

Chapter 4
Revisions to the Draft EIR

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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 underline 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.

1 Revisions to Volume I Draft EIR

2 Acronyms and Abbreviations

3 *Page xxi is revised as follows:*

4 MPWMD Monterey Peninsula Water Management District

5 Executive Summary

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

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

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

12 The State Water Resources Control Board (SWRCB) is requiring Cal-Am to cease extracting water
 13 above its legal rights from the Carmel River by 2017³, and the Seaside aquifer is oversubscribed and
 14 Cal-Am is required to reduce its withdrawals from this source as well.

15 ³ In October 2009, the SWRCB issued Order WR-2009-0060, a cease and desist order (CDO),
 16 which prescribes a series of significant cutbacks to Cal-Am's pumping from Carmel River from
 17 2010 through December 2016. If a new water supply cannot be built by the end of 2016, the
 18 California Public Utilities Commission (CPUC), which regulates Cal-Am as a water utility, may
 19 require water rationing and/or a moratorium on new water permits for construction/remodels.
 20 Customers in Del Monte Forest using an entitlement from the Pebble Beach Wastewater
 21 Reclamation Project (including the proposed project) are not subject to the moratorium, but
 22 would be subject to any rationing program that affects the Cal-Am water system. Lawsuits have
 23 been filed challenging the CDO, and proceedings are pending in Santa Clara Superior Court.
 24 Ongoing litigation is not anticipated to be resolved until late 2012 ~~2011~~ (MPWMD 2011).

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

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

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

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

12 **Inclusionary Housing**

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

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

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

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

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

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

- 38 ● WSD-A1. The project's water demand would represent an increase in water use above the 2011
 39 existing conditions, but would be within the Applicant's current entitlement and could be legally
 40 supplied by Cal-Am through 2016. However, given the current uncertain nature of regional
 41 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) <u>a Reduces at least one (but not all) project impacts to less than significant unavoidable impact, but not to a level of less than significant.</u>					
(2) <u>Reduces a project impact that can be mitigated to a less than significant level, without the need for mitigation.</u>					

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

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

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

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

Issue Area	Proposed Project	Alternative		
		1. Clustered Development Options		
		1A: Option A	1B: Option B	1C: Option C
Transportation	<ul style="list-style-type: none"> ● 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 	<ul style="list-style-type: none"> ●⦿ Similar impact. Slightly more local <u>and regional</u> traffic due to 18 more residences at Corporate Yard but same regional traffic. 	<ul style="list-style-type: none"> ●⦿ Similar impact. Slightly more local <u>and regional</u> traffic due to 18 more residences at Corporate Yard but same regional traffic. 	<ul style="list-style-type: none"> ●⦿ Similar impact. Slightly more local <u>and regional</u> traffic due to 18 more residences at Corporate Yard but same regional traffic.

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

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

Issue Area	Proposed Project	Alternative		
		2. Reduced Development Options		
		2A: Option A	2B: Option B	2C: Option C
Climate Change	<ul style="list-style-type: none"> ⦿ Contribute to climate change impacts. 	<ul style="list-style-type: none"> ⦿ Similar impact. Slightly less to <u>slightly more</u> contribution. 	<ul style="list-style-type: none"> ⦿ Similar impact. Slightly less contribution. 	<ul style="list-style-type: none"> ⦿ Similar impact. Slightly less contribution.
Transportation	<ul style="list-style-type: none"> ● Construction related traffic increases at intersections; operation related traffic to regional highways ⦿ Increased traffic at intersections within DMF and highway ramps; potential 	<ul style="list-style-type: none"> ●⦿ Similar impact. Slightly more local traffic due to more residents in Del Monte Forest. <u>Slightly more to slightly less</u> regional traffic due to <u>slightly more or less</u> residential 	<ul style="list-style-type: none"> ●⦿ Similar impact. Slightly less local and regional traffic 	<ul style="list-style-type: none"> ●⦿ 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	● <u>Slightly more to slightly less</u> water demand since <u>slightly more or slightly less</u> residential development.	● Less water demand since less residential development.	● Less water demand since less residential development.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1 Chapter 1 – Introduction

2 No revisions made.

3 Chapter 2 – Project Description

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

30 **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 <u>and the potential for an additional 45 VSC units at The Lodge and The Inn (beyond that included in the Concept Plan).</u> 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 <u>with the exception of the 25 additional VSC units at The Lodge and the additional 20 VSC units at The Inn.</u> Concept Plan analyzed in this EIR.
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1 *Page 2-36, Table 2-6, second row, third column concerning water and wastewater is revised as follows:*

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

4 **Chapter 3.0 – Introduction**

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

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

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

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

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

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

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

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

Component	Existing	Existing LCP/ No Project		Proposed Project/LCP Amendment Change With Project			
	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
<i>Total Residential Lots</i>	<i>2,900</i>	<i>1,030</i>	<i>3,930</i>	<i>90 to 100^b</i>	<i>195 to 205</i>	<i>3,095 to 3,105</i>	<i>-825 to -835</i>
<i>Total Visitor-Serving Units</i>	<i>459</i>	<i>1</i>	<i>459</i>	<i>-</i>	<i>95 to 195</i> <i>140 - 239^e</i>	<i>554 to 654</i> <i>599 - 700^e</i>	<i>95 to 195</i> <i>140 - 239^e</i>

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).

3

4 **Chapter 3.1 – Aesthetics**

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

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

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

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

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

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

13 Thus, the proposed modifications would represent an incremental change that could enhance the
 14 pedestrian environment and create a somewhat more urban streetscape along this segment of
 15 17-Mile Drive. Vegetative screening would be maintained or planted between the parking garage
 16 and residences to the north. Therefore, views from residences would not be affected by visual
 17 changes resulting from the Parking and Circulation Reconstruction.

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

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

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

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

27 **Chapter 3.2 – Air Quality**

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

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

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

33 *Following Page 3.2-20, Table 3.2-7 and Table 3.2-8 are revised as follows on the next page after Table*
 34 *3.2-6.*

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

Project Element	Category	Pounds/DayYear							Metric Tons/Year					
		ROG	NO _x	CO	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	NBio-CO ₂	CH ₄	N ₂ O	CO ₂ e
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	
	Energy	0.04	0.36	0.30		0.00	0.03		0.00	0.03	71.88	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	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	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	
	Energy	0.00	0.01	0.01		0.00	0.00		0.00	0.00	1.29	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	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	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	
	Energy	0.08	0.72	0.61		0.00	0.05		0.00	0.05	143.75	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	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	491.60	
Conference Center Expansion (Meeting Rooms) (SBI)	Area	0.11	0	0		0	0		0	0	0.00	0.00	0.00	
	Energy	0	0.02	0.02		0	0		0	0	3.64	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	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	24.39	
Residential Lot Subdivision (Area V)	Area	8.18	0.15	12.13		0	1.59		0	1.59	27.34	0.06	29.23	
	Energy	0.02	0.14	0.06		0	0.01		0	0.01	28.83	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	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	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	
	Energy	0.2	1.81	1.52		0	0.14		0	0.14	359.37	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	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	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	20.88	
	Energy	0.01	0.1	0.04		0	0.01		0	0.01	20.59	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	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	201.45	
Meeting Facility Expansion (PBL)	Area	0.06	0	0		0	0		0	0	0.00	0.00	0.00	
	Energy	0	0.01	0.01		0	0		0	0	1.93	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	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	32.51	

Project Element	Category	Pounds/DayYear									Metric Tons/Year			
		ROG	NO _x	CO	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	NBio-CO ₂	CH ₄	N ₂ O	CO ₂ e
		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
	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
<i>MBUAPCD threshold (lbs./day)</i>		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
<i>MBUAPCD threshold (lbs./day)</i>		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.)

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)																																																												
Conference Center Expansion, Ballroom (SBI) (10 months)				G	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B				
Fairway One Reconstruction (PBL) (16 months)				G	G	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B				
New Guest Cottages (SBI) (16 months)																																																												
PHASE III																																																												
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	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40					
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	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.

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

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

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

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

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

17 **Table 3.2-9. Potential Health Risks to Air Quality Sensitive Receptors Near the Driving Range**
 18 **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.

19

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

2 **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	<u>100</u>	<u>52.0</u>	<u>1.1</u>	<u>8.0</u>	<u>0.01</u>
Fairway One Reconstruction	<u>100/430</u>	<u>6.0</u>	<u>1.1</u>	<u>0.9</u>	<u>0.01</u>
Parking and Circulation Reconstruction	<u>100/250</u>	<u>2.6</u>	<u>1.1</u>	<u>0.4</u>	<u>0.01</u>
New Colton Building	<u>250/100</u>	<u>4.3</u>	<u>1.1</u>	<u>0.7</u>	<u>0.01</u>
The Inn at Spanish Bay	<u>400</u>	<u>13</u>	<u>0.3</u>	<u>2</u>	<u>0.0</u>
Conference Center Expansion	<u>650/200</u>	<u>1.6</u>	<u>0.3</u>	<u>0.2</u>	<u>0.0</u>
New Guest Cottages	<u>700/500</u>	<u>0.8</u>	<u>0.3</u>	<u>0.1</u>	<u>0.0</u>
New Employee Parking	<u>400/500</u>	<u>1.7</u>	<u>0.3</u>	<u>0.3</u>	<u>0.0</u>
Collins Field-Equestrian Center-Special Events Area	<u>100/500</u>	<u>37.7</u>	<u>0.3</u>	<u>5.7</u>	<u>0.1</u>
Area M Spyglass Hill	<u>750/1,000</u>	<u>1.7</u>	<u>0.0</u>	<u>1.9</u>	<u>0.0</u>
Residential Lot Subdivisions (lots)					
F-2 (16)	<u>400/1,750</u>	<u>0.4</u>	<u>0.3</u>	<u>0.1</u>	<u>0.0</u>
I-2 (16)	<u>100/1,500</u>	<u>1.0</u>	<u>1.1</u>	<u>0.2</u>	<u>0.1</u>
J (5)	<u>100/300</u>	<u>1.7</u>	<u>1.1</u>	<u>0.3</u>	<u>0.1</u>
K (8)	<u>100/700</u>	<u>0.8</u>	<u>1.1</u>	<u>0.1</u>	<u>0.1</u>
L (10)	<u>100/1,000</u>	<u>0.6</u>	<u>1.1</u>	<u>0.1</u>	<u>0.1</u>
U (7)	<u>450/200</u>	<u>0.5</u>	<u>0.2</u>	<u>0.1</u>	<u>0.0</u>
V (14)	<u>100/500</u>	<u>8.6</u>	<u>1.1</u>	<u>1.3</u>	<u>0.1</u>
Collins Residence (4)	<u>100/350</u>	<u>1.2</u>	<u>1.1</u>	<u>0.2</u>	<u>0.1</u>
Corporation Yard (10)	<u>650/600</u>	<u>9.5</u>	<u>0.2</u>	<u>1.4</u>	<u>0.0</u>
Roadway Improvements					
SR 1/SR 68/17-Mile Drive	<u>200/700</u>	<u>1.0</u>	<u>0.5</u>	<u>0.1</u>	<u>0.0</u>
17-Mile Drive/Congress Road	<u>350/300</u>	<u>0.0</u>	<u>0.3</u>	<u>0.0</u>	<u>0.0</u>
Lopez Road/Congress Road	<u>450/300</u>	<u>0.2</u>	<u>0.2</u>	<u>0.0</u>	<u>0.0</u>
Lopez Road/Sunridge Road	<u>250/300</u>	<u>0.1</u>	<u>0.4</u>	<u>0.0</u>	<u>0.0</u>
Portola Road/Stevenson Drive	<u>500/300</u>	<u>0.1</u>	<u>0.2</u>	<u>0.0</u>	<u>0.0</u>

1 *Page 3.2-25, lines 1–23 are revised as follows:*

2 The results of the screening-level health risk assessment indicate that the worst-case construction
3 activities associated with the driving range relocation have the potential to result in ~~38~~ 53 cases of
4 cancer per million within approximately 100 feet of construction activities at Collins Field and an
5 acute HI of 1.1 (chronic HI is anticipated to be less than acute). However, with mitigation (Table 3.2-
6 9), impacts would be reduced to a less-than-significant level within less than 100 feet of
7 construction (nearest residences are approximately 100 feet from the site). The amount of exposure
8 adjacent to other development sites in the project area (Table 3.2-10) would be less than adjacent to
9 the Collins field location due to the lower level of construction activity.

10 This impact is considered significant for construction at ~~all the following~~ project development sites:
11 The Lodge at Pebble Beach; Collins Field; and Residential Lot Subdivisions in Areas I-2, J, K, L, V, and
12 Collins except Area M Spyglass Hill (New Resort Hotel or New Residential Lots) and the Residential
13 Lot Subdivision at the Corporation Yard, where the impact would be less than significant. Tables 3.2-
14 9 and 3.2-10 indicate that this impact would be reduced to a less-than-significant level (cancer risks
15 below 10 in one million and an HI less than 1.0) relative to the location of sensitive receptors with
16 implementation of Mitigation Measure AQ-C2, which would apply BMPs to reduce construction-
17 related exhaust emissions and potential related health risks, ~~and Mitigation measure AQ-D1, which~~
18 ~~would implement emissions control technology to reduce construction-related emissions and~~
19 ~~potential related health risks.~~

20 **~~Mitigation Measure AQ-D1. Implement after-market emissions control technology on on-~~**
21 **~~road and off road construction equipment.~~**

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

26 *Page 3.2-29, lines 24–32 are revised as follows:*

27 Similarly, earth moving and site grading, including construction included in the proposed project,
28 would also result in the temporary generation of PM10. No other major developments are planned
29 in Del Monte Forest other than the proposed project. ~~However, the Poppy Hills Golf Course project~~
30 ~~is a short-term construction project that would overlap with the proposed project.~~

31 The Poppy Hills project, which includes grading to renovate the irrigation and drainage system for
32 greater efficiency, includes removing the existing irrigation system in the turf area and replacing it
33 with a new high water efficiency system; grading and sand-capping (placing 8 inches of sand over
34 irrigated turf areas) to improve water conservation and drainage; and removing 14.6 acres of
35 irrigated turf and replacing it with naturalized non-irrigated plantings.

36 The Monterey Bay Unified Air Pollution Control District (MBUAPCD) significance threshold for
37 PM10 emissions is 82 pounds/day. The Poppy Hills project PM10 emissions with mitigation would
38 be 20.27 pounds per day, which is below the MBUAPCD significance threshold (Monterey County
39 2011, 2012). The PBC project PM10 emissions with mitigation would exceed this threshold at
40 various times during the anticipated construction schedule, with a maximum expected to occur
41 during March 2014 (refer to Impact AQ-C1 and Tables 3.2-7 and 3.2-8 in Volume I). During the time
42 period when construction of the two projects would overlap, the total combined mitigated PM10

1 emissions are projected to be 38.48 pounds per day, which is below the MBUAPCD significance
2 threshold. Because of the planned construction phasing, the Poppy Hills project construction activity
3 is not anticipated to overlap the time periods when the PBC PM10 emissions exceed the MBUAPCD
4 PM10 threshold of significance. Therefore, the Poppy Hills project, when considered individually or
5 combined with the PBC project, would not result in a considerable contribution to a cumulative
6 impact from PM10 emissions.

7 ~~but~~ There could be other projects on the Monterey Peninsula and beyond that could occur at the
8 same time as construction of the proposed project. Even with implementation of Mitigation
9 Measures AQ-C1 (Implement measures to control fugitive dust emissions) and AQ-C2 (Implement
10 measure to control construction-related exhaust emissions), the proposed project would exceed
11 MBUAPCD's PM10 significance threshold of 82 pounds/day, with a maximum PM10 of
12 approximately 550 pounds/day expected to occur the month of March 2014. Therefore, cumulative
13 construction impacts are considered to be potentially significant, and the proposed project would
14 make a considerable contribution even with mitigation.

15 *Page 3.2-30, lines 6–15 are revised as follows:*

16 Cumulative development could result in exposure of people to diesel TACs during construction or
17 operations. Potential exposures of sensitive receptors to diesel TACs are localized impacts, and no
18 major developments are planned in Del Monte Forest other than the proposed project. However,
19 there might be smaller-scale TAC emissions associated with construction of single-family
20 development, and the Poppy Hills Golf Course project is a short-term construction project that
21 would overlap with the proposed project.

22 The Poppy Hills air quality analysis is based on the URBEMIS 2007 model which integrates
23 EMFAC2007 diesel exhaust modeling. The nearest sensitive receptor to the project is at 300 feet.
24 Elements of the PBC project that would be constructed concurrent with the Poppy Hills Golf Course
25 renovation, including the relocation of the Pebble Beach Driving Range to Collins Field, are
26 approximately 1 mile from the Poppy Hills project site. Construction of the Pebble Beach Driving
27 Range would involve 64,300 cubic yards of grading on one 16.48 acre parcel over a three month
28 period within 100 feet of the nearest sensitive receptor. The Poppy Hills project involves 120,000
29 cubic yards of intermittent and geographically dispersed grading on a 166.53 acre site over a 7
30 month period. Mitigation for both projects requires that diesel equipment and grading activities will
31 be spread out over a longer time period and larger area than the driving range relocation.

32 It is also possible that sensitive residential receptors in Del Monte Forest might also be exposed to
33 TAC emissions at other non-residential locations outside Del Monte Forest during work or trips
34 outside the area. This cumulative impact is considered potentially significant. With implementation
35 of Mitigation Measure AQ-C2 which would implement measures to control construction-related
36 exhaust emissions during construction AQ-D1, which would implement after-market emissions
37 control technology that would reduce project TAC emissions, the proposed project's contribution
38 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.

1 Relevant to the proposed project, the MOU is consistent with proposed development and
2 preservation areas in the Del Monte Forest with one exception. The current proposed project
3 includes several residential lots in Area K west of Stevenson Drive, which the MOU requires to be
4 dedicated. Since the MOU was established during the processing of the DMF/PDP, which is no
5 longer being advanced, and current proposed preservation areas in the Del Monte Forest are far
6 greater than what is required by the MOU (including preservation of far larger parts of MNOUV than
7 required in the MOU), it is expected that PBC and USFWS will be able to negotiate amendments to
8 the MOU to allow the current project to move forward.

9 *Page 3.3-23, lines 3–5 are revised as follows:*

10 Wetlands are uncommon and important biological resources in Del Monte Forest. A total of 9.59
11 acres of wetlands occur within the project area: 0.05 ~~0.06~~ acre within development site boundaries
12 and 9.53 acres within proposed preservation areas (see Table 3.3-3 in this Section and Appendix F).

13 *Page 3.3-24, lines 19–20 are revised as follows:*

14 Approximately 0.05 ~~0.06~~ acres of seasonal wetlands are present in areas that would be disturbed,
15 and 8.71 acres of seasonal wetlands occur in the proposed preservation areas.

16 *Page 3.3-25, lines 9–16 are revised as follows:*

17 There is a small ~~human-made~~ drainage in Area U that receives Equestrian Center run-off; this
18 drainage is not considered a wetland by the California Coastal Commission, but is considered “other
19 waters of the United States” by USACE staff, a wetland under Coastal Act jurisdiction and It may also
20 be considered a state jurisdictional water by the Central Coast RWQCB and DFG; however, the
21 USACE has indicated that it would also is unlikely to take federal jurisdiction over this feature.
22 Additionally, there is a small (0.03 acre) man-made depression in the horse paddock in Area U that
23 California Coastal Commission staff identified as a wetland; however, the USACE did not take
24 jurisdiction over the isolated depression.

25 *Page 3.3-40, lines 3–14 are revised as follows:*

26 It is long-standing practice of the CCC that impacts on ESHA for non-resource dependent
27 development are to be avoided rather than mitigated. The project's proposed visitor-serving and
28 residential development are not resource dependent, although some of the ancillary developments,
29 such as trail development and internal Del Monte Forest roadway improvements are resource
30 dependent because their locations are fixed in areas containing ESHA. As described in Chapter 2,
31 Project Description, the project analyzed in this Draft EIR under CEQA includes both the proposed
32 development project as well as the LCP Amendment. As noted above, the LCP Amendment would
33 specifically allow the proposed project's development to be permitted. The agreement between the
34 CCC staff and the applicant identifies that the CCC staff has determined that the LCP Amendment
35 represents a balancing of impacts on ESHA due to development located within and adjacent to
36 previously disturbed areas with the opportunity to preserve far larger areas of ESHA containing
37 extensive, intact, contiguous habitat and high ecological values.

38 *Page 3.3-41, lines 3–4 are revised as follows:*

39 **Natural Wetlands/Seasonal Ponds.** The proposed project would result in the removal or fill of up to
40 ~~0.06~~ 0.02 acres of Corps jurisdictional waters and Corps/Coastal Act wetlands at Area L. A Coastal
41 Act jurisdictional wetland, approximately 0.03 acre in size, would also be filled in and Area U. The
42 total fill in jurisdictional waters and wetlands would be 0.05 acres.

1 *Page 3.3-43, the following is added after line 21:*

2 This mitigation measure also includes the prohibition of the use of invasive non-native species for
 3 landscaping in any project residential or commercial locations that are adjacent to existing or
 4 proposed preservation areas within the Del Monte Forest. This requirement specifically applies to
 5 development in the following areas: Equestrian Center Reconstruction; New Employee Parking in
 6 Area B; and Residential Lot Subdivisions in Areas J, K, L, M (Spyglass Hill), U, V, and the Corporation
 7 Yard. Landscaping plans shall be prepared for all development in these areas and submitted to the
 8 County for review and approval prior to issuance of building permits for each site. The prohibition
 9 of use of invasive non-native species will be a condition of issuance of building permits for each site.

10 This mitigation measure also requires educational outreach to property owners in areas adjacent to
 11 proposed preservation areas (as well as property owners in the DMF in general) regarding invasive
 12 non-native species and the threat they pose to native vegetation and habitats in the DMF, how to
 13 recognize non-native species, how to report their presence, and appropriate methods of removal.

14 The following measures will be incorporated into site conditions for the New Employee Parking in
 15 Area B:

- 16 • Outside lighting will not be directed at the Area B preservations area.
- 17 • Outside lighting will be directed downward or inward toward the parking lot.

18 *Page 3.3-44, lines 11–15 are revised as follows:*

19 **Significance Determination after Mitigation.** ~~With the LCP Amendment’s balancing of the priorities~~
 20 ~~under the Coastal Act supporting the preservation of larger areas of intact ESHA at the expense of~~
 21 ~~limited impacts on ESHA with areas that are previously disturbed or are adjacent to existing~~
 22 ~~development, and w~~With the implementation of the mitigation measures noted above, the project’s
 23 impacts on ESHA are considered less than significant.

24 *Page 3.3-48, lines 6–10 are revised as follows:*

25 **Residential Area L.** Residential development at Area L would result in removal of 4.48 acres and
 26 type conversion of ~~4.43~~ ~~5.17~~ acres of Monterey pine forest. Area L is located south and east of the
 27 Dunes Road and north of Holes 6 and 7 of the Spyglass Hill Golf Course. Dedication of a conservation
 28 easement on ~~9.25~~ ~~8.54~~ acres of Monterey pine forest in Area L is also proposed as part of the project.

29 *Page 3.3-48, lines 26–28 are revised as follows:*

30 **Preservation Areas.** In addition to the proposed preservation areas discussed above for Residential
 31 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
 32 PQR for a total of 598 acres of Monterey Pine Forest.

33 *Page 3.3-52, lines 12–17 are revised as follows:*

34 **Impact BIO-C1. Project development would result in ~~potential~~ disturbance of ~~0.05~~ ~~0.06~~ acre**
 35 **of wetlands/drainages and result in indirect effects to wetlands and waters in and adjacent to**
 36 **project development areas. (Less than significant with mitigation)**

37 Seven project elements contain wetlands (see Table 3.3-3). The project would also directly affect
 38 two small drainages at two locations (Area L and Area U); ~~as described previously, both of these~~
 39 ~~drainages are classified as wetlands as well.~~

1 *Page 3.3-52, lines 28–32 are revised as follows:*

2 Approximately ~~0.014~~ ~~0.03~~ acre of a seasonal wetland/drainage in Area L falls within the proposed
3 access road alignment. This wetland would be subject to fill or disturbance as a result of road
4 construction.

5 Approximately 0.03 acre of a seasonal wetland considered a jurisdictional wetland by the Coastal
6 Commission staff—and a 110 linear foot drainage ditch considered waters of the United States by
7 the Corps—drainage in Area U would be filled for residential development.

8 *Page 3.3-53, lines 7–8 are revised as follows:*

9 **Proposed Preservation.** Approximately 9.47 acres of wetlands would be preserved within Areas C, G,
10 H, J, K, L, N, PQR, U, V and the Corporation Yard.

11 *Page 3.3-54, lines 7–8 are revised as follows:*

12 **Proposed Preservation.** Approximately 9.47 acres of wetlands would be preserved within Areas C, G
13 H, J, K, L, N, PQR, U, V, and the Corporation Yard.

14 *Page 3.3-70, lines 12–13 are revised as follows:*

15 Construction and grading for the development areas will impact ~~0.05~~ ~~0.06~~ acre of jurisdictional
16 waters and wetland in Areas L and U. CRLF could be killed or injured during construction activities.

17 *Page 3.3-70, lines 19–21 are revised as follows:*

18 Habitat conversion from forest to development would decrease the cover in areas through which
19 CRLF ~~may~~ ~~must~~ move between sites, thereby increasing exposure to mortality factors such as
20 predation and human disturbances (e.g., road mortality).

21 *Page 3.3-71, lines 23–26 are revised as follows:*

22 Conduct preconstruction surveys in all ~~upland~~ areas ~~within 300 feet of~~ with suitable upland habitat
23 immediately adjacent to aquatic habitat, as determined by the surveying biologist, in areas proposed
24 for temporary or permanent disturbance in Areas J, K, L U and V. The Equestrian Center and the
25 Corporation Yard residential area do not need to be surveyed, but exclusion fencing will be placed
26 around the Equestrian Center work area to prevent ingress by CRLF during construction.

27 *Page 3.3-71, lines 37-40, and Page 3.3-72, lines 1–2 are revised as follows:*

28 The applicant will hire a qualified restoration ecologist and biologist to design and create three new
29 CRLF breeding ponds ~~along Seal Rock Creek in Areas J, K, L and/or Indian Village~~ within the Seal
30 Rock Creek watershed in areas determined suitable by a qualified biologist. The restoration
31 ecologist and biologist will determine the most suitable locations to create CRLF breeding ponds
32 based on the size and natural characteristics of each preservation area, as well as the number of
33 feasible breeding ponds to most benefit CRLF breeding requirements. The following CRLF habitat
34 characteristics will be incorporated into the designs for the new breeding ponds:

35 *Page 3.3-72, lines 3–4 are revised as follows:*

36 Water depth: ponded water depth should be at least 3 feet with water present through July, drying
37 down completely at least every other year ~~in August–October~~ from late summer to early fall during
38 years with typical rainfall.

1 *Page 3.3-81, lines 37–38 are revised as follows:*

2 Prior to construction activities, conduct pre-construction raptor surveys during the breeding season
3 (typically February ~~28~~ through July ~~13~~)....

4 *Page 3.3-82, line 3 is revised as follows:*

5 Conduct a breeding-season survey (typically February ~~28~~ through July ~~13~~)....

6 *Page 3.3-82, lines 13–14 are revised as follows:*

7 Tree and vegetation removal may begin when the biologist determines that the nest is no longer
8 being used for that season (typically around July ~~13~~)....

9 *Page 3.3-82, lines 18–19 are revised as follows:*

10 ...trees may be removed without any mitigation during the non-breeding season (typically July 1
11 ~~August 1~~ through February 28 ~~January 31~~).

12 *Page 3.3-89, lines 40–41 are revised as follows:*

13 The proposed project will result in the removal or fill of up to 0.05 ~~0.06~~ acres of wetlands/drainages
14 at Area L and Area U.

15 *Page 3.3-103, lines 7–17 are revised as follows:*

16 Cumulative projects that would also remove more than a few native trees include the Poppy Hills
17 Golf Course renovation project and residential development in the Del Monte Forest, which could
18 also result in removal of native trees.

19 The Poppy Hills Golf Course renovation project includes the removal of 533 trees on approximately
20 2.5 acres to enable replacement of the existing irrigation and drainage system for more efficiency.
21 This impact would be mitigated by a tree replacement plan that includes planting a mix of Monterey
22 pine, Coast live oak, and Gowen cypress trees on 4 acres previously occupied by irrigated turf and
23 planting Monterey pine trees within approximately 3 acres of existing forested areas where
24 regeneration is not occurring naturally. This mitigation more than compensates for tree removal,
25 and thus the project would not contribute to a cumulative impact.

