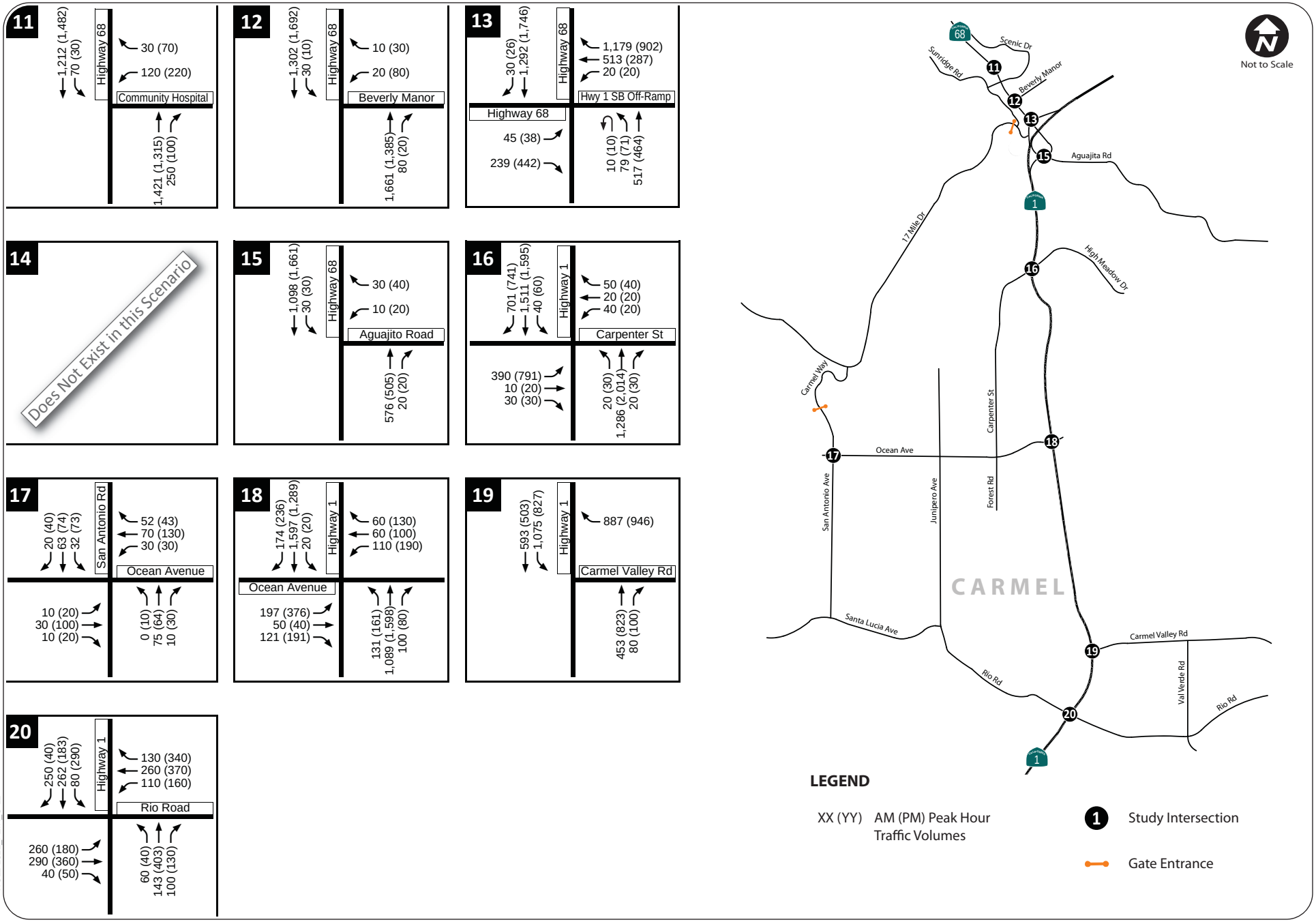

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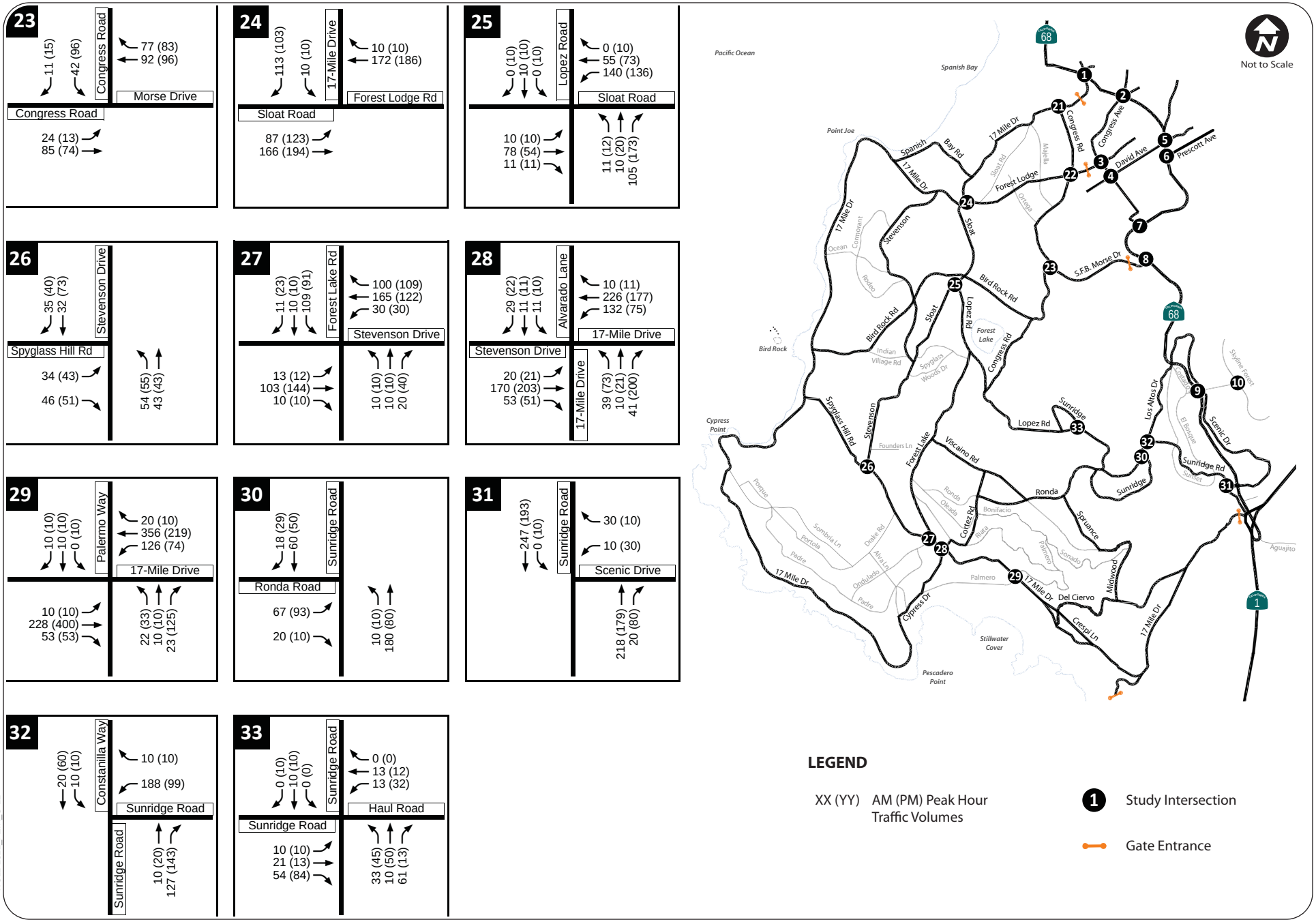

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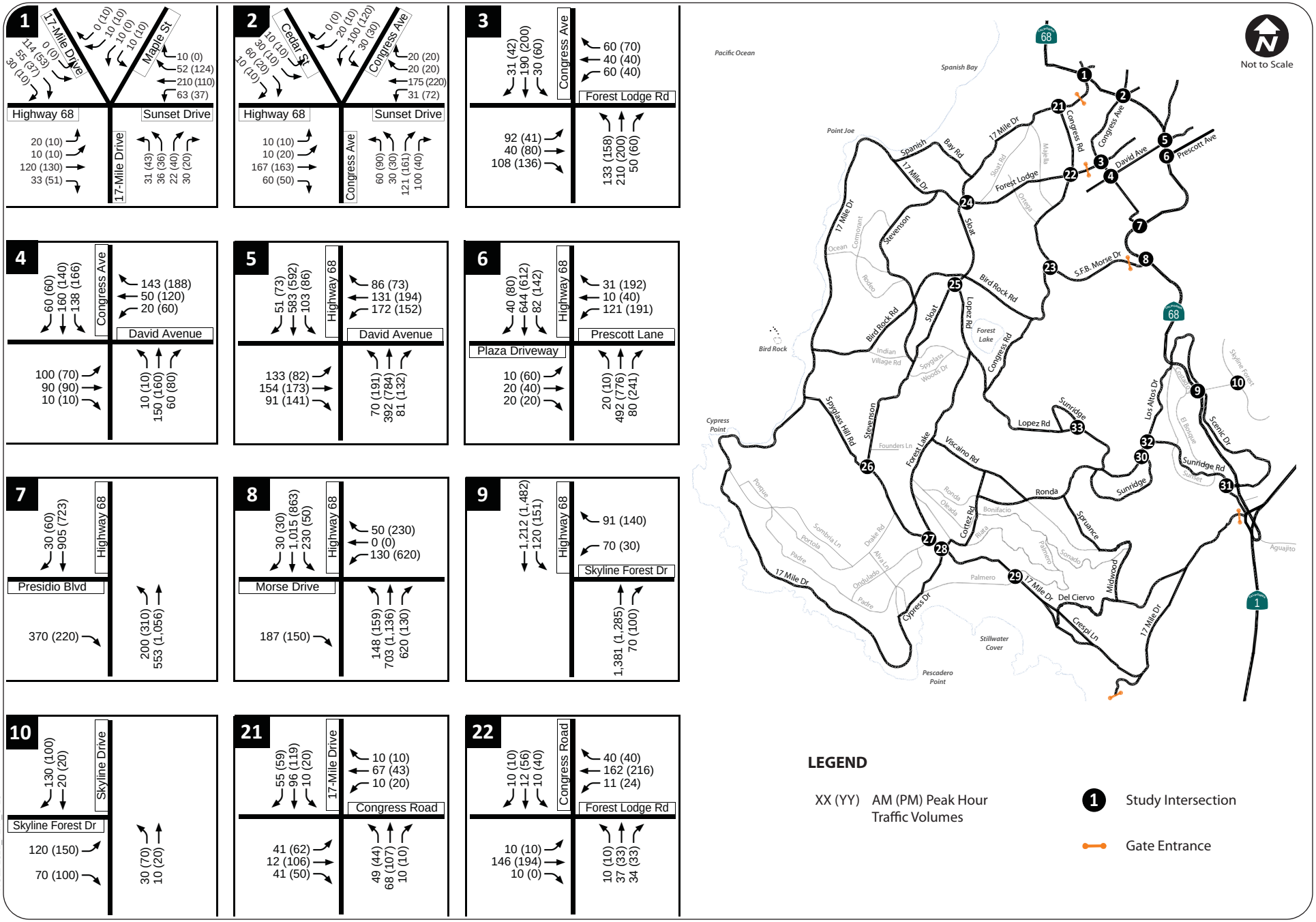

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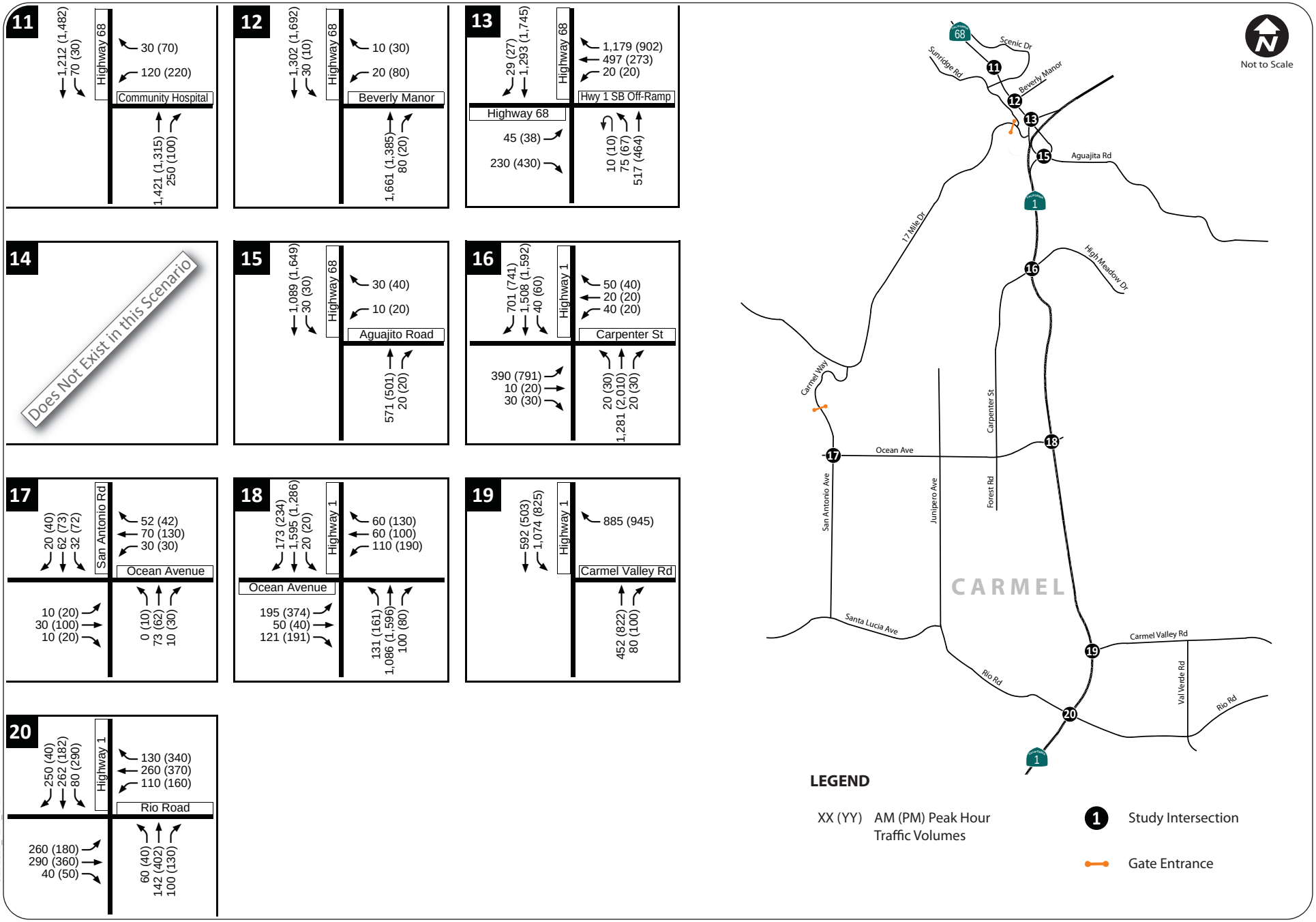

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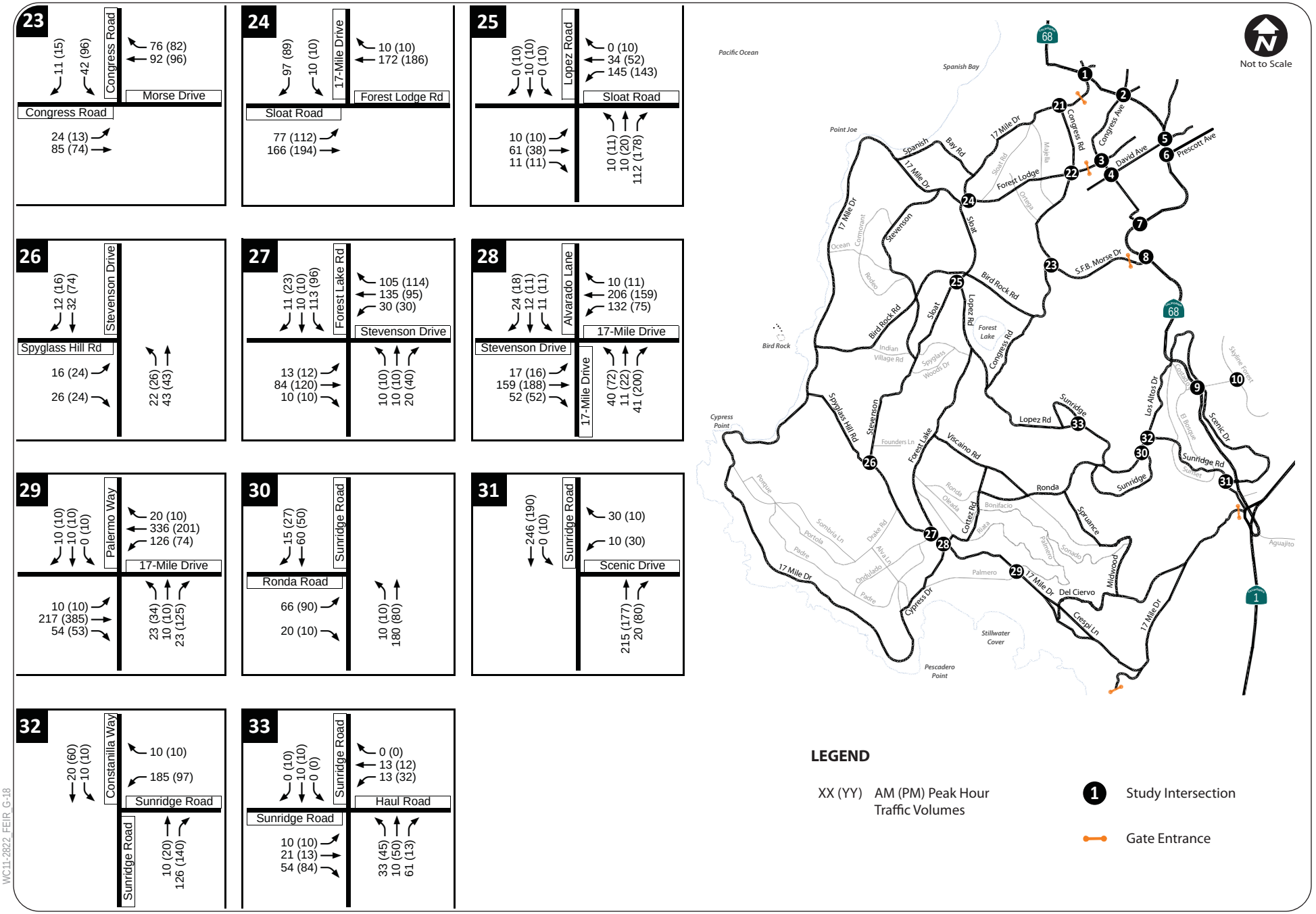

WC11-2822_FEIR_G-18

Appendix E
Alternative 2 Analysis

FEHR PEERS

APPENDIX E. AUTO TRAFFIC IMPACTS

This chapter addresses the auto traffic impacts at the study intersections, Forest gates, and highway segments. The analysis results are summarized in the following tables which are contained at the end of this chapter.