26 Comparatively, the proposed PBC project includes the removal of up to 6,700 trees in the various
27 development sites and the preservation of over 112,000 trees (primarily Monterey pines) in 635
28 acres. The project includes preservation of extensive areas containing native trees within the Del
29 Monte Forest. Mitigation Measure BIO-A-1 requires the development and implementation of a site-
30 specific resource management plan (RMP) for each preservation area, and As noted above,
31 mitigation measure BIO-J1 and BIO-J2 require incorporation of tree removal and replanting
32 guidelines in site-specific RMPs and protection of retained trees during construction.

33 With the proposed preservation and resource management, and the identified mitigation measures
34 for impact on Monterey pine forest and native trees for project impacts, the project's contribution to
35 a cumulative impact on native trees would be less than significant.

1 Chapter 3.4 – Climate Change

2 *Page 3.4-2, Table 3.4-1, is revised as follows:*

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

5 *Page 3.4-3, lines 9–12 are revised as follows:*

6 The key sources of data and information used in the preparation of this section are:

- 7 ● 2005 Draft Unincorporated Monterey County Greenhouse Gas Emissions Inventory (AMBAG
 8 2010a).
- 9 ● 2005 Final Unincorporated Monterey County Greenhouse Gas Emissions Inventory (AMBAG,
 10 2010b).
- 11 ● 2010 Monterey County General Plan Final EIR (Monterey County 2010).

12 *Page 3.4-10, Tables 3.4-3 and 3.4-4 are revised as follows:*

13 **Table 3.4-3. Global, National, State, and Local GHG Emissions Inventories**

Emissions Inventory	CO₂e (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	<u>1,648,410</u> 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.

14

15 **Table 3.4-4. Monterey County GHG Emission Inventory by Sector (2005)**

Sector	CO₂e (metric tons)
Residential	143,707
Commercial/Industrial	<u>759,974</u> 771,945
Transportation	<u>645,742</u> 711,808
Wastewater	8,850
Waste	<u>90,137</u> 50,973
2005 Monterey County GHG Emissions Inventory	<u>1,648,410</u> 1,713,227

Source:
 Association of Monterey Bay Area Governments 2010b.

16

17 *Page 3.4-14, lines 30–34 are revised as follows:*

18 On the county level, the County has identified its 2020 target to be to reduce GHG emissions by 15%
 19 below 2005 levels by 2020. The County’s 2005 emissions were ~~of~~ approximately 1.648 ~~1.71~~ million
 20 MT CO₂e (AMBAG 2010b) and the county’s target would correspond to 1.401 million MT CO₂e. The

1 County's GHG emissions are projected to increase to 1.831 1.91 million MT CO₂e by 2020 (AMBAG
 2 2010b) which is an increase of approximately 11%. Using the draft inventory data, the county's
 3 target would correspond to 1.5 million MT CO₂e. This target which is approximately 24% (23.5%
 4 rounded up) below 2020 BAU conditions.

5 *Page 3.4-14, footnote 4 is revised as follows:*

6 BAU conditions are defined as population and economic growth in the future using ~~current~~ baseline
 7 (~~2005 2008~~) building practices. BAU conditions presume no improvements in average energy
 8 efficiency, water efficiency, or fuel efficiency beyond that existing today.

9 *Page 3.4-17, the following is added after Table 3.4-6:*

10 The Poppy Hills Golf Course project is a short-term construction project in Pebble Beach that would
 11 overlap with the proposed project. For the Poppy Hills project, the majority of trees to be removed
 12 are in poor condition and approximately 16% are standing dead. They are located along the edges of
 13 the course where dead and hazardous trees are removed for safety reasons on an annual basis and
 14 would be likely candidates for removal in the foreseeable future. The planting of approximately 4
 15 acres of new trees and the implementation of the Forest Management Plan (required by mitigation
 16 measure no. 8) will result in an increased number of acres of healthy forest that can sequester
 17 carbon.

18 Both projects would result in project-related emissions and tree removal. Mitigation measures
 19 identified for both projects (Mitigation Measure No. 2 for the Poppy Hills and Mitigation Measure
 20 CC-A1 for the PBC project) require best management practices to be included in the construction
 21 specifications to reduce construction-related GHG emissions to a less than significant level.

22 *Pages 3.4-18 to 3.4-20, Table 3.4-7 is revised as follows:*

23 **Table 3.4-7. Unmitigated Operational GHG Emissions (metric tons/year)**

Development Site	Sector	CO ₂	CH ₄	N ₂ O	CO ₂ e
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 <u>1.63</u>	0.01 <u>0.02</u>	0.00	1.16 <u>2.30</u>
Total		37.95 <u>38.76</u>	0.03 <u>0.04</u>	0.00	38.91 <u>40.05</u>
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 <u>3.00</u>	0.03 <u>0.06</u>	0.00	2.29 <u>4.55</u>
Total		456.80 <u>458.29</u>	0.29 <u>0.32</u>	0.00	464.33 <u>466.59</u>
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 <u>1.71</u>	0.02 <u>0.04</u>	0.00	1.31 <u>2.60</u>
Total		261.03 <u>261.88</u>	0.16 <u>0.18</u>	0.00	265.33 <u>266.62</u>

Development Site	Sector	CO₂	CH₄	N₂O	CO₂e
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 <u>1.92</u>	0.02	0.00	2.18 <u>2.69</u>
	Total	45.23 <u>45.59</u>	0.06	0.00	46.96 <u>47.47</u>
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 <u>1.92</u>	0.02	0.00	2.18 <u>2.69</u>
	Total	45.23 <u>45.59</u>	0.06	0.00	46.96 <u>47.47</u>
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 <u>2.12</u>	0.03 <u>0.04</u>	0.00	2.62 <u>3.23</u>
	Total	522.05 <u>522.45</u>	0.32 <u>0.33</u>	0.01	530.65 <u>531.26</u>
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 <u>15.24</u>	0.08 <u>0.28</u>	0.00	6.56 <u>23.20</u>
	Total	1,654.83 <u>1,665.76</u>	0.84 <u>1.04</u>	0.01	1,676.97 <u>1,693.61</u>
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 <u>5.13</u>	0.02 <u>0.07</u>	0.00	2.03 <u>7.18</u>
	Total	205.27 <u>208.95</u>	0.19 <u>0.24</u>	0.00	210.06 <u>215.21</u>
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 <u>24.93</u>	0.13 <u>0.35</u>	0.00	13.00 <u>34.89</u>
	Total	1,313.70 <u>1,329.34</u>	1.25 <u>1.47</u>	0.01	1,344.15 <u>1,366.04</u>
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 <u>5.45</u>	0.03 <u>0.08</u>	0.00	2.84 <u>7.62</u>
	Total	287.37 <u>290.79</u>	0.27 <u>0.32</u>	0.00	294.03 <u>298.81</u>

Development Site	Sector	CO₂	CH₄	N₂O	CO₂e
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 <u>3.89</u>	0.02 <u>0.05</u>	0.00	2.03 <u>5.45</u>
Total		205.27 <u>207.71</u>	0.19 <u>0.22</u>	0.00 <u>0.00</u>	210.06 <u>213.48</u>
Total Option 1	Area	115.45	0.08	0.01	119.92
Area M Spyglass Hill New Resort Hotel	Energy	2,097.73 <u>1,811.38</u>	0.05	0.023 <u>0.023</u>	2,110.67 <u>1,822.55</u>
	Mobile	2,877.52	0.24	0.00	2,882.54
	Waste	0.00	2.97 <u>2.71</u>	0.00	62.68 <u>57.17</u>
	Water	26.83 <u>61.81</u>	0.42 <u>0.96</u>	0.00	38.79 <u>89.22</u>
Total		5,117.53 <u>4,866.17</u>	3.76 <u>3.76</u>	4.05 <u>4.05</u>	5,214.60 <u>4,971.40</u>
Total Option 2	Area	128.57	0.09	0.01	133.55
Area M Spyglass Hill New Residential Lots	Energy	1,421.48 <u>1,135.13</u>	0.04	0.012 <u>0.03</u>	1,430.24 <u>1,142.12</u>
	Mobile	2,093.95	0.17	0.00	2,097.55
	Waste	0.00	2.46 <u>2.20</u>	0.00	52.09 <u>46.58</u>
	Water	23.97 <u>51.70</u>	0.36 <u>0.75</u>	0.00	34.26 <u>73.20</u>
Total		3,667.97 <u>3,409.35</u>	3.12 <u>3.12</u>	3.25 <u>3.25</u>	3,747.69 <u>3,493.00</u>

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.

1 *Page 3.4-21, Table 3.4-9 is revised as follows:*

2 **Table 3.4-9 Total Project Emissions over Baseline (MT CO₂e/year)^a**

	Annual Operational Emissions	Annualized Carbon Stock/Sequestration Loss^b	Net Annualized 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. Carbon 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. associated 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 CO₂e/year for Option 1 and 43 MT CO₂e/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.

3

4 *Page 3.4-22, lines 14–28 are revised as follows:*

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

7 The project applicant will develop and implement a GHG Reduction Plan to reduce annual emissions
 8 of the proposed project by ~~24~~26% below the unmitigated annual emissions level identified for the
 9 proposed project. Mitigation will also be required for the one-time emissions associated with tree
 10 removal and loss of associated carbon stock. The GHG Reduction Plan will be provided to Monterey
 11 County for review and approval prior to grading, or ground disturbance or vegetation removal for
 12 any phase of the proposed project. The GHG Reduction Plan will identify the specific design
 13 measures proposed to reduce GHG emissions from the proposed project, their timing, and the
 14 responsible party. The effect of state measures, as applied to project development, may be counted
 15 toward the ~~24~~26% reduction level.

16 The GHG Reduction Plan will provide for mitigation of both annual operational emissions and one-
 17 time emissions due to tree removal. Annual emissions are estimated 5,187 MT CO₂e/year (Option
 18 1) to 3,704 MT CO₂e/year (Option 2). One-time emissions due to tree removal are estimated as
 19 4,605 MTCO₂e for Option 1 and 4,320 MTCO₂e for Option 2.

20 The GHG Reduction Plan will demonstrate how the project-specific measures and the state measures
 21 will result in ~~2020~~ project annual emissions of no more than ~~3,942~~ 4,047-MT CO₂e/year for Area M
 22 Spyglass Hill Option 1 (New Resort Hotel) and ~~2,815 MT~~ 3,001 CO₂e/year for Area M Spyglass Hill
 23 Option 2 (New Residential Lots).

1 The GHG Reduction Plan will also provide for 24% mitigation of emissions associated with one-time
 2 carbon loss due to tree removal. The mitigation required is estimated as 1,105 MTCO₂e to 1,037 MT
 3 CO₂e depending on Option 1 or 2. Mitigation for the one-time losses shall be provided prior to or no
 4 later than 2 years after tree removal.

5 *Page 3.4-24, line 23 is revised as follows:*

- 6 ○ Renewable Portfolio Standard (~~19.1%~~ 23.9% reduction in energy emissions).

7 *Page 3.4-24, lines 27–31 are revised as follows:*

- 8 ● Project measures that could lower project emissions (compared to BAU conditions):
 - 9 ○ Features and measures to exceed Title 24 standards by 20%.
 - 10 ○ Installation of low-flow water fixtures and irrigation systems.
 - 11 ○ Expanding recycling and composting services to ensure recycling of 50% of materials.
 - 12 ○ ~~Replanting of trees to replace those removed.~~

13 *Page 3.4-25, lines 1–4 are revised as follows:*

14 Table 3.4-10 below shows that if the state measures and project-level 1 reductions noted above are
 15 incorporated into the design, annual operational GHG emissions could be reduced by approximately
 16 24–34% relative to BAU for Option 1 and 23–37% relative to BAU for Option 2. While this scenario is
 17 hypothetical, it shows that reduction of emissions to below the significance criteria is feasible (with
 18 the addition of a small amount (37 MT) of addition mitigation for Option 2, which is readily feasible
 19 through one or more of the measures discussed above).

20 *Pages 3.4-25 to 3.4-27, Table 3.4-10 is revised as follows:*

21 **Table 3.4-10. Mitigated Scenario fo4 Operational GHG Emissions (metric tons/year)**

Phase	Sector	CO ₂	CH ₄	N ₂ O	CO ₂ e
PBL ^a New Colton Building	Area	0.00	0.00	0.00	0.00
	Energy	103.22 <u>108.20</u>	0.00	0.00	103.86 <u>108.87</u>
	Mobile	87.02	0.01	0.00	87.18
	Waste	0.00	0.07	0.00	1.38
	Water	0.70 <u>1.39</u>	0.01 <u>0.02</u>	0.00	1.06 <u>2.10</u>
	Total	190.94 <u>196.61</u>	0.09 <u>0.10</u>	0.00	193.48 <u>199.53</u>
PBL Fairway One Reconstruction	Area	0.00	0.00	0.00	0.00
	Energy	180.63 <u>189.35</u>	0.01	0.00	181.75 <u>190.52</u>
	Mobile	152.28	0.01	0.00	152.56
	Waste	0.00	0.11	0.00	2.42
	Water	1.22 <u>2.42</u>	0.02 <u>0.04</u>	0.00	1.85 <u>3.67</u>
	Total	334.13 <u>344.05</u>	0.15 <u>0.17</u>	0.00	338.58 <u>303.74</u>
PBL Meeting Facility Expansion	Area	0.00	0.00	0.00	0.00
	Energy	10.07 <u>10.56</u>	0.00	0.00	10.14 <u>10.63</u>
	Mobile	17.23	0.00	0.00	17.26
	Waste	0.00	0.01	0.00	0.24
	Water	0.69 <u>1.37</u>	0.01 <u>0.02</u>	0.00	0.96 <u>1.91</u>
	Total	27.99 <u>29.16</u>	0.02 <u>0.03</u>	0.00	28.60 <u>30.04</u>

Phase	Sector	CO ₂	CH ₄	N ₂ O	CO ₂ e
Residential Lot Subdivision (Corporation Yard)	Area	13.12	0.01	0.00	13.63
	Energy	28.57 <u>29.95</u>	0.00	0.00	28.74 <u>30.13</u>
	Mobile	112.37	0.01	0.00	112.55
	Waste	0.00	0.08	0.00	1.63
	Water	1.22 <u>3.28</u>	0.02 <u>0.05</u>	0.00	1.68 <u>4.51</u>
	Total	155.28 <u>158.71</u>	0.12 <u>0.15</u>	0.00	158.23 <u>162.45</u>
Residential Lot Subdivisions (without Area V or Corporation Yard)	Area	83.96	0.06	0.01	87.21
	Energy	182.85 <u>191.67</u>	0.01	0.00	183.97 <u>192.85</u>
	Mobile	719.14	0.06	0.00	720.36
	Waste	0.00	0.48	0.00	10.14
	Water	7.80 <u>20.94</u>	0.10 <u>0.27</u>	0.00	10.77 <u>28.91</u>
	Total	993.75 <u>1,015.71</u>	0.71 <u>0.88</u>	0.01	1,012.45 <u>1,039.47</u>
Residential Lot Subdivision (Area V)	Area	18.37	0.01	0.00	19.08
	Energy	40.00 <u>41.93</u>	0.00	0.00	40.24 <u>42.18</u>
	Mobile	157.31	0.01	0.00	157.58
	Waste	0.00	0.11	0.00	2.21
	Water	1.71 <u>4.59</u>	0.02 <u>0.05</u>	0.00	2.36 <u>6.33</u>
	Total	217.39 <u>222.20</u>	0.15 <u>0.18</u>	0.00	221.47 <u>227.38</u>
SBI ^b Conference Center Expansion (Ballroom)	Area	0.00	0.00	0.00	0.00
	Energy	19.00 <u>19.92</u>	0.00	0.00	19.11 <u>20.03</u>
	Mobile	12.88	0.00	0.00	12.91
	Waste	0.00	0.02	0.00	0.47
	Water	1.31 <u>1.61</u>	0.02	0.00	1.81 <u>2.23</u>
	Total	33.19 <u>34.41</u>	0.04	0.00	34.30 <u>35.64</u>
SBI Conference Center Expansion (Meeting Rooms)	Area	0.00	0.00	0.00	0.00
	Energy	19.00 <u>19.92</u>	0.00	0.00	19.11 <u>20.03</u>
	Mobile	12.88	0.00	0.00	12.91
	Waste	0.00	0.02	0.00	0.47
	Water	1.31 <u>1.61</u>	0.02	0.00	1.81 <u>2.23</u>
	Total	33.19 <u>34.41</u>	0.04	0.00	34.30 <u>35.64</u>
SBI New Guest Cottages	Area	0.00	0.00	0.00	0.00
	Energy	206.44 <u>216.40</u>	0.01	0.01	207.71 <u>217.73</u>
	Mobile	174.04	0.01	0.00	174.35
	Waste	0.00	0.13	0.00	2.76
	Water	1.39 <u>1.71</u>	0.02	0.00	2.11 <u>2.60</u>
	Total	381.87 <u>392.16</u>	0.17 <u>0.18</u>	0.01	386.93 <u>397.44</u>
Area M Spyglass Hill Option 1 (New Resort Hotel)	Area	0.00	0.00	0.00	0.00
	Energy	516.09 <u>541.00</u>	0.01	0.01	519.28 <u>544.34</u>
	Mobile	695.20	0.06	0.00	696.45
	Waste	0.00	0.66	0.00	13.80
	Water	3.49 <u>12.34</u>	0.06 <u>0.21</u>	0.00	5.29 <u>18.71</u>
	Total	1,214.78 <u>1,248.54</u>	0.79 <u>0.94</u>	0.01	1,234.82 <u>1,273.30</u>

Phase	Sector	CO ₂	CH ₄	N ₂ O	CO ₂ e
Area M Spyglass Hill Option 2 (New Residential Lots)	Area	13.12	0.01	0.00	13.63
	Energy	28.57 <u>29.95</u>	0.00	0.00	28.74 <u>30.13</u>
	Mobile	112.37	0.01	0.00	112.55
	Waste	0.00	0.08	0.00	1.60
	Water	1.22 <u>4.31</u>	0.02 <u>0.07</u>	0.00	1.68 <u>5.94</u>
Total		155.28 <u>159.75</u>	0.12 <u>0.17</u>	0.00	158.20 <u>163.85</u>
Tree Removal (All Areas, Option 1)	Trees (2020)	262 <u>216</u>			262 <u>216</u>
Tree Removal (All Areas, Option 2)	Trees (2020)	255 <u>211</u>			255 <u>211</u>
Tree Replanting (All Areas, Option 1)	Trees (2020)	-302			-302
Tree Replanting (All Areas, Option 2)	Trees (2020)	-297			-297
Total Option 1	Area	115.45	0.08	0.01	119.92
Area M Spyglass Hill New Resort Hotel	Energy	1,305.87 <u>1,368.89</u>	0.04	0.02	1,313.92 <u>1,377.32</u>
	Mobile	2,140.35	0.17	0.00	2,144.09 <u>2,144.11</u>
	Waste	0.00	1.69	0.00	35.49 <u>35.52</u>
	Water	20.84 <u>51.26</u>	0.30 <u>0.74</u>	0.00	29.70 <u>73.20</u>
	Net Tree Sequestration Loss ^c		-40 <u>216</u>		
Total		3,542.52 <u>3,891.95</u>	2.29 <u>2.72</u>	0.02 <u>0.03</u>	3,603.12 <u>3,966.07</u> ^d
Total Option 2	Area	128.57	0.09	0.00 <u>0.01</u>	133.55
Area M Spyglass Hill New Residential Lots	Energy	818.34 <u>857.84</u>	0.02 <u>0.03</u>	0.01	823.38 <u>863.11</u>
	Mobile	1,557.52	0.12	0.00	1,560.21
	Waste	0.00	1.11	0.00	23.29 <u>23.32</u>
	Water	18.57 <u>43.23</u>	0.26 <u>0.60</u>	0.00	26.09 <u>60.43</u>
	Net Tree Sequestration Loss ^c		-42 <u>211</u>		-42 <u>211</u>
Total		2,481.00 <u>2,798.17</u>	1.61 <u>1.95</u>	0.04 <u>0.02</u>	2,524.5 <u>2,851.62</u> ^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:*

2 As shown in Table 3.4-11, if the forest preservation offset credit is fully validated for the
 3 preservation lands designated for development in the existing LUP, then the project emissions
 4 would be reduced by far more than the significance threshold of ~~24%~~ 26% reduction. It should be
 5 noted that Table 3.4-11 does not take into account the effect of state GHG emission reduction
 6 measures, so the net project emissions would be even lower than shown in the table, if the offset
 7 credit is validated.

8 *Page 3.4-28, Table 3.4-11 is revised as follows:*

9 **Table 3.4-11. Potential Mitigated GHG Emissions Assuming 100 Percent Validation of Forest**
 10 **Preservation Offset Credit for Preserved Forest Designated for Development in the Existing LUP**

Development Site	Unmitigated Annualized Emissions (MT CO ₂ e)	Annualized Preserve Stock (MT CO ₂ e)	Annual Preserved Sequestration (MT CO ₂ e/year)	Net Annual Project Emissions (MT CO ₂ e/year)
Total Option 1	<u>5,187</u>	-485	-2,620	<u>2,082</u>
Area M Spyglass Hill New Resort Hotel	5,206			2,362
Total Option 2	<u>3,704</u>	-485	-2,620	<u>599</u>
Area M Spyglass Hill New Residential Lots	3,804			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 CO₂e/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 CO₂e/year.

11

12 **Chapter 3.5 – Cultural Resources**

13 *Page 3.5-14, lines 15–17 are revised as follows:*

14 Prior to the initiation of any site preparation and/or start of construction, the applicant will ensure
 15 that all construction forepersons and field supervisors, who will be involved in grading and other
 16 ground-disturbing activities, receive training overseen by a qualified professional archaeologist and
 17 paleontologist....

18 *Page 3.5-14, lines 23–25 are revised as follows:*

19 Training will also be provided to all other construction workers who will be involved in grading and
 20 other ground-disturbing activities, but the training may ~~might~~ include videotape of the initial
 21 training and/or the use of written materials rather than in-person training.

1 Chapter 3.6 – Geology, Seismicity and Soils

2 *Page 3.6-6, Table 3.6-2 is revised as follows (all changes are to the “Development Sites” column, only*
 3 *the affected rows are included, and the text in the “Description” column was omitted due to length):*

4 **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 <u>K</u> , 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, <u>K</u> , l, M, V, U, I-2, F-2, <u>Collins</u> , Corporation Yard)
Los Laureles/ Vaqueros/Temblor	Miocene		RES SUB (Area I-2 <u>and K</u>)
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, <u>K</u> , and Corporation Yard)

5
 6 *Page 3.6-10, Table 3.6-3 is revised as follows (all changes are to the “Development Sites” column, only*
 7 *the affected rows are included, and the text in the “Description” column was omitted due to length):*

8 **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, <u>Collins</u>) 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)

1 *Page 3.6-19, lines 1–21 are revised as follows:*

2 Slope Stability (Area M Spyglass Hill, Area K)

- 3 ● For New Resort Hotel (Option 1) and New Residential Lots 1–7 (Option 2) where the steepened
- 4 fill slopes possess inadequate engineering qualities for structure support and are unstable,
- 5 remove un-engineered fill in the quarry area down to firm in situ earth materials and replace
- 6 with compacted engineered fill (inclined at 2:1 slope or flatter) in areas designated to support
- 7 improvements. For residential lots, development will be on portions of the lots with less steep
- 8 slopes (Haro, Kasunich and Associates, Inc. 2010c, 2010d).
- 9 ● For Residential Lot Subdivision at Area K where there are some steep cutbanks, the structural
- 10 foundation elements will be set back at least 20 feet from the crest of cutbanks of drainage
- 11 channels.

12 Unconsolidated Fill (The Inn at Spanish Bay, Area M Spyglass Hill, Corporation Yard)

- 13 ● For the Conference Center Expansion where the undocumented fill is medium dense but can be
- 14 variable, design the foundation elements to penetrate undocumented fill and be imbedded into
- 15 competent native soil or, alternatively, the undocumented fill could be sub-excavated to the
- 16 underlying native bedrock and replaced with engineered fill to provide uniform bearing support
- 17 (Haro, Kasunich and Associates, Inc. 2010a.).
- 18 ● For Residential Lot Subdivision at the Corporation Yard (10 residential lots) where man-made
- 19 fill underlies the area, completely remove existing landfill materials and reclaim building sites
- 20 with engineered fill placed in accordance with standard engineered fill procedures to provide
- 21 adequate load-bearing support and adequate surface and subsurface drainage during and after
- 22 construction (Haro, Kasunich and Associates, Inc. 2010m).
- 23 ● ~~For Residential Lot Subdivision at Area K where there are some steep cutbanks, the structural~~
- 24 ~~foundation elements will be set back at least 20 feet from the crest of cutbanks of drainage~~
- 25 ~~channels.~~

26 *Page 3.6-21, lines 27–30 are revised as follows:*

27 This measure can be combined with requirements of Mitigation Measure HWQ-C1 (see Section 3.7
 28 3.4, Hydrology and Water Quality) to prepare a SWPPP in compliance with NPDES general
 29 construction permit requirements.

30 **Chapter 3.7 – Hydrology and Water Quality**

31 *Page 3.7-9, lines 9–10 are revised as follows:*

32 Wetland resources of the Del Monte Forest area have been studied for the proposed project. A total
 33 of 9.59 acres of wetlands and waters of the United States occur within the project area: 0.05 ~~0.06~~
 34 acres within development site....

35 *Page 3.7-19, lines 7–8 are revised as follows:*

36 The southern portion lies east of Lopez Road and currently discharges storm run-off to a 20-inch
 37 ~~20/4~~ CMP culvert, and....

1 *Page 3.7-20, line 19 is revised as follows:*

2 This 3.85-acre development site is contained within the Fan Shell watershed with a small portion
3 within the Carmel Bay ASBS watershed.

4 *Page 3.7-20, lines 28–29 are revised as follows:*

5 The preliminary drainage reports for the proposed project (WWD Corporation 2010, 2011 and
6 Lorentz pers. comm.) indicate that impervious surface would increase by 36.69~~32.85~~ acres (0.70%
7 ~~0.63%~~ of the total area of Pebble Beach).

8 *Page 3.7-25, line 32 and footnotes are revised as follows, respectively:*

9 **Area K.** The development could increase impervious area on the site by 1.91 acres,⁴⁵

10 ^{2,3,4}This estimate assumes 9,000 square feet of impervious surface per lot plus associated roadway
11 (WWD Corporation 2011).

12 ³~~This estimate assumes 9,000 square feet of impervious surface per lot plus associated roadway~~
13 ~~(WWD Corporation 2011).~~

14 *Page 3.7-26, line 33 and footnote are revised as follows, respectively:*

15 Residential development could increase the impervious area on the site by 1.47 acres,⁶⁴ ...

16 ^{5,6,4}This estimate assumes 9,000 square feet of impervious surface per lot plus associated roadway
17 (WWD Corporation 2011).

18 *Page 3.7-27, lines 7, 19, 40 and footnote are revised as follows, respectively:*

19 **Area V.** The residential development could increase the impervious area on the site by 3.37
20 acres⁷⁶....

21 **Collins Residence.** The development could increase the impervious area by 1.03 acres,⁸⁷....

22 **Corporation Yard.** The development could increase the impervious area of the site by 3.02 acres;⁹⁵....

23 ^{7,8,9,5}This estimate assumes 9,000 square feet of impervious surface per lot, plus the roadway (WWD
24 Corporation 2010, 2011).

25 *Page 3.7-30, lines 28–29 are revised as follows:*

26 The preliminary drainage reports for the proposed project (WWD Corporation 2010, 2011; Lorentz
27 pers. comm.) indicate that impervious surface would increase by 36.69~~32.85~~ acres (0.70~~0.63~~% of
28 the total area of Pebble Beach).

29 **Chapter 3.8 – Land Use and Recreation**

30 *Page 3.8-7, lines 4–5 are revised as follows:*

31 Golf courses can be allowed as a conditional use in the Low-Density Residential (LDR) and Medium
32 Density Residential (MDR) land use designations of the Del Monte Forest per the current LCP. The
33 proposed LCP amendment deletes golf courses as an allowed use in these areas.

1 *Page 3.8-7, lines 20–21 are revised as follows:*

2 The area of the PBC Corporation Yard immediately south of the proposed ~~employee~~ housing is also
3 designated institutional.

4 *Page 3.8-8, lines 27–30 are revised as follows:*

5 The proposed LCP Amendment would also ~~prohibit residential uses within Visitor Serving~~
6 ~~Commercial (VSC) designated areas and would~~ add driving rages, clubhouses, trails, and
7 neighborhood parks as specifically allowable uses to the Open Space Recreation designation. The
8 proposed LCP Amendment would also prohibit golf courses in the Low Density Residential and
9 Medium Density Residential land use designations.

10 *Page 3.8-13, lines 21–23 are revised as follows:*

11 The proposed project includes creating new residential lot subdivisions, which are described below
12 and shown in Figures 2-19 through 2-27. The proposed residential lot subdivisions are located in
13 nine areas within or adjacent to existing golf courses or other development.