- Table E-1 AM Peak Hour Intersection Level of Service with DMFP Alternative 2
- Table E-2 PM Peak Hour Intersection Level of Service with DMFP Alternative 2
- Table E-3 AM and PM Peak Hour Traffic Signal Warrant Analysis with DMFP Alternative 2
- Table E-4 Forest Gate AM and PM Peak Hour volumes and Level of Service with DMFP Alternative 2
- Table E-5 Highway Segment AM Peak Hour Level of Service with DMFP Alternative 2
- Table E-6 Highway Segment PM Peak Hour Level of Service with DMFP Alternative 2

Table E-7 Highway 1 Ramps at Highway 68 (West) AM and PM Peak Hour Level of Service with DMFP Alternative 2The intersection turning movement data for each study scenario is provided in **Appendix B** while the intersection and highway analysis worksheets are provided in **Appendix C**. The peak hour traffic signal warrant worksheets are provided in **Appendix D**.

The analysis in this chapter addresses Alternative 2, which replaces the Spyglass Hotel with 10 single family residential units from Alternative 1.

E.1 IMPACTS AND MITIGATION MEASURES – EXISTING PLUS PROJECT

E.1.1 Forest Intersections

As shown in **Tables E-1** and **Table E-2**, the level of service at all study intersections within the Forest continue to operate at LOS C or better under existing plus project conditions. Additionally, none of the study intersections within the Forest meet peak hour signal warrants (see **Table E-3**). ***Impacts resulting from the DMFP are less than significant at all internal Forest study intersections and no mitigation measures are required.***

E.1.2 Forest Gates

The volume-to-capacity results are presented in **Table E-4**. Traffic conditions for the gates are determined from previous studies identifying the capacity of each entry gate (see **Table E-5**). The service levels represent traffic conditions experienced by the inbound traffic. Under existing plus DMFP conditions, all gates will continue to operate at acceptable levels. ***Impacts resulting from the DMFP are less than significant at all Forest gates and no mitigation measures are required.***

E.1.3 Intersections outside the Forest

Tables E-1 and **Table E-2** show the existing plus DMFP intersection level of service outside the Forest. The signalized and unsignalized intersection service levels generally do not change with additional DMFP traffic. The Highway 68/Highway 1 SB off-ramp intersection improves from unacceptable LOS E/F conditions to LOS C conditions as a result of the DMFP-related improvements at this intersection. Four intersections will operate at levels of service below the County's threshold of LOS C for intersections in the Coastal Zone. These intersections include:

- Highway 68 at Skyline Forest Drive – This is an unsignalized intersection. The left turning traffic from Skyline Drive (the stop-controlled approach) onto Highway 68 currently operates at LOS F during both the weekday AM and PM peak hours and would continue to do so with the DMFP. This impact is considered **Significant** because the DMFP adds more than one vehicle trip to an intersection operating at LOS F without the DMFP.
- Highway 68 at Carmel Hill Professional Center – This is an unsignalized intersection. The left turning traffic from Carmel Hill Professional Center (the stop-controlled approach) onto Highway 68 currently operates at LOS F during both the weekday AM and PM peak hours and would continue to do so with the DMFP. This impact is considered **Significant** because the DMFP adds more than one vehicle trip to an intersection operating at LOS F without the DMFP.
- Highway 1 at Carpenter Avenue – This is a signalized intersection. The intersection currently operates at LOS D (45.9 seconds of delay) during the weekday PM peak hour and would operate at LOS D (46.7 seconds of delay) with the DMFP. This impact is considered **Less Than Significant** because the DMFP would not change the intersection's critical movement volume-to-capacity ratio of 0.91 during the PM peak hour.
- Highway 1 at Ocean Avenue – This is a signalized intersection. The intersection currently operates at LOS D (45.4 seconds of delay) during the weekday PM peak hour and would operate at LOS D (45.9 seconds of delay) with the DMFP. During the AM peak hour the operations would transition from LOS C (34.5 seconds of delay) to LOS D (35.1 seconds of delay). The critical movement volume-to-capacity ratio would not change with the DMFP. This impact is considered **Significant** because the DMFP would cause a change in the LOS from C to D in the AM peak hour.

The all-way stop and side-street stop controlled intersections were evaluated for Warrant 3, the peak hour volume warrant, published by the Federal Highway Administration in the *Manual on Uniform Traffic Control Devices 2000* (MUTCD). The peak hour volume warrant is applied where traffic conditions are such that for one (1) hour of the day, minor street traffic suffers undue delay in entering or crossing a major street. **Table E-3** summarizes the results from the peak hour signal warrant analysis. The following intersections meet the traffic signal peak hour volume warrant:

- Highway 68 / Skyline Forest Drive (both morning and evening peak hours)

Auto
Impact 1 ***Under existing plus DMFP conditions, the DMFP would add more than one vehicle to the Highway 68 intersection with Skyline Forest Drive which is anticipated to operate at LOS F without the DMFP. This intersection also meets the peak hour traffic signal warrant without and with the DMFP.***

Auto
Mitigation 1 **Signalize the Highway 68 intersection with Skyline Forest Drive and widen Highway 68 from two to four lanes through the intersection to accommodate traffic signal operations and minimize vehicle queues. The widening would generally occur within 500 to 600 feet on either side of Skyline Forest Drive.**

With mitigation, the Highway 68 intersection with Skyline Forest Drive would operate at LOS A (7.7 seconds of delay) and LOS A (8.9 seconds of delay) during the AM and PM peak hours, respectively. The DMFP is responsible for its fair-share contribution to this impact based on total traffic because it is a deficient intersection under existing conditions.

Traffic Component	AM Peak Hour Traffic	PM Peak Hour Traffic

Existing	1,867	63.6%	2,073	65.2%
Growth	283	9.6%	317	10.0%
Presidio of Monterey	740	25.2%	740	23.2%
DMFP	46	1.6%	50	1.6%
Total Volume	***2,936***	***100%***	***3,180***	***100%***

Discussion

The poor operating conditions at the Highway 68 intersection with Skyline Forest Drive is due to left turning traffic from Skyline Forest Drive (the stop-controlled approach) onto Highway 68. There is an existing refuge lane for the left turning traffic so drivers can cross the westbound traffic flow and wait in the refuge lane until a gap in eastbound traffic occurs. The refuge lane is about 90 feet long and 15 feet wide at its opening, narrowing to 10 feet prior to the merge area.

Observations indicate that the merge area functions reasonably well. Extending the refuge length would not help because the optimal sight distance for drivers using the refuge is at its beginning point. Beyond the existing 90-foot refuge area the sight lines decrease due to the road's curvature.

Installing a traffic signal on Highway 68 at Skyline Forest Drive does require that Highway 68 be widened through the intersection. The widening is necessary because (once signalized) two lanes are needed in both directions on Highway 68 to handle the traffic demand approaching the intersection when the traffic signal light is red for drivers on Highway 68.

The *Skyline Neighborhood Traffic Study*, completed in November 2003, was reviewed. That study concluded that about 20 percent of traffic going through the neighborhood is traffic that is passing through the neighborhood to another destination. The same study also concluded that while cutting through the Skyline neighborhood may seem advantageous for a driver, the actual travel-time through the neighborhood is greater than using Highway 1 and Highway 68. While signalization would not make traveling through the neighborhood faster than the state highway system, it could make the neighborhood route appear more attractive because traffic signals are generally installed on primary routes and not lower volume neighborhood streets.

Auto Impact 2

Under existing plus DMFP conditions, the DMFP would add more than one vehicle to the Highway 68 intersection with Carmel Hill Professional Center Driveway which is anticipated to operate at LOS F without the DMFP.

Auto Mitigation 2

Prohibit left turns coming from Carmel Hill Professional Center and construct two westbound through lanes from the Highway 68 and Highway 1 intersection through Carmel Hill Professional Center where the two westbound lanes would merge back to a single lane.

With mitigation, the Carmel Hill Professional Center driveway at Highway 68 would operate at LOS B (12,3 seconds of delay) and LOS C (15.5 seconds of delay) during the AM and PM peak hours, respectively.

Traffic Component	AM Peak Hour Traffic	PM Peak Hour Traffic

Existing	2,015	65.1%	2,113	65.8%
Growth	306	9.9%	318	10.0%
Presidio of Monterey	729	23.6%	726	22.6%
DMFP	45	1.4%	49	1.5%
Total Volume	***3,095***	***100%***	***3,209***	***100%***

Discussion The poor operating condition at the Highway 68 intersection with the Carmel Hill Professional Center Driveway is due to the left turning traffic from the driveway (the stop-controlled approach) onto Highway 68. The DMFP would construct intersection improvements at the adjacent Highway 68 intersection with Highway 1 Southbound Off-Ramp including:

- Widen Highway 68 eastbound from one to two lanes from west of the Carmel Hill Professional Center Driveway to the ramp terminal intersection with Highway 1.
- Widen the Highway 1 southbound off-ramp to provide a left-turn lane and upgrade the traffic signal to allow protected left-turn phasing.
- Reconfigure the Highway 1 southbound on-ramp to separate Pebble Beach-related and highway-related traffic.

These changes are a phased implementation of the full Highway 68 Widening Project and will substantially reduce traffic congestion in the area such that the redesigned intersection at the Highway 1 Southbound Off-Ramp will operate at LOS C. However, this improvement does not include the left turn prohibitions at the driveway to Carmel Hill Professional Center. This mitigation measure was previously identified as a Condition of Approval for the Community Hospital Project.

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Auto Impact 3 ***Under existing plus DMFP conditions, the DMFP would add traffic to the Highway 1 intersection with Ocean Avenue during the AM peak hour when intersection operations would transition from LOS C (34.5 seconds of delay) to LOS D (35.1 seconds of delay) with the DMF.***

Auto Mitigation 3 **Establish new traffic signal timings at the Highway 1 intersection with Ocean Avenue after the visitor serving uses of the DMFP have been developed. The timings shall be adjusted while maintaining the same off-sets to the adjacent signalized intersection at Carpenter Road.**

With mitigation, the Highway 1 intersection with Ocean Avenue would improve to LOS C (33.1 seconds of delay) during the AM peak hour, bringing the intersection back to an acceptable operation. The DMFP is responsible for its fair-share contribution to this impact based on total traffic because it is a deficient intersection under existing conditions.

Traffic Component	**AM Peak Hour Traffic**		**PM Peak Hour Traffic**	
Existing	3,279	88.7%	3,900	88.6%
Growth	401	10.8%	480	10.9%
DMFP	18	0.5%	21	0.5%

Total Volume	***3,698***	***100%***	***4,401***	***100%***

Discussion The traffic signal timing changes proposed as mitigation will improve vehicle flow through the intersection and minimize vehicle delays without adding additional vehicle capacity.

E.1.4 Highway Segments

Tables E-5 and **Table E-6** show the existing plus DMFP highway segment volume to capacity ratios and levels of service. **Table E-7** shows the levels of service for the ramp merge, diverge, and weave sections for the Highway 1 ramps at Highway 68 (west).

Nine highway segments will operate at levels of service below the County's threshold of LOS C in the Coastal Zone. These segments include:

- Highway 1 northbound on-ramp from Highway 68 (west)
- Highway 1, Highway 68 (west) to Munras Avenue
- Highway 1, Munras Avenue to Fremont Street
- Highway 1, Fremont Street to Fremont Boulevard
- Highway 1, Fremont Boulevard to Imjin Parkway
- Highway 1, North of Highway 156
- Highway 68, West of Skyline Forest Road
- Highway 68, East of Olmsted Road
- Highway 68, East of Laguna Seca
- Highway 156, Highway 1 to US-101

Several of these segments operate at LOS F without the DMFP and the DMFP would add traffic to these segments which represents a **Significant** impact. The Highway 1 northbound on-ramp merge from Highway 68 (west) operates at LOS D with a 29.6 density (29.3 without the DMFP). The DMFP would not change the LOS but would have more than 0.01 v/c change to the merge volumes and so represents a **Significant** impact at this merge location.

Auto Impact 4 ***Under existing plus DMFP conditions, the DMFP would add traffic to the Highway 1, Highway 68, and Highway 156 corridors and some of the highway segments operate at LOS F without the DMFP.***

Auto Mitigation 4 **The DMFP is responsible for its fair-share contribution to this impact through payment of TAMC's regional fee.**

Auto Impact 5 ***Under existing plus DMFP conditions, the DMFP would add traffic to the Highway 1 northbound on-ramp merge from Highway 68 (west) which operates at LOS D during the PM peak hour without the DMFP; and the DMFP would increase the volume by more than 0.01.***

Auto

Mitigation 5 **Replace the Highway 1 northbound merge at Highway 68 (west) with an auxiliary lane between Highway 68 (west) and Munras Avenue.**

With mitigation, Highway 1 northbound between Highway 68 (west) and Munras Avenue would operate at LOS B during the AM and PM peak hours. The DMFP is responsible for its fair-share contribution to this impact based on total traffic because the existing merge operates at unacceptable levels (LOS D) under existing conditions.

Traffic Component	AM Peak Hour Traffic		PM Peak Hour Traffic	
Existing	1,964	88.2%	3,090	77.5%
Growth	116	5.2%	255	6.4%
Presidio of Monterey	120	5.4%	605	15.2%
DMFP	27	1.2%	35	0.9%
Total Volume	***2,227***	***100%***	***3,985***	***100%***

Discussion The northbound Highway 1 on-ramp merge at Highway 68 (west) operates at LOS D today during the PM peak hour. Caltrans completed the *Transportation Concept Report (TCR) for State Route 1 in District 5* in April 2006. Segment 14 in the TCR included Highway 1 from the Carmel River Bridge to Highway 156 and the LOS objective was to achieve LOS D for the segment where feasible. The merge segment under study achieves the LOS D objective in the TCR but does not meet the County's significance criteria of LOS C for roads in the coastal zone; thus, the significant impact. Auxiliary lanes are identified in the TCR as one transportation strategy to consider for achieving LOS D. The Regional Development Impact Fee Program was updated in 2008 by TAMC and while it included improvements to Highway 68 at the Highway 1 interchange, the program did not include the auxiliary lane identified in the mitigation measure.

E.2 IMPACTS AND MITIGATION MEASURES – NEAR TERM PLUS PROJECT

E.2.1 Forest Intersections

As shown in **Tables E-1** and **Table E-2**, the level of service at all study intersections within the Forest continue to operate at LOS C or better under near term plus project conditions. Additionally, none of the study intersections within the Forest meet peak hour signal warrants (see **Table E-3**). ***Impacts resulting from the project are less than significant at all internal Forest study intersections and no mitigation measures are required.***

E.2.2 Forest Gates

The volume-to-capacity results are presented in **Table E-4**. Traffic conditions for the gates are determined from previous studies identifying the capacity of each entry gate (see **Table 2-3**). The service levels represent traffic conditions experienced by the inbound traffic. Under existing plus DMFP conditions, all gates will continue to operate at acceptable levels. ***Impacts resulting from the project are less than significant at all Forest gates and no mitigation measures are required.***

E.2.3 Intersections outside the Forest

Tables E-1 and **Table E-2** show the existing plus DMFP intersection level of service outside the Forest. The signalized and unsignalized intersection service levels generally do not change with additional DMFP traffic.