14 The proposed LUP and CIP amendments specify that all of these proposed residential lots cannot be
15 further subdivided (beyond that in the Concept Plan which is consistent with the proposed project)
16 and must be restricted by deed restrictions and B-6 zoning upon their initial subdivision.

17 *Page 3.8-14, lines 10–12 are revised as follows:*

18 The proposed project would develop 5 residential lots on two development parcels, totaling 8.58
19 9.38 acres and one preservation parcel of 0.80 acres, located within the Spyglass Cypress Planning
20 Area with frontage on Spyglass Woods Drive.

21 *Page 3.8-14, lines 24–25 are revised as follows:*

22 Development in Area K would also include 4.70 ~~5.78~~ acres of land to be dedicated to open space.

23 *Page 3.8-15, lines 25–27 are revised as follows:*

24 Two parcels around the south, southeast, and southwest of the proposed residential lots would be
25 dedicated to open space, totaling 2.91 ~~15.47~~ acres, and a 12.56-acre parcel to the north would be
26 dedicated to preservation.

27 *Page 3.8-16, lines 8–11 are revised as follows:*

28 The proposed project would create a 10-lot residential subdivision. The portion of the parcel along
29 the northwestern edge ~~adjacent to the HHNHA~~ would remain open space (1.45 acres). This open
30 space would be used for low-impact passive recreation (e.g., playing Frisbee, walking dogs) and
31 would have no formal recreation structures (e.g., no playground, basketball courts, etc.). A 6.96-
32 acre parcel, located north of the open space and adjacent to HHNHA, would be dedicated to
33 preservation.

34 *Page 3.8-17, lines 2–4 are revised as follows:*

35 The proposed project would improve the existing intersection by ~~providing a left turn channel and~~
36 realigning to eliminate the intersecting angle and improve sight distance.

1 *Page 3.8-17, lines 15–16 are revised as follows:*

2 There would be 0.25 ~~2.35~~ miles of new trails, and the balance of 2.15 ~~0.05~~ miles would result from
3 relocating existing trails....

4 *Page 3.8-19, lines 24–29 are revised as follows:*

5 **The Lodge at Pebble Beach.** The proposed Meeting Facility Expansion, New Colton Building,
6 Fairway One Reconstruction, and Parking and Circulation Reconstruction would be within an
7 existing developed area and adjacent to existing visitor-serving facilities and golf course. Although
8 the intensity of the land uses at The Lodge would increase with the proposed project, the increase
9 would not be substantial, and it would be consistent and compatible with the existing and
10 surrounding visitor-serving and residential land uses.

11 There are residential land uses adjacent to the Parking and Circulation Reconstruction site (which is
12 currently a parking lot) and adjacent to Fairway One site (which currently contains a vacant
13 residence and a 5 room visitor-serving facility). Fairway One is considered compatible with the
14 residence on the east side for several reasons. The residence is situated at the 17-Mile Drive
15 entrance to The Lodge complex. The residence is a large-scale residence (10,000-sf, partial 2-story
16 structure on a 3.4-acre lot). The residential structure is over 70 feet away, and a mature vegetation
17 buffer extends along the residence’s property line. The ridgeline (highest part of the roof) of the
18 second story units at Fairway One would be at an elevation of approximately 132 feet. Because the
19 adjacent residential structure is situated upslope, its ridgeline is at an elevation of approximately
20 141 feet. As the new trees (over 100) planted around the Fairway One structures mature, they will
21 further screen views of the structures. Additionally, this is a residential resort area. As one drives
22 east-to-west on 17-Mile Drive towards The Lodge at Pebble Beach, the land uses transition from
23 residential to visitor-serving. Casa Palmero on the south side of the 2nd Fairway introduces the full
24 resort complexes before approaching The Lodge complex. Surrounded by 17-Mile Drive to the north
25 and east, the 1st Fairway, Casa Palmero, and Lodge hotel room buildings to the south and the Peter
26 Hay Golf Course across the street, the adjacent residence is in the heart of The Lodge resort area.

27 *Page 3.8-24, line 21 is revised as follows:*

28 Create ~~0.40 mile of new trails with~~ 0.15 mile on existing dirt fire roads....

29 *Page 3.8-25, lines 11–14 are revised as follows:*

30 Two land use plans or regulations are applicable to the proposed project: (1) the Del Monte Forest
31 LCP and (2) the Coastal Act ~~Area~~. The Del Monte Forest Area segment of the Monterey County LCP is
32 composed of the LUP and the CIP, which is codified in Title 20 of the County Code (coastal zoning
33 ordinance).

34 *Page 3.8-25, lines 39–40, and Page 3.8-26, line 1 are revised as follows:*

35 As described in the proposed LCP Amendment, the PBC Concept Plan (which is equivalent to the
36 proposed project described in this EIR), provides a plan for a majority of ~~the PBC’s~~ remaining
37 development potential in the Del Monte Forest.

1 Chapter 3.9 – Noise and Vibration

2 *Page 3.9-4, lines 13–15 are revised as follows:*

3 The text of the 1982 noise element refers to 60 decibels (dB) or below as being acceptable for
 4 residential uses. In addition to the County’s land use compatibility guidelines summarized above, the
 5 Monterey County Planning Department has established 60 ~~decibels (dB)~~ as the maximum acceptable
 6 noise level for residential uses (Monterey County 2005).

7 *Page 3.9-9, lines 22–24 are revised as follows:*

8 For the noise analysis, traffic noise impacts were evaluated using existing and predicted traffic
 9 volumes provided by the project traffic engineers (Fehr & Peers 2011) and a spreadsheet model
 10 based on the FHWA’s Traffic Noise Model¹.

11 ¹There are certain inherent limitations associated with noise modeling, as noise modeling, as
 12 models do not represent real-world conditions and include many assumptions. Some limitations
 13 associated with noise modeling include effects of sound propagation from meteorological conditions
 14 (wind and temperature), ground and terrain effects, roadway characteristics, and vehicle fleet
 15 characteristics.

16 *Page 3.9-10, lines 24–28 are revised as follows:*

- 17 • Expose persons to or generate noise levels in excess of standards established in the County’s
 18 General Plan and by the Monterey County Planning Department Land Use Compatibility for
 19 Exterior Community Noise chart and result in a significant increase in noise levels over existing
 20 noise levels (i.e., >5-dB increase in noise where existing noise levels are less than 60 dBA L_{dn}, >3-
 21 dB increase in noise where existing noise levels are between 60 and 65 dBA L_{dn}, or a >1.5-dB
 22 increase in noise where existing noise levels are more than 65 dBA L_{dn}).

23 *Page 3.9-26, Table 3.9-12 is revised as follows (only affected rows shown):*

24 **Table 3.9-12. Traffic Noise Exposure at Typical Residential Setbacks, Existing (2011) and 2030**
 25 **Conditions**

Roadway	Segment Location	Existing Noise (dB L _{dn})		Estimated Noise in 2030 (dB L _{dn})				Change		Project Contribution	
		50 feet	100 feet	No Project		With Project ^a		2030 With Project minus Existing		2030 With Project minus 2030 No Project	
				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	±2	0	1
17-Mile Drive	Forest Lodge Rd–Spanish Bay Rd	55	49	55 56	50	57	51	2	2	±1	1
Congress Road	SFB Morse Dr–Forest Lodge Rd	54	49	55	49 50	56	50	2	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.

26

1 Chapter 3.10 – Public Utilities and Services

2 *Page 3.10-6, lines 28–31 are revised as follows:*

- 3 • One ~~2011~~~~2000~~ Emergency One Fire Engine with a Class A triple combination pump that
- 4 produces 1,500 gallons per minute (gpm).
- 5 • One 2004 American LaFrance ~~Quint with Truck~~ has a 75-foot aerial ladder and pump that
- 6 produces 2,000 gpm. Please see Chapter 3 of this document for the specific changes.
- 7 • One ~~2000~~~~1993~~ Emergency One Fire Engine with a pump that produces 1,500 gpm.

8 *Page 3.10-12, lines 27–29 are revised as follows:*

9 In addition, PBCSD has an automatic aid agreement with Cypress Fire Protection District and the
 10 cities of Carmel, Pacific Grove, and Monterey that improves the District’s ability to provide fire
 11 protection and emergency medical services to the project area.

12 *Page 3.10-13, lines 38–41 are revised as follows:*

13 Review of the PBCSD Fire Defense Plan reveals that construction at this location could block access
 14 to Haul Road (used as a fire road and fuel break) and fire roads 2 and 4 (Pebble Beach Community
 15 Service District 2009). As stated in Chapter 2, emergency vehicle access, including access to fire
 16 roads and fuel breaks, would not be blocked during construction activities or by proposed
 17 development. ~~Although it appears emergency access could be obstructed,~~ CAL FIRE has reviewed
 18 the project application and determined that the proposed project would not block emergency access
 19 to open space areas and undeveloped parcels identified in the PBCSD Fire Defense Plan (Hamelin
 20 pers. comm.[A].)

21 Chapter 3.11 – Transportation and Circulation

22 *Page 3.11-2, Table 3.11-1 is revised as follows:*

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

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

33 *Page 3.11-28, line 15 is revised as follows:*

34 Appendix G.1 contains the cumulative intersection traffic volumes used in this section. Cumulative
 35 conditions (2030) with-project include the 45 additional guest units (25 at The Lodge and 20 at The
 36 Inn) that are not part of the proposed project but are included in the proposed 2012 LCP
 37 amendment.

1 *Page 3.11-56, lines 39-40, and Page 3.11-57, lines 1-37 are revised as follows:*

2 This impact is considered significant because the proposed project adds more than one vehicle trip
3 to an intersection operating at LOS F without the proposed project. ~~With the construction of the~~
4 ~~measure described in MM TRA-C2, the intersection would operate at LOS A (5.2 seconds of delay~~
5 ~~UPDATE) and LOS A (5.4 seconds of delay UPDATE) during the AM and PM peak hours, respectively.~~

6 The existing conditions at this intersection would be mitigated by implementing the full SR 68
7 Widening Project, as modified by the City of Monterey, to eliminate signalization of the SR
8 68/Professional Center intersection, eliminate left turns to southbound SR 68 from the Professional
9 Center, and allow exiting eastbound traffic to make a U-turn at the Community Hospital intersection.

10 In the Conditions of Approval for the CHOMP expansion permit (City of Monterey 2006), the City of
11 Monterey has identified the following condition:

12 Condition #19: Prior to occupancy, the applicant shall provide an in lieu payment to the
13 Transportation Agency for Monterey County to pay for construction improvements to modify the
14 State Route 68/CHPC intersection to eliminate the southbound left-turn movement from the CHPC
15 driveway approach to the State Route 68/CHPC intersection. Elimination of this left-turn would
16 prohibit left-turn movements onto eastbound State Route 68. The applicant shall allow vehicles to
17 turn right on State Route 68 and use the CHOMP driveway to make a U-turn in order to turn left onto
18 eastbound State Route 68 toward Highway One at this signalized intersection (EIR Mitigation 13).
19 The signing and striping required to execute this condition shall be approved by the City Traffic
20 Engineer prior to installation. The radius is also subject to Caltrans approved.

21 By implementing the improvements described in Condition #19, the intersection would operate at
22 LOS A (C) (0.4 seconds of delay for the intersection and 22.6 seconds for the worst movement) and
23 LOS A (F) (2.6 seconds of delay for the intersection and 58.4 seconds for the worst movement)
24 during the AM and PM peak hours under 2015 with project conditions, respectively. This
25 represents an improvement over existing conditions.

26 Therefore, Mitigation Measure TRA-C2 requires the applicant be responsible for a fair-share
27 contribution to this mitigation based on total traffic, as the intersection is already deficient under
28 existing conditions. The impact would remain significant and unavoidable during the interim period
29 between when the impact occurs and when the improvement is actually built.

30 **Mitigation Measure TRA-C2: Pay fair-share contribution to construct the full SR 68**
31 **Widening Project as modified by the City of Monterey, to eliminate signalization of the SR**
32 **68/Professional Center intersection, eliminate left turns to southbound SR 68 from the**
33 **Professional Center, and allow exiting eastbound traffic to make a U-turn at the**
34 **Community Hospital intersection.**

35 PBC will make a fair-share contribution to constructing the ~~full~~ SR 68 Widening Project (as
36 modified by the City of Monterey to eliminate signalization of the SR 68/Professional Center
37 intersection, eliminate left turns to southbound SR 68 from the Professional Center, and allow
38 exiting eastbound traffic to make a U-turn at the Community Hospital intersection) through the
39 TAMC Regional Impact Fee Program as the widening project is included in the TAMC program.

40 The contribution will be made prior to issuance of the first project building permit.

41 The full SR 68 Widening Project, as identified in the Regional Transportation Plan, extends from
42 the SR 1 southbound off-ramp intersection to the Community Hospital intersection, and includes
43 signalization of the Carmel Hill Professional Center intersection.

1 The full SR 68 Widening Project identified in the RTP includes the following features:

- 2 ● Widen SR 68 from a two-lane to four-lane cross section from the ramp terminal intersection
- 3 with SR 1 through the Community Hospital intersection.
- 4 ● Widening the Highway 68 overcrossing at Highway 1.
- 5 ● Replace the Scenic Drive overcrossing to accommodate the four-lane SR 68.
- 6 ● Widen the SR 1 southbound off-ramp for more vehicle storage and provide a left-turn lane.
- 7 ● Reconfigure the SR 1 southbound on-ramp to separate Pebble Beach – and highway-related
- 8 traffic.
- 9 ● Extend the SR 1 southbound on-ramp merge from Pebble Beach.
- 10 ● ~~Signalize the Carmel Hill Professional Center driveway at SR 68.~~

11 The adopted Highway 68 Widening Project also includes signaling of the Carmel Hill
12 Professional Center at SR 68. However, this mitigation proposed a change to the project to
13 instead eliminate left turns to southbound SR 68 instead of a signal. Consistent with the City of
14 Monterey's Condition of Approval #19 for the CHOMP expansion permit, the State Route
15 68/Carmel Professional Center driveway intersection will be modified to eliminate the
16 southbound left-turn movement from the Professional Center driveway approach to the State
17 Route 68/ Carmel Professional Center driveway intersection. Elimination of this left-turn will
18 prohibit left-turn movements onto eastbound State Route 68. Vehicles will be allowed to turn
19 right on State Route 68 and use the CHOMP driveway to make a U-turn in order to turn left onto
20 eastbound State Route 68 toward State Route 1 at this signalized intersection. The signing and
21 striping required to execute this condition shall be approved by the City of Monterey Traffic
22 Engineer prior to installation. The radius is also subject to Caltrans approved.

23 The 68 Widening Project (without the modification described above) has an estimated cost of
24 \$25,000,000 (Fehr & Peers 2011). Based on the project's portion of total traffic at the PM peak
25 hour of 3.05% 3.11 percent at the SR 1/SR 68 interchange, the fair share contribution for this
26 mitigation would be approximately \$762,500 \$778,000. The actual fair-share contribution will
27 need to be determined by the County and TAMC, taking into account the Regional Impact Fee
28 Program requirements, the mitigation value of the Phase 1B improvements (which are part of
29 the Highway 68 Widening project) valued at approximately \$4,000,000 (Fehr & Peers, 2011}),
30 the local access benefit of the Phase 1B improvement to the applicant (previously calculated as
31 25% for the prior 2005 project, which would correspond to \$1,000,000) and the calculation of
32 the project's fair-share for project impacts to SR 68 (West). The fee would also need to be
33 adjusted due to the modifications described above.

34 Fair-share contribution to the TAMC Regional Impact Fee Program relative to the SR 68
35 Widening Project (West) shall not be redirected to other mitigation measures (i.e. for other
36 mitigation measures not related to SR 68 Widening Project as modified above).

37 At this time, the Highway 68 Widening Project includes a 5-legged intersection at the SR 1
38 southbound offramp/SR 68 intersection (the Phase 1B improvement). If a roundabout solution
39 to this intersection were approved by Caltrans and approved by TAMC for inclusion in the
40 regional impact fee program, sufficiently soon such that conditions at the SR 1/SR 68
41 intersection are improved without further delay, then the Applicant's fair share contribution can
42 be applied to roundabout improvements.

1 *Page 3.11-61, lines 1–37 are revised as follows:*

2 **Mitigation Measure TRA-C4. Pay fair-share traffic impact fee for various improvements to SR**
3 **1, SR 68, and SR 156 based on the conditions described in TAMC’s Regional Development**
4 **Impact Fee Program.**

5 PBC shall make a contribution to the TAMC Regional Development Impact Fee Program based on the
6 program requirements. The contribution will be made prior to issuance of the first project building
7 permit. Fair-share contribution to the TAMC Regional Impact Fee Program shall not be redirected to
8 other mitigation measures.

9 The calculation of the regional impact fee shall take into account the direct fair share for impacts to
10 SR 68 (West) noted above in Mitigation Measure TRA-C2 relative to the Highway 68 Widening
11 Project and any payments made by the Applicant for construction of Phase 1B improvement to
12 ensure that total mitigation requirements for the project do not exceed the Applicant’s overall fair
13 share for impacts to regional highways. Monterey County and TAMC shall coordinate on the
14 determination of the amount of the regional impact fee to ensure that no double-counting of fair-
15 share contributions is made concerning improvements to SR 68 (West)

16 *Page 3.11-69, Rows 5–6 are revised as follows:*

17 The Monterey County Code would require 205 ~~182~~ parking spaces for these uses, as shown in Table
18 3.11-30.

19 *Page 3.11-74, lines 36–38 are revised as follows:*

20 The applicant will prepare and implement an alternative transportation plan, emphasizing specific
21 trip reduction measures for proposed visitor, resident, and employee uses. The plan must also
22 identify a reporting and enforcement mechanism. The plan must be submitted and reviewed by the
23 county prior to issuance of the first building permit.

24 *Page 3.11-76, lines 9–10 are revised as follows:*

25 Appendix G.1 contains the intersection traffic volumes used in this section. Cumulative conditions
26 (2030) with-project include the 45 additional guest units (25 at The Lodge and 20 at The Inn) that
27 are not part of the proposed project but are included in the proposed 2012 LCP amendment.

28 *Page 3.11-76, lines 12–13 are revised as follows:*

29 Appendix G.2 contains the detailed results of the traffic analysis for Option 2 (New Residential Lots).
30 Cumulative conditions (2030) with-project include the 45 additional guest units (25 at The Lodge
31 and 20 at The Inn) that are not part of the proposed project but are included in the proposed 2012
32 LCP amendment.

33 *Page 3.11-76, lines 26–31 are revised as follows:*

34 Cumulative traffic would also contribute traffic to these deficient traffic operations. In the Del Monte
35 Forest, construction of the Poppy Hills Golf Course renovation project would overlap with the
36 proposed PBC project. The Poppy Hills project involves hauling 55,000 cubic yards (or 7,200 one-
37 way trips) to the site for the sand-capping portion of the project. To mitigate this impact, the
38 applicant would begin stockpiling sand on the site in March or April 2012, a year ahead of planned
39 construction, to allow the average daily number of trucker trips to be spread over 17 months, rather

1 than 9 months. Also, the temporary new trips would be offsite by the reduced number of golfers
2 using the course during construction. Thus, construction-related traffic from the Poppy Hills project
3 was determined to be less than significant and would not contribute to a significant cumulative
4 impact (Monterey County 2011). The project's contribution would be reduced in severity with
5 implementation of Mitigation Measures TRA-A1 to TRA-A4. However, even with mitigation, it is
6 possible that construction traffic would still contribute to unacceptable conditions on certain
7 roadways outside Del Monte Forest and thus the project's contribution to cumulative traffic impacts
8 during construction is considered significant and unavoidable.

9 *Page 3.11-76, the following is added after line 38:*

10 Given that all of the intersection levels of service (see discussion below) with the additional 45
11 visitor-serving units were nearly identical to the levels of service without the additional 45 units, a
12 quantitative analysis of the impact of the additional 45 visitor-serving units on Del Monte Forest
13 gates was not conducted as there is no evidence that completion of such an analysis would reveal
14 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?^g	Project Contribution Significant?^h
Sunset Drive (SR 68)/17-Mile Drive ^{hi}	AWSC	6.9/A	8.0/A	9.36/A	No	
Sunset Drive (SR 68)/Congress Road ^{hi}	AWSC	11.8/B	18.1/C	25.2 31.5/D	Yes	Yes ^{ik}
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	27.42/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 (24.43)/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 ⁿⁱ	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(DE)	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	46.35/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)	5.34 (12.57)/A(B)	No	
Forest Lodge Road/Congress Road	SSSC	2.0 (11.1)/A(B)	2.8 (11.5)/A(B)	3.01 (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 (14.23)/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 (19.24)/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 (6.58)/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?^g	Project Contribution Significant?^{g, h}
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^{jk}
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	40.46/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	18.12/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	23.7C	26.25/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 ^{hi}	No	
SR 68/Aguaquito 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	76.01/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	65.79/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)	7.01 (14.79)/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 (9.12)/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.
- ^{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 conditions represent a significant change from Existing conditions.
- ^{hi} Intersection analyzed using SimTraffic.
- ^{ij} This intersection would be eliminated as part of the 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 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.
- ^{lm} 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.
- ^{mn} The project adds traffic to a signalized intersection that would operate at LOS F under 2030 Without-Project conditions.
- ^{no} 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 *Page 3.11-82, lines 13–26 are revised as follows:*

2 **Mitigation Measure TRA-C6(C): Pay fair-share contribution to restripe the westbound**
 3 **approach at the Sunset Drive/Congress Avenue intersection to provide a left-turn pocket.**

4 PBC will pay a fair-share contribution to restripe the westbound approach at the Sunset
 5 Drive/Congress Avenue intersection to provide a left-turn pocket. PBC is responsible for its fair-
 6 share contribution to this mitigation based on new traffic growth because the intersection operates
 7 at acceptable levels under existing conditions. The contribution will be made prior to issuance of the
 8 first building permit for this development.

9 Based on the project's contribution to this intersection over new traffic growth, the project's
 10 estimated share of impact is 20.82% ~~20.50 percent~~. The estimated cost of this mitigation is \$4,200
 11 (Fehr & Peers 2011). Thus, the estimated mitigation fair-share fee for this impact is \$874 ~~\$861~~.

12 This mitigation measure is not included in any existing local or regional traffic improvement
 13 program. The County will have the discretion to concentrate funds derived from PBC's fair-share
 14 contributions to several mitigation measures to accelerate the funding and implementation of one or
 15 more mitigation measures.

16 *Page 3.11-82, lines 28–30 are revised as follows:*

17 This is a signalized intersection. The intersection would operate at LOS D (38.9 seconds of delay)
 18 without the proposed project and LOS D (40.6 ~~40.4~~ seconds of delay) with the proposed project
 19 under 2030 weekday PM peak hour conditions.

20 *Page 3.11-83, lines 1-17 are revised as follows:*

21 **Mitigation Measure TRA-C7(C): Pay fair-share contribution to optimize signal timings and**
 22 **phasing at the Forest Avenue/David Avenue intersection.**

23 PBC will pay a fair-share contribution for new traffic signal timings and phasing for the Forest
 24 Avenue/David Avenue intersection to allow protected left turns (with lead/lag operations) from the
 25 westbound and eastbound approaches after the visitor-serving uses of the proposed project have
 26 been developed. The timings will be adjusted, while maintaining the same offsets to the adjacent
 27 signalized intersections in the corridor.

28 PBC is responsible for its fair-share contribution to this mitigation based on new traffic growth
 29 because the intersection operates at acceptable levels under existing conditions. The contribution
 30 will be made prior to issuance of the first building permit for this development.

31 Based on the project's contribution to this intersection over new traffic growth, the project's
 32 estimated share of impact is 10.94% ~~10.73 percent~~. The estimated cost of this mitigation is \$143,800
 33 (Fehr & Peers 2011). Thus, the estimated mitigation fair-share fee for this impact is \$15,732
 34 \$15,000.

35 This mitigation measure is not included in any existing local or regional traffic improvement
 36 program. The County will have the discretion to concentrate funds derived from PBC's fair-share
 37 contributions to several mitigation measures to accelerate the funding and implementation of one or
 38 more mitigation measures.

1 *Page 3.11-83, lines 23–25 are revised as follows:*

2 With the construction of the measure described in MM TRA-C1 (described above), the intersection
 3 would operate at LOS A (~~9.8~~ ~~9.7~~ seconds of delay) and LOS A (9.2 seconds of delay) during the AM
 4 and PM peak hours, respectively.

5 *Page 3.11-83, lines 35–37 are revised as follows:*

6 With the construction of the measure described in MM TRA-C2 (described above), the SR 68/Carmel
 7 Hill Professional Center intersection would operate at LOS ~~C~~ A (~~18.7~~ 4.7seconds of delay for the
 8 worst movement) and LOS ~~C~~ A (~~19.3~~ 5.7seconds of delay for the worst movement) during the AM
 9 and PM peak hours, respectively.

10 *Page 3.11-84, lines 7–10 are revised as follows:*

11 With the construction of the measures described in MM TRA-C8(C), the SR 68/SR 1 southbound off-
 12 ramp intersection would operate at LOS C (~~20.5~~ ~~20.4~~ seconds of delay) and LOS B (~~18.4~~ ~~18.3~~ seconds
 13 of delay) during the AM and PM peak hours, respectively.

14 *Page 3.11-84, lines 15–42 are revised as follows:*

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

21 PBC will pay a fair-share contribution to construct the full SR 68 Widening Project (as modified by
 22 Mitigation Measure TRA-C2) and to construct a third eastbound lane on SR 68 from east of the
 23 Carmel Hill Professional Center driveway through the SR 1 intersection. Of the three eastbound
 24 lanes on SR 68, one would become a dedicated lane to the SR 1 southbound on-ramp, and the other
 25 two would continue across a widened SR 68 overcrossing and merge into a single lane before the
 26 Aguajito Road intersection.

27 PBC is responsible for its fair-share contribution to this mitigation based on total traffic because this
 28 intersection is deficient under existing conditions. The contribution will be made prior to issuance of
 29 the first building permit for this development.

30 The 68 Widening Project is part of the Regional Impact Fee Program with an estimated cost of
 31 \$25,000,000 (Fehr & Peers 2011) (not including any cost changes relative to the modifications in
 32 Mitigation Measure TRA-C2). The estimated cost of the Widening Project with the additional third
 33 eastbound lane would be \$26,690,000 (Fehr & Peers 2011) for an additional cost of \$1,690,000 for
 34 the third eastbound lane. Based on the project’s portion of total traffic at the PM peak hour of ~~3.05%~~
 35 ~~3.11 percent~~ at the SR 1/SR 68 interchange, the fair share contribution for this mitigation would be
 36 approximately ~~\$813,029~~ ~~\$830,000~~. The actual fair-share contribution will need to be determined by
 37 the County and TAMC, taking into account the Regional Impact Fee Program requirements, the
 38 mitigation value of the Phase 1B improvements (which are part of the Highway 68 Widening
 39 Project) valued at approximately \$4,000,000, the local access benefit of the Phase 1B improvement
 40 to the applicant (previously calculated as 25% for the prior 2005 project and thus an estimated

1 \$1,000,000 for the present project) and the calculation of the fair-share, and the costs of the
 2 modifications per Mitigation Measure TRA-C2.

3 The third eastbound lane is not included in any existing local or regional traffic improvement
 4 program. ~~The County, in consultation with TAMC, will have the discretion to concentrate funds~~
 5 ~~derived from PBC's fair-share contributions to several mitigation measures to accelerate the funding~~
 6 ~~and implementation of one or more mitigation measures. Fair-share contribution to the TAMC~~
 7 ~~Regional Impact Fee Program relative to the SR 68 Widening Project (West) shall not be redirected~~
 8 ~~to other mitigation measures (i.e. for other mitigation measures not related to SR 68 Widening~~
 9 ~~Project).~~

10 At this time, the Highway 68 Widening Project includes a 5-legged intersection at the SR 1
 11 southbound off-ramp/SR 68 intersection (the Phase 1B improvement). If a roundabout solution to
 12 this intersection were approved by Caltrans and approved by TAMC for inclusion in the regional
 13 impact fee program, sufficiently soon such that conditions at the SR 1/SR 68 intersection are
 14 improved without further delay, then the Applicant's fair share contribution can be applied to
 15 roundabout improvements.

16 *Page 3.11-85, lines 6–8 are revised as follows:*

17 With the construction of the measures described in MM TRA-C9(C), the SR 68/Aguajito Road
 18 intersection would operate at LOS A (2.5 seconds of delay) and LOS C (~~23.1~~ 20.9 seconds of delay)
 19 during the AM and PM peak hours, respectively.

20 *Page 3.11-85, lines 28–29 are revised as follows:*

21 The intersection would operate at LOS E (74.1 seconds of delay) during the weekday PM peak hour
 22 and at LOS E (~~76.1~~ 76.0 seconds of delay) with the proposed project.

23 *Page 3.11-85, lines 32–34 are revised as follows:*

24 With the construction of the measures described in MM TRA-C10(C), the SR 1/Carpenter Street
 25 intersection would improve to LOS E (~~63.5~~ 63.4 seconds of delay) during the PM peak hour.

26 *Page 3.11-86, lines 19–22 are revised as follows:*

27 The intersection would operate at LOS D (~~46.5~~ 46.3 seconds of delay) during the weekday AM peak
 28 hour and at LOS E (~~65.9~~ 65.7 seconds of delay) under cumulative plus project conditions compared
 29 to existing conditions of LOS C and LOS D for AM and PM peak hours respectively.

30 *Page 3.11-85, lines 13-26 are revised as follows:*

31 **Mitigation Measure TRA-C9(C): Pay fair-share contribution to construct a refuge lane on SR**
 32 **68 for traffic turning left out of the Aguajito Road intersection.**

33 PBC will make a fair-share contribution to construct a refuge lane on SR 68 for traffic turning left out
 34 of the Aguajito Road intersection with SR 68. PBC is responsible for its fair-share contribution to this
 35 mitigation based on new traffic because the intersection operates at acceptable levels under existing
 36 conditions. The contribution will be made prior to issuance of the first building permit for this
 37 development.

38 Based on the project's contribution to this intersection over new traffic growth, the project's
 39 estimated share of impact is 10.80% ~~7.31 percent~~. The estimated cost of this mitigation is \$201,400

1 (Fehr & Peers 2011). Thus, the estimated mitigation fair-share fee for this impact is \$21,749
2 \$15,000.

3 This mitigation measure is not included in any existing local or regional traffic improvement
4 program. The County will have the discretion to concentrate funds derived from PBC's fair-share
5 contributions to several mitigation measures to accelerate the funding and implementation of one or
6 more mitigation measures.

7 *Page 3.11-90, the following is added after line 6:*

8 Given that all of the intersection levels of service (see discussion above) with the additional 45
9 visitor-serving units were nearly identical to the levels of service without the additional 45 units, a
10 quantitative analysis of the impact of the additional 45 visitor-serving units on regional highways
11 was not conducted as there is no evidence that completion of such an analysis would reveal any
12 significant changes in traffic impacts relative to the proposed project.

13 Chapter 3.12 – Water Supply and Demand

14 *Page 3.12-2, lines 10–20 are revised as follows:*

15 A Regional Project (referred to as the Regional Project), whose principal element is a desalination
16 plant, ~~is has been~~ planned to be completed by 2016 to replace the water that Cal-Am will no longer
17 be able to withdraw from the Carmel River and the Seaside Aquifer, and to address both current
18 water shortfalls and future planned growth. Although the Regional Project ~~has had~~ completed
19 environmental review and ~~has had~~ been approved by the California Public Utilities Commission
20 (CPUC), it is now facing substantial challenges in implementation including issues surrounding a
21 court order finding that the Marina Coast Water District is the lead agency for its components of the
22 project, the withdrawal of Cal-AM support for the project, permitting from the California Coastal
23 Commission, cost concerns by ratepayers, and governance issues regarding the structure of project
24 control and actions of one of the principal project consultants. Thus, the Regional Project is
25 considered uncertain for the purposes of this analysis. Alternatives to the Regional Project are
26 currently being proposed, but none of them have completed environmental review and are thus
27 speculative at this time.

28 *Page 3.12-3, lines 7–17 are revised as follows:*

29 This section also analyzes the impact of the project's increased demand for water on the water
30 supplies in the Carmel River, on the need for new water infrastructure, and on the biological
31 resources of the Carmel River. Water to serve the project would be derived pursuant to the
32 Applicant's water entitlement, which could come from any legal source from which Cal-Am could
33 derive its water supply, which could include the Carmel River, the Seaside Aquifer (as limited by the
34 adjudication), aquifer storage and recovery, or new sources developed as part of a regional water
35 supply project (such as desalination). However, at this time, there are severe limitations on the use
36 of existing water resources. The analysis does not presume ~~any new supply for this~~ the project will
37 increase withdrawals from the Seaside Aquifer due to the existing adjudication mandating a
38 substantial reduction in Cal-Am's withdrawals from this aquifer. Some or all of the actual water
39 servicing the project may come from the Seaside Aquifer but due to the adjudication, this increased
40 demand cannot result in overall increase of withdrawals from the Seaside Aquifer by Cal-Am which
41 is legally restricted. The project may increase Carmel River withdrawals prior to 2017 and may be
42 served from potentially new sources, such as desalination. The analysis looks at impacts related to

1 providing water to the project on the Carmel River and to other sources, as the project could
2 increase withdrawals from these sources, temporarily or permanently. This project is somewhat
3 unique in that new development is inextricably related to a water entitlement derived from the
4 prior reduction of water use due to the applicant's prior financing of the Recycled Water Project.
5 This broader context is a fundamental part of the impact analysis used in this EIR. This section also
6 analyzes cumulative demand due to other residential development in the Del Monte Forest and on
7 the Monterey Peninsula in general that currently use water from the Carmel River and the Seaside
8 Aquifer, in combination with the project's water demand.

9 *Page 3.12-7, lines 21–28 are revised as follows:*

10 To help finance the eventual \$33 million cost of Phase II, MPWMD adopted Ordinance 109 on May
11 27, 2004. Ordinance 109 allowed Pebble Beach Company to sell up to 175 AF of the Company's
12 remaining unused water entitlement to interested Del Monte Forest residential property owners,
13 with the proceeds from such sales to be used to pay for Phase II. Since 2004, Pebble Beach Company
14 has sold approximately ~~117,430~~ AF of its remaining 355 AF water entitlement to Del Monte Forest
15 residents, leaving 58 AF remaining that could still be sold (of the 175 AF allowed) of which such
16 Residents that have purchased entitlements ~~connected~~ are actually only using approximately 30 AF
17 of their 117 AF as of fall 2011 (MPWMD 2011). Therefore there is approximately ~~237,225~~ AF of
18 unsold and unused water entitlement available for Pebble Beach Company use, and For other Del
19 Monte Forest residents that have purchased entitlements have, there is approximately ~~87,400~~ AF of
20 unused water entitlement, for a total remaining unused water entitlement of 325 AF.

21 *Page 3.12-16, lines 8–10 are revised as follows:*

22 To determine if the proposed project would demand more water than a proposed residential
23 development of 500 units, a factor of 0.42 acre-feet per year (AFY) per dwelling unit used by the
24 MPWMD was used (~~Monterey County 2005~~ MPWMD, 2006c).

25 *Page 3.12-17, lines 26–27 are revised as follows:*

26 This analysis presumes that there will be no increase in withdrawals supply from the Seaside
27 Aquifer to serve water demand generated by the project from this aquifer due to the constraints
28 noted above. Some or all of the actual water serving the project may come from the Seaside Aquifer
29 but due to the adjudication, this increased demand cannot result in overall increase of withdrawals
30 from the Seaside Aquifer by Cal-Am which is legally restricted.

31 *Page 3.12-18, lines 15–16 are revised as follows:*

32 The original Order ~~prohibits~~ prohibits Cal-Am from diverting water from the Carmel River after ~~December~~
33 ~~31, 2016,~~ to supply the applicant's water entitlement.

34 *Page 3.12-18, lines 26–39 are revised as follows:*

35 In summary, Cal-Am can increase withdrawals provide water from the Carmel River to supply new
36 connection for the applicant's entitlements until December 31, 2016 without limitation. After
37 December 31, 2016, Cal-Am would have to supply the applicant's entitlement from water withdrawn
38 from the Carmel River within its legal rights or from other legal sources, such as an alternative to the
39 Regional Project. Increased withdrawals from the Seaside Aquifer would not occur to serve the
40 project due to the limits established by the adjudication, although the actual water to serve the
41 project may come from the Seaside Aquifer. cannot supply additional water for Cal-Am under
42 current conditions (without replenishment of the aquifer from external sources) because the aquifer

1 is oversubscribed and subject to constraint by the basin adjudication described above. Increased
2 withdrawals from the Seaside Aquifer may occur in the future in association with additional supply
3 from aquifer and storage (and may serve the project's demand) provided such withdrawals comply
4 with the adjudication and do not result in depletion of the aquifer.

5 Pursuant to MPWMD Ordinance 109 the Applicant is allowed to transfer up to 175 AFY of their
6 remaining entitlement to other residential users. As of 2011, the Applicant had used 10 AFY of the
7 entitlement for the previously developed Casa Palmero project and has sold approximately 117130
8 AFY to other residential users. Subtracting these amounts from the original 365 AFY, there is
9 approximately 237225 AFY remaining entitlement for project or other use. As of 2011, the total
10 amount of the original entitlement of 365 AFY actually used was approximately 40 AFY, leaving 325
11 AF unused (MPWMD 2011).

12 *Page 3.12-18, line 40, through Page 3.12-20, line 41 are revised as follows:*

13 **Monterey Bay Regional Water Supply Project**

14 The Monterey Regional Water Supply Project (Regional Project) is a previously an-adopted program
15 to replace the water illegally withdrawn from the Carmel River by Cal-Am and water above Cal-Am's
16 adjudicated allocation for the Seaside Aquifer in the short-run and to provide additional water for
17 planned growth in the future.

18 In December 2011 (Intended Decision) and February 2012 (Amended Intended Decision), a
19 Monterey County Superior Court found that the Marina Coast Water District is the lead agency for
20 purposes of MCWD actions on the Regional Project and MCWD could not simply rely on the
21 California Public Utilities Commission(CPUC)'s EIR. In January 2012, Cal-Am withdrew its support
22 for the project. Thus, completion of this project is uncertain.

23 The California Public Utilities Commission (CPUC) originally studied a Coastal Water Project focused
24 solely on replacing the unlawful diversions of Carmel River water. The CPUC's certified Final EIR for
25 the Coastal Water Project also analyzed the Regional Project, as a project alternative, that would
26 produce additional water beyond Cal-Am's current Carmel River replacement needs. In addition to
27 Cal-Am's replacement needs, the Regional Project would provide sufficient additional water to the
28 Marina Coast Water District to meet the future needs of Fort Ord (2,700 AFY), to provide for build-
29 out of the Monterey Peninsula in accordance with existing local general plans (4,500 AFY), and to
30 provide for the North County (5,900 AFY). The Regional Project was is envisioned as a phased
31 project, with first priority being 12,500 AFY of replacement water for Cal-Am and 2,700 AFY to meet
32 future Fort Ord demand. Phase I of the Regional Project would ~~therefore~~ provide up to 15,200 AFY
33 in a critically dry weather year if built. If fully built out with Phase II, the Regional Project would
34 supply up to 25,600 AFY (CPUC 2009).

35 As described in the Coastal Water Project Final EIR (CPUC 2009), Phase I of the Regional Project
36 would include the following facilities and would provide up to 15,200 AFY in critically dry years if
37 built:

- 38 ● Sand City desalination plant and distribution system which began operation in 2010 (300 AFY).
- 39 ● Regional Urban Water Augmentation Project, which includes delivery of recycled water from the
40 Salinas Valley Reclamation Plant for urban irrigation uses (currently in design) (1,000 AFY).
- 41 ● Seaside Basin Aquifer Storage and Recovery (ASR) project expansion (1,300 AFY including n
42 existing 920 AFY plus expansion of 380 AFY).

- 1 • Regional Desalination Facility, which is a new 10.9 mgd plant and associated intake wells
2 proposed to be located in North Marina. (8,800 AFY on average with up to 10,900 AFY).
- 3 • Groundwater use in critically dry years (1,700 AFY) with replacement of water from use of
4 additional desalination water in off-peak years to balance basin.

5 Phase II could include some combination of the following additional facilities, none of which are
6 currently approved (CPUC 2009):

- 7 • Pacific Grove urban runoff diversion project.
- 8 • Salinas River Diversion Facility.
- 9 • Castroville Seawater Intrusion Project expansion.
- 10 • Expansion of the Surface Water Treatment Plant proposed under Phase 1 of the Coastal Water
11 Project.
- 12 • Expansion of the Regional Desalination Facility proposed under Phase 1 of the Coastal Water
13 Project to utilize brackish water wells.
- 14 • Seaside Basin groundwater replenishment activities.
- 15 • Seaside Basin ASR and reservoir expansion.

16 The CPUC certified the Final EIR for the CWP in December 2009 and issued its decision approving
17 the Regional Desalination Project, granting a Certificate of Public Convenience and Necessity
18 (CPCN), for California-American Water Facilities on December 3, 2010.

19 The Regional Project ~~is~~ was being implemented through a Water Purchase Agreement
20 (MCWRA/MCWD/Cal-Am 2011): a three-way partnership of the Marina Coast Water District
21 (MCWD), the MCWRA and Cal-Am, whereby the overall purpose of each agency would have been as
22 follows is:

- 23 • MCWD provides water service to the City of Marina and the former Fort Ord. MCWD acts on
24 behalf of persons served to furnish water for beneficial use, to protect the groundwater
25 underlying MCWD, and to conserve the water supply for future as well as present use.
- 26 • MCWRA's boundaries are coexistent with Monterey County's boundaries, and MCWRA is
27 responsible under the Agency Act to control groundwater extractions to prevent the loss of
28 usable groundwater through intrusion of seawater, to replace groundwater through the
29 development and distribution of a substitute surface supply, and to prohibit groundwater
30 exportation from the Salinas Basin.
- 31 • Cal-Am provides water service in various areas within California, including a service area in
32 Monterey County, adjacent to MCWD Service Area and within the boundaries of MCWRA. Cal-
33 Am withdrew its support for the Regional Project in January, 2012 and is no longer part of the
34 partnership.

35 Phase 1 of the Regional Project was planned for completion of construction by the end of 2015 and
36 operation in 2016, but implementation of the Regional Project has faced numerous challenges to
37 date that may delay or result in change to the Regional Project or outright cancellation:

- 38 • Environmental Impact Report: As noted above, the Monterey County Superior Court has found
39 that MCWD is lead agency for its components of the project and cannot simply rely on the CPUC

1 EIR. The court also instructed MCWD that it would need to address certain issues, including
 2 water rights.

- 3 ● California Coastal Commission: The project must be approved by the California Coastal
 4 Commission for project elements located within the coastal zone. No permit for the project has
 5 been issued to date. The CCC recently (August 2011) postponed consideration of an application
 6 for a test well for the project, which is needed to support project design. The delay of this permit
 7 could delay design and construction of the project. Approval of the overall project by the CCC is
 8 also uncertain as well.
- 9 ● Cost: Water derived from the desalination element of the project will be much more expensive
 10 than the current supplies from the Carmel River and the Seaside Aquifer. As a result, there is
 11 substantial concern on behalf of ratepayers about the future increased cost of water. Cal-Am
 12 recently commissioned a study on alternatives to the project, specifically to examine the
 13 potential to reduce costs (see discussion below). It is unknown at this time whether cost
 14 concerns might result in a change to the project to a different technology or different project
 15 configuration; should this happen, completion of the project and provision of replacement water
 16 supply could be delayed.
- 17 ● Governance: Certain issues have been raised recently concerning project governance. Some
 18 stakeholders have advocated for a different structure of control than the current control of
 19 MCWD, MCWRA, and Cal-Am. In addition, concerns have been raised about potential conflicts of
 20 interest on behalf of the project manager for the project's management consultant, RMC. While
 21 governance issues can ultimately be resolved, resolution of these issues may result in delays for
 22 project implementation or result in alternatives.
- 23 ● Water Rights: Agricultural owners have challenged the project concerning water rights. The
 24 Monterey Superior Court ruling held that MCWD's environmental analysis would need to
 25 address certain issues, including water rights.

26 Given this uncertainty, at present it is unknown whether the Regional Project would be completed
 27 by the end of 2016 and whether the Regional Project will be completed at all. As a result, this EIR
 28 considers potential water supply impacts under two alternative scenarios for 2017:

- 29 ● 2017 Scenario A: Regional Project completed as proposed by 2016.

30 2017 Scenario B: Regional Project (or an alternative) not completed by 2016.

31 *Page 3.12-23, lines 28–33 are revised as follows:*

32 In the Del Monte Forest, potable water is supplied by Cal-Am from sources in the Carmel Valley
 33 alluvial aquifer and the Seaside Aquifer. As discussed below, given the constraints in the Seaside
 34 Aquifer and the basin adjudication, which will reduce Cal-Am's withdrawals over time, it is
 35 presumed that the project would not ~~result in increased withdrawals~~ be supplied by Cal-Am with
 36 water from the Seaside Aquifer. It is presumed that the project will be supplied from the could
 37 increase withdrawals from the Carmel River through 2016, and could derive water from the Seaside
 38 aquifer (provided withdrawals are within Cal-Am's adjudicated limits). After 2017, the project's
 39 water could be derived and either from the Carmel River (within Cal-Am's legal right limit), from the
 40 Seaside Aquifer (within Cal-Am's adjudication limit) or from the Regional Project or an alternative to
 41 the Regional Project after 2017.

42 The analysis of water supply presumes that the entire proposed project, including all visitor-serving
 43 development and residential development, is built shortly after project approval, such that the

1 entire project water demand occurs prior to 2016. This assumption is conservative and discloses a
2 worst-case impact of increased project demand. However, this assumption is also likely an
3 overstatement of the short and near-term project water demand. The commercial aspects of the
4 project are likely to be built relatively soon, but the residential development could take many years
5 to develop as the Applicant will be selling residential lots to private parties who may choose not to
6 build their residences for many years. Thus, it may take many years before the project's full water
7 demand is realized, and in particular it may be many years before the full residential demand is
8 actually reached.

9 *Page 3.12-25, the following text is added after line 26:*

10 As noted above, it may take many years before the project's full water demand, particularly the
11 residential demand, is realized because it may take many years before all the project's proposed
12 residential lots are actually built out and their water demands come on line. Thus, in the short- and
13 near-term, the estimates of project demand likely overstate the demand that would actually occur,
14 and thus provide a worst-case analysis of potential impacts.

15 *Page 3.12-26, lines 4–10 are revised as follows:*

16 As noted above, the applicant's proposal is to use water pursuant to a water entitlement that was
17 derived through financing the replacement of potable water used for turf irrigation in the Del Monte
18 Forest with recycled water. Given the constraints on the Seaside Aquifer and the basin adjudication
19 which will reduce Cal-Am's withdrawals over time, it is presumed that the project would not be
20 ~~supplied by Cal-Am with~~ increase water withdrawals from the Seaside Aquifer ~~up to 2016, although~~
21 it may be provide actual water from the Seaside Aquifer within Cal-Am's adjudicated limits. After
22 2016, the project could be supplied by Cal-Am with water from the Carmel River within Cal-Am's
23 water rights, from the Seaside Aquifer (within Cal-Am's adjudication limit), or through new water
24 supplies from the Regional Project (or an equivalent alternative).

25 *Page 3.12-31, lines 6–14 are revised as follows:*

26 As described above under "Environmental Setting," there is a remaining unused water entitlement
27 available to the Applicant of 237325 AFY. Provision of water pursuant to this entitlement by Cal-Am
28 is not constrained by the requirements of SWRCB Order WR 95-10 or Order WR2009-0060 up to
29 December 31, 2016 (see discussion of water supply and distribution in "Environmental Setting"
30 above). The estimated increased supply needed to serve project demands could range between 128
31 and 145 AFY, depending on water year type. Even if all of this water were derived from the Carmel
32 River, it is less than the remaining entitlement; thus, Cal-Am would be able to supply project
33 demand without incurring any additional risk of enforcement activity from SWRCB pursuant to
34 Order WR 95-10 or Order WR2009-0060 up to December 31, 2016.

35 *Page 3.12-32, lines 18–37 are revised as follows:*

36 The Regional Project ~~was is being~~ designed to accommodate the existing demand that would be
37 displaced by the restrictions on Cal-Am withdrawals from the Carmel River and the Seaside Aquifer.
38 Alternatives to the Regional Project are being designed to achieve the same purpose. MPWMD
39 estimates the existing demands based on estimates of water use within the Cal-Am system between
40 1996 and 2006, and then adjusted those demands upward to account for the relatively wet
41 conditions in this period compared to long-term averages. The use of potable water by the PBCSD
42 Recycled Water Project between 1996 and 2006 is included in MPWMD's estimates and averaged
43 285 AFY. Using the MPWMD's adjustment factors, the potable water demand of the Recycled Water

1 Project would be 292 AFY (average year) up to 307 AFY (critically dry year) (see calculations in
2 Appendix H). Thus, MPWMD included up to 307 AFY in its estimate of existing water demand, which
3 was used to size the Regional Project. A similar assessment of water demand is expected to be used
4 in sizing Alternatives to the Regional Project.

5 Subsequent to 2006, the PBCSD Recycled Water Project was upgraded with the Phase 2
6 improvements which have virtually eliminated all potable water use. Thus, the 307 AFY included in
7 the MPWMD's estimates of existing demand is no longer needed for the Recycled Water Project and
8 is available. Since the Applicant financed the upgrades to the plant that eliminated this water use, it
9 is reasonable to consider this 307 AFY available to serve the Applicant's entitlement. Thus, although
10 the project's water demand will be met either directly from the Regional Project (or its equivalent)
11 or indirectly from the Regional Project or its equivalent (due to displacement of other existing
12 demand from being met via Carmel River water), the project would not require an expansion of the
13 Regional Project (or its equivalent) beyond its currently planned capacity. This is considered a less
14 than significant impact.

15 *Page 3.12-33, lines 23–26 are revised as follows:*

16 In the CPUC's Final EIR (CPUC 2009), the Regional Project was identified as having significant and
17 unavoidable impacts in the following area: air quality (during construction only for both Phase 1 and
18 Phase 2); geology, soils and seismicity (specifically concerning liquefaction for Phase 2 only); and
19 greenhouse gas emissions (for both Phase 1 and Phase 2). The Monterey County Superior Court has
20 held that MCWD is the lead agency for its components of the project and cannot simply rely on the
21 CPUC EIR. The court ruling found that any new EIR for the Regional Project prepared by MCWD for
22 its actions would need to address water rights, a contingency plan, the assumption of constant
23 pumping, the exportation of groundwater from the Salinas Valley basin, brine impacts on the outfall,
24 impacts on overlaying adjacent properties and water quality. Depending on the revised analysis the
25 project may also have significant unavoidable impacts to other resources than those noted above in
26 the Final EIR.

27 *Page 3.12-36, line 24 to Page 3.12-37, line 7 are revised as follows:*

28 Cumulative demand was analyzed in two ways: (1) Cumulative impacts were evaluated due to the
29 use of the remaining unused portion of the Applicant's water entitlement combined with project
30 water demand to examine potential near-term impacts on withdrawals from the Carmel River; and
31 2) Cumulative impacts were evaluated due to cumulative demands on the Monterey Peninsula for
32 2011, 2017, and 2030. As described in Section 3.0, cumulative development within the Del Monte
33 Forest consists of residential development of perhaps up to 105 new single-family dwelling units⁵.
34 as well as 45 additional visitor serving units at The Lodge at Pebble Beach and The Inn at Spanish
35 Bay (allowed by the proposed LCP Amendment beyond that included in the proposed project). As
36 shown in Table 3.12-11, these units could result in a demand of up to 93.5 AFY ~~82-AFY~~. It is expected
37 that Del Monte Forest new residential owners may purchase a portion of the Applicant's
38 entitlement; if not they would be new demand that would have to be supplied by Phase 2 of the
39 Regional Project (or an equivalent alternative). MPWMD Ordinance No. 109 allowed up to 175 AF to
40 be sold by the Applicant to other Del Monte Forest benefited properties. As of September 2011, of
41 the 175 AF, only 30 AF was being used, leaving 145 AF that could be used in future. It was assumed
42 that all of the remaining 145 AF of residential entitlement would be used in the near future and that
43 the 93.5 AF ~~82-AF~~ of cumulative Del Monte Forest growth would either be accommodated through
44 use of the residential entitlement or the remaining unused part of the Applicant's entitlement (for

1 their own properties) or would be deferred until new regional supplies were available⁶. These
2 demands are summarized in Table 3.12-11.

3 Another project planned for the Del Monte Forest is the Poppy Hills Golf Course renovation project
4 which includes: removing the existing irrigation system in the turf area and replacing it with a new
5 high water efficiency system; grading and sand-capping (placing 8 inches of sand over irrigated turf
6 areas) to improve water conservation and drainage; and removing 14.6 acres of irrigated turf and
7 replacing it with naturalized non-irrigated plantings. This would result in a beneficial impact to
8 water supply by decreasing the amount of water required to irrigate the Poppy Hills Golf Course.

9 On the Monterey Peninsula, cumulative water demands were examined in the Final EIR for the
10 Coastal Water Project (California Public Utilities Commission 2009), which also analyzed the
11 Regional Project. Using data from the Final EIR and several other data sources, cumulative water
12 demand was analyzed for 2011, 2017, and 2030 in comparison to available or projected water
13 supplies. The results of this analysis are discussed later in this section. The recent court ruling
14 concerning MCWD's reliance on the EIR for the Regional Project did not indicate any deficiencies in
15 the analysis of cumulative water demand.

16 As noted previously, it may take many years before the project's full water demand is realized, in
17 particular due to residential demand as it may take many years before all the project's proposed lots
18 are actually built out and their water demands come on line. The same is true for new cumulative
19 water demand related to the Applicant's sale of a portion of its water entitlement (as of fall 2011,
20 while 117 AF of the entitlement had been sold to other parties, only 30 AF was actually in use).
21 Thus, in the short and near-term, the estimates of project and other entitlement demand likely
22 overstate the demand that will actually occur, and thus provide a worst-case analysis of potential
23 impacts.

1 Page 3.12-38, Table 3.12-11 is revised as follows:

2 **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)					
<i>Existing Vacant Lots</i>					
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).
<i>Area X and Y</i>					
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).
<i>Visitor-Serving Units</i>					
<u>The Lodge at Pebble Beach and The Inn at Spanish Bay</u>	<u>45</u>	<u>0.21</u>	<u>9.5</u>	<u>0.21</u>	<u>Additional VSC units allowed by proposed LCP Amendment beyond the VSC units included in the proposed project.</u>
Total			<u>93.5</u> 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 <u>sold to others or dedicated for PBC use in use as of 2011</u>			<u>127</u> 40		10 AF - PBC, <u>117</u> 30 AF - others (MPWMD 2011)
Remaining <u>unused entitlement available for PBC use</u>			<u>237</u> 325		<u>(MPWMD 2011)</u>
Entitlement used for project			145		Based on critically dry year estimate
Remaining <u>unsold</u> entitlement outside of project for future other residential use			<u>58</u> 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. <u>(3) Of the 175 AF, only 30 AF is being used as of 2011 leaving 145 AF that could be used in future.</u>
Unused entitlement			34		Remaining entitlement <u>not currently being used</u> minus amount to be used for project minus <u>remaining amount that can be used for unused</u> 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					
<u>Amount of entitlement allowed to be transferred to others</u>			<u>175</u>		<u>MPWMD Ordinance 109 allows up to 175 AF to be sold to DMF benefited properties. (3)</u>
<u>Amount of entitlement actually used by others in 2011</u>			<u>30</u>		<u>(MPWMD, 2011)</u>
<u>Remaining amount that can be used by others</u>			<u>145</u>		
<u>Applicant's entitlement used for 45 additional VSC units</u>			<u>9.5</u>		
<u>Total Other Entitlement Use</u>			<u>154</u>		<u>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).</u>

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).

1

1 Page 3.12-40, Table 3.12-12 is revised as follows:

2 **Table 3.12-12. Cumulative Changes in Withdrawals from the Carmel River (through 2016)**

Low Use (Wet Year)	Acre-Feet
<i>2011 Existing Conditions^a</i>	<i>10,393</i>
Project Demand	128
Other Water Entitlement Demand	<u>147</u> 138
<i>Withdrawal</i>	<i>10,659</i>
Change relative to 2011 Existing Conditions	<u>275</u> 266
Average Use (Average Rainfall Year)	
<i>2011 Existing Conditions^b</i>	<i>11,205</i>
Project Demand	135
Other Water Entitlement Demand	<u>154</u> 145
<i>Withdrawal</i>	<i>11,485</i>
Change relative to 2011 Existing Conditions	<u>289</u> 280
High Use (Dry Year)	
<i>2011 Existing Conditions^c</i>	<i>11,489</i>
Project Demand	142
Other Water Entitlement Demand	<u>163</u> 153
<i>Withdrawal</i>	<i>11,783</i>
Change relative to 2011 Existing Conditions	<u>304</u> 294
Very High Use (Critically Dry Year)	
<i>2011 Existing Conditions^d</i>	<i>11,773</i>
Project Demand	145
Other Water Entitlement Demand	<u>167</u> 156
<i>Withdrawal</i>	<i>12,074</i>
Change relative to 2011 Existing Conditions	<u>312</u> 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%.