Six intersections will operate at levels of service below the County's threshold of LOS C for intersections in the Coastal Zone. These intersections include:

- Highway 68 at Skyline Forest Drive – This is an unsignalized intersection. The left turning traffic from Skyline Drive (the stop-controlled approach) onto Highway 68 will operate at LOS F during both the weekday AM and PM peak hours under near term conditions. This impact is considered **Significant** because the DMFP adds more than one vehicle trip to an intersection operating at LOS F without the DMFP.
- Highway 68 at Carmel Hill Professional Center – This is an unsignalized intersection. The left turning traffic from Carmel Hill Professional Center (the stop-controlled approach) onto Highway 68 will operate at LOS F during both the weekday AM and PM peak hours under near term conditions. This impact is considered **Significant** because the DMFP adds more than one vehicle trip to an intersection operating at LOS F without the DMFP.
- Highway 68 at Highway 1 Southbound Off-Ramp – This is a signalized intersection. The operations improve under near term conditions from unacceptable LOS E/F conditions to LOS C/D conditions as a result of the DMFP-related road improvements at this intersection. This impact is considered **Less Than Significant** because the DMFP improves intersection operations over the condition without the DMFP.
- Highway 1 at Carpenter Street – This is a signalized intersection. The intersection will operate at LOS E (57.9 seconds of delay) during the weekday PM peak hour and would operate at LOS E (59.2 seconds of delay) with the DMFP. This impact is considered **Less Than Significant** because the DMFP would not change the intersection's critical movement volume-to-capacity ratio of 0.94 during the PM peak hour.
- Highway 1 at Ocean Avenue – This is a signalized intersection. The intersection will operate at LOS D (39.5 seconds of delay) and LOS D (51.8 seconds of delay) during the weekday AM and PM peak hours, respectively. The LOS would remain at D with the DMFP but the delay would increase to 40.5 seconds and 52.6 seconds, respectively. This impact is considered **Significant** because the DMFP would increase the intersection's critical movement volume-to-capacity ratio from 0.81 to 0.82 in the AM peak and 0.92 to 0.93 in PM peak, both of which are equal to the 0.01 threshold change.
- Highway 1 at Rio Road – This is a signalized intersection. The intersection will operate at LOS D (35.9 seconds of delay) during the weekday PM peak hour and would operate at LOS D (36.0 seconds of delay) with the DMFP. This impact is considered **Less Than Significant** because the DMFP would not change the intersection's critical movement volume-to-capacity ratio of 0.74 during the PM peak hour.

The all-way stop and side-street stop controlled intersections were also evaluated for Warrant 3, the peak hour volume warrant, published by the Federal Highway Administration in the *Manual on Uniform Traffic Control Devices 2000* (MUTCD). The peak hour volume warrant is applied where traffic conditions are such that for one (1) hour of the day, minor street traffic suffers undue delay in entering or crossing a major street. **Table E-3** summarizes the results from the peak hour signal warrant analysis. The following intersections meet the traffic signal peak hour volume warrant:

- Highway 68 / Skyline Forest Drive (both morning and evening peak hours)
- Highway 68 / Carmel Hill Professional Center (evening peak hour only)

Auto

Impact 6 ***Under near term plus DMFP conditions, the DMFP would add more than one vehicle to the Highway 68 intersection with Skyline Forest Drive which is***

anticipated to operate at LOS F without the DMFP. This intersection will also meet the peak hour traffic signal warrant without and with the DMFP.

Auto Mitigation 6 **Implement Auto Mitigation 1.**

With mitigation, the Highway 68 intersection with Skyline Forest Drive would operate at LOS A (7.7 seconds of delay) and LOS A (9.1 seconds of delay) during the AM and PM peak hours, respectively. The DMFP is responsible for its fair-share contribution to this impact based on total traffic because it is a deficient intersection under existing conditions.

Auto Impact 7 ***Under near term plus DMFP conditions, the DMFP would add more than one vehicle to the Highway 68 intersection with Carmel Hill Professional Center Driveway which is anticipated to operate at LOS F without the DMFP. This intersection meets the peak hour traffic signal warrant without or with the DMFP.***

Auto Mitigation 7 **Implement Auto Mitigation 2.**

With mitigation, the Carmel Hill Professional Center driveway with Highway 68 would operate at LOS B (12.7 seconds of delay) and LOS C (16.2 seconds of delay) during the AM and PM peak hours, respectively.

Auto Impact 8 ***Under near term plus DMFP conditions, the DMFP would add traffic to the Highway 1 intersection with Ocean Avenue during the AM and PM peak hours when intersection operations would be LOS D; and the DMFP would increase the intersections critical volume-to-capacity ratio by 0.01 during both peak hours.***

Auto Mitigation 8 **Construct an eastbound to southbound and westbound to northbound right-turn lane approaching Highway 1 and establish new traffic signal timings at the Highway 1 intersection with Ocean Avenue.**

With mitigation, the Highway 1 intersection with Ocean Avenue would improve to LOS C (24.4 seconds of delay) and LOS C (34.8 seconds of delay) during the AM and PM peak hours, respectively. These off-sets the DMFP impact, and improves intersection operations to LOS C or better. The DMFP is responsible for its fair-share contribution to this impact based on total traffic because it is a deficient intersection under existing conditions.

Traffic Component	AM Peak Hour Traffic		PM Peak Hour Traffic	
Existing	3,279	88.7%	3,900	88.6%
Growth	401	10.8%	480	10.9%
DMFP	18	0.5%	21	0.5%
Total Volume	***3,698***	***100%***	***4,401***	***100%***

Discussion The eastbound right-turn lane at the Highway 1 intersection with Ocean Avenue was also identified in the *September Ranch EIR* as a mitigation measure with the understanding that the September Ranch Project would contribute its fair-share to construct the improvement.

E.2.4 Highway Segments

Tables E-5 and **Table E-6** show the near term plus DMFP highway segment volume to capacity ratios and levels of service. **Table E-7** shows the levels of service for the ramp merge, diverge, and weave sections for the Highway 1 ramps at Highway 68 (west).

Nine highway segments will operate at levels of service below the County's threshold of LOS C in the Coastal Zone. These segments include:

- Highway 1 northbound on-ramp from Highway 68 (west)
- Highway 1, Highway 68 (west) to Munras Avenue
- Highway 1, Munras Avenue to Fremont Street
- Highway 1, Fremont Street to Fremont Boulevard
- Highway 1, Fremont Boulevard to Imjin Parkway
- Highway 1, North of Highway 156
- Highway 68, West of Skyline Forest Road
- Highway 68, East of Olmsted Road
- Highway 68, East of Laguna Seca
- Highway 156, Highway 1 to US-101

Several of these segments operate at LOS F without the DMFP and the DMFP would add traffic to these segments which represents a **Significant** impact. The Highway 1 northbound on-ramp merge from Highway 68 (west) operates at LOS D with a 30.3 density (30.0 without the DMFP). The DMFP would not change the LOS but would have more than 0.01 v/c change to the merge volumes and so represents a **Significant** impact at this merge location.

Auto Impact 9 ***Under near term plus DMFP conditions, the DMFP would add traffic to the Highway 1 and Highway 156 corridors and some of the segments along these corridors operate at LOS F.***

Auto Mitigation 9 **Implement Auto Mitigation 4.**

Auto Impact 10 ***Under near term plus DMFP conditions, the DMFP would add traffic to the Highway 1 northbound on-ramp merge from Highway 68 (west) which operates at LOS D during the PM peak hour without the DMFP; and the DMFP would increase the volume by more than 0.01.***

Auto Mitigation 10 **Implement Auto Mitigation 5.**

With mitigation, Highway 1 northbound between Highway 68 (west) and Munras Avenue would operate at LOS B during the AM and PM peak hour. The DMFP is responsible for its fair-share contribution to this impact based on total traffic because the existing merge operates at unacceptable levels (LOS D) under existing conditions.

E.3 IMPACTS AND MITIGATION MEASURES – CUMULATIVE PLUS PROJECT

E.3.1 Forest Intersections

As shown in **Tables E-1** and **Table E-2**, the level of service at all study intersections within the Forest continue to operate at LOS C or better under cumulative plus project conditions. Additionally, none of the study intersections within the Forest meet peak hour signal warrants (see **Table E-3**). ***Impacts resulting from the project are less than significant at all internal Forest study intersections and no mitigation measures are required.***

E.3.2 Forest Gates

The volume-to-capacity results are presented in **Table E-4**. Traffic conditions for the gates are determined from previous studies identifying the capacity of each entry gate (see **Table 2-3**). The service levels represent traffic conditions experienced by the inbound traffic. Under existing plus DMFP conditions, all gates will continue to operate at acceptable levels. ***Impacts resulting from the project are less than significant at all Forest gates and no mitigation measures are required.***

E.3.3 Intersections outside the Forest

Tables E-1 and **Table E-2** show the existing plus DMFP intersection level of service outside the Forest. The signalized and unsignalized intersection service levels generally do not change with additional DMFP traffic.

Nine intersections will operate at levels of service below the County's threshold of LOS C for intersections in the Coastal Zone. These intersections include:

- Sunset Drive at Congress Road – This is an all-way stop controlled intersection. The intersection will operate at LOS C with 18.1 seconds and 18.2 seconds of delay during the weekday AM and PM peak hour respectively. With the DMFP, the intersection will operate at LOS D with 26.6 seconds and 27.0 seconds of delay during the AM and PM peak hour. This impact is considered Significant because the DMFP would cause a change in the LOS from C to D in the AM and PM peak hour.
- Forest Avenue at David Avenue – This is a signalized intersection. The intersection will operate at LOS D (38.9 seconds of delay) during the weekday PM peak hour and LOS D (40.2 seconds of delay) with the DMFP. This impact is considered **Significant** because the DMFP would increase the intersection's critical movement volume-to-capacity ratio from 0.78 to 0.79 in the PM peak which is equal to the 0.01 threshold change.
- Highway 68 at Skyline Forest Drive – This is an unsignalized intersection. The left turning traffic from Skyline Drive (the stop-controlled approach) onto Highway 68 operates at LOS F during both the weekday AM and PM peak hours under cumulative conditions. This impact is considered **Significant** because the DMFP adds more than one vehicle trip to an intersection operating at LOS F without the DMFP.

- Highway 68 at Carmel Hill Professional Center – This is an unsignalized intersection. The left turning traffic from Carmel Hill Professional Center (the stop-controlled approach) onto Highway 68 operates at LOS F during both the weekday AM and PM peak hours under cumulative conditions. This impact is considered **Significant** because the DMFP adds more than one vehicle trip to an intersection operating at LOS F without the DMFP.
- Highway 68 at Highway 1 Southbound Off-Ramp – This is a signalized intersection. The operations would be LOS F conditions under cumulative conditions without or with the DMFP. The intersections critical volume-to-capacity ratio would improve from 1.56 to 1.38 during the AM peak hour and from 1.54 to 1.30 during the PM peak hour. The improved ratios occur as a result of the DMFP road improvements. Even with the improved ratios this impact is considered **Significant** because the DMFP adds traffic to an intersection that would operate at LOS F.
- Highway 68 at Aguajito Road – This is an unsignalized intersection. The left turning traffic from Aguajito Road (the stop-controlled approach) onto Highway 68 operates at LOS F during the weekday AM and PM peak hours under cumulative conditions. This impact is considered **Significant** because the DMFP adds more than one vehicle trip to an intersection operating at LOS F without the DMFP.
- Highway 1 at Carpenter Street – This is a signalized intersection. The intersection will operate at LOS E (74.1 seconds of delay) during the weekday PM peak hour and would operate at LOS E (75.7 seconds of delay) with the DMFP. The impact is considered **Significant** because the DMFP would increase the intersection's critical movement volume-to-capacity ratio from 0.98 to 0.99 in the PM peak which is equal to the 0.01 threshold change.
- Highway 1 at Ocean Avenue – This is a signalized intersection. The intersection will operate at LOS D (45.0 seconds of delay) and LOS E (63.9 seconds of delay) during the weekday AM and PM peak hours, respectively. The LOS would remain at D and E with the DMFP but the delay would increase to 46.2 seconds and 65.5 seconds, respectively. This impact is considered **Less Than Significant** because the DMFP would not worsen the intersection's critical movement volume-to-capacity ratio of 0.84 in the AM peak hour and 0.97 in the PM peak hour.
- Highway 1 at Rio Road – This is a signalized intersection. The intersection will operate at LOS D (38.3 seconds of delay) during the weekday PM peak hour and would operate at LOS D (38.2 seconds of delay) with the DMFP. This impact is considered **Less Than Significant** because the DMFP would not change the intersection's critical movement volume-to-capacity ratio of 0.76 during the PM peak hour.

The all-way stop and side-street stop controlled intersections were also evaluated for Warrant 3, the peak hour volume warrant, published by the Federal Highway Administration in the *Manual on Uniform Traffic Control Devices 2000* (MUTCD). The peak hour volume warrant is applied where traffic conditions are such that for one (1) hour of the day, minor street traffic suffers undue delay in entering or crossing a major street. **Table E-3** summarizes the results from the peak hour signal warrant analysis. The following intersections meet the traffic signal peak hour volume warrant:

- Highway 68 / Skyline Forest Drive (both morning and evening peak hours)Highway 68 / Carmel Hill Professional Center (evening peak hour only)

Auto
Impact 11 ***Under cumulative plus DMFP conditions, the DMFP would add traffic to the Sunset Drive intersection with Congress Avenue during the AM and PM peak hour and cause the LOS to deteriorate from LOS C to D.***

Auto
Mitigation 11 **Restripe the westbound approach to provide a left-turn pocket.**

With mitigation the Sunset Drive intersection with Congress Avenue would improve to LOS B (14.9 seconds of delay) and LOS C (20.5 seconds of delay) during the AM and PM peak hour, respectively. The DMFP is responsible for its fair-share contribution to this impact based on new traffic growth because the intersection operated at acceptable levels under existing conditions.

Traffic Component	AM Peak Hour Traffic		PM Peak Hour Traffic	
Existing	786	73.9%	798	72.1%
Growth	194	18.2	222	20.1%
Presidio of Monterey	30	2.8	30	2.7%
DMFP	54	5.1	56	5.1%
Total Volume	***1,064***	***100%***	***1,106***	***100%***

Auto Impact 12 ***Under cumulative plus DMFP conditions, the DMFP would add traffic to the Forest Avenue intersection with David Avenue during the PM peak hour when intersection operations would be LOS D; and the DMFP would increase the intersection critical volume-to-capacity ratio by 0.01.***

Auto Mitigation 12 **Establish new traffic signal timings and phasings at the Forest Avenue intersection with David Avenue to allow protected left-turns from the westbound and eastbound approach after the visitor serving uses of the DMFP have been developed. The timings shall be adjusted while maintaining the same off-sets to the adjacent signalized intersections in the corridor.**

With mitigation, the Forest Avenue intersection with David Avenue would improve to LOS C (29.6 seconds of delay) during the PM peak hour. These off-sets the DMFP impact and the intersection would operate at LOS C. The DMFP is responsible for its fair-share contribution to this impact based on new traffic growth because the intersection operated at acceptable levels under existing conditions.

Traffic Component	AM Peak Hour Traffic		PM Peak Hour Traffic	
Existing	1,533	74.9%	2,086	78.0%
Growth	277	13.5%	344	12.9%
Presidio of Monterey	180	8.8%	180	6.7%
DMFP	57	2.8%	63	2.4%
Total Volume	***2,047***	***100%***	***2,673***	***100%***

Discussion The traffic signal timing changes proposed as mitigation will improve vehicle flow through the intersection and minimize vehicle delays without adding additional vehicle capacity. These changes will achieve LOS C or better.

Auto Impact 13 ***Under cumulative plus DMFP conditions, the DMFP would add more than one vehicle to the Highway 68 intersection with Skyline Forest Drive which is anticipated to operate at LOS F without the DMFP. This intersection will also meet the peak hour traffic signal warrant without and with the DMFP.***

Auto Mitigation 13 **Implement Auto Mitigation 1.**

With mitigation, the Highway 68 intersection with Skyline Forest Drive would operate at LOS A (9.7 seconds of delay) and LOS A (9.2 seconds of delay) during the AM and PM peak hours, respectively. The DMFP is responsible for its fair-share contribution to this impact based on total traffic because it is a deficient intersection under existing conditions.

Auto Impact 14 ***Under cumulative plus DMFP conditions, the DMFP would add more than one vehicle to the Highway 68 intersection with Carmel Hill Professional Center Driveway which is anticipated to operate at LOS F without the DMFP. This intersection will meet peak hour traffic signal warrant without or with the DMFP.***

Auto Mitigation 14 **Implement Auto Mitigation 2.**

With mitigation, the Carmel Hill Professional Center driveway with Highway 68 would operate at LOS B (18.7 seconds of delay) and LOS C (19.3 seconds of delay) during the AM and PM peak hours, respectively. The DMFP is responsible for its fair-share contribution to this impact based on total traffic because it is a deficient intersection under existing conditions.

Auto Impact 15 ***Under cumulative plus DMFP conditions, the DMFP would add more than one vehicle to the Highway 68 intersection with Highway 1 southbound off-ramp intersection which is anticipated to operate at LOS F without the DMFP.***

Auto Mitigation 15 **Implement Auto Mitigation 2. Plus, construct a third eastbound lane on Highway 68 from about the Scenic Drive over-crossing through the Highway 1 intersection. One lane would become a dedicated lane to the Highway 1 southbound on-ramp. The other two lanes would continue across the widened Highway 68 overcrossing.**

With mitigation, the Highway 68 intersection with Highway 1 southbound off-ramp would operate at LOS C (20.1 seconds of delay) and LOS B (17.9 seconds of delay) during the AM and PM peak hours, respectively. The DMFP is responsible for its fair-share contribution to this impact based on total traffic because it is a deficient intersection under existing conditions.

Traffic Component	AM Peak Hour Traffic		PM Peak Hour Traffic	
Existing	2,673	68.7%	2,725	68.5%
Growth	402	10.3%	420	10.6%
Presidio of Monterey	725	18.6%	725	18.2%
DMFP	95	2.4%	106	2.7%
Total Volume	***3,895***	***100%***	***3,976***	***100%***

Discussion The DMFP includes improvements at this intersection that eliminate the project's intersection impact under existing and near term conditions. The poor operating conditions under cumulative i.e., LOS F are directly attributable to the POM's *Real Property Master Plan* which includes provisions for a new access control point. This access would be located on Highway 68 at the SFB Morse Drive intersection and contribute over 800 cars to the Highway 68 corridor during the AM and PM peak hours. The additional traffic would be redistributed from the existing POM gates at Franklin and Taylor and the High Street gate would be closed. The additional traffic associated with

the POM was not contemplated when the Highway 68 Widening Project was studied by Caltrans. Nor, was it considered in when TAMC developed the regional development fee program. As indicated in Auto Impact 15 the cumulative traffic including POM traffic would cause LOS F operations at the Highway 68 intersection with the Highway 1 southbound off-ramp. Excluding the POM-related traffic would improve the cumulative intersection operations from LOS F to LOS D. Application of Auto Mitigation 2 (i.e., the Highway 68 Widening Project) would further improve intersection operations to LOS B during the AM and PM peak hours.