3

1 Page 3.12-42, Table 3.12-13 is revised as follows:

2 **Table 3.12-13. Cumulative Changes in Withdrawals from the Carmel River for 2017 Scenario A**
 3 **(with Regional Project)/2017 Scenario C (Alternative to the Regional Project)**

Low Use (Wet Year)	
<i>2011 Existing Conditions^a</i>	10393
Cal-Am Maximum Withdrawals per SCWRB Order WR 2009-0060 ^b	3376
Project Demand ^c	128
Other Future Entitlement Demand ^c	<u>147</u> 138
Reduction in Cal-Am service to Other Existing Users ^d	-275 -266
<i>Withdrawals with Project and other Entitlement Demand</i>	3376
Change over 2011 Existing Conditions	-7017
Average Use (Average Rainfall Year)	
<i>2011 Existing Conditions^a</i>	11205
Cal-Am Maximum Withdrawals per SCWRB Order WR 2009-0060 ^a	3376
Project Demand ^c	135
Other Future Entitlement Demand ^c	<u>154</u> 145
Reduction in Cal-Am service to Other Existing Users ^d	-289 -280
<i>Withdrawals with Project and other Entitlement Demand</i>	3376
Change over 2011 Existing Conditions	-7829
High Use (Dry Year)	
<i>2011 Existing Conditions^a</i>	11814
Cal-Am Maximum Withdrawals per SCWRB Order WR 2009-0060 ^b	3376
Project Demand ^c	142
Other Future Entitlement Demand ^c	<u>163</u> 153
Reduction in Cal-Am service to Other Existing Users ^d	-304 -294
<i>Withdrawals with Project and other Entitlement Demand</i>	3376
Change over 2011 Existing Conditions	-8113
Very High Use (Critically Dry Year)	
<i>2011 Existing Conditions^a</i>	11773
Cal-Am Maximum Withdrawals per SCWRB Order WR 2009-0060 ^b	3376
Project Demand ^c	145
Other Future Entitlement Demand ^c	<u>167</u> 156
Reduction in Cal-Am service to Other Existing Users ^d	-312 -301
<i>Withdrawals with Project and other Entitlement Demand</i>	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).

4

1 Page 3.12-43, Table 3.12-14 is revised as follows:

2 **Table 3.12-14. Cumulative Changes in Withdrawals from the Carmel River for 2017 Scenario B (No**
 3 **Regional Project or its equivalent)**

Low Use (Wet Year)	
<i>2011 Existing Conditions^a</i>	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	<u>51</u> 48
Reduction in Cal-Am service to Other Existing Users ^d	<u>-96</u> -93
<i>Withdrawals with Project and other Entitlement Demand</i>	3376
Change over 2011 Existing Conditions	-7017
Average Use (Average Rainfall Year)	
<i>2011 Existing Conditions^a</i>	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	<u>54</u> 51
Reduction in Cal-Am service to Other Existing Users ^d	<u>-101</u> -98
<i>Withdrawals with Project and other Entitlement Demand</i>	3376
Change over 2011 Existing Conditions	-7829
High Use (Dry Year)	
<i>2011 Existing Conditions^a</i>	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	<u>57</u> 53
Reduction in Cal-Am service to Other Existing Users ^d	<u>-106</u> -103
<i>Withdrawals with Project and other Entitlement Demand</i>	3376
Change over 2011 Existing Conditions	-8113
Very High Use (Critically Dry Year)	
<i>2011 Existing Conditions^a</i>	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	<u>58</u> 55
Reduction in Cal-Am service to Other Existing Users ^d	<u>-109</u> -106
<i>Withdrawals with Project and other Entitlement Demand</i>	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.

1 *Page 3.12-44, lines 3-10 are revised as follows:*

2 Cumulative conditions were also evaluated for the Monterey Peninsula as a whole considering
3 existing and future demands, including the project demands, and future other entitlement demands
4 noted above. The results of this analysis are shown in Table 3.12-15. As shown therein, there is
5 adequate supply at present to serve cumulative demand (taking into account current restrictions on
6 new connections) in 2017 and 2030 presuming, respectively, that Phase 1 of the Regional Project (or
7 its equivalent) is built by 2016 and Phase 2 of the Regional Project (or its equivalent) is built in time
8 to anticipate new demands beyond the demands met by Phase 1. If the Regional Project (or its
9 equivalent) is not built, then there will be substantial shortfalls and likely water rationing.

1 *Pages 3.12-45 and 3.12-46, Table 3.12-15 is revised as follows:*

2 **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.
<i>Total Demand</i>	14,999 <u>14,999</u>	15,454 <u>15,444</u>	15,454 <u>15,444</u>	28,145 <u>28,136</u>	
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.
<i>Subtotal Existing Sources</i>	<i>15,653</i>	<i>5,770</i>	<i>5,770</i>	<i>5,770</i>	
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
<i>Total Additional Supply (with Phase 1)</i>	<i>300</i>	<i>300</i>	<i>14,280</i>	<i>14,280</i>	
Total Supply (with Phase 1)	15,953	6,070	20,050	20,050	
Supply/ Demand Balance	954	-9,384	4,596	-8,095	
	963	-9,374	4,606	-8,086	
RWSP: Phase 2	0	0	0	10,400	CPUC 2009. Additional amount beyond Phase 1
<i>Total Additional Supply (with Phase 2)</i>	<i>15,953</i>	<i>6,070</i>	<i>20,050</i>	<i>20,050</i>	
Total Supply (with Phase 2)	15,953	6,070	20,050	30,450	
Supply/ Demand Balance	954^e	-9,384	4,596^e	2,305^e	
	963^e	-9,374	4,606^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:*

2 As shown in Table 3.12-15, by 2030, cumulative demand would far exceed water supplies developed
3 with Phase 1 of the Regional Project (or its equivalent) but cumulative demand could be met if Phase
4 2 of the Regional Project (or its equivalent) were completed. As described in the EIR for the 2010
5 Monterey County General Plan, existing City, County, MPWMD, and SWRCB policies and restrictions
6 would constrain new development in absence of a long-term water supply and thus cumulative
7 demands beyond that serviced by Phase 1 of the Regional Project (or its equivalent) would not
8 worsen the water supply conditions.

9 *Page 3.12-47, line 39 through Page 3.12-48, line 4 are revised as follows:*

10 As described above, MPWMD included up to 307 AFY in its estimate of existing water demand for
11 the potable water demand of the PBCSD Recycled Water Project which is no longer needed when it
12 estimated existing demand for the Regional Project (presumably similar estimating would be done
13 for alternatives to the Regional Project). The project and future other entitlement water demand
14 would range from 275 to 312 AFY ~~266 to 301 AFY~~, which is less than or approximately the same as
15 the 307 AFY freed up by Phase 2 of the PBCSD Recycled Water Project and thus would not result in a
16 need to expand the Regional Project (or its equivalent) beyond current planning. This is considered
17 a less than considerable contribution to cumulative water supply impacts and thus a less than
18 significant impact.

19 *Page 3.12-48, lines 15–18 are revised as follows:*

20 Inside the Del Monte Forest, distribution water lines are included in the project to deliver water
21 from current distribution lines to the point of demand. Other cumulative development inside the Del
22 Monte Forest is limited to residential development. The project's new demand and future other
23 entitlement demand could range from 275 to 312 AFY ~~266 to 301 AFY~~.

24 **Chapter 4 – Other CEQA Required Sections**

25 No revisions made.

1 **Chapter 5 – Alternatives**

2 *Page 5-6, Table 5-1 is revised as follows:*

3 **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 Impacts¹ 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 to	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) <u>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.</u>					
(2) <u>Reduces a project impact that can be mitigated to a less than significant level, without the need for mitigation.</u>					

4

5 *Page 5-6, Footnote 1 is deleted:*

6 ~~As described in Chapter 2, Project Description, the LCP Amendment is not part of the “project” being analyzed~~
 7 ~~under CEQA in this document. The LCP Amendment is exempt from normal CEQA analysis because it will be~~
 8 ~~analyzed through the certified regulatory process under the California Coastal Commission which is~~
 9 ~~considered the functional equivalent to CEQA. However, the proposed project represents the “Concept Plan”~~
 10 ~~described in the LCP Amendment and this EIR describes the environmental impacts of the Concept Plan for use~~
 11 ~~as information in the County and CCC review and approval of the LCP Amendment.~~

1 Following Page 5-8, Table 5-3, Alternative 1 transportation impacts are revised as follows:

2 **Table 5-3. Comparison of Environmental Impacts of Project Alternatives Analyzed in Draft EIR**

Issue Area	Proposed Project	Alternative		
		1. Clustered Development Options		
		1A: Option A	1B: Option B	1C: Option C
Transportation	<ul style="list-style-type: none"> ● 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 	<ul style="list-style-type: none"> ●⦿ Similar impact. Slightly more local <u>and regional</u> traffic due to 18 more residences at Corporate Yard but same regional traffic. 	<ul style="list-style-type: none"> ●⦿ Similar impact. Slightly more local <u>and regional</u> traffic due to 18 more residences at Corporate Yard but same regional traffic. 	<ul style="list-style-type: none"> ●⦿ Similar impact. Slightly more local <u>and regional</u> traffic due to 18 more residences at Corporate Yard but same regional traffic.

3

4 Following Page 5-8, Table 5-3, Alternative 2A climate change, transportation, and water supply and

5 demand impacts are revised as follows:

6 **Table 5-3. Comparison of Environmental Impacts of Project Alternatives Analyzed in Draft EIR**

Issue Area	Proposed Project	Alternative		
		2. Reduced Development Options		
		2A: Option A	2B: Option B	2C: Option C
Climate Change	<ul style="list-style-type: none"> ⦿ Contribute to climate change impacts. 	<ul style="list-style-type: none"> ⦿ Similar impact. Slightly less to <u>slightly more</u> contribution. 	<ul style="list-style-type: none"> ⦿ Similar impact. Slightly less contribution. 	<ul style="list-style-type: none"> ⦿ Similar impact. Slightly less contribution.
Transportation	<ul style="list-style-type: none"> ● 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 	<ul style="list-style-type: none"> ●⦿ Similar impact. Slightly more local traffic due to more residents in Del Monte Forest. <u>Slightly more to slightly less</u> regional traffic due to <u>slightly more or less</u> residential units. 	<ul style="list-style-type: none"> ●⦿ Similar impact. Slightly less local and regional traffic 	<ul style="list-style-type: none"> ●⦿ 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	<p>● 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</p>	<p>● <u>Slightly more to slightly less</u> water demand since <u>slightly more or slightly less</u> residential development.</p>	<p>● Less water demand since less residential development.</p>	<p>● Less water demand since less residential development.</p>

1

2 *Pages 5-10 to 5-16, the Alternative 1 – Clustered Development Options analysis is revised as follows.*

3 *Note: The Alternative 1 – Clustered Development Options analysis has been revised to include more*
 4 *detail and quantification for the additional 18 inclusionary housing units that are part of Alternative 1.*
 5 *The Alternative 1 – Clustered Development Options discussion has been included in its entirety to*
 6 *provide context for the changes.*

7 **Alternative 1—Clustered Development Options**

8 **Alternative Characteristics**

9 Multiple options exist to cluster residential development to reduce the level of impact on biological
 10 resources. The following three clustered development options (Alternatives 1A, 1B, 1C or Options
 11 1A, 1B, 1C) were developed to reduce the level of impact on Monterey pine forest and Yadon’s
 12 piperia. All three options have the same visitor-serving component as the proposed project (with
 13 Area M Spyglass Hill New Resort Hotel [Option 1]) and the same transportation improvements and
 14 preservation areas. Unlike the proposed project (whereby the applicant would contribute an in-lieu
 15 fee for affordable housing), these three options include an additional 18 inclusionary housing units
 16 in the Corporation Yard to comply with the County’s affordable housing program, which increases
 17 the total residential development within Del Monte Forest to 108 residential units (90 market-rate
 18 and 18 inclusionary).

19 Table 5-2 includes a summary of the alternative characteristics for each clustered development
 20 option, including the total number of residential units (market rate and inclusionary), a description
 21 of how the residential units would be clustered, and the biological resource impacts being avoided
 22 or reduced.

23 All three Alternative 1 clustered development options would meet most of the project objectives, but
 24 the lots in certain subdivisions would be smaller in size and thus would not meet the specific project
 25 objective for large lots as well as the proposed project.

1 The use of an in-lieu inclusionary housing fee, as proposed by the Applicant, may or may not result
2 in actual construction of inclusionary housing units as in-lieu fees can be used for a range of
3 activities supporting inclusionary housing other than constructing new inclusionary housing units.
4 Thus it is speculative at this time to conclude that inclusionary housing units would be built
5 somewhere within Monterey County due to use of an in lieu fee. For this alternatives analysis, it is
6 assumed that use of the in-lieu fee by the project does not result in actual construction of
7 inclusionary housing units and thus that the amount of residential units included in each alternative
8 should be compared to the units actually proposed to be built by the proposed project.

9 **Alternative 1A: Clustered Development Option A**

10 This alternative would include 90 market-rate residential lots but would relocate all proposed
11 residential lots from Areas J (5 lots) and Area K (8 lots), shown in Figures 2-21 and 2-22, to Area F-2
12 (16 lots) and Area I-2 (16 lots), shown in Figures 2-19 and 2-20. Areas J and K contain Monterey
13 pine forest, Yadon's piperia, streams and wetlands, and CRLF breeding habitat. Area K has the
14 largest population of Yadon's piperia of all the proposed development sites (the majority of Yadon's
15 piperia in Del Monte Forest is located within the proposed preservation sites). Areas F-2 and I-2
16 were selected as densification locations because they are completely surrounded by development
17 and, as such, their natural resources are isolated and fragmented from larger undeveloped areas in
18 Del Monte Forest.

19 There are a number of ways that the 13 lots from Areas J and K can be consolidated into Areas F-2
20 and I-2; this alternative presumes 6 lots are added to Area F-2 and 7 lots are added to Area I-2. This
21 alternative presumes that lots not containing Yadon's piperia would be split to accommodate the
22 new lots in each area, so as to avoid any increase in direct loss of Yadon's piperia. The gross density
23 of Area F-2 would decrease from 1.22 acres per unit to 0.89 acre per unit, which would be classified
24 as Medium-Density Residential (MDR), which allows between 2 and 4 units per acre. The gross
25 density of Area I-2 would decrease from 1.17 acres per unit to 0.81 acre per unit, which would also
26 be Medium-Density Residential (MDR).

27 This alternative would include 18 inclusionary units in attached housing at the Corporation Yard, in
28 addition to the 10 market rate units, with all 28 units being within the same 4.7-acre development
29 footprint as the proposed project. The 10 market rate units would be on 2.3 acres on the north side,
30 and the 18 inclusionary units would be on 2.4 acres on the south side, as shown in Figure 5-3
31 (Pebble Beach Company 2012). The density of the proposed housing area would change from an
32 average of 0.47 acre per unit to an average of 0.23 acre per unit for the 10 market rate units and
33 0.13 acre per unit for the 18 inclusionary units 0.17 acre per unit. The 18 inclusionary units would
34 be in three two-story buildings with 6 units each, and the development area would include
35 landscaping and 54 surface parking spaces. Per the county's coastal zoning ordinance, this density
36 would be High-Density-Residential (HDR), which allows 8 units per acre or a higher density
37 approved as part of a clustered residential subdivision. ~~The proposed 10 market rate single family~~
38 ~~units at the Corporation Yard would change to attached housing in combination with the 18~~
39 ~~inclusionary units, for a total of 28 units at the Corporation Yard].~~

40 **Alternative 1B: Clustered Development Option B**

41 This alternative would include 90 market-rate residential lots but would relocate all proposed
42 residential lots from Area K (8 lots) and Area L (10 lots), as shown in Figures 2-22 and 2-23, to
43 Areas F-2 and I-2. As noted, above, Area K contains Monterey pine forest, streams, wetlands, CRLF
44 habitat, and the largest population of Yadon's piperia of all the proposed development sites. The

1 proposed development area at Area L contains Monterey pine forest adjacent to Del Monte Forest
 2 Foundation Indian Village preservation area. Although Area L also contains dune habitat, these areas
 3 are already preserved in an existing conservation easement. The project could have indirect effects
 4 on the dune area, as described in Section 3.3, Biological Resources, which would be avoided by not
 5 developing adjacent areas. Area L also contains several streams, CRLF habitat, and a small
 6 population of Yadon's piperia, but the proposed project includes these resources within the
 7 proposed preservation areas.

8 Areas F-2 and I-2 can accommodate the 18 lots from Areas K and L in a number of ways; this
 9 alternative presumes 9 lots each are added to F-2 and I-2. This alternative presumes that lots not
 10 containing Yadon's piperia would be split to accommodate the new lots in each area in order to
 11 avoid any increase in direct loss of Yadon's piperia. The gross density of Area F-2 would decrease
 12 from 1.22 acres per unit to 0.65 acre per unit, which would be classified as Medium-Density
 13 Residential (MDR)/2, which allows up to 2 units per acre. The gross density of Area I-2 would
 14 decrease from 1.17 acres per unit to 0.75 acre per unit, which would also be Medium-Density
 15 Residential (MDR)/2.

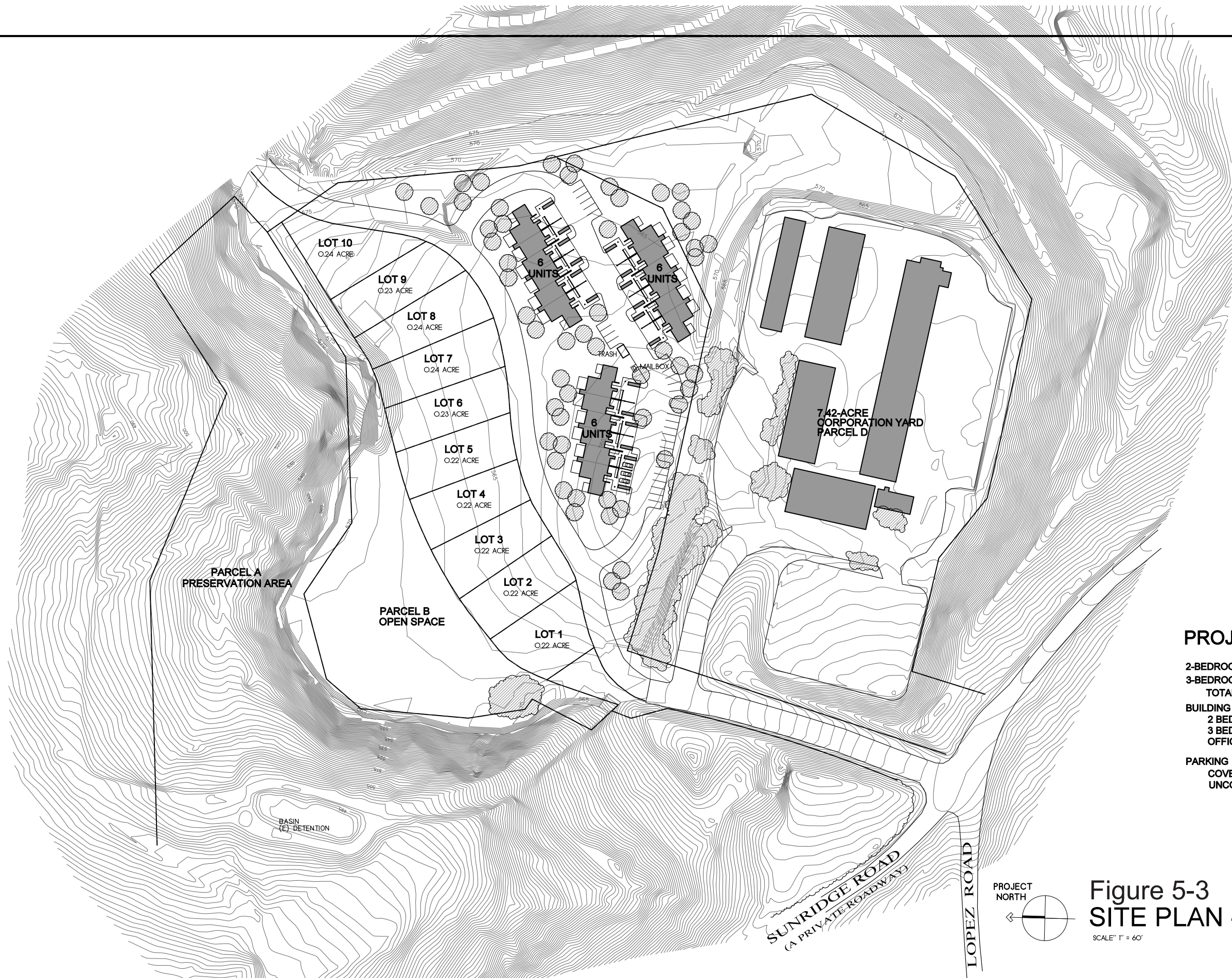
16 This alternative would include 18 inclusionary units in attached housing at the Corporation Yard as
 17 described under Alternative 1A and shown in Figure 5-3.

18 **Alternative 1C: Clustered Development Option C**

19 This alternative would include 90 market-rate residential lots but would restrict and reconfigure
 20 building envelopes to avoid all direct impacts to Yadon's piperia. While there are a myriad of ways
 21 that lots can be reconfigured and or clustered to avoid Yadon's piperia, this alternative includes the
 22 following:

- 23 • Area F-2 (16 lots): Modify allowable building envelopes on Lots 1, 2, 5, 6, 8, 9, 10, 11, and 15 and
 24 eliminate Lot 16, and split Lot 4 to accommodate the relocated lot on-site.
- 25 • 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
 26 accommodate relocated lots on-site.
- 27 • Area J (5 lots): Delete Lots 1 and 5 and split Lots 2 and 3 to accommodate relocated Lots on-site
 28 and modify Lot 4 allowable building envelope.
- 29 • Area K (8 lots): Modify allowable building envelopes on Lots 1 and 5 and delete Lots 2-4 and 6-
 30 8 and relocate the lots to Area L.
- 31 • Area L (10 lots): Split Lots 1-5 and Lot 8 to accommodate the relocated lots from Area K.
- 32 • Area U (7 lots): Modify allowable building envelope on Lot 7.
- 33 • Area V (14 lots): Delete Lot 11 and reconfigure other lots to accommodate relocated lot on-site,
 34 and modify Lot 10 allowable building envelope.
- 35 • Special Events Staging Area: Reduce the development footprint to avoid Yadon's piperia.

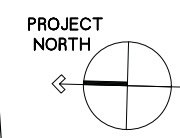
36 These areas and lots are shown in Figures 2-19 to 2-25. This alternative would include 18
 37 inclusionary units in attached housing at the Corporation Yard, as described under Alternative 1A
 38 and shown in Figure 5-3.



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'



Source: Pebble Beach Company 2012

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EL PÉSCADERO RANCHO, MONTEREY COUNTY, CALIFORNIA

CORPORATE YARD
DEL MONTE FOREST PRESERVATION AND DEVELOPMENT PLAN
CORPORATE YARD INCLUSIONARY HOUSING

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DATE: FEB. 9, 2012

1 **Impact Analysis**

2 The analysis below applies to all three Alternative 1 clustered development options. Any differences
3 between the options are described within the evaluation. All three Alternative 1 options include the
4 additional 18 inclusionary housing units at the Corporation Yard. The analysis below separates this
5 element of the project to provide a quantitative analysis of the additional housing units. Although
6 some impacts would result in an increase or decrease in the severity of an impact compared to the
7 proposed project, the difference is relatively minor and does not change the significance
8 determination for any of the impacts—except for biological resources. Alternative 1C would reduce
9 impacts to Yadon’s piperia from less than significant with mitigation to less than significant without
10 mitigation.

11 **Aesthetics**

12 The impacts under this alternative would be similar to those identified for the proposed project.

13 *Impacts Other than the Inclusionary Housing*

14 Impacts AES-A1 (adversely affect public viewing in or near visually prominent areas identified in the
15 LUP and along 17-Mile Drive), AES-B1 (degrade visual character and quality of some development
16 sites), and AES-C1 (introduce new light and glare) would be slightly greater under Alternative 1
17 because residential development would be increased in Areas F-2, and I-2 and the Corporation Yard.
18 Residential development would be removed from Areas J and K (13 lots) under Option 1A and from
19 Areas K and L (18 lots) under Option 1B, and relocated to Areas F-2 and I-2. Under Option 1C, the
20 number of residential lots within Areas J, K, L, F-2 and I-2 would be the same but shifted and split
21 differently.

22 *Impacts of the Inclusionary Housing*

23 All three Alternative 1 options include adding 18 inclusionary housing units to the Corporation Yard
24 site. Impact AES-C1 (introduce new light and glare) would be slightly greater under Alternative 1
25 because residential development would be increased in the Corporation Yard which is adjacent to
26 the open space (the HHNHA). However, the Corporation Yard is mostly screened from view from
27 neighboring residential areas due to intervening forest.

28 *Impact Conclusion*

29 Overall, the impacts and required mitigation of Alternative 1 would be similar to those of the
30 proposed project but slightly higher in Areas F-2, I-2 and the Corporation Yard due to a higher
31 number of residential units. Like the proposed project, the impacts of Alternative 1 would be
32 reduced to a less-than-significant level with implementation of Mitigation Measures AES-A1
33 (incorporate design features and landscaping requirements in design plans and specifications for all
34 development sites that involve construction of new structures or modification of existing structures)
35 and AES-C1 (incorporate light and glare reduction measures in design plans and specifications).

36 **Air Quality**

37 The impacts under this alternative would be similar to those identified for the proposed project.

1 Impacts Other than the Inclusionary Housing

2 The construction-related Impacts AQ-C1 (increase in PM10 emissions from grading and
3 construction) and AQ-D1 (increase in emission of diesel toxic air contaminants from construction
4 trucks and equipment) would generally be the same under Alternative 1. However, localized
5 emissions would shift from Areas J, K, and L to Areas F-2 and I-2 ~~and would slightly increase at the~~
6 ~~Corporation Yard~~. Residential development would be relocated from Areas J and K (13 lots) under
7 Option 1A and from Areas K and L (18 lots) under Option 1B to Areas F-2 and I-2 under both
8 options. Under Option 1C, the number of residential lots within Areas J, K, L, F-2 and I-2 would be
9 the same, but shifted and split differently so the overall increase in these areas would remain the
10 same.

11 Impacts of the Inclusionary Housing

12 All three Alternative 1 options include adding 18 inclusionary housing units to the Corporation Yard
13 site. The construction-related Impacts AQ-C1 (increase in PM10 emissions from grading and
14 construction) and AQ-D1 (increase in emission of diesel toxic air contaminants from construction
15 trucks and equipment) would generally be the same under Alternative 1. However, localized
16 emissions would increase slightly at the Corporation Yard.

17 Adding the 18 inclusionary housing units to the Corporation Yard would increase emissions
18 associated with project operations from area, energy, and mobile sources. Table 5-8 summarizes
19 operational emissions associated with the 18 inclusionary housing units to the Corporation Yard
20 (which are indicated in **bold text**) and presents the total project emissions. As shown in Table 5-8,
21 operational emissions are anticipated to remain below MBUAPCD threshold levels. Table 5-9
22 presents a comparison of emissions for the proposed project and Alternative 1 and shows that
23 Alternative 1 would increase emissions slightly.

24 In addition to increases in criteria pollutant emissions, adding the 18 inclusionary housing units to
25 the Corporation Yard site is expected to affect traffic congestion and distribution at nearby roadway
26 intersections, which could result in elevated carbon monoxide (CO) concentrations. An analysis of
27 CO concentrations at nearby roadway intersections was performed and is presented in Table 5-10.
28 As shown in Table 5-10, the additional 18 inclusionary housing units would not result in elevated CO
29 concentrations in excess of State or federal standards. Table 5-11 presents a comparison of CO
30 concentrations for the proposed project and Alternative 1 and shows that Alternative 1 would
31 increase CO concentrations slightly.

32 Impact Conclusion

33 Overall, the impacts and required mitigation of Alternative 1 would be similar to those of the
34 proposed project but slightly higher due to a higher number of residential units. Compared to the
35 proposed project, construction-related emissions would be roughly the same and would be reduced
36 with implementation of Mitigation Measures AQ-C1 (measures to control fugitive dust emissions),
37 AQ-C2 (measures to control construction-related exhaust emissions), and AQ-D1 (use after-market
38 emissions control technology on construction equipment). Also like the proposed project,
39 implementation of Mitigation Measures AQ-C1 and AQ-C2 would not be sufficient to reduce
40 construction PM10 emissions to a less-than-significant level because the large excavation areas are
41 related to the visitor-serving development and the relocation of the driving range.

1 **Table 5-8. Operational Emissions (lbs/day) of Alternative 1 (new table)**

Project Element	Category	Pounds/Year								
		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.)

1

2 **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	
<i>Difference</i>	<i>11.17</i>	<i>4.20</i>	<i>33.75</i>	<i>1.73</i>	<i>0.13</i>	<i>3.92</i>	<i>0.06</i>	<i>0.13</i>	<i>2.24</i>	
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	
<i>Difference</i>	<i>11.17</i>	<i>4.20</i>	<i>33.75</i>	<i>1.73</i>	<i>0.13</i>	<i>3.92</i>	<i>0.06</i>	<i>0.13</i>	<i>2.24</i>	

3

1 **Table 5-10. Results of Localized Carbon Monoxide Modeling for Alternative 1 with 18 Units**
 2 **(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.