Auto Impact 16 ***Under cumulative plus DMFP conditions, the DMFP would add more than one vehicle to the Highway 68 intersection with Aguajito Road intersection which is anticipated to operate at LOS F without the DMFP.***

Auto Mitigation 16 **Construct a refuge lane on Highway 68 for traffic turning left out of the Aguajito Road intersection.**

With mitigation, the Highway 68 intersection with Aguajito Road would operate at LOS A (2.4 seconds of delay) and LOS C (23.0 seconds of delay) during the AM and PM peak hours, respectively. The DMFP is responsible for its fair-share contribution to this impact based on new traffic because the intersection operates at acceptable levels under existing conditions.

Traffic Component	AM Peak Hour Traffic		PM Peak Hour Traffic	
Existing	1,301	74.3%	1,437	63.6%
Growth	208	11.9%	249	11.0%
Presidio of Monterey	201	11.5%	524	23.2%
DMFP	40	2.3%	50	2.2%
Total Volume	***1,750***	***100%***	***2,260***	***100%***

Discussion The poor operating conditions under cumulative i.e., LOS F are directly attributable to the POM's *Real Property Master Plan* which includes provisions for a new access control point. This access would be located on Highway 68 at the SFB Morse Drive intersection and contribute over 800 cars to the Highway 68 corridor during the AM and PM peak hours. The additional traffic would be redistributed from the existing POM gates at Franklin and Taylor and the High Street gate would be closed. Excluding the POM traffic from the analysis would improve cumulative operations for westbound traffic at Aguajito Road to LOS B and C during the AM and PM peak hours, respectively, without the stated mitigation measure.

Auto Impact 17 ***Under cumulative plus DMFP conditions, the DMFP would add traffic to the Highway 1 intersection with Carpenter Road during the PM peak hour when the intersection operates at LOS E with the DMFP; and the DMFP would increase intersection critical volume-to-capacity ratio by 0.01.***

Auto Mitigation 17 **Establish new traffic signal timings at the Highway 1 intersection with Carpenter Road after the visitor serving uses of the DMFP have been developed. The timings shall be adjusted while maintaining the same off-sets to the adjacent signalized intersection at Ocean Avenue.**

With mitigation, the Highway 1 intersection with Carpenter Road would improve to LOS E (63.1 seconds of delay) during the PM peak hour. These off-sets the DMFP impact, but the existing deficiency would remain. The DMFP is responsible for its fair-share contribution to this impact based on total traffic because it is a deficient intersection under existing conditions.

Traffic Component	AM Peak Hour Traffic		PM Peak Hour Traffic	
Existing	3,651	88.8%	4,801	89.2%
Growth	439	10.7%	559	10.4%
DMFP	20	0.5%	24	0.4%
Total Volume	***4,110***	***100%***	***5,384***	***100%***

Discussion Making improvements to Highway 1 through the Carmel area is controversial. Past studies have identified possible improvements, but none have been formally adopted and none have been incorporated into the regional transportation fee program.

The most recent study *Carmel Valley Master Plan SR-1 Study* (August 2009) assumed improvements to the Highway 1 corridor including a second northbound lane from south of Rio Road through the Carmel Valley Road intersection and a second right-turn lane from Rio Road onto Highway 1. The study also identified intersection improvement at Ocean Avenue including a westbound right turn lane at Ocean Avenue and extending the southbound lane merge at the intersection. The study did note that long-term capacity improvements including additional lanes are needed to improve the corridor to an acceptable LOS standard. However, the study excluded the Highway 1 improvements from the Carmel Valley Transportation Improvement Program because, in part, the roadway deficiencies are existing and traffic growth from the Carmel Valley Master Plan is expected to only contribute between 4 and 11% to the corridor's traffic. The traffic signal timing changes proposed as mitigation will improve vehicle flow through the intersection and minimize vehicle delays without adding additional vehicle capacity.

E.3.4 Highway Segments

Tables 4-5 and **Table E-6** show the cumulative plus DMFP highway segment volume to capacity ratios and levels of service. Table E-7 shows the levels of service for the ramp merge, diverge, and weave sections for the Highway 1 ramps at Highway 68 (west).

Ten highway segments will operate at levels of service below the County's threshold of LOS C in the Coastal Zone. These segments include:

- Highway 1 northbound on-ramp from Highway 68 (west)
- Highway 1, Highway 68 (west) to Munras Avenue
- Highway 1, Munras Avenue to Fremont Street
- Highway 1, Fremont Street to Fremont Boulevard
- Highway 1, Fremont Boulevard to Imjin Parkway
- Highway 1, North of Highway 156
- Highway 68, West of Skyline Forest Road
- Highway 68, East of Olmsted Road
- Highway 68, East of Laguna Seca

- Highway 156, Highway 1 to US-101
- US 101, North of Highway 156

Several of these segments operate at LOS F without the DMFP and the DMFP would add traffic to these segments which represents a **Significant** impact. The Highway 1 northbound on-ramp merge from Highway 68 (west) would operate at LOS E with a 35.7 density (density is 35.4 without the DMFP) during the PM peak hour. The DMFP would add traffic to this location and so represents a ***Significant*** impact at this merge location.

Auto Impact 18 ***Under cumulative plus DMFP conditions, the DMFP would add traffic to the Highway 1 and Highway 156 corridors and some of the segments along these corridors operate at LOS F.***

Auto Mitigation 18 **Implement Auto Mitigation 4.**

Auto Impact 19 ***Under cumulative plus DMFP conditions, the DMFP would add traffic to the Highway 1 northbound on-ramp merge from Highway 68 (west) which operates at LOS E during the PM peak hour without the DMFP; and the DMFP would increase the volume by more than 0.01.***

Auto Mitigation 19 **Implement Auto Mitigation 5.**

With mitigation, Highway 1 northbound between Highway 68 (west) and Munras Avenue would operate at LOS B and D during the AM and PM peak hours respectively. The DMFP is responsible for its fair-share contribution to this impact based on total traffic because the existing merge operates at unacceptable levels (LOS D) under existing conditions.

Discussion The poor operating conditions under cumulative i.e., LOS E are directly attributable to the POM's *Real Property Master Plan* which includes provisions for a new access control point. This access would be located on Highway 68 at the SFB Morse Drive intersection and contribute over 800 cars to the Highway 68 corridor during the AM and PM peak hours. The additional traffic would be redistributed from the existing POM gates at Franklin and Taylor and the High Street gate would be closed.

Excluding the POM traffic from the analysis would improve cumulative operations for the Highway 1 northbound merge from Highway 68 (west) to LOS D during the PM peak hour without the stated mitigation measure which still exceeds the County's LOS C threshold but is within Caltrans LOS D objective for the Highway 1 corridor through Monterey County.

TABLE E-1
AM PEAK HOUR INTERSECTION LEVEL OF SERVICE WITH DMFP ALTERNATIVE 2

	Description	Intersection Delay and Level of Service					
		Existing Year 2011 LOS		Near Term Year 2015 LOS		Cumulative Year 2030 LOS	
		No Project	With DMFP	No Project	With DMFP	No Project	With DMFP Plus 45 LCP Guest Units
Signalized Intersections[1]							
5	Forest Ave. (Highway 68) / David Ave.	24.8 / C	25.3 / C	25.8 / C	26.4 / C	26.5 / C	27.0 / C
6	Highway 68 / Prescott Avenue	11.2 / B	11.4 / B	12.7 / B	12.8 / B	15.7 / B	15.7 / B
8	Highway 68 / SFB Morse Gate	5.3 / A	5.4 / A	5.5 / A	5.3 / A	12.8 / B	12.9 / B
11	Highway 68 / Community Hospital	7.1 / A	7.1 / A	8.2 / A	8.4 / A	9.5 / A	9.7 / A
13	Highway 68 / Highway 1 SB Off-Ramp	**80.8 / F**	29.8 / C	**105.7 / F**	33.7 / C	**>120.0 / F**	**>120.0 / F**
16	Highway 1 / Carpenter Street	16.0 / B	16.1 / B	18.3 / B	18.4 / B	18.3 / B	18.3 / B
18	Highway 1 / Ocean Avenue	34.5 / C	**35.1 / D**	**39.5 / D**	**40.5 / D**	**45.0 / D**	**46.2 / D**
19	Highway 1 / Carmel Valley Road	9.4 / A	9.5 / A	9.7 / A	9.4 / A	10.2 / B	10.3 / B
20	Highway 1 / Rio Road	30.5 / C	30.6 / C	32.3 / C	32.3 / C	33.7 / C	33.9 / C
All-Way Stop Intersections[2]							
1	Sunset Dr. (Highway 68) / 17-Mile Dr.[4]	6.9 / A	7.2 / A	7.3 / A	7.7 / A	8.0 / A	9.1 / A
2	Sunset Dr. (Highway 68) / Congress Rd.[4]	11.8 / B	12.9 / B	16.3 / C	17.8 / C	18.1 / C	**26.6 / D**
3	Congress Ave. / Forest Lodge Rd.	11.5 / B	11.6 / B	12.9 / B	13.0 / B	12.2 / B	12.3 / B
4	Congress Ave. / David Ave.	10.9 / B	11.0 / B	11.9 / B	12.0 / B	11.3 / B	11.4 / B
10	Skyline Dr. / Skyline Forest Dr.	7.9 / A	7.9 / A	8.1 / A	8.1 / A	8.2 / A	8.2 / A
17	San Antonio Rd. / Ocean Ave.	7.9 / A	7.9 / A	8.2 / A	8.3 / A	8.2 / A	8.2 / A
23	Congress Road / SFB Morse Drive	7.7 / A	7.8 / A	7.8 / A	7.9 / A	7.8 / A	7.9 / A
25	Lopez Road / Sloat Road	8.0 / A	8.2 / A	8.2 / A	8.4 / A	8.1 / A	8.3 / A
28	Stevenson Drive / 17-Mile Drive / Alvarado	9.4 / A	10.0 / A	9.9 / A	10.6 / B	9.9 / A	10.6 / A
Side-Street Stop Intersections[3]							
7	Highway 68 / Presidio Blvd.[5]	3.8 (4.3) / A (A)	4.1 (4.6) / A (A)	4.2 (4.7) / A (A)	4.3 (4.6) / A (A)	12.8(21.6) / B(C)	14.3 (25.0) / B

TABLE E-1
AM PEAK HOUR INTERSECTION LEVEL OF SERVICE WITH DMFP ALTERNATIVE 2

Description		Intersection Delay and Level of Service					
		Existing Year 2011 LOS		Near Term Year 2015 LOS		Cumulative Year 2030 LOS	
		No Project	With DMFP	No Project	With DMFP	No Project	With DMFP Plus 45 LCP Guest Units
							(C) (C)
9	Highway 68 / Skyline Forest Dr.	**21.4(>120) / C(F)**	**24.3(>120) / C(F)**	**33.3(>120) / D(F)**	**37.3(>120) / E(F)**	**>120(>120) / F(F)**	**>120(>120) / F(F)**
12	Highway 68 / Carmel Hill Professional Center	**64.6(>120) / F(F)**	**63.2(>120) / F(F)**	**95.0(>120) / F(F)**	**93.0(>120) / F(F)**	**98.6(>120) / F(F)**	**>120(>120) / F(F)**
14	Highway 1 SB On-Ramp / 17-Mile Dr.	3.2 (14.1) / A (B)	Eliminated with project	3.5 (15.1) / A (C)	Eliminated with project	3.1 (16.8) / A (C)	Eliminated with project
15	Highway 68 / Aguajito Rd. [5]	2.6 (9.5) / A (A)	2.1 (8.5) / A (A)	2.4 (11.8) / A (B)	2.5 (10.5) / A (B)	3.1 (17.4) / A (C)	**5.0 (43.3) / A (E)**
21	Congress Road /Spanish Bay /17-Mile Dr	4.8 (10.6) / A (B)	5.0 (11.6) / A (B)	5.2 (11.2) / A (B)	5.5 (12.3) / A (B)	5.2 (11.2) / A (B)	5.5 (12.3) / A (B)
22	Congress Road / Forest Lodge	2.0 (11.1) / A (B)	2.3 (11.3) / A (B)	3.1 (11.8) / A (B)	3.3 (12.0) / A (B)	2.8 (11.5) / A (B)	3.1 (11.7) / A (B)
24	Sloat Road / Forest Lodge / 17-Mile Dr.[4]	4.5 (7.1) / A (A)	4.7 (7.5) / A (A)	4.6 (7.4) / A (A)	4.7 (7.8) / A (A)	4.8 (7.5) / A (A)	5.1 (8.0) / A (A)
26	Spyglass Hill Road / Stevenson Drive	2.9 (8.6) / A (A)	3.5 (8.8) / A (A)	3.2 (8.9) / A (A)	3.6 (9.1) / A (A)	3.2 (8.8) / A (A)	3.6 (9.0) / A (A)
27	Forest Lake / Stevenson-Ondulado	4.0 (11.9) / A (B)	4.1 (12.7) / A (B)	4.8 (13.4) / A (B)	5.0 (14.3) / A (B)	4.6 (12.8) / A (B)	4.7 (13.6) / A (B)
29	Palmero Way / 17-Mile Drive	2.2 (15.5) / A (C)	2.3 (16.5) / A (C)	3.1 (18.4) / A (C)	3.2 (20.0) / A (C)	2.9 (17.3) / A (C)	3.0 (18.8) / A (C)
30	Sunridge Road / Ronda Road	2.1 (10.0) / A (A)	2.6 (10.2) / A (B)	2.6 (10.4) / A (B)	3.0 (10.7) / A (B)	2.4 (10.2) / A (B)	2.8 (10.4) / A (B)
31	Sunridge Road / Scenic Drive	0.6 (9.8) / A (A)	0.6(9.8) / A (A)	0.9 (10.2) / A (B)	0.9 (10.3) / A (B)	0.8 (10.1) / A (B)	0.8 (10.2) / A (B)
32	Sunridge Road / Constanilla Way	5.5 (9.5) / A (A)	5.2 (9.5) / A (A)	5.6 (9.7) / A (A)	5.4 (9.7) / A (A)	5.6 (9.6) / A (A)	5.4 (9.7) / A (A)
33	Sunridge Road / Haul Road[4]	0.8 (5.3) / A (A)	1.1 (5.4) / A (A)	1.2 (7.4) / A (A)	1.4 (6.4) / A (A)	1.2 (7.3) / A (A)	1.3 (7.1) / A (A)

Notes:

Intersections with calculated delay greater than 120 seconds are shown with >120 to indicate that the analysis tool has limitations above this delay level.

1 Signalized intersection level of service based on control delay per vehicle, according to the *Highway Capacity Manual*, Transportation Research Board, 2000.

2 All-way stop intersection level of service based on average intersection delay, according to the *Highway Capacity Manual*, Transportation Research Board, 2000.

3 Side street stop controlled intersection level of service based on average control delay for critical side street movement, according to the 2010 *Highway Capacity Manual*, Transportation Research Board, 2010.

4 These intersections are analyzed using SimTraffic software because of unique conditions including more than four approach legs.

5 The Aguajito Road left turning traffic is fewer than 20 vehicles in the peak hour and so SimTraffic provides a more reasonable analysis result. Presidio Boulevard side-street left turning traffic

TABLE E-1
AM PEAK HOUR INTERSECTION LEVEL OF SERVICE WITH DMFP ALTERNATIVE 2

Description	Intersection Delay and Level of Service					
	Existing Year 2011 LOS		Near Term Year 2015 LOS		Cumulative Year 2030 LOS	
	No Project	With DMFP	No Project	With DMFP	No Project	With DMFP Plus 45 LCP Guest Units

is prohibited and so SimTraffic provides more reasonable result for the right turning traffic at the intersection.

Source: Fehr & Peers (October 2011)

TABLE E-2
PM PEAK HOUR INTERSECTION LEVEL OF SERVICE WITH DMFP ALTERNATIVE 2

	Description	Intersection Delay and Level of Service					
		Existing Year 2011 LOS		Near Term Year 2015 LOS		Cumulative Year 2030 LOS	
		No Project	With DMFP	No Project	With DMFP	No Project	With DMFP Plus 45 LCP Guest Units
Signalized Intersections[1]							
5	Forest Ave. (Highway 68) / David Ave.	30.1 / C	31.1 / C	32.4 / C	33.3 / C	**38.9 / D**	**40.2 / D**
6	Highway 68 / Prescott Avenue	19.2 / B	19.9 / B	21.4 / C	21.4 / C	24.0 / C	24.1 / C
8	Highway 68 / SFB Morse Gate	3.9 / A	4.1 / A	4.0 / A	4.2 / A	17.8 / B	18.2 / B
11	Highway 68 / Community Hospital	8.7 / A	8.8 / A	9.1 / A	9.3 / A	23.7 / C	26.5 / C
13	Highway 68 / Highway 1 Off-Ramp	**70.1 / E**	34.2 / C	**79.0 / E**	**39.8 / D**	**>120.0 / F**	**>120.0 / F**
16	Highway 1 / Carpenter Street	**45.9 / D**	**46.7 / D**	**57.9 / E**	**59.2 / E**	**74.1 / E**	**75.7 / E**
18	Highway 1 / Ocean Avenue	**45.4 / D**	**45.9 / D**	**51.8 / D**	**52.6 / D**	**63.9 / E**	**65.5 / E**
19	Highway 1 / Carmel Valley Road	17.4 / B	17.7 / B	18.7 / B	18.5 / B	21.7 / C	21.9 / C
20	Highway 1 / Rio Road	32.9 / C	33.1 / C	**35.9 / D**	**36.0 / D**	**38.3 / D**	**38.2 / D**
All-Way Stop Intersections[2]							
1	Sunset Dr. (Highway 68) / 17-Mile Dr.[4]	5.6 / A	6.0 / A	6.0 / A	6.5 / A	6.6 / A	7.1 / A
2	Sunset Dr. (Highway 68) / Congress Rd.[4]	9.6 / A	10.5 / B	11.4 / B	13.9 / B	18.2 / C	**27.0 / D**
3	Congress Ave. / Forest Lodge Rd.	10.6 / B	10.7 / B	11.4 / B	11.5 / B	12.6 / B	12.8 / B
4	Congress Ave. / David Ave.	10.5 / B	10.5 / B	11.5 / B	11.6 / B	12.6 / B	12.7 / B
10	Skyline Dr. / Skyline Forest Dr.	8.3 / A	8.3 / A	8.5 / A	8.5 / A	8.8 / A	8.8 / A
17	San Antonio Rd. / Ocean Ave.	8.8 / A	8.9 / A	9.2 / A	9.2 / A	9.4 / A	9.5 / A
23	Congress Road / SFB Morse Drive	7.9 / A	8.0 / A	8.1 / A	8.2 / A	8.1 / A	8.2 / A
25	Lopez Road / Sloat Road	8.0 / A	8.4 / A	8.5 / A	8.9 / A	8.4 / A	8.9 / A
28	Stevenson Drive / 17-Mile Drive / Alvarado	9.6 / A	10.4 / B	10.3 / B	11.2 / B	10.5 / B	11.5 / B

TABLE E-2
PM PEAK HOUR INTERSECTION LEVEL OF SERVICE WITH DMFP ALTERNATIVE 2

	Description	Intersection Delay and Level of Service					
		Existing Year 2011 LOS		Near Term Year 2015 LOS		Cumulative Year 2030 LOS	
		No Project	With DMFP	No Project	With DMFP	No Project	With DMFP Plus 45 LCP Guest Units
Side-Street Stop Intersections[3]							
7	Highway 68 / Presidio Blvd.[5]	3.6 (3.8) / A (A)	3.6 (3.7) / A (A)	3.7 (3.9) / A (A)	3.8 (4.0) / A (A)	5.2 (5.6) / A (A)	5.4 (5.8) / A (A)
9	Highway 68 / Skyline Forest Dr.	**15.9(>120) / C(F)**	**17.9(>120) / C(F)**	**25.1(>120) / D(F)**	**28.0(>120) / D(F)**	**>120(>120) / F(F)**	**>120(>120) / F(F)**
12	Highway 68 / Carmel Hill Professional Center	**23.4(>120) / C(F)**	**38.8(>120) / E(F)**	**39.3(>120) / E(F)**	**>120(>120) / F(F)**	**>120(>120) /F(F)**	**>120(>120) / F(F)**
14	Highway 1 On-Ramp / 17-Mile Dr.	8.7 (22.9) / A (C)	Eliminated with project	9.6 (25.7) / A (D)	Eliminated with project	**18.8(56.3)/ (C(F)**	Eliminated with project
15	Highway 68 / Aguajito Rd.[5]	2.9 (11.0) / A (B)	3.0 (11.9) / A (B)	3.3 (16.0) / A (C)	3.6 (19.6) / A (C)	**32.4(>120) / D(F)**	**49.2(>120) / F(F)**
21	Congress Road / Spanish Bay / 17-Mile Dr.	5.5 (11.8) / A (B)	6.3 (12.7) / A(B)	6.2 (12.9) / A (B)	7.2 (14.5) / A (B)	6.1 (12.6) / A (B)	7.2 (14.4) / A (B)
22	Congress Road / Forest Lodge	3.5 (13.9) / A (B)	3.8 (14.5) / A (B)	4.4 (15.4) / A (C)	4.7 (16.2) / A (C)	4.2 (15.4) / A (C)	4.5 (16.1) / A (C)
24	Sloat Road / Forest Lodge / 17-Mile Dr.[4]	4.1 (7.7) / A (A)	4.5 (8.3) / A (A)	4.5 (7.8) / A (A)	4.8 (8.6) / A (A)	4.6 (8.2) / A (A)	5.0 (9.0) / A (A)
26	Spyglass Hill Road / Stevenson Drive	2.7 (9.0) / A (A)	3.1 (9.1) / A (A)	3.1 (9.3) / A (A)	3.3 (9.4) / A (A)	2.9 (9.3) / A (A)	3.1 (9.4) / A (A)
27	Forest Lake / Stevenson-Ondulado	3.9 (11.7) / A (B)	4.0 (12.4) / A (B)	4.4 (12.6) / A (B)	4.6 (13.5) / A (A)	4.5 (12.3) / A (B)	4.7 (13.1) / A (B)
29	Palmero Way / 17-Mile Drive	3.5 (16.2) / A (C)	3.6 (17.3) / A (C)	4.6 (17.7) / A (C)	4.8 (19.0) / A (C)	4.4 (18.1) / A (C)	4.7 (19.7) / A (C)
30	Sunridge Road / Ronda Road	3.7 (9.5) / A (A)	3.8 (9.6) / A (A)	3.9 (9.8) / A (A)	3.9 (10.0) / A (A)	4.0 (9.8) / A (A)	4.0 (10.0) / A (A)
31	Sunridge Road / Scenic Drive	0.8 (10.6) / A (B)	0.8 (10.8) / A (B)	1.2 (10.5) / A (B)	1.2 (10.7) / A (B)	1.1 (10.6) / A (B)	1.1 (10.9) / A (B)
32	Sunridge Road / Constanilla Way	2.5 (9.2) / A (A)	2.9 (9.3) / A (A)	2.8 (9.4) / A (A)	3.1 (9.5) / A (A)	3.0 (9.4) / A (A)	3.2 (9.5) / A (A)
33	Sunridge Road / Haul Road[4]	1.1 (5.6) / A (A)	1.1 (5.7) / A (A)	1.4 (5.5) / A (A)	1.5 (5.7) / A (A)	1.6 (5.9) / A (A)	1.6 (5.9) / A (A)

Notes:

Intersections with calculated delay greater than 120 seconds are shown with >120 to indicate that the analysis tool has limitations above this delay level.

1 Signalized intersection level of service based on control delay per vehicle, according to the *Highway Capacity Manual*, Transportation Research Board, 2000.

2 All-way stop intersection level of service based on average intersection delay, according to the *Highway Capacity Manual*, Transportation Research Board, 2000.

3 Side street stop controlled intersection level of service based on average control delay for critical side street movement, according to the 2010 *Highway Capacity Manual*, Transportation Research Board, 2010.

TABLE E-2
PM PEAK HOUR INTERSECTION LEVEL OF SERVICE WITH DMFP ALTERNATIVE 2

Description	Intersection Delay and Level of Service					
	Existing Year 2011 LOS		Near Term Year 2015 LOS		Cumulative Year 2030 LOS	
	No Project	With DMFP	No Project	With DMFP	No Project	With DMFP Plus 45 LCP Guest Units

4 These intersections are analyzed using SimTraffic software because of unique conditions including more than four approach legs.

5 The Aguajito Road left turning traffic is fewer than 20 vehicles in the peak hour and so SimTraffic provides a more reasonable analysis result. Presidio Boulevard side-street left turning traffic is prohibited and so SimTraffic provides more reasonable result for the right turning traffic at the intersection.

Source: Fehr & Peers (October 2011)

TABLE E-3
PEAK HOUR TRAFFIC SIGNAL WARRANT ANALYSIS WITH DMFP ALTERNATIVE 2

Description		Period	Existing Year 2011	Near Term Year 2015	Cumulative Year 2030
1	Sunset Drive (Highway 68) / 17-Mile Dr	AM(PM)	No (No)	No (No)	No (No)
2	Sunset Drive (Highway 68) / Congress Road	AM(PM)	No (No)	No (No)	No (No)
3	Congress Avenue / Forest Lodge Road	AM(PM)	No (No)	No (No)	No (No)
4	Congress Avenue / David Avenue[1]	AM(PM)	No (No)	No (No)	No (No)
7	Highway 68 / Presidio Boulevard [2]	AM(PM)	No (No)	No (No)	No (No)
9	Highway 68 / Skyline Forest Drive	AM(PM)	**Yes (Yes)**	**Yes (Yes)**	**Yes (Yes)**
10	Skyline Drive / Skyline Forest Drive	AM(PM)	No (No)	No (No)	No (No)
12	Highway 68 / Carmel Hill Professional Center	AM(PM)	No **(Yes)**	No **(Yes)**	No **(Yes)**
14	Highway 1 SB On-Ramp / 17-Mile Drive	AM(PM)	Intersection eliminated with DMFP		
15	Highway 68 / Aguajito Road	AM(PM)	No (No)	No (No)	No (No)
17	San Antonio Road / Ocean Avenue	AM(PM)	No (No)	No (No)	No (No)
21	Congress Road / Spanish Bay / 17-Mile Dr.	AM(PM)	No (No)	No (No)	No (No)
22	Congress Road / Forest Lodge	AM(PM)	No (No)	No (No)	No (No)
23	Congress Road / SFB Morse Drive	AM(PM)	No (No)	No (No)	No (No)
24	Sloat Road / Forest Lodge / 17-Mile Dr.	AM(PM)	No (No)	No (No)	No (No)
25	Lopez Road / Sloat Road	AM(PM)	No (No)	No (No)	No (No)
26	Spyglass Hill Road / Stevenson Drive	AM(PM)	No (No)	No (No)	No (No)
27	Forest Lake / Stevenson-Ondulado	AM(PM)	No (No)	No (No)	No (No)
28	Stevenson Drive / 17-Mile Drive / Alvarado	AM(PM)	No (No)	No (No)	No (No)
29	Palmero Way / 17-Mile Drive	AM(PM)	No (No)	No (No)	No (No)
30	Sunridge Road / Ronda Road	AM(PM)	No (No)	No (No)	No (No)
31	Sunridge Road / Scenic Drive	AM(PM)	No (No)	No (No)	No (No)
32	Sunridge Road / Constanilla Way	AM(PM)	No (No)	No (No)	No (No)
33	Sunridge Road / Haul Road	AM(PM)	No (No)	No (No)	No (No)

Yes – The intersection meets the peak hour traffic signal warrant

No – The intersection does not meet the peak hour traffic signal warrant

1 The Congress Avenue / David Avenue intersection does not meet the peak hour signal warrants when the westbound right turn volume is removed from the calculation which was done because the westbound right-turn movements operates independently from the westbound through and left movements.

2 The Presidio Boulevard intersection does not meet the peak hour signal warrant when the right turn volume is removed from the calculation which was done because left turns from Presidio Boulevard are prohibited.

Source: Fehr & Peers (October 2011)

TABLE E-4
FOREST GATE PEAK HOUR VOLUMES AND LEVEL OF SERVICE WITH DMFP ALTERNATIVE 2

Description	Capacity	Peak Hour	Peak Hour Volume (Volume-to-Capacity Ratio)[1]		
			Existing Year 2011	Near Term Year 2015	Cumulative Year 2030
Pacific Grove Gate	600	AM PM	139 (0.23) 156 (0.26)	141 (0.24) 160 (0.27)	153 (0.26) 175 (0.29)
Carmel Gate	900	AM PM	132 (0.15) 141 (0.16)	136 (0.15) 145 (0.16)	150 (0.17) 160 (0.18)
Highway 1 Gate	920	AM PM	509 (0.55) 360 (0.39)	523 (0.57) 369 (0.40)	576 (0.63) 405 (0.44)
Country Club Gate	600	AM PM	192 (0.32) 222 (0.37)	197 (0.33) 228 (0.38)	218 (0.36) 252 (0.42)
SFB Morse Gate	520	AM PM	138 (0.27) 140 (0.27)	142 (0.27) 144 (0.28)	156 (0.30) 158 (0.30)

Note:

1 Volume-to-capacity ratio describes the inbound peak hour traffic flow as it relates to gate capacity. A ratio less than 0.9 is considered acceptable.

Source: Fehr & Peers (October 2011)

TABLE E-5
HIGHWAY SEGMENT AM PEAK HOUR LEVEL OF SERVICE WITH DMFP ALTERNATIVE 1

Segment	Segment Capacity	Direction	Volume (Volume-to-Capacity Ratio) / Level of Service		
			Existing Year 2011	Near Term Year 2015	Cumulative Year 2030
Highway 1					
Pebble Beach to Munras Avenue[1]	3,550	NB	2,320 (0.65) / C	2,330 (0.66) / C	**2,470 (0.70) / D**
Munras Avenue to Fremont Street	3,550 3,550	NB SB	1,780 (0.50) / C **2,600 (0.73) / D**	1,810 (0..51) / C **2,640 (0.74) / D**	1,980 (0.56) / C **3,200 (0.90) / E**
Fremont Street to Fremont Boulevard	3,550 3,550	NB SB	1,740 (0.49) / C **3,850 (1.08) / F**	1,780 (0.50) / C **3,920 (1.10) / F**	1,950 (0.55) / C **4,460 (1.26) / F**
Fremont Boulevard to Imjin Parkway	5,330 5,330	NB SB	1,810 (0.34) / B **3,880 (0.73) / D**	1,830 (0.34) / B **3,910 (0.73) / D**	1,920 (0.36) / B **4,220 (0.79) / D**
North of Highway 156	1,420 1,420	NB SB	**1,000 (0.70) / D** **1,930 (1.36) / F**	**1,050 (0.74) / D** **2,030 (1.43) / F**	**1,290 (0.91) / E** **2,530 (1.78) / F**
Highway 68					
West of Skyline Forest Drive	1,420 1,420	EB WB	**1,060 (0.75) / D** 740 (0.52) / C	**1,090 (0.77) / D** 770 (0.54) / C	**1,330 (0.94) / E** **1,470 (1.04) / F**
East of Olmsted Road	1,420 1,420	EB WB	**1,020 (0.72) / D** **1,080 (0.76) / D**	**1,020 (0.72) / D** **1,080 (0.76) / D**	**1,060 (0.75) / D** **1,270 (0.89) / E**
East of Laguna Seca	1,420	EB WB	**1,630 (1.15) / F** **1,110 (0.78) / D**	**1,640 (1.15) / F** **1,120 (0.79) / D**	**1,680 (1.18) / F** **1,240 (0.87) / D**
US-101					
South of Salinas	3,550 3,550	NB SB	960 (0.27) / B 880 (0.25) / B	970 (0.27) / B 80 (0.25) / B	980 (0.28) / B 900 (0.25) / B
North of Highway 156	3,550 3,550	NB SB	1,510 (0.43) / B 2,000 (0.56) / C	1,550 (0.44) / B 2,060 (0.58) / C	1,710 (0.48) / C 2,310 (0.65) / C
Highway 156					
Highway 1 to US-101	1,420 1,420	NB SB	770 (0.54) / C **1,280 (0.90) / E**	780 (0.55) / C **1,280 (0.90) / E**	**800 (0.56) / C** **1,350 (0.95) / E**

1 Southbound segment analyzed as a weave section.

Source: Fehr & Peers (October 2011)

TABLE E-6
HIGHWAY SEGMENT PM PEAK HOUR LEVEL OF SERVICE WITH DMFP ALTERNATIVE 1

Segment	Segment Capacity	Direction	Volume (Volume-to-Capacity Ratio) / Level of Service		
			Existing Year 2011	Near Term Year 2015	Cumulative Year 2030
Highway 1					
Pebble Beach to Munras Avenue[1]	3,550	NB	**3,090 (0.87) / D**	**3,100 (0.87) / D**	**3,650 (1.03) / F**
Munras Avenue to Fremont Street	3,550 3,550	NB SB	**2,440 (0.69) / D** 2,0140 (0.57) / C	**2,470 (0.70) / D** 2,040 (0.57) / C	**3,020 (0.85) / D** 2,220 (0.63) / C
Fremont Street to Fremont Boulevard	3,550 3,550	NB SB	**3,580 (1.01) / F** **2,740 (0.77) / D**	**3,640 (1.03) / F** **2,790 (0.79) / D**	**4,160 (1.17) / F** **3,050 (0.86) / D**
Fremont Boulevard to Imjin Parkway	5,330 5,330	NB SB	**4,440 (0.83) / D** 2,650 (0.50) / C	**4,480 (0.84) / D** 2,670 (0.50) / C	**4,800 (0.90) / E** 2,790 (0.52) / C
North of Highway 156	1,420 1,420	NB SB	**2,240 (1.58) / F** **1,400 (0.99) / E**	**2,370 (1.67) / F** **1,480 (1.04) / F**	**2,940 (2.07) / F** **1,810 (1.27) / F**
Highway 68					
West of Skyline Forest Drive	1,420 1,420	EB WB	880 (0.62) / C **1,140 (0.80) / D**	910 (0.64) / C **1,180 (0.83) / D**	**1,630 (1.15) / F** **1,430 (1.01) / F**
East of Olmsted Road	1,420 1,420	EB WB	**1,040 (0.73) / D** **1,200 (0.85) / D**	**1,040 (0.73) / D** **1,200 (0.85) / D**	**1,230 (0.87) / D** **1,240 (0.87) / D**
East of Laguna Seca	1,420 1,420	EB WB	**1,290 (0.91) / E** **1,710 (1.20) / F**	**1,300 (0.92) / E** **1,720 (1.21) / F**	**1,420 (1.00) / E** **1,760 (1.24) / F**
US-101					
South of Salinas	3,550 3,550	NB SB	1,260 (0.35) / B 1,580 (0.45) / B	1,270 (0.36) / B 1,590 (0.45) / B	1,280 (0.36) / B 1,610 (0.45) / B
North of Highway 156	3,550 3,550	NB SB	2,160 (0.61) / C 2,300 (0.65) / C	2,220 (0.63) / C 2,360 (0.66) / C	**2,490 (0.70) / D** **2,600 (0.73) / D**
Highway 156					
Highway 1 to US-101	1,420 1,420	NB SB	**1,690 (1.19) / F** 900 (0.63) / C	**1,700 (1.20) / F** 900 (0.63) / C	**1,770 (1.25) / F** 920 (0.65) / C

1 Southbound segment analyzed as a weave section.
Source: Fehr & Peers (October 2011)

TABLE E-7
HIGHWAY 1 RAMPS AT HIGHWAY 68 (WEST)
PEAK HOUR LEVEL OF SERVICE WITH DMFP ALTERNATIVE 2

Freeway	Peak Hour	Existing		Base (2015)		Cumulative (2030)	
		Density (pcplpm) [1]	LOS	Density (pcplpm) [1]	LOS	Density (pcplpm) [1]	LOS
Merge /1/							
Highway 1 NB On-Ramp from Highway 68	AM	20.2	C	20.6	C	21.1	C
	PM	**29.6**	**D**	**30.3**	**D**	**35.7**	**E**
Highway 1 SB On-Ramp from Highway 68	AM	20.4	C	20.9	C	21.4	C
	PM	21.2	C	21.6	C	22.5	C
Diverge /1/							
Highway 1 NB Off-Ramp to Highway 68	AM	18.3	B	18.8	B	19.2	B
	PM	21.2	C	21.6	C	22.5	C
		Weaving Speed	**LOS**	**Weaving Speed**	**LOS**	**Weaving Speed**	**LOS**
Weave /2/							
Highway 1 SB Off-Ramp to Highway 68	AM	38.3	B	37.7	B	32.9	C
	PM	35.0	C	34.8	C	33.8	C

Notes:
1 Passenger car equivalence per lane per mile
2 *Highway Capacity Manual*, Transportation Research Board, 2000
3 Caltrans Highway Design Manual Methodology
Source: Fehr & Peers (October 2011)

Appendix H – Water Supply and Demand Information for Analysis

Page H.2-3, lines 27–36 are revised as follows:

Potable water demand estimates are based in part on the water demand estimated by the applicant's consultant (WWD 2011), but has been modified in several ways and supplemented.