3

1 **Table 5-11. Increase of Localized Carbon Monoxide Emissions with Alternative 1 compared to the**
 2 **Proposed Project (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	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.

3

4 **Biological Resources**

5 The impacts under this alternative would be less than those identified for the proposed project.

6 Impacts Other than the Inclusionary Housing

7 Impacts on Monterey pine forest, Yadon’s piperia, streams and wetlands, and CRLF habitat found in
 8 Areas J, K, and L would be reduced because the residential development would be relocated to other
 9 areas proposed for residential development (to Areas I-2 and F-2 for Alternatives 1A and 1B and
 10 repositioned to lower impacts on Yadon’s piperia for Alternative 1C). The impacts were quantified
 11 for Monterey pine forest and Yadon’s piperia. Under the proposed project, 85.98 acres of Monterey
 12 pine forest and 8.7 acres of Yadon’s piperia would be affected. Under Alternatives 1A, 1B, and 1C, the

1 impacts on Monterey pine forest and Yadon's piperia would be less for both direct and indirect
2 impacts. The total reduction in impacts is:

- 3 • Alternative 1A—8.53 acres less Monterey pine forest and 2.73 acres less Yadon's piperia.
- 4 • Alternative 1B—13.64 acres less Monterey pine forest and 2.45 acres less Yadon's piperia.
- 5 • Alternative 1C —3.49 acres less Monterey pine forest and 3.3 acres less Yadon's piperia (with no
6 direct impacts on Yadon's piperia).

7 In general, impacts on other biological resources supported by Monterey pine forest would have
8 similar relative characteristics to those indicated above for the Monterey pine forest. However,
9 these clustered development alternatives would not lower impacts on Hooker's manzanita because
10 this species is not found at Areas J, K, and L; and avoiding part of all of these areas would not lower
11 the project's impact. Avoiding Areas J and K would also lower indirect impacts on CRLF habitat,
12 although all proposed project indirect impacts can be readily mitigated to a less-than-significant
13 level. Avoiding Area L would lower indirect impacts on coastal dunes, although all of the proposed
14 project's indirect impacts can be readily mitigated to a less-than-significant level.

15 Impacts of the Inclusionary Housing

16 All three Alternative 1 options include adding 18 inclusionary housing units to the Corporation Yard
17 site. The additional units at the Corporation Yard would increase the level of indirect effect on the
18 HHNHA due to increased residential use of trails, as described for Impact BIO-B3 (indirectly disturb
19 Monterey pygmy forest and other sensitive plant habitat areas and plant and wildlife species in the
20 HHNHA due to increased trail use and adjacent residential use).

21 Impact Conclusion

22 Overall, the impacts and required mitigation of Alternative 1 would be similar to but less than those
23 of the proposed project for impacts to Monterey pine forest and Yadon's piperia and other biological
24 resources in Areas J, K and L. The potential for indirect impacts to the HHNHA would be slightly
25 greater due to the 18 additional housing units at the Corporation Yard. However, like the proposed
26 project, Impact BIO-B3 would be reduced to a less than significant level with implementation of
27 Mitigation Measure BIO-B3 (include additional measures in the resource management plan for
28 HHNHA to avoid indirect trail use impacts on sensitive resources and use directed lighting at the
29 Corporation Yard residential area).

30 **Climate Change**

31 The impacts under this alternative would be similar to those identified for the proposed project.

32 Impacts Other than the Inclusionary Housing

33 Like the proposed project, GHG emitted during construction and from operation could contribute to
34 climate change impacts. Alternative 1 would result in less tree removal than the Proposed Project.
35 Based on the GHG emissions for the Proposed Project (Option 1, see Table 3.4-9) related to tree
36 removal (annual emissions of up to 216 MT CO₂e due to loss of sequestration and one-time
37 emissions of up to 4,605 MT CO₂e due to carbon stock loss), and the relative amounts for Monterey
38 pine forest removal shown in Table 5-6, this alternative would result in 1 to 8 metric tons less
39 annual GHG emissions and 15 to 162 metric tons less one-time emissions due to lowered tree
40 removal.

1 Impacts of the Inclusionary Housing

2 This alternative would have the same amount of development as the proposed project, plus the 18
3 additional inclusionary residential units at the Corporation Yard².

4 The construction-related Impacts CC-A1 (increase in temporary construction-related GHG
5 emissions) would generally be the same under Alternative 1. It is anticipated that equipment pieces
6 and construction schedule would remain the same, and localized construction emissions are
7 expected to remain the same at the Corporation Yard.

8 The additional 18 inclusionary housing units to the Corporation Yard are anticipated to increase
9 emissions associated with project operations from area, energy, mobile, and waste water sources.
10 Table 5-12 and Table 5-13 summarize unmitigated and mitigated, respectively, operational
11 emissions associated with the 18 inclusionary housing units to the Corporation Yard (which are
12 indicated in **bold** text) and presents the total project emissions. Table 5-14 and Table 5-15
13 compares unmitigated and mitigated, respectively, emissions for the proposed project and
14 Alternative 1 and indicate that Alternative 1 would increase emissions slightly compared to the
15 proposed project. The mitigation modeled for Alternative 1 is the same hypothetical mitigation
16 applied to the proposed project, which is not the final specific emissions reduction measures, but
17 just an illustrative case. As shown in Table 5-15, the hypothetical mitigation would reduce
18 Alternative 1 GHG emissions by about 23% compared to the unmitigated condition which would be
19 slightly short of the required mitigation performance standard of 24%. Additional mitigation of 29
20 to 42 MT would be necessary, which is readily feasible by application one or more of the specific
21 measures discussed in Mitigation Measure CC-A2-A.

22 *Page 5-14, Footnote 2 is changed as follows:*

23 The use of an in-lieu fee may or may not ~~would~~ result in the same amount of emissions as would
24 including the 18 inclusionary units at the Corporation Yard because it is unknown at this time
25 whethere payment of the in-lieu fee would be used to actually construct inclusionary housing units
26 or whether it may be used for other efforts supporting inclusionary housing in Monterey County as
27 allowed in the in-lieu fee program. Thus it is speculative at this time to conclude that 18 units would
28 be built somewhere within Monterey County. Thus, there would be no nominal change in GHG
29 emissions, although traffic emissions might differ depending on proximity to transit and services.
30 For this alternatives analysis, it is assumed that use of the in-lieu fee does not result in actual
31 construction of inclusionary housing units and thus that the alternative amount of residential units
32 should be compared to the units proposed to be built by the proposed project.

1

Table 5-12. Alternative 1, Unmitigated Operational GHG Emissions (new table)

Development Site	Sector	CO₂	CH₄	N₂O	CO₂e
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	CO₂	CH₄	N₂O	CO₂e
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.)

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Table 5-13. Alternative 1, Mitigated Operational GHG Emissions (new table)

Phase	Sector	CO ₂	CH ₄	N ₂ O	CO ₂ e
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 ₂ O	CO ₂ e
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
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
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
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
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
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

Phase	Sector	CO ₂	CH ₄	N ₂ O	CO ₂ e
Total Option 2	Area	181.11	0.11	0.01	187.00
Area M Spyglass Hill New Residential Lots	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.

1

2 **Table 5-14. Comparison of Unmitigated Annual Operational GHG Emissions for the Proposed**
 3 **Project and Alternative 1 (MT/Yr) (new table)**

Project Condition	CO ₂ e
Area M Option 1 (New Resort Hotel)	
Total Annual Emissions for Proposed Project	5,187
Total Annual Emissions for Alternative 1	5,554
<i>Difference</i>	<i>+366</i>
Area M Option 2 (New Residential Lots)	
Total Annual Emissions for Proposed Project	3,704
Total Annual Emissions for Alternative 1	4,070
<i>Difference</i>	<i>+366</i>
Note: Excludes one-time losses due to tree removal, but includes 8 less MT due to less loss of annual sequestration	

4

1 **Table 5-15. Comparison of Mitigated Operational GHG Emissions for the Proposed Project and**
 2 **Alternative 1 (MT/Yr) (new table)**

Project Condition	CO₂e
Area M Option 1 (New Resort Hotel)	
Total Emissions for Proposed Project	3,966
Total Emissions for Alternative 1	4,250
<i>Difference</i>	<i>+284</i>
Area M Option 2 (New Residential Lots)	
Total Emissions for Proposed Project	2,852
Total Emissions for Alternative 1	3,135
<i>Difference</i>	<i>+284</i>

3

4 *Impact Conclusion*

5 Compared to the proposed project, Alternative 1 emissions would be similar to but slightly higher
 6 than the proposed project and could be reduced with implementation of Mitigation Measures CC-A1
 7 (BMPs for GHG emissions during project construction) and CC-A2 (GHG reduction measures and
 8 other design elements to ensure project-related GHG emissions are reduced by 2426% relative to
 9 business as usual).

10 **Cultural Resources**

11 The impacts under this alternative would be similar to those identified for the proposed project.

12 *Impacts Other than the Inclusionary Housing*

13 This alternative would have similar effects as the proposed project if undiscovered resources were
 14 encountered during construction. Under this alternative, residential development would be shifted
 15 and the density would be increased, reducing the overall disturbed land area, so the potential for
 16 discovery could be slightly less because residential development would be relocated from Areas J, K
 17 and L to Areas F-2 and I-2 (Options 1A and 1B). The following same mitigation measures would be
 18 required to reduce this impact to a less-than-significant level: Mitigation Measures CR-B1 (worker
 19 awareness training for archaeological and paleontological resources prior to construction), CR-B2
 20 (stop work if buried cultural deposits or human remains are encountered during construction
 21 activities), and CR-D1 (stop work order if vertebrate fossil materials are encountered during
 22 construction).

23 *Impacts of the Inclusionary Housing*

24 All three Alternative 1 options include adding 18 inclusionary housing units at the Corporation Yard
 25 site. Although the development site footprint would be the same, the construction of 18 additional
 26 units (3 buildings with 6 units each) would result in greater ground disturbance. Thus, compared to
 27 the proposed project, Alternative 1 would result in slightly greater Impacts CR-B1, CR-C1 and CR-D1
 28 which are the potential for grading and excavation to disturb previously undiscovered
 29 archaeological resources, human remains, and paleontological resources. Like the proposed project,
 30 the impacts would be reduced to a less than significant level with implementation of the same
 31 mitigation measures.

1 Impact Conclusion

2 Overall, the impacts and required mitigation of Alternative 1 would be similar to those of the
3 proposed project, and the following same mitigation measures would be required to reduce impacts
4 to a less-than-significant level: Mitigation Measures CR-B1 (worker awareness training for
5 archaeological and paleontological resources prior to construction), CR-B2 (stop work if buried
6 cultural deposits or human remains are encountered during construction activities), and CR-D1
7 (stop work order if vertebrate fossil materials are encountered during construction).

8 **Geology, Seismicity, and Soils**

9 The impacts under this alternative would be similar to but slightly more than those identified for the
10 proposed project.

11 Impacts Other than the Inclusionary Housing

12 Under this alternative, residential development would be relocated from Areas J, K and L (Options
13 1A and Option 1B) to Areas F-2 and I-2, and shift from and within various other areas to avoid
14 Yadon's piperia (Option 1C). Because residential development would be removed from Area K
15 where there are unstable slopes from steep cutbanks, the impact would be slightly less compared to
16 the proposed project.

17 Impacts of the Inclusionary Housing

18 Although the development site footprint would be the same, this alternative includes more
19 residential development (18 inclusionary units) at the Corporation Yard, thus slightly increasing
20 Impacts GSS-D3 relative to unstable soils due to unconsolidated fill and Impact GSS-E1 relative to
21 exposure of construction workers and future residents to hazardous materials and methane off-
22 gassing at this site; however, the mitigation identified for the proposed project to address soils and
23 hazardous materials would still reduce this impact to a less-than-significant level. This alternative
24 also includes removing residential development from Area K where there are unstable slopes.

25 Impact Conclusion

26 Overall, the impacts and required mitigation measures of Alternative 1 would be similar to those
27 identified for the proposed project. Impacts GSS-D3 (construction in areas of unconsolidated fill)
28 and GSS-E1 (exposure of construction workers and future residents to hazardous materials and
29 methane off-gassing) would be greater, but not substantially greater; and the following same
30 mitigation measures would reduce impacts to a less-than-significant level: Mitigation Measures
31 GSS-A1 (ensure final design and construction specifications include recommendations contained in
32 site-specific geotechnical and geologic reports), GSS-E1 (conduct Phase II investigation consisting of
33 subsurface soil borings and initiate remedial action if warranted at the Corporation Yard), and GSS-
34 E2 (assess potential for methane off-gassing at the Corporation Yard and incorporate methane
35 controls and/or venting into construction plans and final design if warranted).

1 **Hydrology and Water Quality**

2 The impacts under this alternative would be similar to those identified for the proposed project.

3 Impacts Other than the Inclusionary Housing

4 Under this alternative, residential development would be removed from Areas J and K (Option 1A),
 5 from Areas K and L (Option 1B), and from various areas to avoid Yadon’s piperia (Option 1C).
 6 However, it would be relocated to other sites planned for market-rate residential development, so
 7 the amount of impervious surface and associated impacts on drainage and water quality would be
 8 similar.

9 Impacts of the Inclusionary Housing

10 All three Alternative 1 options include adding 18 inclusionary housing units at the Corporation Yard
 11 site. Although the development site footprint would be the same, there would be an increase in
 12 impervious surface at the Corporation Yard to accommodate the 18 inclusionary units (Table 5-16),
 13 resulting in a slight increase in impacts associated with increased impervious surface within Del
 14 Monte Forest, but the proposed project’s use of an in-lieu fee would still result in new impervious
 15 surfaces in Monterey County, and thus the amount of impact would be the same but the location
 16 would be different. Site-specific drainage reports would need to be revised for these sites.

17 **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.).

18
 19 With the proposed project, the residential development is estimated to increase the impervious area
 20 of the site by 3.02 acres, requiring site run-off detention of 9,578 cubic feet. With Alternative 1, the
 21 residential development is estimated to increase the impervious area of the site by 4.1 acres,
 22 requiring site run-off detention of 13,500 cubic feet.

23 Like for the proposed project, all drainage from road and lot development would be hard-piped to
 24 the existing detention basin located at the west end of the development site. The existing detention
 25 basin would be increased to accommodate the additional 3,922 cubic feet of storm run-off created
 26 by this development under Alternative 1. A new overflow for the detention basin would be designed
 27 to allow for the appropriate 10-year pre-development and excessive storm event releases. Existing
 28 overflow is released overland prior to entering a tributary of Sawmill Gulch.

1 With the proposed project, the impervious surface overall would increase by 36.69 acres (0.70% of
2 the total area of Pebble Beach). With Alternative 1, the impervious surface overall would increase by
3 37.78 acres (0.72% of the total area of Pebble Beach) (Lorentz pers. comm.).

4 Although Alternative 1 would slightly increase Impact HYD-B1 (increased stormwater run-off due to
5 an increase in impervious surfaces) and Impact HYD-C1 (degrade surface water quality due to an
6 increase in sediment and pollutant loading in stormwater drainage) relative to the proposed project,
7 implementation of the following same mitigation identified for the proposed project would still
8 reduce these impacts to a less-than-significant level: Mitigation Measures HYD-A1 (ensure on-site
9 detention of stormwater run-off and oil/grease separators at parking lots); HYD-A2 (maintain and
10 monitor drainage and flood control facilities); HYD-C1 (prepare and implement a stormwater
11 pollution prevention plan); HYD-C2 (provide regular inspection and maintenance of operational
12 best management practices); and GSS-C1 (prepare and implement an erosion and sediment control
13 plan).

14 Impact Conclusion

15 Overall, the impacts and required mitigation measures would be roughly the same as those for the
16 proposed project. Although Impacts HYD-B1 and Impact HYD-C1 would be greater from the
17 additional 18 inclusionary housing units at the Corporation Yard, they would not be substantially
18 greater and would be reduced to a less than significant level with the same mitigation as for the
19 proposed project.

20 **Land Use and Recreation**

21 The impacts under this alternative would be similar to those identified for the proposed project.

22 Impacts Other than the Inclusionary Housing

23 Residential land uses would be relocated shifted from Areas J, K and L to Areas I-2 and F-2 (Options
24 1A and 1B), and would be shifted from and within various other areas to avoid Yadon's piperia
25 (Option 1C). Regardless of the relocating and shifting of the residential lots under Alternative 1,
26 there would be the same number of residential units in areas {planned for residential development},
27 and but the resultant densities would be within the range of normal development in Del Monte
28 Forest.

29 Impacts of the Inclusionary Housing

30 All three Alternative 1 options include adding 18 inclusionary housing units at the Corporation Yard
31 site. Densities at the Corporation Yard would be higher than most development in Del Monte Forest,
32 but the Corporation Yard is functionally separate from other development and well screened by
33 forest areas. This alternative would comply with the County's Inclusionary Housing Ordinance by
34 providing 18 inclusionary residential units in the Corporation Yard instead of an in-lieu fee.

35 As described for the proposed project, the residential area would be located adjacent to the HHNHA
36 and could increase the use of existing trails in the HHNHA. Locating residential uses adjacent to
37 open space areas is considered consistent with existing development patterns in Del Monte Forest
38 and is considered a compatible land use. The trails are buffered from residential noise with distance,
39 topography and forest buffer.

40 As described for the proposed project, locating residences adjacent to ongoing Corporation Yard
41 activities could expose residences to nuisance noise, truck traffic and associated adverse visual

1 effects. This is considered less than significant because the maintenance activities and stockpiles
2 would be relocated to an area east of the PBC offices, further away from the proposed residences;
3 maintenance vehicles would enter the active Corporation Yard area before entering the residential
4 area; and there would be a landscaped berm along the south side of the residential area to minimize
5 adverse noise and visual effects.

6 Impact Conclusion

7 Overall, the land use impacts and required mitigation would be roughly similar to the proposed
8 project in that development can be found consistent with the LUP and would not introduce
9 incompatible land use within Del Monte Forest.

10 **Noise and Vibration**

11 The impacts under this alternative would be similar to those identified for the proposed project.

12 Impacts Other than the Inclusionary Housing

13 Under this alternative, construction of residential development would be relocated from Areas J and
14 K (Option 1A), from Areas K and L (Option 1B), and from various areas to avoid Yadon's piperia
15 (Option 1C) to Areas I-2 and F-2, thus shifting the location of construction-related noise. This shift
16 would result in slightly less construction noise to residents near Area J and slightly more
17 construction noise to residents near Area I-2. Because no known noise sensitive land uses (Table
18 3.9-11 in Section 3.9, Noise and Vibration) were identified near Area I-2, there would be no
19 construction noise impact from Area I-2. The construction noise impact would be the same as the
20 impact identified for the proposed project.

21 Impacts of the Inclusionary Housing

22 This alternative would also add construction of 18 additional inclusionary housing units at the
23 Corporation Yard. Based on the location of sensitive receptors (Table 3.9-11 in Section 3.9, Noise
24 and Vibration), ~~this shift would result in slightly less construction noise to residents near Area J~~
25 and slightly more noise to residents near Area I-2 and the Corporation Yard. Because no known
26 noise sensitive land uses (Table 3.9-11 in Section 3.9, Noise and Vibration) were identified in the
27 immediate vicinity of the Corporation Yard, there would be no significant construction noise impact
28 from construction at this location. The construction noise impact would be the same as the impact
29 identified for the proposed project.

30 Traffic generation (and thus traffic noise) in and adjacent to Del Monte Forest would be higher than
31 the proposed project due to the 18 inclusionary housing units at the Corporation Yard; regionally,
32 traffic generation (and thus traffic noise) would be the same as that of slightly higher than the
33 proposed project due to the presumption of 18 more units than the proposed project because the in-
34 lieu fee would result in 18 units within Monterey County. Table 5-17 summarizes the predicted
35 noise exposure at 50 and 100 feet from roadway centerlines for the first operational year (2015)
36 and cumulative (2030) conditions. The modeled noise levels of Alternative 1 are compared to the
37 noise levels of proposed project. As shown in Table 5-17, Alternative 1 would only result in a slight
38 traffic noise increase (1 dB) along two study segments: Congress Road (SFB Morse Drive - Forest
39 Lodge Road) and Cortez Road (north of Stevenson Drive/17-Mile Drive). The noise levels on both
40 segments are within the normally and conditionally acceptable ranges established in the Noise
41 Element (Table 3.9-2 in Section 3.9, Noise and Vibration), for defined noise-sensitive uses. As a

1 result, the impacts related to traffic noise would be the same as the impacts identified for the
2 proposed project and are considered less than significant.

3 The 18 additional inclusionary housing units would be located more than 100 feet from the main
4 access road to the Corporation Yard area (Figure 5-3). The distance between the 18 housing units
5 and the Corporation Yard area would be similar to the distance evaluated for the 10 residential
6 housing units for proposed project. Therefore, noise impacts from operations within the
7 Corporation Yard would be similar to those identified for the proposed project and is considered
8 less than significant.

9 *Impact Conclusion*

10 Overall noise impacts and required mitigation measures would be roughly similar to those of the
11 proposed project.

1 **Table 5-17. Comparison of Traffic Noise Exposure at Typical Residential Setbacks, Proposed Project and Alternative 1 (new table)**

Roadway	Segment Location	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	
		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

Roadway	Segment Location	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	
		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).

1

1 **Public Services and Utilities**

2 The impacts under this alternative would be roughly similar to those identified for the proposed
 3 project.

4 *Impacts Other than the Inclusionary Housing*

5 Under this alternative, residential development would be shifted from Areas J, K and L to Areas I-2
 6 and F-2 (Options 1A and 1B) and from and within various other areas to avoid Yadon’s piperia
 7 (Option 1C) to other sites planned for market-rate residential development, so the impacts to public
 8 services and utilities would be similar to the proposed project.

9 *Impacts of the Inclusionary Housing*

10 All three Alternative 1 options include adding 18 inclusionary housing units at the Corporation Yard
 11 site. The additional housing units would result in 38 additional people (residents) at the Corporation
 12 Yard site and in the Pebble Beach area, compared to the proposed project (Table 5-18).

13 **Table 5-18. Comparing Increase in Daily Population (new table)**

	Proposed Project	Alternative 1	Increase
Estimated Daily Population Increase in Pebble Beach Area ¹ :			
<i>Area M Option 1 Resort Hotel</i>	518	556	38
<i>Area M Option 2 Residential Lots</i>	343	381	38
Estimated Increase at the Corporation Yard:			
<i>Number of Residences</i>	10	28	18
<i>Number of Residents²</i>	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.

14
 15 Assuming the resort hotel would be constructed in Area M (which results in a higher estimated daily
 16 population than the 10 residential units in Area M), the estimated daily population would be 518
 17 with the proposed project and 556 with Alternative 1, representing a 7% increase. Thus, it is
 18 reasonable to expect the demand and impact on public services and utilities could be 7% greater,
 19 with a concentrated increase at the Corporation Yard. For area-wide services and utilities (police,
 20 fire, emergency, wastewater, solid waste service, schools), this increase is not considered
 21 substantial, and the impacts would still be less than significant with no mitigation required. The
 22 potential for utility service disruption (Impact PSU-F1) and required mitigation to coordinate with
 23 relevant utility providers and agencies would be the same as the proposed project.

24 The impact of exposing people and structures to the risk of wildland fires (Impact PSU-C1) would be
 25 slightly more than the proposed project because 18 additional inclusionary housing units would be
 26 located in the Residential Lot Subdivision at the Corporation Yard, which is adjacent to the HHNHA

1 and SFB Morse Botanical Preserve to the north and Preservation Areas G and H to the south. The
2 impact severity and required mitigation for this alternative would be the same as that of the
3 proposed project. Implementation of Mitigation Measures PSU-C1 (implement vegetation
4 management plans and maintenance in high-risk fire areas), PSU-C2 (implement fire safety
5 precautions during the declared fire season when performing maintenance on natural open space
6 areas), and PSU-C3 (improve water flow requirements where needed to ensure proper fire flow)
7 would reduce this impact to a less than significant level.

8 Impact Conclusion

9 Overall, impacts and required mitigation would be similar to those of the proposed project.

10 **Transportation and Circulation**

11 The impacts under this alternative would be similar to those identified for the proposed project.

12 Impacts Other than the Inclusionary Housing

13 Local construction traffic impacts would be similar to the proposed project but slightly higher than
14 the proposed project due to the 18 additional inclusionary housing units.

15 Localized operational traffic would shift with the relocation of residential lots from Areas J, K, and L
16 to Areas I-2 and F-2, and there would be a minor increase in local traffic from the 18 additional
17 housing units at the Corporation Yard (but no increase in regional traffic).

18 Impacts of the Inclusionary Housing

19 Local construction traffic impacts would be slightly higher than the proposed project. With the 18
20 additional inclusionary housing units, construction activities would require 3 additional delivery
21 trucks and 15 additional workers. This small increase of construction activities would not change
22 any conclusions related to traffic impacts during construction compared to the proposed project.

23 There would be a minor increase in local operational traffic from the 18 additional housing units at
24 the Corporation Yard compared to the proposed project. Intersection traffic analysis results for
25 2015 conditions with-project including inclusionary housing are shown in Table 5-19 and Table 5-
26 20 (AM and PM peak hours, respectively) where LOS results are compared to the No Project and
27 Proposed Project alternatives. As shown on these tables, some intersection delay values change
28 slightly with the additional 18 inclusionary housing, but there is no change to the findings. The
29 project impacts are identified at the same locations, and the same mitigation measures as identified
30 for the proposed project are required.

31 Intersection traffic analysis results for 2030 cumulative conditions with-project, including
32 inclusionary housing, are shown in Table 5-21 and Table 5-22 (AM and PM peak hours,
33 respectively) where LOS results are compared to the No Project and Proposed Project alternatives.
34 As shown on these tables, some intersection delay values change slightly with the additional 18
35 inclusionary housing, but there is no change to the findings: the project impacts are identified at the
36 same locations, and the same mitigation measures as identified for the proposed project are
37 required.

1 **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/Aguaquito 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/Dⁱ	40.7/Dⁱ
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.

1 **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/Aguaquito 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/Dⁱ	53.0/Dⁱ
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 proposed 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. 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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1 **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/Aguaquito 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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1 **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/Aguaquito 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.

1
 2 Given that all of the intersection levels of service were nearly identical to the levels of service for the
 3 project, a quantitative analysis of the impact of the additional 18 inclusionary housing units on
 4 regional highways or Del Monte Forest gates was not conducted as there is no evidence that
 5 completion of such an analysis would reveal any significant changes in traffic impacts relative to the
 6 proposed project.

7 Impact Conclusion

8 Overall, impacts and required mitigation would be ~~the same as roughly similar~~ to those of the
 9 proposed project. Impacts can be reduced with the project mitigation identified for the proposed
 10 project, but similar to the proposed project, even with mitigation, certain impacts will remain
 11 significant and unavoidable.

12 **Water Supply and Demand**

13 The impacts under this alternative would be similar to those identified for the proposed project.

1 Impacts Other than the Inclusionary Housing

2 For project elements other than the inclusionary housing, the project would result in the same water
3 demand as the proposed project as it would contain the same number of market-rate residential
4 units and the same number of visitor-serving units.

5 Impacts of the Inclusionary Housing

6 This alternative would result in slightly more demand in Del Monte Forest for potable water with
7 the additional 18 inclusionary units at the Corporation Yard. ~~However, the project's proposed~~
8 ~~payment of an in lieu fee may result in the ultimate construction of 18 inclusionary units somewhere~~
9 ~~at some time outside the Del Monte Forest. Should this occur, then Alternative 1 and the proposed~~
10 ~~project would have the same impact on regional potable water demand~~

11 As shown in Table H.2-2D (see revisions in Chapter 4 of this document), 18 new inclusionary
12 housing units could have an estimated potable water demand of just under 5 AF/year. With the
13 other elements in Alternative 1 (which are equal to the proposed project), this Alternative overall
14 could have a water demand of approximately 140 AF/Year with a demand of up to 150 AF/year in
15 critically dry years (compared to project demand of 135 AF/year in an average year and 145
16 AF/year in a critically dry year). The Corporation Yard is a benefitted property for the Applicant's
17 water entitlement and thus the Applicant is allowed by MPWMD rules to offer a portion of its water
18 entitlement for sale for use on the property by others. As discussed in the DEIR, as of October 2011,
19 the applicant had not sold all of the allowed 175 AF of its entitlement. Thus, there is ample
20 remaining water entitlement that could be used for the 18 inclusionary housing units.

21 This additional demand would slightly (by 4%) increase the level of project impacts related to
22 Impact WSD-A1 (water supply), WSD-B1 (water infrastructrue), and WSD-3 (Carmel River
23 biological resources) but would not result in a change in the significance conclusions and would not
24 result in substantially more severe impacts related to water supply.