First, the factor for the additional units at the Inn and Lodge was revised to be 0.21 AFY/unit (instead of 0.10 AFY/unit) because these units are assumed to meet the luxury hotel definition used by MPWMD.

Second, the applicant's estimate used an average of 1.0 AFY/residence for residential lots approximately 1.0 acres in size (more or less) and an average of ~~for~~ 0.50 AFY/residence for residential lots ~~less than~~ approximately 0.5 acre in size (more or less) ~~but this analysis used 0.80 AFY/resident for these lots based on the DMF Average from the 1997 EIR~~ (WWD, 2011).

ICF identified that the 1.0 AFY factor for larger lots was used in the EIR for the prior PBC project (Monterey County, 2005) for residential lots and that MPWMD, in comment on that EIR, concurred that use of the 1.0 AFY factor was appropriate (MPWMD 2004). The prior EIR used 1.0 AFY based on a prior estimate in the Final EIR for the Pebble Beach Lot Program (Monterey County, 1997).

Regarding the 0.50 AFY factor for more relatively moderately size lots, ICF identified during EIR preparation that MPWMD had used a 0.42 AFY factor for estimating future water demand in unincorporated Monterey County in the MPWMD staff report from May 18, 2006 *Water Needs Analysis: Future Water Needs* (MPWMD, 2006c). This average is less than the Applicant's proposed 0.50 AFY factor for lots of approximately 0.5-acre. The County decided to use the more conservative 0.50 AFY factor.

In order to verify that the DEIR's water demand estimates for residential units were reasonable or not for the proposed project, ICF did further investigation of actual water use demand within the Del Monte Forest and among other recent project approvals in unincorporated County. Data reviewed included Cal-Am data from 2006 to 2011 (Cal-Am, 2006 to 2011), the Revised Water Demand Analysis for the September Ranch Project (Monterey County, 2009), and the Final Revised Waster Demand Analysis, 2010 (Monterey County, 2010). ICF also prepared an estimate of a hypothetical new residence included in the proposed project using the MPWMD's fixture unit and landscape water budget methodology in order to examine how the estimate of water demand might change through use of MPWMD's methodology (all new residences will be required to use MPWMD's methodology at the time of application for a water connection).

The estimate using the fixture unit and landscape water budget methodology was 0.79 AFY (see Table H.2-2). This estimate was derived by assuming a hypothetical residence with 6 bedrooms and 6 bathrooms with additional water uses that might be used in a large residence, as well as a pool. Instead of deriving a separate estimate for relatively moderate lots and larger lots, it was assumed that all new lots would be like this hypothetical residence. The water use assumptions were also sufficiently robust to account for the potential for accessory units (the estimate would also cover, for example a 5 bedroom main house and a 1 bedroom accessory unit). Landscape water demand were made with the Maximum Applied Water Allowance (MAWA) methodology used by MPWMD and assumptions of landscaping coverage, taking into account limitations on turf and use of drought tolerant plants per Monterey County Water Resources Agency Ordinance 3932. The data used to

develop this estimate is shown Tables H.2-2D, H.2-2E, H.2-2F and the assumptions used for the estimate are included.

The DEIR original estimate for water demand for the 90 new residential units was 78 AFY or 0.87 AFY/unit on average. Using the 0.79 AFY factor noted above, the residential water demand would be 72 AFY, less than the DEIR estimate.

Comparing the DEIR's estimate and the new estimate described above to estimates of actual water use (see Table H.2-2F), the estimated residential water use average per unit would be higher than nearly all other recent large unincorporated residential projects such as Monterra Ranch, Canada Woods, or the Santa Lucia Preserve (Monterey County, 2009). The DEIR's estimated average per residential unit would be higher than the documented 2008 water used on average by the Macomber Estates in the Del Monte Forest, which had average use of 0.81 AFY. The estimate described above using the MPWMD methodology would result in an estimated water nearly the same as the Macomber Estates actual use average (of note, the Macomber estates project has lots that are far larger on average than the lots included in the proposed project).

As a result, the DEIR's residential water demand estimate, by comparison to the estimate using the MPWMD methodology and to actual usage data from other similar large residential projects in the unincorporated County (including in the Del Monte Forest) appears to be conservative and unlikely to underestimate actual water usage by the proposed project. Although the estimate developed in the FEIR would result in a lower estimated residential water demand than in the DEIR, the estimated residential water demand in the DEIR will continue to be used as the estimate for the project, in order to err on the conservative side in evaluating project impacts on water supply.

Third, the factors for the pool and the spa salon were both changed to a MPWMD factor. Also, an estimate has been provided for increased irrigation demand along Highway 1/68, because this area~~, which~~ was not included in the applicant's estimate. The area of increased irrigation outside the existing right of way ~~has not been identified by the applicant, it~~ has been presumed to be 2 acres.

Page H.2-4, the following are added after line 4 as follows:

Table H.2-2D summarizes the alternative water demand estimate prepared for the residential portion of the proposed project using the MPWMD fixture unit/landscape water budget methodology. This table also provides a water demand estimate for 18-inclusionary units at the Corporation Yard to support alternatives analysis.

Table H.2-2E summarizes lot sizes included in the proposed project.

Table H.2-2F summarizes the alternative water demand estimate for landscaping for the residential portion of the proposed project using the MPWMD landscaping water budget (Maximum Applies Water Allocation or MAWA) methodology.

Table H.2-2G presents comparison of the project's water demand estimates with other large lot development estimates and actual water use data in the unincorporated County and with actual water use data in the Del Monte Forest.

Page H.2-4, the following are added after line 17 as follows:

Cal-Am. 2006 – 2011. California-American Water, Monterey County District, Customers & Consumption by Political Jurisdiction, annual reports from October 2005 to September 2011.

Monterey County. 2005. Final Environmental Impact Report for Pebble Beach Company's Del Monte Forest Preservation and Development Plan. January. Prepared by Jones & Stokes. Available at: <http://www.co.monterey.ca.us/planning/docs/eirs/pbc/feir/feir_home.htm>. Accessed November 3, 2011.

Monterey County. 2009. Revised Water Demand Analysis for the September Ranch Project.

Monterey County .2010. Final Revised Water Demand Analysis for the September Ranch Project.

Monterey Peninsula Water Management District (MPWMD). 2004. MPWMD Comment on the Draft EIR for the Del Monte Forest, Preservation and Development Project (DMF/PDP). March 22.

MPWMD. 2006c. *Water Needs Analysis: Future Water Needs. Staff Report. May 18, 2006.*

MPWMD, 2006d. Water Budget Information (Used for MAWA equation)

MWELO (California Model Water Efficient Landscape Ordinance). 2009. (California Code of Regulations, Title 23, Water, Division 2, Department of Water Resources, Chapter 2.7, Model Water Efficient Landscape Ordinance). September 10, 2009.

WUCOLS (Water Use Classifications of Landscape Species). 2000. University of California Cooperative Extension and California Department of Water Resources. 2000. A Guide to Estimating Irrigation Water Needs of Landscape Plants in California: The Landscape Coefficient Methods and WUCOLS III. August

Following Page H.2-4, Table H.2-1B is revised as follows:

Table H.2-1B. Project Demand Plus Other Entitlement Demand (in Acre-Feet)

Low Use (Wet Year)	
Project Direct Demand	128
Other Entitlement Demand	147 ~~138~~
Total Demand	275 ~~266~~
Average Use (Average Rainfall Year)	
Project Direct Demand	135
Other Entitlement Demand	154 ~~145~~
Total Demand	289 ~~280~~
High Use (Dry Year)	
Project Direct Demand	142
Other Entitlement Demand	163 1~~53~~
Total Demand	304 ~~294~~
Very High Use (Critically Dry Year)	
Project Direct Demand	145
Other Entitlement Demand	167~~156~~
Total Demand	312 ~~301~~
Source: Tables H.2-2B and H.2-2C	

Following Page H.2-4, Table H.2-1C-2 is revised as follows:

Table H.2-1C-2. Project Changes in Withdrawals from the Carmel River 2017 Scenario A: Regional Water Supply Project Relative to the 2011 Existing Conditions

Low Use (Wet Year)	
2011 Existing Conditions (1)	*10,393*
Cal-Am Maximum Withdrawals per SCWRB Order 2009-0060 (2)	3,376
Project Demand (presuming from Carmel River) (3)	128
Reduction in Cal-Am service to Other Existing Users(4)	-128
Withdrawals with Project (5)	*3,376*
Change over 2011 Existing Conditions	**-7,017**
Average Use (Average Rainfall Year)	
2011 Existing Conditions (1)	*11,205*
Cal-Am Maximum Withdrawals per SCWRB Order 2009-0060 (2)	3,376
Project Demand (presuming from Carmel River) (3)	135
Reduction in Cal-Am service to Other Existing Users(4)	-135
Withdrawals with Project (5)	*3,376*
Change over 2011 Existing Conditions	**-7,829**
High Use (Dry Year)	
2011 Existing Conditions (1)	*11,489*
Cal-Am Maximum Withdrawals per SCWRB Order 2009-0060 (2)	3,376
Project Demand (presuming from Carmel River) (3)	142
Reduction in Cal-Am service to Other Existing Users(4)	-142
Withdrawals with Project	*3,376*
Change over 2011 Existing Conditions	**-8,113**
Very High Use (Critically Dry Year)	
2011 Existing Conditions (1)	*11,773* ~~*#REF!*~~
Cal-Am Maximum Withdrawals per SCWRB Order 2009-0060 (2)	3,376
Project Demand (presuming from Carmel River) (3)	145
Reduction in Cal-Am service to Other Existing Users(4)	-145
Withdrawals with Project (5)	*3,376*
Change over 2011 Existing Conditions	**-8,397** ~~**#REF!**~~

Notes:

(1) Existing Condition Water Year scenarios from Table H.2-1A

(2) Cal-Am withdrawals from the Carmel River limited to Cal-Am water rights amount after 12/31/16.

(3) Project can be supplied per water entitlement per allowance in SWRCB order 2006-0090, but not in excess of water right amount.

(4) If project supplied from Carmel River, then Cal-Am will need to supply existing users with an equivalent amount from the regional water supply project. If the project is supplied from the regional water supply project, then the net effect is the same as Cal-Am withdrawals are limited to their existing water rights (3,376 AFY). \

(5) Assumes no new demand is met from the Carmel River except that of the project due to Cal-Am limits.

Source: 2011 Existing Conditions from Appendix H.3. Demand data from Table H.2-2B and H.2-2C

Following Page H.2-4, Table H.2-1C-3 is revised as follows:

Table H.2-1C-3. Project Changes in Cal-Am Withdrawals from the Carmel River 2017 Scenario B: No Regional Water Supply (or Equivalent) /65% Rationing Relative to the 2011 Existing Conditions

Low Use (Wet Year)	
2011 Existing Conditions (1)	*10,393*
Cal-Am Maximum Withdrawals per SCWRB Order 2009-0060 (2)	3,376
Project Demand At 65% rationing (3)	45
Reduction in Cal-Am service to Other Existing Users (4)	-45
Withdrawals with Project (5)	*3,376*
Change over 2011 Existing Conditions	**-7,017**
Average Use (Average Rainfall Year)	
2011 Existing Conditions (1)	*11,205*
Cal-Am Maximum Withdrawals per SCWRB Order 2009-0060 (2)	3,376
Project Demand At 65% rationing (3)	47
Reduction in Cal-Am service to Other Existing Users (4)	-47
Withdrawals with Project (5)	*3,423*
Change over 2011 Existing Conditions	**-7,782**
High Use (Dry Year)	
2011 Existing Conditions (1)	*11,489*
Cal-Am Maximum Withdrawals per SCWRB Order 2009-0060 (2)	3,376
Project Demand At 65% rationing (3)	50
Reduction in Cal-Am service to Other Existing Users (4)	-50
Withdrawals with Project (5)	*3,426*
Change over 2011 Existing Conditions	**-8,063**
Very High Use (Critically Dry Year)	
2011 Existing Conditions (1)	*11,773* ~~*#REF!*~~
Cal-Am Maximum Withdrawals per SCWRB Order 2009-0060 (2)	3,376
Project Demand At 65% rationing (3)	51
Reduction in Cal-Am service to Other Existing Users (4)	-51
Withdrawals with Project (5)	*3,427*
Change over 2011 Existing Conditions	**-8,346** ~~**#REF!**~~

Notes:

(1) Existing Condition Water Year scenarios from Table H.2-1A

(2) Cal-Am withdrawals from the Carmel River limited to Cal-Am water rights amount after 12/31/16.

(3) Project can be supplied per water entitlement per allowance in SWRCB Order WR 2009-0060, but not in excess of water right amount. Presumed project is supplied from Carmel River by Cal-Am, but is subject to rationing like other users. Amount of rationing rounded up to 65% (from 61%) based on calculation of shortffall without regional water supply project (or equivalent by 2017) as shown in Appendix H.3.

(4) Increase of project demand intensifies rationing by equivalent amount.

(5) Assumes no new demand is met from the Carmel River except that of the project due to Cal-Am limits.

Source: 2011 Existing Conditions from Appendix H.3. Demand data from Table H.2-2B and H.2-2C

Following Page H.2-4, Table H.2-1D-1 is revised as follows:

Table H.2-1D-1. Cumulative Changes in Withdrawals from the Carmel River (through 2016) (Acre-Feet) Relative to 2011 Existing Conditions

Low Use (Wet Year)	
2011 Existing Conditions (1)	*10,393*
Project Demand	128
Other Water Entitlement Demand	147 ~~138~~
Withdrawal	*10,659*
Change relative to 2011 Existing Conditions	**275 ~~266~~**
Average Use (Average Rainfall Year)	
2011 Existing Conditions(2)	*11,205*
Project Demand	135
Other Water Entitlement Demand	154 ~~145~~
Withdrawal	*11,485*
Change relative to 2011 Existing Conditions	**289 ~~280~~**
High Use (Dry Year)	
2011 Existing Conditions(3)	*11,489*
Project Demand	142
Other Water Entitlement Demand	163 ~~153~~
Withdrawal	*11,783*
Change relative to 2011 Existing Conditions	**304 ~~294~~**
Very High Use (Critically Dry Year)	
2011 Existing Conditions(4)	*11,773*
Project Demand	145
Other Water Entitlement Demand	167 ~~156~~
Withdrawal	*12,074*
Change relative to 2011 Existing Conditions	**312 ~~301~~**

Totals may not add precisely due to rounding.

(1) Wet Year = Water Years 1995, 1998, 2005, 2006, and 2010.

~~(2) 2011 baseline = 2011 existing conditions plus remaining unused portion of Applicant's entitlement~~

(2) Average = Average of 1995 to 2010 conditions, adjusted by MPWMD factor of 2.6% to reflect relative wetter conditions than long-term averages ~~(see Appendix G).~~

(3) Dry = Average of 1995 to 2010 conditions, adjusted by MPWMD factor of 5.2%

(4) Critically Dry = Average of 1995 to 2010 conditions, adjusted by MPWMD factor of 7.8%.