25 As to the cumulative impact of the additional 5 AF/year of potable water demand, the DEIR analyzed
26 the cumulative use of all of the 175 AF water entitlement allowed for sale to other users on property
27 in the Del Monte Forest. The use of 5 AF/year for inclusionary housing would not increase the
28 overall amount of water that could be cumulatively used from the entitlement and thus the
29 cumulative analysis for the proposed project already discloses the cumulative impact that might
30 occur should some of the remaining entitlement be used for inclusionary housing at the Corporation
31 Yard instead of by other users in the Del Monte Forest.

32 Impact Conclusion

33 The overall impact of this alternative would be ~~the same as~~ similar to the proposed project, but
34 slightly higher including the significant unavoidable impacts related to project water demand in the
35 event of no new regional water supply and related to indirect impacts associated with new regional
36 water supply development.

1 *Pages 5-16 to 5-21, the Alternative 2 – Reduced Development Options analysis is revised as follows.*

2 *Note: Only the affected portions of the Alternative 2 – Reduced Development Options discussion have*
 3 *been included.*

4 *Page 5-17, after line 16, the following new text is added:*

5 As noted above, the use of an in-lieu inclusionary housing fee, as proposed by the Applicant, may or
 6 may not result in actual construction of inclusionary housing units as in-lieu fees can be used for a
 7 range of activities supporting inclusionary housing other than constructing new inclusionary
 8 housing units. Thus it is speculative at this time to conclude that inclusionary housing units would
 9 be built somewhere within Monterey County due to use of an in lieu fee. For this alternatives
 10 analysis, it is assumed that use of the in-lieu fee by the project does not result in actual construction
 11 of inclusionary housing units and thus that the amount of residential units included in each
 12 alternative should be compared to the units actually proposed to be built by the proposed project.

13 *Page 5-18, lines 19–34, and Page 5-19, lines 1–3 are revised as follows:*

14 **Air Quality**

15 The impacts under this alternative would be roughly similar but slightly greater (with Alternative
 16 2A) to slightly less (with Alternative 2B or 2C) than those identified for the proposed project.

17 The construction-related Impacts AQ-C1 (increase in PM10 emissions from grading and
 18 construction) and AQ-D1 (increase in emission of diesel TACs from construction trucks and
 19 equipment) would be slightly less under Alternative 2 because, despite an increase in construction
 20 at the Corporation Yard, localized emissions would be eliminated at Areas J, K, and/or L
 21 (Alternatives 2A and 2B), or lowered at Areas J, K, L, F-2, I-2, U and V (Alternative 2C), and the
 22 overall amount of construction would be slightly higher (with Alternative 2A with 3 additional
 23 units) slightly lower than the proposed project (with Alternative 2B or 2C with 3 to 13 less 77 to 93
 24 units with Alternative 2 compared to 108 units with the than the proposed project, 18 of which
 25 would be inclusionary units somewhere in Monterey County). Construction-related emissions would
 26 be reduced with implementation of Mitigation Measures AQ-C1 (measures to control fugitive dust
 27 emissions), AQ-C2 (measures to control construction-related exhaust emissions), and AQ-D1 (use
 28 after-market emissions control technology on construction equipment). Also like the proposed
 29 project, implementation of Mitigation Measures AQ-C1 and AQ-C2 is not enough to reduce Impact
 30 AQ-C1 to a less-than-significant level. The impact would remain significant and unavoidable.

31 Operational traffic-related emissions would be slightly ~~less~~ greater than the proposed project for
 32 Alternative 2A (with 3 additional housing units) to slightly less than the proposed project for
 33 Alternatives 2B and 2C (due to 3 to 13 15 to 31 fewer units overall in Monterey County) and would
 34 have a less-than-significant impact on air quality, similar to the proposed project.

35 *Page 5-19, lines 30–37 are revised as follows:*

36 **Climate Change**

37 The impacts under this alternative would be similar to but slightly greater for Alternative 2A (with 3
 38 more housing units) and slightly less than those identified for the proposed project for Alternatives
 39 2B and 2C due to reduction in residential unit development by 3 to 13 15 to 31 units.

40 By scaling the GHG emissions in Table 3.4-7 in Section 3.4 for the Proposed Project for the
 41 residential component, residential annual operational emissions for this alternative would be

1 between 65 MT CO₂e higher (for Alternative 2A with 3 more residential units than the Proposed
 2 Project) to 280 MT CO₂ lower (for Alternative 2C, which would have 13 less units than the Proposed
 3 Project). Construction emissions would be lower than the Proposed Project due a smaller overall
 4 amount of grading.

5 Alternative 2 would result in less tree removal than the Proposed Project. Based on the GHG
 6 emissions for the Proposed Project (Option 1, see Table 3.4-9) related to tree removal (annual
 7 emissions of up to 216 MT CO₂e due to loss of sequestration and one-time emissions of up to 4,605
 8 MT CO₂e due to carbon stock loss), and the relative amounts for Monterey pine forest removal
 9 shown in Table 5-6 in this section, this alternative would result in 26 (Alternative 2A) to 49
 10 (Alternative 2C) metric tons less annual GHG emissions and 554 (Alternative 2A) to 1,041
 11 (Alternative 2C) metric tons less one-time emissions due to lowered tree removal. The reduction in
 12 lost sequestration and one-time emissions for Alternative 2A would mean this alternative would
 13 have less GHG emissions than the proposed project in the next 10-15 years, but thereafter emissions
 14 would be slightly higher due to 3 more residential units than the proposed project. The reduction in
 15 lost sequestration and one-time emissions for Alternatives 2B and 2C would add to the lower annual
 16 emissions due to less residential units than the proposed project.

17 Like the proposed project, GHG emissions during construction and from operation could contribute
 18 to climate change impacts. Under this alternative, there would be less residential development
 19 compared to the proposed project. The increase in emissions above existing conditions due to
 20 Alternative 2 could be reduced to a less-than-significant level with implementation of Mitigation
 21 Measures CC-A1 and CC-A2 (same as the proposed project).

- 22 • CC-A1 (best management practices for GHG emissions during construction).
- 23 • CC-A2(reduce annual greenhouse gas emission by 24% ~~26%~~ relative to business as usual by
 24 either A) using a combination of design features, replanting, and/or offset purchases; or B)
 25 validating the greenhouse gas emission offset value of preserving Monterey pine forest
 26 designated for development using the Climate Action Registry Forest Project Protocol and
 27 preserve the lands in perpetuity).

28 *Page 5-21, lines 9–28 are revised as follows:*

29 **Transportation and Circulation**

30 The impacts under this alternative would be similar to those identified for the proposed project.

31 Localized traffic would be reduced with the removal of residential lots from Areas J, K, and L (and
 32 small portions of other areas planned for residential development); and there would be minor
 33 increases in traffic from the 13-16 additional housing units at the Corporation Yard. Traffic
 34 generation would be slightly lower than the proposed project regionally, due to 13 to 31 less
 35 residential units overall. Traffic generation in Del Monte Forest would be slightly higher by 3 units
 36 (Alternative 2A) or slightly lower by 3 to 13 units (Alternatives 2B and 2C). Traffic impacts in and
 37 around Del Monte Forest would be similar to the proposed project and slightly more (Alternative
 38 2A) or slightly less (Alternatives 2B or 2C) regionally. Impacts can be reduced with the project
 39 mitigation identified for the proposed project, but similar to the proposed project, even with
 40 mitigation, there will be certain impacts that will remain significant and unavoidable.

1 **Water Supply and Demand**

2 The impacts under this alternative would be similar to but slightly less than those identified for the
3 proposed project.

4 This alternative would result in slightly more (Alternative 2A with 3 more units than the proposed
5 project) to slightly less regional demand for potable water with Alternative 2B and 2C (with 3 to 13
6 ~~to 31~~ fewer residential units than the proposed project). The overall impact of this alternative would
7 be the similar to ~~but less than~~ the proposed project but would still result in a significant unavoidable
8 impacts related to project water demand in the event of no new regional water supply and related to
9 indirect impacts associated with new regional water supply development.

10 *Pages 5-25 to 5-35, the Alternative 5 – Roundabout at the SR 1/SR 68/17-Mile Drive Interchange*
11 *analysis is revised as follows.*

12 *Note: Only the affected portions of the Alternative 5 – Roundabout at the SR 1/SR 68/17-Mile Drive*
13 *Interchange discussion have been included.*

14 *Page 5-25, lines 33–38, and Page 5-26, lines 1–2 are revised as follows:*

15 **Alternative 5 – Roundabout at the SR 1/SR 68/17-Mile Drive Interchange**

16 This alternative was developed by the City of Monterey and has been included in this analysis upon
17 their request because it would result in better traffic conditions at this interchange than either the
18 proposed Phase 1B improvement or the RTP's Highway 68 Widening Project.

19 However, as described in Section 3.11, Transportation and Circulation, the Phase 1B improvement
20 included in the proposed project would substantially improve traffic conditions compared to a no
21 project condition. As a result, the roundabout is an alternative to this project element, ~~but~~. As
22 discussed in the impact analysis below, the alternative would not avoid a significant unavoidable
23 impact of the proposed project and thus is not necessary to address an identified significant
24 unavoidable impact of the project. This alternative would lower several project impacts, such as
25 greenhouse gas emissions, and thus lower the amount for mitigation that would be necessary. This
26 alternative would also lower several project impacts not found to be significant, such as operational
27 criteria pollutant emissions.

28 *Page 5-28, the following is added after line 21:*

29 Concerning operational emissions, a roundabout would result in less criteria pollutant emissions
30 than the proposed project due to the lowering of vehicle delay with shorter vehicles queues and less
31 vehicle idling. While this would be environmentally beneficial, the proposed project would not
32 result in significant criteria pollutant emissions, and thus this alternative would not eliminate a
33 significant impact of the project or eliminate mitigation relative to the proposed project and
34 operational criteria pollutants.

35 Both Alternative 5 and the proposed project would result in Impact AQ-B1 (long-term increase in
36 ROG, NOx, CO, and PM10 emissions due to vehicular traffic generated by development), but the
37 impact would be less than significant because it would not exceed air quality standards of daily
38 emissions thresholds. Alternative 5 would further reduce congestion relative to the proposed
39 project (refer to page 5-32 of Volume I) and thus would lower vehicle emissions at this one
40 intersection.

1 *Page 5-29, lines 15–31 are revised as follows:*

2 **Climate Change**

3 The impacts and required mitigation measures under this alternative would be similar but less than
 4 ~~to~~ those identified for the proposed project. Both Alternative 5 and the proposed project would
 5 result in project-related greenhouse gas emissions, during construction and from operation that
 6 could considerably contribute to climate change impacts and be inconsistent with the goals of AB 32
 7 (Impact CC-A1). Construction-related emissions would be slightly less with Alternative 5 because
 8 there would be less grading associated with the lower and shorter retaining wall. ~~Operational~~
 9 emissions would be slightly less because ~~it is expected that~~ traffic would have ~~some~~ shorter
 10 queues with the roundabout because vehicles would not be idling at a traffic signal. The differences
 11 in GHG emissions between a roundabout and the proposed project were estimated based on the
 12 changes in vehicle delay and idling emission factors and Alternative 5 was found to result in up to
 13 249 metric tons less CO2 emissions per year than the Proposed Project (see analysis in Appendix E).
 14 The Proposed Project (Option 1) overall would result in up to 5,187 metric tons of GHG emissions
 15 per year (excluding one-time emissions associated with tree removal). With the roundabout
 16 alternative, the project would result in 4,938 metric tons of GHG emissions per year, a reduction of
 17 approximately 5 percent. Using the revised impact analysis in the EIR, the project (Option 1) would
 18 need to reduce annual emissions by 24% to 3,942 MT CO2e per year (as well as mitigate for one-
 19 time losses) and thus the roundabout, on its own, would not reduce this impact to a less than
 20 significant level without the need for additional mitigation as called for in Mitigation Measure CC-A1
 21 and CC-A2.

22 In both cases (proposed project and Alternative 5), Impact CC-A1 would be reduced to a less-than-
 23 significant level by implementing the following mitigation measures:

- 24 • CC-A1 (best management practices for GHG emissions during construction).
- 25 • CC-A2(reduce annual greenhouse gas emission by ~~24%~~ 26% relative to business as usual by
 26 either A) using a combination of design features, replanting, and/or offset purchases; or B)
 27 validating the greenhouse gas emission offset value of preserving Monterey pine forest
 28 designated for development using the Climate Action Registry Forest Project Protocol and
 29 preserve the lands in perpetuity).

30 *Page 5-32, Table 5-4 is revised as follows:*

31 **Table 5-4. Level of Service Comparison for the SR 68/ SB SR 1 Off-Ramp Intersection**

Scenario	Year	AM			PM		
		LOS	Delay (seconds)	v/c*	LOS	Delay (seconds)	v/c*
<u>Existing</u>	<u>2011</u>	<u>F</u>	<u>80.8</u>	<u>1.01</u>	<u>E</u>	<u>70.1</u>	<u>1.02</u>
<u>No Project</u>	<u>2015</u>	<u>F</u>	<u>105.7</u>	<u>1.05</u>	<u>E</u>	<u>79.0</u>	<u>1.06</u>
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			PM		
		LOS	Delay (seconds)	v/c*	LOS	Delay (seconds)	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

1

2 *Page 5-33, Table 5-5 is revised as follows:*

3 **Table 5-5. Comparative 95th Percentile Queue Distances for the SR 68/SB SR 1 Off-Ramp Intersection**
 4 **(feet)**

Scenario	Year	AM				PM			
		EB	WB	NB	SB	EB	WB	NB	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.

5

6 *Page 5-35, lines 31–36 are revised as follows:*

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

1 *Page 5-35, lines 12–28 are revised as follows:*

2 Based on the assessment of environmental impacts for the feasible alternatives described above, the
 3 environmentally superior alternative is the No Project Alternative, which would have lesser
 4 significant adverse impacts of the proposed project, particularly as it relates to biological resources,
 5 and would reduce, but not completely avoid the unavoidable impacts associated with air quality,
 6 traffic, and water supply. It should be noted that the No Project Alternative would also not result in
 7 the dedication of the proposed preservation areas. As noted above, the environmental impact of one
 8 single-family dwelling unit per existing lot of record (perhaps as many as 41 units overall, of which
 9 only 20 would be in areas considered ESHA with perhaps 8 acres of disturbance in ESHA) with
 10 implementation of conditions through the permit review process, is expected to be less than the 90
 11 to 100 units included in the proposed project including ~~58 to 61~~ 76 units in areas considered to be
 12 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,
 13 and V) with associated disturbance of sensitive habitat over 40 acres. The No Project Alternative
 14 would result in fewer units than any action alternative (77 to 108 units within Del Monte Forest,
 15 depending on alternative) reducing traffic and water supply impacts). While it is possible that
 16 foregoing formal dedication of conservation easements for substantial areas within Del Monte
 17 Forest could leave the window open for more extensive subsequent future development of these
 18 areas, such potential is not considered in this determination.

19 *Page 5-36, Table 5-6 is revised as follows:*

20 The Yadon’s Piperia Indirect Impact for Alternative 1C is hereby changed from “5.40 (-2.85)” to
 21 “5.40 (+2.85).”

22 **Chapter 6 – Report Preparation**

23 No revisions made.

24 **Chapter 7 – References**

25 *Page 7-19, the following is added at the end of the chapter as follows:*

26 **References Added for the FEIR**

27 Association of Monterey Bay Area Governments (AMBAG). No date. Excerpt from 2009 Greenhouse
 28 Gas Inventory Update. Table 16 (Includes 2005 Revised County GHG Inventory).

29 ———. 2010a. Unincorporated Monterey County 2005 Greenhouse Gas Inventory. Draft.

30 ———. 2010b. Unincorporated Monterey County 2005 Greenhouse Gas Inventory. Final.

31 2008. Monterey Bay Area 2008 Regional Forecast Population, Housing Unit and Employment
 32 Projections for Monterey, San Benito and Santa Cruz Counties to the Year 2035 Prepared by the
 33 Association of Monterey Bay Area Governments. Adopted by the AMBAG Board of Directors June
 34 11, 2008

35 Bay Area Air Quality Management District (BAAQMD). 2010. California Environmental Quality Act,
 36 Air Quality Guidelines. June.

37 BAAQMD. 2011. Recommended Methods for Screening and Modeling Local Risks and Hazards. May.

- 1 Butler, Katie. Coastal Planner. California Coastal Commission. January 13, 2012 – Telephone
2 conversation; January 30, 2012 – Telephone conversation and email communication; and
3 February 7 and 9, 2012 – Email communication with Joseph Sidor, Associate Planner, Monterey
4 County Planning Department.
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6 Consumption by Political Jurisdiction, annual reports from October 2005 to September 2011.
- 7 California Air Resources Board. 2012. Verification Procedure– Currently Verified. Last revised:
8 February 8, 2012. Available at: <<http://www.arb.ca.gov/diesel/verdev/vt/cvt.htm>>. Accessed:
9 February 12, 2012.
- 10 City of Monterey. 2006. Community Hospital of Monterey Peninsula Expansion. Planning Permit
11 Conditions of Approval. Revised Conditions January 3, 2006. Monterey, CA.
- 12 Fehr & Peers. 2003. Skyline Neighborhood Traffic Study. Final Report. November 2003. Prepared for
13 City of Monterey, Monterey, CA.
- 14 Fehr & Peers. 2012. Technical Memoranda. Del Monte Forest Plan DEIR – Responses to Comments,
15 Transportation Section. Roundabout Analysis, March 9. LCP Visitor Serving Units and
16 Inclusionary Housing Units, March 16.
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18 Kate Giberson, Project Manager, ICF International.
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22 September 6.
- 23 Monterey County. 2012. Errata, Initial Study for Poppy Holdings, Inc. (Planning File No.
24 PLN100655). January 25.
- 25 Monterey Peninsula Water Management District (MPWMD). 2004. MPWMD Comment on the Draft
26 EIR for the Del Monte Forest, Preservation and Development Project (DMF/PDP). March 22.
- 27 MPWMD, 2006c. *Water Needs Analysis: Future Water Needs. Staff Report. May 18, 2006. Exhibit 1C.*
- 28 Noel, Marti. 2012. Memorandum: Pebble Beach Project – Inclusionary Housing. Sent to Joe Sidor,
29 Monterey County Planning Department. January 31.
- 30 Pebble Beach Company. 2011. Letter to Ms. Marti Noel, Monterey County Redevelopment and
31 Housing Office re: Pebble Beach Inclusionary Housing Ordinance Compliance Proposal. April 18.
- 32 Pebble Beach Company. 2012. Site Plan for 18 Inclusionary Housing Units at the Corporation Yard
33 Residential Lot Subdivision Area. February 9.
- 34 Pebble Beach Company. 2012. Letter to Ms. Marti Noel, Monterey County Resource management
35 Agency Economic Development Office re: Pebble Beach Company Del Monte Forest Plan
36 Inclusionary Housing Ordinance Qualification and Proposal. February 24.

- 1 Stilwell, Mark. Executive Vice President, General Counsel, Real Estate Division. Pebble Beach
2 Company. February 13, 2012 – Email communication with Rich Walter, ICF International. March
3 22, 2012 – Email communication with Rich Walter, ICF International.
- 4 Transportation Research Board. 2010. National Cooperative Highway Research Program (NCHRP)
5 Report 672, Roundabouts: An Informational Guide, 2nd edition. Washington, D.C. www.trb.org.
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7 and carbon dioxide emissions. Last accessed, February 17, 2011.
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9 Properties. March 28.
- 10

1 Revisions to Volume II Draft EIR Appendices

2 Appendix A – Notice of Preparation and Written Comments

3 No revisions made.

4 Appendix B – Proposed Roadway Improvements

5 No revisions made.

6 Appendix C – Master Resource Management Plan

7 *Page 2-2, lines 7–17 are revised as follows:*

8 An interagency team to be known as the Resource Management Team (RMT) will review the
9 SSRMPs, the annual work plans, and annual monitoring reports and provide input to Monterey
10 County for consideration in approval of same. The RMT will include the California Department of
11 Fish and Game (DFG), California Coastal Commission (CCC), the U.S. Fish and Wildlife Service
12 (USFWS), the Fire Protection arm of the Pebble Beach Community Services District
13 (PBCSD/~~CALFIRE~~CDF), the Pebble Beach Open Space Advisory Committee (OSAC), the Monterey
14 County Planning Department (County), Del Monte Forest Foundation (DMFF), and other agencies,
15 organizations, and scientific experts as deemed necessary by Monterey County.

16 The County is the approving agency with one exception: PBCSD/~~CALFIRE~~CDF shall jointly be
17 responsible for review and approval of plans for any proposed prescribed burns and vegetation
18 management for fuel reduction.

19 *Page 2-3, the following is added before line 16*

20 The area of management for each preservation area includes directly adjacent roadsides for the
21 purposes of control of non-native invasive plants even if the roadside area is outside the formally
22 dedicated area. These roadside areas do not need to be managed to promote the growth of natural
23 vegetation or creation of habitat, but need to be managed to control the spread of highly invasive
24 non-native species.

25 *Page 4-8, lines 21–22 are revised as follows:*

26 The qualified biologist preparing the SSRMP shall consult the *Piperia Yadonii* Studies 2006-2011
27 report, which contains useful information for habitat management (Jodi McGraw Consulting and
28 Ecosystems West Consulting Group 2011).

29 *Page 6-1, lines 8–9 are revised as follows:*

30 Jodi McGraw Consulting and Ecosystems West Consulting Group. 2011. *Piperia yadonii* studies 2006-
31 2011. Prepared for County of Monterey Resource Management Agency Planning Department,
32 November.

1 **Appendix D – Proposed Monterey County Local Coastal Program** 2 **Amendment**

3 *Appendix D fly page is revised as follows:*

- 4 • Appendix D.1: Draft Del Monte Forest Land Use Plan
- 5 • Appendix D.2: Draft Del Monte Forest Land Use Plan Figures
- 6 • Appendix D.3: Proposed Changes to Coastal Implementation Plan Part 1 Title 20 Zoning Code
- 7 • Appendix D.4: Draft Coastal Implementation Plan Part 5 Chapter 20.147: Regulations for
8 Development in the Del Monte Forest Land Use Plan Area
- 9 • Appendix D.5: Errata to the Del Monte Forest Local Coastal Plan Amendment

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2

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, Ssetback/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 91.

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 designs 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 floodplain 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, ~~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 ~~445~~ 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 91.

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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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

1 water consumption. The results of the revised water emissions analysis are presented in Tables 3.4-
2 7 and 3.4-10 of the DEIR, while Table E-10 presents the scaling methodology.

1 *Following Page E-7, Table E-5 is revised as follows:*

2 **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

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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 Farirway ¹	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	Trip Rates								Trip Estimates Daily Original	Trip Estimates Daily Check	Trip Estimates New Check
			Size		Unit ¹		AM	PM	Daily Original	Daily New			
			Original	New	Original	New							
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.

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1 Following Page E-7, Table E-8 is revised as follows:

2 **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	<u>358.357</u>	<u>0.59 0.3685</u>	<u>8.6</u>	<u>11.9538512323</u> <u>5.61756318935268</u>	<u>6.29928014149877</u> <u>2.83303774691445</u>
Tractors/Loaders/Backhoes	<u>2.1</u>	<u>75.108</u>	<u>0.55 0.4087</u>	<u>8.7</u>	<u>9.77678014437587</u> <u>1.94555139325019</u>	<u>5.17435643178449</u> <u>1.5336461364352</u>
Graders	1	<u>162.174</u>	<u>0.61 0.4355</u>	<u>8.6</u>	<u>2.18012261114327</u> <u>3.26695501485858</u>	<u>1.79014211290034</u> <u>2.00974736134374</u>
Water Trucks	1	189	0.4824	8	2.607432593	1.097932707
Scrapers	<u>2</u>	<u>356</u>	<u>0.72</u>	<u>8</u>	<u>3.730739246</u>	<u>2.430048054</u>
Excavators	<u>2</u>	<u>157</u>	<u>0.57</u>	<u>8</u>	<u>4.783186012</u>	<u>3.093310041</u>
Paving Phase					Emission Factor (g/hr)	
Equipment	Equipment Number	Horsepower	Load Factor	Hours Per day	ROG	PM
Paving Equipment	2	<u>82.104</u>	<u>0.53 0.402</u>	<u>8.6</u>	<u>3.06452370509188</u> <u>2.63924286457018</u>	<u>2.31622856748375</u> <u>1.99039382740203</u>
Pavers	<u>2.1</u>	<u>89.100</u>	<u>0.62 0.3551</u>	<u>8.7</u>	<u>4.57832121818845</u> <u>2.63487810526254</u>	<u>3.45506700315452</u> <u>1.97909360837748</u>
Rollers	<u>2.1</u>	<u>84.95</u>	<u>0.56 0.3618</u>	<u>8.7</u>	<u>3.00306177070157</u> <u>1.9209175442451</u>	<u>2.33178986969181</u> <u>1.48567781044629</u>
Tractors/Loaders/Backhoes	<u>1</u>	<u>75.108</u>	<u>0.55 0.4087</u>	7	<u>2.18012261114327</u> <u>1.94555139325019</u>	<u>1.79014211290034</u> <u>1.5336461364352</u>
Cement and Mortar Mixers	4	10	0.38	6	0.147716339	0.06051694
Cranes	<u>1</u>	<u>208</u>	<u>0.43</u>	<u>7</u>	<u>2.396698366</u>	<u>1.252694963</u>
Forklifts	<u>3</u>	<u>149</u>	<u>0.30</u>	<u>8</u>	<u>0.962659503</u>	<u>0.632769579</u>
Generator Sets	<u>1</u>	<u>84</u>	<u>0.74</u>	<u>8</u>	<u>4.527801319</u>	<u>3.405242937</u>
Welders	<u>1</u>	<u>46</u>	<u>0.45</u>	<u>8</u>	<u>2.435198788</u>	<u>0.830096915</u>

<u>Building Construction Phase</u>					<u>Emission Factor (g/hr)</u>	
<u>Equipment</u>	<u>Equipment Number</u>	<u>Horsepower</u>	<u>Load Factor</u>	<u>Hours Per day</u>	<u>ROG</u>	<u>PM</u>
<u>Forklifts</u>	<u>3</u>	<u>149</u>	<u>0.3</u>	<u>8</u>	<u>0.962659503</u>	<u>0.632769579</u>
<u>Tractors/Loaders/Backhoes</u>	<u>3</u>	<u>75</u>	<u>0.55</u>	<u>7</u>	<u>2.180122611</u>	<u>1.790142113</u>
<u>Cranes</u>	<u>1</u>	<u>208</u>	<u>0.43</u>	<u>7</u>	<u>2.396698366</u>	<u>1.252694963</u>
<u>Generator Sets</u>	<u>1</u>	<u>84</u>	<u>0.74</u>	<u>8</u>	<u>4.527801319</u>	<u>3.405242937</u>
<u>Welders</u>	<u>1</u>	<u>46</u>	<u>0.45</u>	<u>8</u>	<u>2.435198788</u>	<u>0.830096915</u>

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1 *Following Page E-7, Table E-9 is revised as follows:*

2 **Table E-9. ARB's Proposed AB 32 Scoping Plan Reduction Strategies¹**

Recommended Reduction Strategies	Sector	A Scoping Plan BAU Estimates	B Scoping Plan 2020 Reductions (MMTCO₂E)	% 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	<u>7.8</u>	<u>0.1</u>	<u>0.0</u>	6.4%
Renewable Portfolio Standard (20% by 2010) Renewables Electricity Standard (33% by 2020)	Electricity	122.4	<u>23.4</u>	<u>0.2</u>	<u>0.0</u>	19.1%
Energy Efficiency - Natural Gas Building and appliance energy efficiency and conservation Solar Water Heating	Res/Commercial Natural Gas	38.2	<u>4.2</u>	<u>0.0</u>	<u>0.0</u>	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	<u>29.9</u>	<u>0.3</u>	<u>0.1</u>	19.5%
Low Carbon Fuel Standard	On-Road/off-Road Transportation/Un- specified	197.2	<u>15.0</u>	<u>0.1</u>	<u>0.0</u>	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.

3

4 *Following Page E-7, Table E-10 is added as follows:*

- 1 *The following are added at the end of Appendix E, as follows:*
- 2 ● E.2: Revised 2005 Greenhouse Gas Inventory and 2020 Forecast for Monterey County
- 3 ● E.3: Greenhouse Gas Emissions due to Idling, Proposed Project and Alternative 5
- 4 ● E.4: Air Quality Model Output Files

1 **E.2: Revised 2005 Greenhouse Gas Inventory and 2020 Forecast**
 2 **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	Using AMBAG 2008 growth rates		
Reduction below 2020 to meet goal	23.5%			
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				

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1 **E.3: Greenhouse Gas Emissions due to Idling, Proposed Project**
 2 **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)		Total Delay (s)	Total Delay (s)
		AM	PM	AM	PM
Phase 1B	2015	34.3	40.2	99,504	118,670
SR 68 Widening Project Roundabout	2015	26.3	16.4	76,296	48,413
SR68 Widening Project	2030	10.8	6.5	31,331	19,188
SR68 Widening Project + mitigation roundabout	2030	44.0	37.7	172,084	150,498
Difference (Roundabout - Project)	2030	20.4	18.3	79,784	73,054
Difference (Roundabout - Project)	2015	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.				