Source: 2011 Existing Conditions from Appendix H.3. Demand data from Tables H.2-2B, H.2-2C

Following Page H.2-4, Table. H.2-1D-2, is revised as follows:

Table H.2-1D-2 Cumulative Changes in Withdrawals from the Carmel River for 2017 Scenario A (with Regional Water Supply Project)/2017 Scenario C (Alternative to the Regional Project) Relative to 2011 Existing Conditions

Low Use (Wet Year)	
2011 Existing Conditions(1)	*10393*
Cal-Am Maximum Withdrawals per SCWRB Order WR 2009-0060(2)	3376
Project Demand[c]	128
Other Future Entitlement Demand(3)	147 ~~138~~
Reduction in Cal-Am service to Other Existing Users(4)	-275 ~~-266~~
Withdrawals with Project and other Entitlement Demand	*3376*
Change over 2011 Existing Conditions	**-7017**
Average Use (Average Rainfall Year)	
2011 Existing Conditions(1)	*11205*
Cal-Am Maximum Withdrawals per SCWRB Order WR 2009-0060(2)	3376
Project Demand(3)	135
Other Future Entitlement Demand(3)	154 ~~145~~
Reduction in Cal-Am service to Other Existing Users(4)	-289 ~~-280~~
Withdrawals with Project and other Entitlement Demand	*3376*
Change over 2011 Existing Conditions	**-7829**
High Use (Dry Year)	
2011 Existing Conditions(1)	*11814*
Cal-Am Maximum Withdrawals per SCWRB Order WR 2009-0060(2)	3376
Project Demand(3)	142
Other Future Entitlement Demand(3)	163 ~~153~~
Reduction in Cal-Am service to Other Existing Users(4)	-304 ~~-294~~
Withdrawals with Project and other Entitlement Demand	*3376*
Change over 2011 Existing Conditions	**-8113**
Very High Use (Critically Dry Year)	
2011 Existing Conditions(1)	*11773*
Cal-Am Maximum Withdrawals per SCWRB Order WR 2009-0060(2)	3376
Project Demand(3)	145
Other Future Entitlement Demand(3)	167 ~~156~~
Reduction in Cal-Am service to Other Existing Users(4)	-312 ~~-301~~
Withdrawals with Project and other Entitlement Demand	*3376*
Change over 2011 Existing Conditions	**-8397**
No changes to the notes or source (thus not included).	

Following Page H.2-4, Table H.2-1D-3 is revised as follows:

Table H.2-1D-3. Cumulative Changes in Withdrawals from the Carmel River, 2017 Scenario B (No Regional Project or its equivalent)/65% Rationing Relative to the 2011 Existing Conditions

Low Use (Wet Year)	
2011 Existing Conditions(1)	*10393*
Cal-Am Maximum Withdrawals per SCWRB Order 2009-0060(2)	3376
Project Demand At 65% rationing(3)	45
Other Future Entitlement Demand at 65% rationing(3)	51 ~~48~~
Reduction in Cal-Am service to Other Existing Users(4)	-96 ~~-93~~
Withdrawals with Project and other Entitlement Demand	*3376*
Change over 2011 Existing Conditions	**-7017**
Average Use (Average Rainfall Year)	
2011 Existing Conditions(1)	*11205*
Cal-Am Maximum Withdrawals per SCWRB Order 2009-0060(2)	3376
Project Demand At 65% rationing(3)	47
Other Future Entitlement Demand at 65% rationing(3)	54 ~~51~~
Reduction in Cal-Am service to Other Existing Users(4)	-101 ~~-98~~
Withdrawals with Project and other Entitlement Demand	*3376*
Change over 2011 Existing Conditions	**-7829**
High Use (Dry Year)	
2011 Existing Conditions(1)	*11489*
Cal-Am Maximum Withdrawals per SCWRB Order 2009-0060(2)	3376
Project Demand At 65% rationing(3)	50
Other Future Entitlement Demand at 65% rationing(3)	57 ~~53~~
Reduction in Cal-Am service to Other Existing Users(4)	-106 ~~-103~~
Withdrawals with Project and other Entitlement Demand	*3376*
Change over 2011 Existing Conditions	**-8113**
Very High Use (Critically Dry Year)	
2011 Existing Conditions(1)	*11773*
Cal-Am Maximum Withdrawals per SCWRB Order 2009-0060(2)	3376
Project Demand At 65% rationing(3)	51
Other Future Entitlement Demand at 65% rationing(3)	58 ~~55~~
Reduction in Cal-Am service to Other Existing Users(4)	-109 ~~-106~~
Withdrawals with Project and other Entitlement Demand	*3376*
Change over 2011 Existing Conditions	**-8397**

Notes:

(1) Existing Condition Water Year scenarios from Table H.2-1A

(2) Cal-Am withdrawals from the Carmel River limited to Cal-Am water rights amount after 12/31/16.

(3) Project can be supplied per water entitlement per allowance in SWRCB order WR2009-0060, but not in excess of water right amount. Presumed project is supplied from Carmel River by Cal-Am, but is subject to rationing like other users. Amount of rationing rounded up to 65% based on calculation of shortfall (61%) without Regional Project (or equivalent by 2017) as shown in Appendix H.3.

(4) Increase of project demand intensifies rationing by equivalent amount.

Not all totals will precisely match due to rounding.

Following Page H.2-4, Table H.2-2A is revised as follows:

Table H.2-2A. Summary of Potable Water Use of Proposed Project and Other Entitlement Demand (In Acre-Feet/Year)

Proposed Development	**Use**	
Lodge at Pebble Beach	13.11	
Inn at Spanish Bay	12.85	
Spyglass Hotel	30.59	
Area M Residential	10.00	
Other Residential	77.00	
Equestrian Center	0.00	
Driving Range	0.33	
Highway 1/68 Landscaping	0.70	
Water Year Type	**Total with Spyglass Hotel**	**Total With Area M Residential**
Wet Year	127.84	108.29
Average Year	*134.57*	113.99
Dry Year	141.57	119.91
Critically Dry Year	145.07	122.88
Summary of Other Entitlement Demand Water Use (in Acre-Feet/Year)		
Water Year Type	**Demand**	
Wet Year	147 ~~138~~	
Average Year	154 ~~145~~	
Dry Year	163 ~~153~~	
Critically Dry Year	167 ~~156~~	
Source: Tables H.2-2B and H.2-2C.		

1 *Following Page H.2-4, Table H.2-2B is revised as follows:*

2 **Table H.2-2B. Potable Water Use of Proposed Project, Average Year**

	Units	Number of Units	Use factor (AFY/unit)	Demand (AFY)	MPWMD Factor (AFY/unit)	Type	WWD Factor (AFY/unit)	Notes
Lodge at Pebble Beach								
Colton Building	rooms	20	0.21	4.20	0.21	Lux hotel	0.1	Changed to MPWMD factor
Fairway One								
Fairway One - Rooms	rooms	35	0.21	7.35	0.21	Lux hotel	0.1	Changed to MPWMD factor
(E) Beirne Water Consumption				-1.00				Same (1.0 is slightly less than fixture count with 1.1 AFY demand - Stilwell 2012a).
Meeting Space	SF	2230	0.00053	1.18	0.00053	Meeting hall	0.00053	Same
Office Space	SF	200	0.00007	0.01	0.00007	Office	0.00007	Same
Surface Parking Improvements				0.25				
Subtotal for Fairway One	*AFY*			*7.80*				
The Lodge at Pebble Beach								
Conference Facility	SF	2100	0.00053	1.11	0.00053	Meeting hall	0.00053	Same
Parking Improvements				0.00				No change
Subtotal for Lodge	*AFY*			*1.11*				
Subtotal for Lodge at Pebble Beach	**AFY**			**13.11**				
Inn at Spanish Bay								
Cottages	rooms	40	0.21	8.40	0.21	Lux hotel	0.1	Changed to MPWMD factor
Hospitality Building								
Meeting Space	SF	2018	0.00053	1.07	0.00053	Meeting hall	0.00053	Same
Office Space	rooms	487	0.00007	0.03	0.00007	Office	0.00007	Same

	Units	Number of Units	Use factor (AFY/unit)	Demand (AFY)	MPWMD Factor (AFY/unit)	Type	WWD Factor (AFY/unit)	Notes
Ballroom Addition	SF	1409	0.00053	0.75	0.00053	Meeting hall	0.00053	Same
Conference Room Addition	SF	3960	0.00053	2.10	0.00053	Meeting hall	0.00053	Same
Parking lot landscaping				0.50			0.5	
Subtotal	AFY			**12.85**				
Spyglass Hotel & Spa								
Luxury hotel rooms	rooms	100	0.21	21.00	0.21	Lux hotel	0.1	Changed to MPWMD factor
Conference/Meeting Space	SF	5120	0.00053	2.71	0.00053	Meeting hall	0.00053	Same
Pool (52 X 20')	100SF	10.4	0.02	0.21	0.02	Pool	0.2	Changed to MPWMD factor
Office space	SF	1736	0.00007	0.12	0.00007	Office	0.00007	Same
Restaurant/bar/lounge space (6,677 SF)	Seat	100	0.02	2.00	0.02	Seat	0.02	Same
Landscaping estimate				1.00			1.00	
Subtotal Hotel	*AFY*			*27.04*				
Spa Retail	SF	456	0.00007	0.03	0.00007	Retail	0.00007	Same
Spa Office Space	SF	1362	0.00007	0.10	0.00007	Office	0.00007	Same
Spa Salon	Station	8	0.05	0.40	0.05	Station	0.0567	Changed to MPWMD factor
Spa Treatment Rooms	SF	12840	0.00007	2.90	0.00007	Clinic	0.00007	Included wet areas at 2.0 af from WWD 2011 estimate.
Spa Fitness Area	SF	1675	0.00007	0.12	0.00007	Gym	0.00007	Same
Subtotal Hotel	*AFY*			*3.54*				
Subtotal Hotel & Spa	***AFY***			***30.59***				
Area M Residential								
Area M Residential	Lots	10	1.00	10.00	1.00	> 1.0 acre (EIR 1997)	1.00	Same
Subtotal	AFY			**10.00**				

	Units	Number of Units	Use factor (AFY/unit)	Demand (AFY)	MPWMD Factor (AFY/unit)	Type	WWD Factor (AFY/unit)	Notes
Residential Areas								
Lots ~~>=~~ +/- 1.0 acres	lots	66	1.00	66.00	1.00	> 1.0 acre (EIR 1997)	1.00	Same
Lots ~~>=~~ +/- 0.5 acres	lots	24	0.50	12.00	0.80	DMF Average (Monterey County, 2004)	0.50	Used ~~DMF Average instead of~~ WWD factor of 0.50.
(E) Collins residence	lots			-1.00			1.00	1.0 is slightly less than fixture count with 1.1 AFY demand - Stilwell 2012a.
Subtotal	AFY	90		**77.00**				
Equestrian Center								
Equestrian Center	AFY			0.00			0	No change
Subtotal	AFY			**0.00**				
Driving Range								
Public Restroom	Restroom	1	0.139	0.14	0.094	Public toilet + urinal	0.139	Used WWD factor as conservative
New use of office space	SF	2655	0.00007	0.19	0.00007	Office		Used MPWMD factor
Subtotal	AFY			**0.33**				
Highway 1/68 Landscaping								
Landscape drip irrigation	Acres	2	0.35	0.70	0.35	~~Caltrans~~ (Monterey County 2005)		Not included in WWD
Subtotal	AFY			**0.70**				
TOTAL - Avg. - With Spyglass Hotel	AFY			**134.57**				
Wet Year				127.84	5.75652			95% of Avg.
Dry Year				141.57				105.2% of Avg.

	Units	Number of Units	Use factor (AFY/unit)	Demand (AFY)	MPWMD Factor (AFY/unit)	Type	WWD Factor (AFY/unit)	Notes
Critically Dry Year				145.07				107.8% of Avg.
TOTAL - Avg. With Area M Residential	AFY			**113.99**				
Wet Year				108.29				95% of Avg.
Dry Year				119.91				105.2% of Avg.
Critically Dry Year				122.88				107.8% of Avg.

Sources: WWD 2011, as modified by ICF as noted in table including MPWMD non-residential factors (2011). Dry and Critically Dry years modified by Dry and Critically Dry modified by factors from MPWMD 2006. DMF Average from ~~1997 EIR for PBC Lot Program.~~ DEIR for DMF/PDP (Monterey County, 2004). Factor for highway landscape drip irrigation from Monterey County, 2005.

Following Page H.2-4, Table H.2-2C is revised as follows:

Table H.2-2C. Other Entitlement Demand

	Number of Units	Use factor (AFY/unit)	Demand (AFY)	Factor (AFY/unit)	Notes
Existing Vacant Lots					
Future SFD Development	96 (1)	0.8	76.8	0.8	DMF Average based on pre-2001 non-rationing year use (2). Approximately the same as average actual use of McComber Estates (2).
Area X and Y					
Future SFD Development	9 (1)	0.8	7.2	0.8	DMF Average based on pre-2001 non-rationing year use (2). Approximately the same as average actual use of McComber Estates (2).
Visitor-Serving Units					
Lodge at Pebble Beach and Inn at Spanish Bay	45	0.21	9.5	0.21	Additional VSC units allowed by proposed LCP Amendment beyond the VSC units included in the proposed project. Factor is MPWMD water use factor from Table H.2-2B.
Total			93.5 ~~84.0~~		Assumed that such properties would either purchase PBC entitlement or would have to be served by future expansions of the regional water supply project (or its equivalent).
PBC Entitlement Allocations					
Total entitlement			365		
Amount sold to others or dedicated for PBC use ~~in use~~ as of 2011			127 ~~40~~		(10.483 - PBC, 117 ~~29.954~~ - others) (3)
Remaining entitlement available for PBC use			~~325~~ 237		(3)
Entitlement used for project			145		Based on critically dry year estimate (Table G.2-2B)
Remaining unsold entitlement outside of project for other residential use			~~145~~ 58		MPWMD Ordinance 109 allows up to 175 AF to be sold to DMF benefited properties. As of September 2011, PBC had sold 117 AF, leaving 58 AF more that could be sold.(3) ~~Of the 175 AF, only 30 AF is being used as of 2011 leaving 145 AF that could be used in future.~~

	Number of Units	Use factor (AFY/unit)	Demand (AFY)	Factor (AFY/unit)	Notes
Unused entitlement			34		Remaining entitlement ~~not previously dedicated currently being used~~ minus amount to be used for project minus remaining amount ~~of unused~~ that can be used for DMF benefited properties.
Other Entitlement Demand					
Amount of entitlement allowed to be transferred to others			175		MPWMD Ordinance 109 allows up to 175 AF to be sold to DMF benefited properties. (3)
Amount of entitlement actually used by others in 2011			30		(3)
Remaining amount that can be used by others			***145***		
Applicant's entitlement used for 45 additional VSC units			9		
Total other Entitlement Use			**154**		Equals 145 AF that can be used by current and future entitlement holders that is not used as of fall 2011 and 9.5 AF used by the Applicant (for the additional 45 units at the Inn and Lodge or other uses).

Sources:

(1) DMF residential development calculations - ICF estimated vacant lots and buildout of X and Y based on Table 3-2 in Chapter 3 of the DEIR.

(2) DMF Average ~~from 1997 EIR for PBC Lot Program.~~ from DEIR for the DMF/PDP (Monterey County, 2004). Macomber Estates average actual use from Revised Water Demand Analysis for the September Ranch Project (Monterey County, 2009).

(3) Entitlement information: Pebble Beach Company 2011, Entitlement Reporting (10/18/11) and MPWMD, 2011, Monthly Entitlement Report, October 17, 2011 (for September 2011).

Following Page H.2-4 and Table H.2-2C, New Tables H.2-2D, H.2-2E, H.2-2F, and H.2-2G are added as follows (note: they have not been underlined):

Table H.2-2D. Water Demand by Housing Type Pebble Beach Company Project and Alternative with Inclusionary Housing at Corporation Yard

		Inclusionary Housing/ Townhouse (3 BR)		SFD < 0.5 ac (4BR)	SFD - > 0.5 ac (6BR)		
	FU Value	No.	FU Count	No.	No.	FU Count	Totals
Wash Basins (lavatory sink) each	1.0	3	3.0	3	5	5.0	
Two washbasins in Master Bathroom	1.0			1	1	1.0	
Toilet (ULF, 1.6 gpf)	1.7						
Toilet (ULF, 1.28 gpf)	1.3	3	3.9	4	6	7.8	
Toilet (ULF, 1.0 gpf)	1.3						
Toilet (ULF, 0.5 gpf)	1.0						
Masterbath (Tub, sep. shower)	3.0		0.0	2	2	6.0	
Large bathtub (w/ showerhead)	3.0			1	2		
Standard bathtub (w/ showerhead)	2.0	3	6.0	1	2	4.0	
Shower, separate stall	2.0		0.0			0.0	
Kitchen sink and dishwasher	2.0	1	2.0	1	2	4.0	
Kitchen sink and UL dishwasher	1.5						
Laundry/utility sink	2.0		0.0	2	1	2.0	
Washing Machine	2.0	1	2.0	1	2	4.0	
Washing Machine (UL, 18 gpc)	1.0						
Washing Machine (UL, 28 gpc)	1.5						
Bidet	2.0		0.0			0.0	
Bar sink	1.0		0.0		1	1.0	
Entertainment sink	1.0			1	1	1.0	
Vegetable sink	1.0		0.0		1	1.0	
Subtotal Interior Fixture Units			*16.9*			*36.8*	
Landscaping (Interior FUs X 0.5)			*8.5*				
Swimming Pools (per 100 SF)	1.0		0.0		4.5	6.0	
Fixture Unit Count			*25.4*			*42.8*	
MAWA (Zone 1)						*0.19*	
MAWA (Zone 3)						*0.27*	

	FU Value	Inclusionary Housing/ Townhouse (3 BR) No.	Inclusionary Housing/ Townhouse (3 BR) FU Count	SFD < 0.5 ac (4BR) No.	SFD - > 0.5 ac (6BR) No.	SFD - > 0.5 ac (6BR) FU Count	Totals
Acre-Feet/Unit (0.01 AF/FU) (Zone 1)						0.62	
Acre-Feet/Unit (0.01 AF/FU) (Zone 3)			0.25			0.70	
Zone 1 Units (U, V, collins) - 25						25	
Zone 3 units (F-2, I-2, J, K, L, Corp) - 65						65	
Inclusionary Housing (Corp) Zone 3			18				
Subtotal			**4.56**			**61.15**	
Treatment Loss (10%)			0.46			6.11	
System Loss (7%)			0.32			4.28	
TOTAL without Inclusionary Housing						**71.54**	**71.54**
Per unit (with treatment and system loss)						*0.79*	*0.79*
DEIR Estimate						**78.00**	**78.00**
DEIR Per unit						*0.87*	*0.87*
TOTAL with Inclusionary Housing			**5.34**			**71.54**	**71.54**
Per unit (with treatment and system loss)			*0.30*			*0.79*	*0.79*
DEIR Estimate						**78.00**	**78.00**
DEIR Per unit						*0.87*	*0.87*

Prepared by ICF using MPWMD Fixture Unit Methodology and MAWA methodology from MPWMD 2006d and California Model Water Efficiency Landscape Ordinance (MWELO). See Table H.2-2F for calculation of MAWA,
All Assumptions by ICF

1

Table H.2-2E. Range of Lot Sizes

Size of Lots	<= 0.5 ac	<0.5 ac <1 ac	>=1 ac	Total
Proposed Project				
Residential Areas				
F-2			16	16
I-2			16	16
J		5		5
K	1	7		8
L		10		10
U		7		7
V	14			14
Collins		4		4
Corp	5	5		10
Total	**20**	**38**	**32**	**90**

Source: PBC application set, on file at Monterey County Planning Department.

Table H.2-2F: Estimated Landscape Water Demand Using MPWMD MAWA methodology

Maximum Applied Water Allowance (MAWA)					
	Turf	Xeri	Turf	Xeri	
Evapotranspitation (inches) (ETo)	33.0	33.0	46.3	46.3	Zone 1 or Zone 3
Target ET Adjust Factor (ETAF) = KL/IE or Turf crop Coefficient	0.80	0.42	0.80	0.42	MWELO (1), WUCOLS (2)
Landscaped Area (LA)	*1,500*	*4,500*	*1,500*	*4,500*	*Assumption*
Conversion Factor gallons	0.62	0.6	0.62	0.62	Factor
Gallons per Acre Foot	325,851	325,851	325,851	325,851	Factor
MAWA = (ETo X ETAF X LA X 0.623)/325,851 (MPWMD, 2006d)	0.08	0.12	0.11	0.17	AF
	Zone 1	Zone 1	Zone 3	Zone 3	

Rationale for Landscaped Area:
1. Forest clearing estimated average 15,000 SF. All lots are forested, except at Corp Yard.
2. MCWRA Ordinance 3932 limits turf to 1,500 SF and xeriscape for remaining.
3. ETAF for turf = 0.8 (WUCOLS)
4. ETAF for xeriscape = 0.3 (high end of range from MWELO)
5. Assumed developed area = 15,000 SF = house, driveway, non-landscaped = 9,000 SF; landscaped = 6,000 SF = 1,500 turf (drought tolerant grass species) + 4,500 xeriscape.

	Low	Moderate	High
KL (Plant Factor) from MWELO (1)	0 to 0.3	0.4 - 0.6	0.7 to 1.0
Turf crop coefficient, WUCOLS (2), Cool season species			0.8
	Xeriscape (Low)	Moderate	High
KL (Plant Factor)	0.3	0.5	1.0
IE (Irrigation efficiency, from MWELO)	0.71	0.71	0.71
ET adj (ETAF, calculated	0.42	0.70	1.41

Sources:
MPWMD, 2006d. Water Budget Information (Used for MAWA equation)
MWELO = California Model Water Efficient Landscape Ordinance, 2009. (California Code of Regulations, Title 23, Water, Division 2, Department of Water Resources, Chapter 2.7, Model Water Efficient Landscape Ordinance).
WUCOLS. 2000. University of California Cooperative Extension and California Department of Water Resources. A Guide to Estimating Irrigation Water Needs of Landscape Plantings in California: The Landscape Coefficient Methods and WUCOLS III. August

1 **Table H.2-2G. Comparisons of Residential Water Demand and Actual Residential Water Use**

Comparisons	Interior	Land-scaping	Estimated	Actual (Avg.)	Lot size (acres)	Source
PBC - All Lots using Fixture Unit/Landscape Method	*0.41*	*0.27*	*0.79*		*< 0.5 ac to 2 ac*	Table H.2-2D
PBC - Inclusionary Housing	*0.17*	*0.08*	*0.25*		*< 0.2*	Table H.2-2D
PBC - Current DEIR (+/- 0.5 acre)			*0.50*		*+/- 0.5*	DEIR, 2011 for current PBC project
PBC - Current DEIR (+/- 1.0 acre)			*1.00*		*+/- 1.0*	DEIR, 2011 for current PBC project
Sources for DEIR estimate						
PBC lot program EIR (1997)			1.00		> 1.0	FEIR, 1997 (Monterey County, 1997)
DMF/PDP EIR (2005)			1.00		> 1.0	FEIR, 2005 (Monterey County, 2005) using 1997 EIR, confirmed by MPWMD 2004
MPWMD Factor for Future SFDs in County			0.42			MPWMD 2006c
Reported DMF average			0.80		NA	FEIR, 2005 (Monterey County, 2005)
Other Estimates						
EPA/EBMUD			0.20			Monterey County, 2010
Monterey County - North county			0.41			Monterey County, 2010
Monterey County - Salinas			0.38			Monterey County, 2010
Monterey County- Cal- Am Cities			0.15 to 0.21			Monterey County, 2010
Monterey County- Cal- Am County			0.15 - 0.81			Monterey County, 2010
September Ranch						
September Ranch - Market Rate	0.28	0.26	0.54		4.40	Monterey County, 2010
September Ranch - Inclusionary	0.14	0.10	0.24		0.15	Monterey County, 2010
September Ranch - Work force	0.17	0.12	0.29		0.20	Monterey County, 2010
2008 Usage Data						Monterey County, 2009
Santa Lucia Preserve			0.75	0.57	2 to 100	Monterey County, 2009
Bishop (Pasadera)				0.65	0.8	Monterey County, 2009

Comparisons	Interior	Land-scaping	Estimated	Actual (Avg.)	Lot size (acres)	Source
Monterra Ranch - Market Rate			0.62	0.69		Monterey County, 2009
Monterra Ranch - Inclusionary			0.24	0.27		Monterey County, 2009
Tehama Canada Woods			0.62	0.64		Monterey County, 2009
Ambler Park Water system				0.49		Monterey County, 2009
Hidden Hills Water system				0.45		Monterey County, 2009
Macomber Estates (Del Monte Forest)				**0.81**	up to 10	Monterey County, 2009
City of Pacific Grove				0.16		Monterey County, 2009
City of Carmel				0.19		Monterey County, 2009
City of Monterey				0.17		Monterey County, 2009
Monterey County/Carmel Valley				0.30		Monterey County, 2009
Other Years	**Residential Connections**	**Res (AF)**				
Monterey County/MPPC DMF, 2006	1988	432		0.22		Cal-Am, 2006 - 2011
Monterey County/MPPC DMF, 2007	1998	454		0.23		Cal-Am, 2006 - 2011
Monterey County/MPPC DMF, 2008	1995	444		0.22		Cal-Am, 2006 - 2011
Monterey County/MPPC DMF, 2009	1991	425		0.21		Cal-Am, 2006 - 2011
Monterey County/MPPC DMF, 2010	1999	378		0.19		Cal-Am, 2006 - 2011
Monterey County/MPPC DMF, 2011	1999	370		0.18		Cal-Am, 2006 - 2011
Average, 2006 - 2011				**0.21**		
Monterey County/Pebble Beach, 2006	692	404		0.58		Cal-Am, 2006 - 2011
Monterey County/Pebble Beach, 2007	707	446		0.63		Cal-Am, 2006 - 2011
Monterey County/Pebble Beach, 2008	711	441		0.62		Cal-Am, 2006 - 2011
Monterey County/Pebble Beach, 2009	717	423		0.59		Cal-Am, 2006 - 2011
Monterey County/Pebble Beach, 2010	721	351		0.49		Cal-Am, 2006 - 2011
Monterey County/Pebble Beach, 2011	724	335		0.46		Cal-Am, 2006 - 2011
Average, 2006 - 2011				**0.56**		
Monterey County/MPPC+Pebble Beach, 2006	2680	837		0.31		Cal-Am, 2006 - 2011
Monterey County/MPPC+Pebble Beach, 2007	2705	900		0.33		Cal-Am, 2006 - 2011
Monterey County/MPPC+Pebble Beach, 2008	2706	886		0.33		Cal-Am, 2006 - 2011

Comparisons	Interior	Land-scaping	Estimated	Actual (Avg.)	Lot size (acres)	Source
Monterey County/MPPC+Pebble Beach, 2009	2708	848		0.31		Cal-Am, 2006 - 2011
Monterey County/MPPC+Pebble Beach, 2010	2720	730		0.27		Cal-Am, 2006 - 2011
Monterey County/MPPC+Pebble Beach, 2011	2723	705		0.26		Cal-Am, 2006 - 2011
Average, 2006 - 2011				**0.30**		

Revisions to Appendix H.3 are as shown in the following revised tables.

Following Page H.3-4, Table H.3-4 is revised as shown below:

Table H.3-4. Projection of Project Withdrawals from the Carmel River Through 2016 (in Acre-Feet)

Water Year Type	Wet	Average	Dry	Critically Dry
2011 Existing Conditions	10,393	11,205	11,489	11,773
Project Demand	128	135	142	145
Future Other Entitlement Demand	147 ~~138~~	154 ~~145~~	163 ~~153~~	167 ~~156~~
Carmel River with Project Demand	10,521	11,340	11,631	11,918
Carmel River with Project and Other Entitlement Demand	10,668 ~~10,659~~	11,495 ~~11,485~~	11,794 ~~11,783~~	12,085 ~~12,074~~
Change with Project	**128**	**135**	**142**	**145**
Change with Project and Other Entitlement Demand	*275 ~~266~~*	*289 ~~280~~*	*305 ~~294~~*	*312 ~~301~~*

Sources: Carmel River withdrawals based on Table H.3-3, Project Demand and Future Other Entitlement Data based on data in Appendix H.2.

Following Page H.3-4, Table H.3-5A is revised as shown below:

Table H.3-5A. Cal-Am Withdrawals from the Carmel River 2017 Scenario A/Scenario C: With Regional Supply Project or Equivalent Alternative (in Acre-Feet)

	Wet	Average	Dry	Critically Dry
2011 Existing Conditions	10,393	11,205	11,489	11,773
Cal-Am Withdrawal Limit per SWRCB Order 2009-0060	3,376	3,376	3,376	3,376
Project Demand	128	135	142	145
Future Other Entitlement Demand	147 ~~138~~	154 ~~145~~	163 ~~153~~	167 ~~156~~
Existing Demand Met by Regional Project instead of Carmel River OR Project/Entitlement Demand met by Regional Project	-275 ~~-266~~	-289 -280	-305 ~~-294~~	-312 ~~-301~~
Cal-Am Withdrawals	3,376	3,376	3,376	3,376
Change	**-7,017**	**-7,829**	**-8,113**	**-8,397**
NOTE: Carmel River withdrawals based on Table H.3-2				

Following Page H.3-4, Table H.3-5B is revised as shown below:

Table H.3-5B. Cal-Am Withdrawals from the Carmel River 2017 Scenario B: No Regional Supply Project or Equivalent Alternative (in Acre-Feet)

	Wet	Average	Dry	Critically Dry
2011 Existing Conditions	10,393	11,205	11,489	11,773
Cal-Am Withdrawal Limit per SWRCB Order 2009-0060	3,376	3,376	3,376	3,376
Project Demand at 65% rationing	45	47	50	51
Future Other Entitlement Demand at 65% rationing	51 ~~32~~	54 ~~34~~	57 ~~36~~	58 ~~37~~
Reduction in Service to Existing Demand Due to Project + Entitlement Demand	-96 ~~-77~~	-101 ~~-81~~	-107 ~~-85~~	-109 ~~-88~~
Cal-Am Withdrawals	3,376	3,376	3,376	3,376
Change	**-7,017**	**-7,829**	**-8,113**	**-8,397**
Sources: Carmel River withdrawals based on Table H.3-3, Project Demand and Future Other Entitlement Data based on data in Appendix H.2.				

Following Page H.3-4, Table H.3-6 is revised as shown below:

Table H.3-6. Water Supply and Demand Monterey Peninsula (1)

	2011	2017 with no RWSP	2017 with RWSP Phase 1	2030 with RWSP Phase 2	Sources and Notes
Water Demand					
Existing demand from Carmel River served by Cal-Am	11,015	11,015	11,015	11,015	CPUC 2009. Average year demand.
Existing demand from Seaside Aquifer served by Cal-Am	3,695	3,695	3,695	3,695	CPUC 2009. Average year demand.
Future Monterey Peninsula Demand		455	455	4,546	CPUC 2009 for 2030 estimate (2)
Marina Coast Water District for former Fort Ord area (outside Cal-Am service Area)				2,700	CPUC 2009.
North County (outside Cal-Am service area				5,900	CPUC 2009.
Proposed Project Demand	135	135	135	135	Average year demand.
Future other PBC Entitlement Demand	154 ~~145~~	154 ~~145~~	154 ~~145~~	154 ~~145~~	Average year demand.
Total Demand	***14,999*** ***~~14,990~~***	***15,454*** ***~~15,444~~***	***15,454*** ***~~15,444~~***	***28,145*** ***~~18,136~~***	
Water Supply					
Carmel River (Cal-am water rights)	3,376	3,376	3,376	3,376	CPUC 2009.
Carmel River (Cal-am interim limit over water rights)	7,909	0	0	0	CPUC 2009. Eliminated at end of 2016 per SWRCB order.
Seaside Aquifer (Cal-Am withdrawals)	3,448	1,474	1,474	1,474	Seaside Groundwater Basin Watermaster, 2010 (3)
Seaside Aquifer Storage and Recovery (ASR)	920	920	920	920	CPUC 2009.
Subtotal Existing Sources	*15,653*	*5,770*	*5,770*	*5,770*	
RWSP: Conservation		0	0	0	CPUC 2009.(4)
RWSP: Sand City Desalination	300	300	300	300	CPUC 2009. Desal facility in operation in May 2010.
RWSP: Regional Urban Water Augmentation Project (RUWAP)		0	1,000	1,000	CPUC 2009.

	2011	2017 with no RWSP	2017 with RWSP Phase 1	2030 with RWSP Phase 2	Sources and Notes
RWSP: Seaside ASR Expansion		0	380	380	CPUC 2009. MPWMD estimates it may be able to obtain up to 1,000 AFY, but this analysis assumes only the 380 AFY in CPUC 2009.
RWSP: Desalination		0	10,900	10,900	CPUC 2009. Critically dry year supply; in average years would be 8,800 AFY.
RWSP: Groundwater use in critically dry years		0	1,700	1,700	CPUC 2009. Groundwater use in peak periods offset by desalination production in off peak periods
Total Additional Supply (with Phase 1)	*300*	*300*	*14,280*	*14,280*	
Total Supply (with Phase 1)	***15,953***	***6,070***	***20,050***	***20,050***	
Supply/ Demand Balance	**963**	**-9,374**	**4,606**	**-8,086**	
	~~954~~	~~-9,384~~	~~4,596~~	~~-8,095~~	
RWSP: Phase 2	0	0	0	10,400	Additional amount beyond Phase 1
Total Additional Supply (with Phase 2)	*15,953*	*6,070*	*20,050*	*20,050*	
Total Supply (with Phase 2)	***15,953***	***6,070***	***20,050***	***30,450***	
Supply/ Demand Balance	**963**	**-9,374**	**4,606**	**2,314**	***(5)***
	~~954~~	~~-9,384~~	~~4,596~~	~~2,305~~	

RWSP = Regional Water Supply Project or Regional Project

Notes:

(1) Does not include existing non-Cal-Am demand or supply. Other existing users not supplied by Cal-Am are presumed to derive water from the Carmel River and the Seaside Aquifer per their existing rights.

(2) Due to current moratorium on most new connections, only limited new hookups are allowed (including pursuant to the entitlement from the PBCSD Recycled Water Project and the Sand City Desalination project and certain areas in the Laguna Seca Subareas). The exact amount of new demand in these areas up to 2017 has not been estimate; 10% of 2030 new demand was assumed for the 2017 scenarios, excluding entitlements from the Recycled Water Project which were accounted for separately below.

(3) 2011 amount shown is for 2011 (~3,202 AFY for the coastal subarea and 246 AFY fro the Laguna Seca subareas. Allocation reduced to adjudicated rights (1,474 AFY per CPUC 2009) over time. Analysis assumes reduction to 1,474 AFY will occur by 2017 but may occur later in time.

(4) No number assumed in CPUC 2009. Also excluded 300 AFY mentioned in CPUC 2009 for unaccounted water recovery as unproven water savings.

(5) Although a nominal surplus is shown for 2011, >2016 (with RWSP Phase 1) and 2030 (with RWSP Phase 2), the water demand shown is normal-year demand and does not account for dry or critically dry -year demands. Thus, this should not be considered a true surplus in toto but rather, mostly a reserve for use during critical years. RWSP Phase 1, includes 15,200 AFY (including 920 AFY of existing ASR) to meet the immediate needs of the Monterey Peninsula, and replace a previously approved supply for part of, the former Fort Ord, within the MCWD service area. Similarly, the nominal surplus for

	2011	2017 with no RWSP	2017 with RWSP Phase 1	2030 with RWSP Phase 2	Sources and Notes

2011 and 2030 (with RWSP Phase 2) should not be seen as excess supply but rather reserve for dry or critically-dry years.
Sources:

(1) CPUC, 2009. Final EIR, Coastal Water Project, Chapters 2 and 5.

(2) Project Demand and Other Entitlement Demand from Appendix H.2.

(3) Seaside Basin Watermaster. 2010. Reported Quarterly and Annual Water Production from the Seaside Groundwater Basin.

Following Page H.3-4 and the tables, Figure H.3-3 was revised per the revised tables in Appendix H.3 noted above. The changes are not shown on the figure, but are minor in nature due a slight revision in the other entitlement demand.

Figure H.3-3:
Cal-Am Carmel River Withdrawals through 2016 with Project