3

1 **E.4: Air Quality Model Output Files**

2 **E.4.1 Adjustments to Cal EEMod Outputs**

3 The following pages include the output from CalEEMod for estimating both criteria pollutant and
4 greenhouse gas emissions. The model output sheets follow Tables E.4-1A, E.4-1B, E.4-2A, and E.4-
5 2B, which show where adjustments were made to the modeled greenhouse gas emissions results for
6 the following areas:

- 7 • Waste GHG emissions – CalEEMod includes biogenic carbon dioxide emissions in its calculation
8 of waste GHG emissions. Standard protocols (the CARB Local Government Operations Protocol,
9 for example) recommend against including biogenic CO₂ emissions in GHG inventories as these
10 emissions do not result in net increased in GHGs in the atmosphere. ICF deleted biogenic carbon
11 dioxide emissions from the results from CalEEMod when calculating project waste-related GHG
12 emissions.
- 13 • Water GHG emissions – CalEEMod uses default water demand estimates to calculate water-
14 related GHG emissions. The project water demand estimates (see Section 3.12 and Appendix H)
15 are higher than those calculated by CalEEMod. The higher project water estimates were used to
16 calculate project water-related GHG emissions. As noted in Table E-9 above, the outputs from
17 CalEEMod were scaled upward by the estimated project demands (compared to the CalEEMod
18 default-derived water demand estimates).
- 19 • Mitigated Energy Emissions/Renewable Portfolio Standard – At the time of the DEIR
20 calculations for GHG emissions, an amount of 23.9% was used as the mitigation effectiveness for
21 the state RPS measure. Updated information from July 2011 from CARB indicates that the
22 mitigation effectiveness would be only 19.1%. Thus, the mitigated GHG calculations for the
23 energy sector were adjusted by 4.8% to reflect the adjusted factor for this state measure.
- 24 • Mitigated Mobile Emissions/Pavley & Advanced Clean Cars –Mitigation for the low carbon fuel
25 standard (LCFS) was included in the mitigated GHG emissions modeling in CalEEMod. The
26 effects of the vehicle efficiency state measures (Pavley/Advanced Clean Cars) were manually
27 applied to the CalEEMod results.

**Table E.4-1A
PROPOSED PROJECT
GHG EMISSIONS WITH ADJUSTMENTS TO CALEEMOD RESULTS**

Development Site	Sector	CO₂	CH₄	N₂O	CO₂e	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	CO₂	CH₄	N₂O	CO₂e	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	CO₂	CH₄	N₂O	CO₂e	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 ₂ O	CO ₂ e	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 CO ₂
	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 CO ₂
	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 CO ₂
	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 CO ₂
	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 CO ₂
	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 CO ₂
	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 CO ₂
	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 CO ₂
	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 CO ₂
	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 CO ₂
	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 CO ₂
	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 ₂ O	CO ₂ e	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 CALEMOD RESULTS**

Development Site	Sector	CO₂	CH₄	N₂O	CO₂e	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%

1 **E.4.2 CalEEMod Output Files**

2 **1. Proposed Project Criteria Pollutant Model Runs**

3 The following Model Runs are for the project criteria pollutant analysis and criteria pollutant results
4 are in pounds/day; please see separate output runs for GHG emissions in next section where results
5 are reported in metric tons.
6

1

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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

3 of 22

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		6,090.16
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		6,090.16
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

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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		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		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		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		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		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		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		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		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		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		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		281.19		0.02		281.57
Total	51.72	0.00	0.00	0.00		0.00	0.00		0.00	0.00		281.19		0.02		281.57

3.5 Architectural 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

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	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

Land Use	Miles			Trip %		
	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

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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

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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	18,450.3	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

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

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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

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7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Vegetation

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**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

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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

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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

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	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

Land Use	Miles			Trip %		
	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

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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

Land Use	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

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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

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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

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7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Vegetation

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CalEEMod Version: CalEEMod.2011.1.1

Date: 8/25/2011

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

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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

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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

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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		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		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		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

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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		281.19		0.04		282.03
Total	29.24	0.00	0.00	0.00		0.00	0.00		0.00	0.00		281.19		0.04		282.03

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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

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	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

Land Use	Miles			Trip %		
	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

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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

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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

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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

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7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Vegetation

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**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

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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

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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

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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

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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

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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

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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

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	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

Land Use	Miles			Trip %		
	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

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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

Land Use	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

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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

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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

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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

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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

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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

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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

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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

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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

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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

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	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

Land Use	Miles			Trip %		
	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

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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

Land Use	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

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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

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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

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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

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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

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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		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		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		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		281.19		0.05		282.25
Total	9.73	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

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	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

Land Use	Miles			Trip %		
	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

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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

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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

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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

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7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Vegetation

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**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

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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

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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

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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

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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

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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

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	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

Land Use	Miles			Trip %		
	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

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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

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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

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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		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		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

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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

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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

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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		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

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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		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		2,400.73		0.36		2,408.23

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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

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	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

Land Use	Miles			Trip %		
	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

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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

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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

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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

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7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Vegetation

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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

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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

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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

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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

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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

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	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

Land Use	Miles			Trip %		
	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

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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

Land Use	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

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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

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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

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7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Vegetation

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CalEEMod Version: CalEEMod.2011.1.1

Date: 8/25/2011

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

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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

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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

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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		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		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		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

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	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

Land Use	Miles			Trip %		
	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

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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

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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

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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

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7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Vegetation

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**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

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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

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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		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		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		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 Architectural 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

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3.4 Architectural 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		281.19		0.04		281.96
Total	1.42	0.00	0.00	0.00		0.00	0.00		0.00	0.00		281.19		0.04		281.96

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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

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	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

Land Use	Miles			Trip %		
	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

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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

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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

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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

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7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Vegetation

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**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

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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

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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

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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 Architechtrual 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

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3.4 Architectural 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 Architectural 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

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	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

Land Use	Miles			Trip %		
	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

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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

Land Use	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

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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

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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

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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

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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

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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

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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

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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

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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

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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

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	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

Land Use	Miles			Trip %		
	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

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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

Land Use	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

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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

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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

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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

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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

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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		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		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		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

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	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

Land Use	Miles			Trip %		
	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

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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

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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

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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

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7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Vegetation

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1 **2. Proposed Project Greenhouse Gas Emissions Model Runs**

2 The following Model Runs are for the greenhouse gas emissions analysis and GHG results are metric
3 tons.

- 4 • 2A. No State Measures
- 5 • 2B. With State Measures

1
2

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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 -
- Vehicle 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

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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

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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

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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

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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 Architectural 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 Architectural 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 Architectural 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

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	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

Land Use	Miles			Trip %		
	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

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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

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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

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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

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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

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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

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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

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	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

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**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 -
- Vehicle 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

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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

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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

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	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

Land Use	Miles			Trip %		
	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

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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	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

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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

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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

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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

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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

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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

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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 -
- Vehicle 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

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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

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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

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	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

Land Use	Miles			Trip %		
	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

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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

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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

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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 - +
 Vehicle 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

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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

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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

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	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

Land Use	Miles			Trip %		
	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

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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

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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

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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

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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

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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 -
- Vehicle 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

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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

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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

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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

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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

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	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

Land Use	Miles			Trip %		
	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

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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

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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

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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

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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

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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 - +
- Vehicle 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

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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

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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

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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

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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

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	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

Land Use	Miles			Trip %		
	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	117.39	117.39	0.01	0.00	118.12
Electricity Unmitigated							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	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	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

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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

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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

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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

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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 -
- Vehicle 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

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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

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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

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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

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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

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	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

Land Use	Miles			Trip %		
	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

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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

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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

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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

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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

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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 -

Vehicle 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

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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

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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

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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

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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

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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

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	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

Land Use	Miles			Trip %		
	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

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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

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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	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

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

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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

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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

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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

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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

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	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

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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	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 -
- Vehicle 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

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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

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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

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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

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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

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	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

Land Use	Miles			Trip %		
	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	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

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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

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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

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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

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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

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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

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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 -

Vehicle 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

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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		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

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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

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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

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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

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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

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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

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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

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	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

Land Use	Miles			Trip %		
	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

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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

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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

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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

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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

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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

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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

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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

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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

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	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

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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 -
- Vehicle 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

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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

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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

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	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

Land Use	Miles			Trip %		
	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

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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

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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

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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

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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

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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

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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

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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 -
- Vehicle 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

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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

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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

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	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

Land Use	Miles			Trip %		
	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

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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

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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

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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

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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

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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 -
 Vehicle 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

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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

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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

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	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

Land Use	Miles			Trip %		
	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

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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	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

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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

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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 -

Vehicle 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

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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

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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

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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

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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

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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

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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

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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

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	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

Land Use	Miles			Trip %		
	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

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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

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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

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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

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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

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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

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	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

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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

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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

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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

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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

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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

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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 Architechural 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 Architectural 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 Architectural 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

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	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

Land Use	Miles			Trip %		
	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

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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

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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	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	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	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	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	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	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	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	0.00

7.0 Water Detail

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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

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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

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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

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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

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	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

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**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

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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

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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

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	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

Land Use	Miles			Trip %		
	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

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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	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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	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

Land Use	Miles			Trip %		
	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

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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

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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

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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

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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

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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

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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

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	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

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**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

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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

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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

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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

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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

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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

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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

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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

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	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

Land Use	Miles			Trip %		
	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

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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

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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	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

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
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

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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

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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

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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

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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

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	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

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**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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	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

Land Use	Miles			Trip %		
	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

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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

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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

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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

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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

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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

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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

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	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

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**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

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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

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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

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	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

Land Use	Miles			Trip %		
	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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	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

Land Use	Miles			Trip %		
	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

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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

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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	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

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

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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

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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

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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

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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

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	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

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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	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

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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

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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

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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

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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

Land Use	Average Daily Trip Rate			Unmitigated Annual VMT	Mitigated Annual VMT
	Weekday	Saturday	Sunday		
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

Land Use	Miles			Trip %		
	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	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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	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

Land Use	Miles			Trip %		
	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

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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

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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

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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

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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

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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

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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

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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

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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

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	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

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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

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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

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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

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	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

Land Use	Miles			Trip %		
	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

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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

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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

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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

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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

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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

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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

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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

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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

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	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

Land Use	Miles			Trip %		
	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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	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

Land Use	Miles			Trip %		
	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

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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

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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

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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

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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

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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

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	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

Land Use	Miles			Trip %		
	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	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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	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

Land Use	Miles			Trip %		
	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

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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

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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	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

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

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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

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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

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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

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	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

1 **3. Alternative 1 Criteria and Greenhouse Gas Emissions Model Runs**

1

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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 - -
- Vehicle 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

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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

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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

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	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

Land Use	Miles			Trip %		
	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	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

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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

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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

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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

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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

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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

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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 - -
- Vehicle 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

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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

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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

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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

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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

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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

8 of 13

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	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

Land Use	Miles			Trip %		
	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

9 of 13

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

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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

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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

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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

1 **E.4.3 Caline4 Model Output Files**

1

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M. Link Q 13.2	*	-3150	-3000	-3000	-3000	*	AG	1454	10.4	.0
N. Link R 13.2	*	-2850	-3000	-3000	-3000	*	AG	166	10.4	.0
O. Link S 13.2	*	-3000	-2850	-3000	-3000	*	AG	4711	10.4	.0
P. Link T 13.2	*	-3000	-3150	-3000	-3000	*	AG	3329	10.4	.0
Q. Link U 13.2	*	1350	1500	1500	1500	*	AG	162	10.4	.0
R. Link V 13.2	*	1650	1500	1500	1500	*	AG	291	10.4	.0
S. Link W 13.2	*	1500	1650	1500	1500	*	AG	173	10.4	.0
T. Link X 13.2	*	1500	1350	1500	1500	*	AG	0	10.4	.0

□

CALINE4: CALIFORNIA LINE SOURCE DISPERSION MODEL
 JUNE 1989 VERSION
 PAGE 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	* .0
2. R2	* 187.	* 3.3	* .0	* .2	* .1	* 2.9	* .0	* .0	* .0	* .0	* .0
3. R3	* 353.	* 3.5	* .0	* .2	* 3.1	* .1	* .0	* .0	* .0	* .0	* .0
4. R4	* 173.	* 3.2	* .0	* .0	* .0	* 3.2	* .0	* .0	* .0	* .0	* .0
5. R5	* 173.	* 3.4	* .0	* .0	* .0	* .0	* .0	* .0	* .1	* 3.3	* .0
6. R6	* 187.	* 3.5	* .0	* .0	* .0	* .0	* .0	* .0	* .1	* 3.3	* .0
7. R7	* 188.	* 3.5	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* 3.5	* .0
8. R8	* 172.	* 3.5	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* 3.5	* .0
9. R9	* 173.	* 3.6	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0
10. R10	* 187.	* 3.7	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0
11. R11	* 353.	* 4.0	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0
12. R12	* 7.	* 3.9	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0
13. R13	* 8.	* 7.1	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0
14. R14	* 352.	* 7.1	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0
15. R15	* 353.	* 6.8	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0
16. R16	* 7.	* 7.7	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0
17. R17	* 96.	* .7	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0
18. R18	* 97.	* .6	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0
19. R19	* 83.	* .6	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0
20. R20	* 84.	* .6	* .0	* .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	* * I	* * J	* * K	* * L	* * M	CONC/LINK (PPM)						
						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												

□
EXIT

M. Link Q 13.2	*	-3150	-3000	-3000	-3000	*	AG	1500	2.4	.0
N. Link R 13.2	*	-2850	-3000	-3000	-3000	*	AG	190	2.4	.0
O. Link S 13.2	*	-3000	-2850	-3000	-3000	*	AG	4800	2.4	.0
P. Link T 13.2	*	-3000	-3150	-3000	-3000	*	AG	3390	2.4	.0
Q. Link U 13.2	*	1350	1500	1500	1500	*	AG	160	2.4	.0
R. Link V 13.2	*	1650	1500	1500	1500	*	AG	300	2.4	.0
S. Link W 13.2	*	1500	1650	1500	1500	*	AG	180	2.4	.0
T. Link X 13.2	*	1500	1350	1500	1500	*	AG	0	2.4	.0

□

CALINE4: CALIFORNIA LINE SOURCE DISPERSION MODEL
 JUNE 1989 VERSION
 PAGE 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

CALINE4: CALIFORNIA LINE SOURCE DISPERSION MODEL
 JUNE 1989 VERSION
 PAGE 3

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

CALINE4: CALIFORNIA LINE SOURCE DISPERSION MODEL
 JUNE 1989 VERSION
 PAGE 4

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	* * I	* * J	* * K	* * L	* * M	CONC/LINK (PPM)							
						N	O	P	Q	R	S	T	
1. R1	* .0	* .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	* .0
3. R3	* .0	* .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	* .0
5. R5	* .0	* .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	* .0
7. R7	* .0	* .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	* .0
9. R9	* .0	* .0	* .8	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0
10. R10	* .0	* .0	* .8	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0
11. R11	* .0	* .2	* .8	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0
12. R12	* .2	* .0	* .8	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0
13. R13	* .0	* .0	* .0	* .0	* .0	* .0	* 1.7	* .0	* .0	* .0	* .0	* .0	* .0
14. R14	* .0	* .0	* .0	* .0	* .0	* .0	* 1.7	* .0	* .0	* .0	* .0	* .0	* .0
15. R15	* .0	* .0	* .0	* .0	* .0	* .0	* 1.6	* .0	* .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 2

JOB: Pebble Beach Baseline 2015 Alt 1
 RUN: CALINE4 RUN (WORST CASE ANGLE)
 POLLUTANT: Carbon Monoxide

III. RECEPTOR LOCATIONS

RECEPTOR	* 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)	* 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

M. Link Q 13.2	*	-3150	-3000	-3000	-3000	*	AG	1502	6.9	.0
N. Link R 13.2	*	-2850	-3000	-3000	-3000	*	AG	190	6.9	.0
O. Link S 13.2	*	-3000	-2850	-3000	-3000	*	AG	4822	6.9	.0
P. Link T 13.2	*	-3000	-3150	-3000	-3000	*	AG	3410	6.9	.0
Q. Link U 13.2	*	1350	1500	1500	1500	*	AG	178	6.9	.0
R. Link V 13.2	*	1650	1500	1500	1500	*	AG	317	6.9	.0
S. Link W 13.2	*	1500	1650	1500	1500	*	AG	195	6.9	.0
T. Link X 13.2	*	1500	1350	1500	1500	*	AG	0	6.9	.0

□

CALINE4: CALIFORNIA LINE SOURCE DISPERSION MODEL
 JUNE 1989 VERSION
 PAGE 2

JOB: Pebble Beach Baseline 2015 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

CALINE4: CALIFORNIA LINE SOURCE DISPERSION MODEL
 JUNE 1989 VERSION
 PAGE 3

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	* .0
2. R2	* 187.	* 2.3	* .0	* .2	* .0	* 2.0	* .0	* .0	* .0	* .0	* .0
3. R3	* 353.	* 2.4	* .0	* .2	* 2.1	* .0	* .0	* .0	* .0	* .0	* .0
4. R4	* 173.	* 2.2	* .0	* .0	* .0	* 2.2	* .0	* .0	* .0	* .0	* .0
5. R5	* 173.	* 2.3	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* 2.2	* .0
6. R6	* 187.	* 2.4	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* 2.2	* .0
7. R7	* 188.	* 2.4	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* 2.4	* .0
8. R8	* 172.	* 2.4	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* 2.4	* .0
9. R9	* 173.	* 2.4	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0
10. R10	* 187.	* 2.5	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0
11. R11	* 353.	* 2.8	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0
12. R12	* 7.	* 2.7	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0
13. R13	* 8.	* 4.8	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0
14. R14	* 352.	* 4.8	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0
15. R15	* 353.	* 4.7	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0
16. R16	* 7.	* 5.3	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0
17. R17	* 96.	* .5	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0
18. R18	* 97.	* .4	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0
19. R19	* 83.	* .4	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0
20. R20	* 84.	* .4	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0

CALINE4: CALIFORNIA LINE SOURCE DISPERSION MODEL
 JUNE 1989 VERSION
 PAGE 4

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	* * 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

M. Link Q 13.2	*	-3150	-3000	-3000	-3000	*	AG	1632	2.4	.0
N. Link R 13.2	*	-2850	-3000	-3000	-3000	*	AG	190	2.4	.0
O. Link S 13.2	*	-3000	-2850	-3000	-3000	*	AG	5239	2.4	.0
P. Link T 13.2	*	-3000	-3150	-3000	-3000	*	AG	3717	2.4	.0
Q. Link U 13.2	*	1350	1500	1500	1500	*	AG	198	2.4	.0
R. Link V 13.2	*	1650	1500	1500	1500	*	AG	347	2.4	.0
S. Link W 13.2	*	1500	1650	1500	1500	*	AG	205	2.4	.0
T. Link X 13.2	*	1500	1350	1500	1500	*	AG	0	2.4	.0

□

CALINE4: CALIFORNIA LINE SOURCE DISPERSION MODEL
 JUNE 1989 VERSION
 PAGE 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	* * I	* * J	* * K	* * L	* * M	CONC/LINK (PPM)							
						N	O	P	Q	R	S	T	
1. R1	* .0	* .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	* .0
3. R3	* .0	* .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	* .0
5. R5	* .0	* .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	* .0
7. R7	* .0	* .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	* .0
9. R9	* .1	* .0	* .0	* .9	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0
10. R10	* .0	* .2	* .0	* .9	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0
11. R11	* .0	* .2	* 1.0	* .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	* .0
13. R13	* .0	* .0	* .0	* .0	* .0	* .0	* 1.8	* .0	* .0	* .0	* .0	* .0	* .0
14. R14	* .0	* .0	* .0	* .0	* .0	* .0	* 1.8	* .0	* .0	* .0	* .0	* .0	* .0
15. R15	* .0	* .0	* .0	* .0	* .0	* .0	* 1.7	* .0	* .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	* 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	

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	

□

EXIT

1 **E.4.4 EMFAC 2007 Model Output Files**

1

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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 Temperature 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 : Emfac2007V2.3 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 Temperature 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 : Emfac2007V2.3 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

1 **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.



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)

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.



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)

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.



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 No 2.
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.

1 **Appendix F – Biological Resources Information for Analysis**

2 No revisions made

3 **Appendix G – Transportation and Circulation Information for** 4 **Analysis**

5 *Appendix G fly page is revised as follows:*

- 6 • G.1: Fehr & Peers Intersection Traffic Volumes (Appendix B in Fehr & Peers 2011)
- 7 • G.2: Fehr & Peers Alternative 2 Analysis (Appendix E in Fehr & Peers 2011)
- 8 • G.3: Fehr & Peers Circulation Improvements

9 Sources:

10 Fehr & Peers. 2011. Del Monte Forest Plan: Pebble Beach, CA. August. Prepared for Pebble Beach
11 Company. Walnut Creek, CA.

12 Fehr & Peers. 2012. Technical Memoranda. Del Monte Forest Plan DEIR – Responses to Comments,
13 Transportation Section. Roundabout Analysis, March 9. LCP Visitor Serving Units and
14 Inclusionary Housing Units, March 16.

15 *The following have been revised and are included as follows:*

- 16 • G.1: Fehr & Peers Intersection Traffic Volumes (Appendix B in Fehr & Peers 2011)
- 17 • G.2: Fehr & Peers Alternative 2 Analysis (Appendix E in Fehr & Peers 2011)

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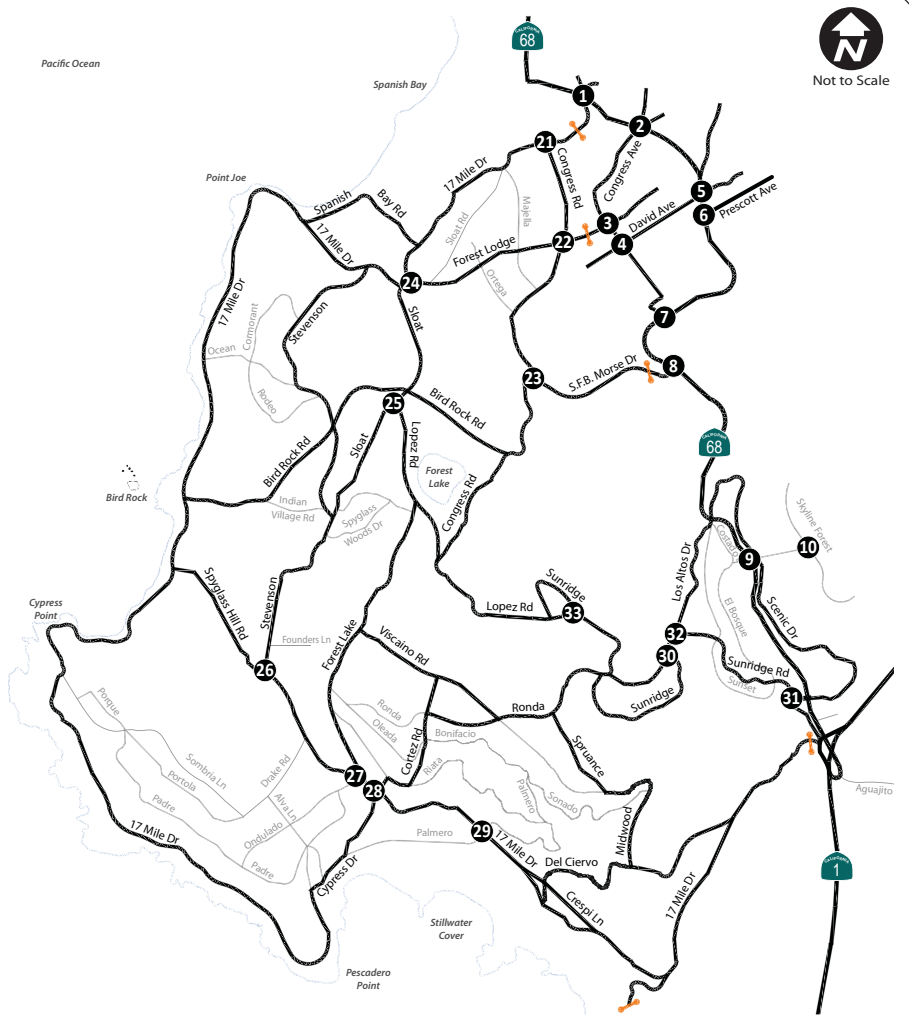
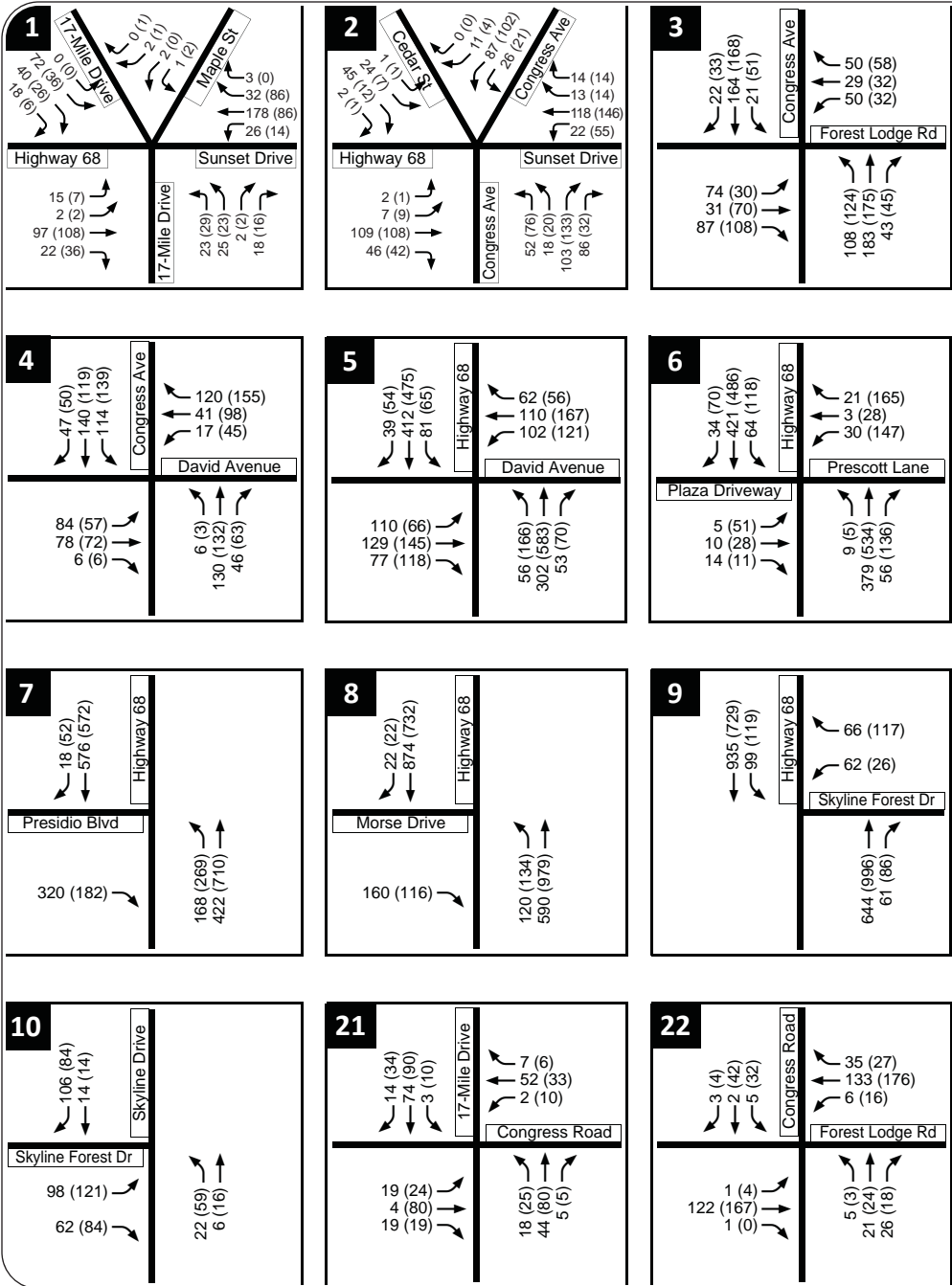
Appendix B

Intersection Traffic Volumes

Table of Contents

Existing Peak Hour Volumes	B1
Existing Plus Alternative 1 Volumes	B-4
Existing Plus Alternative 1 Volumes.....	B-7
Near-Term Peak Hour Volumes	B-10
Near-Term Plus Alternative 1 Volumes	B-13
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

EXISTING PEAK HOUR VOLUMES



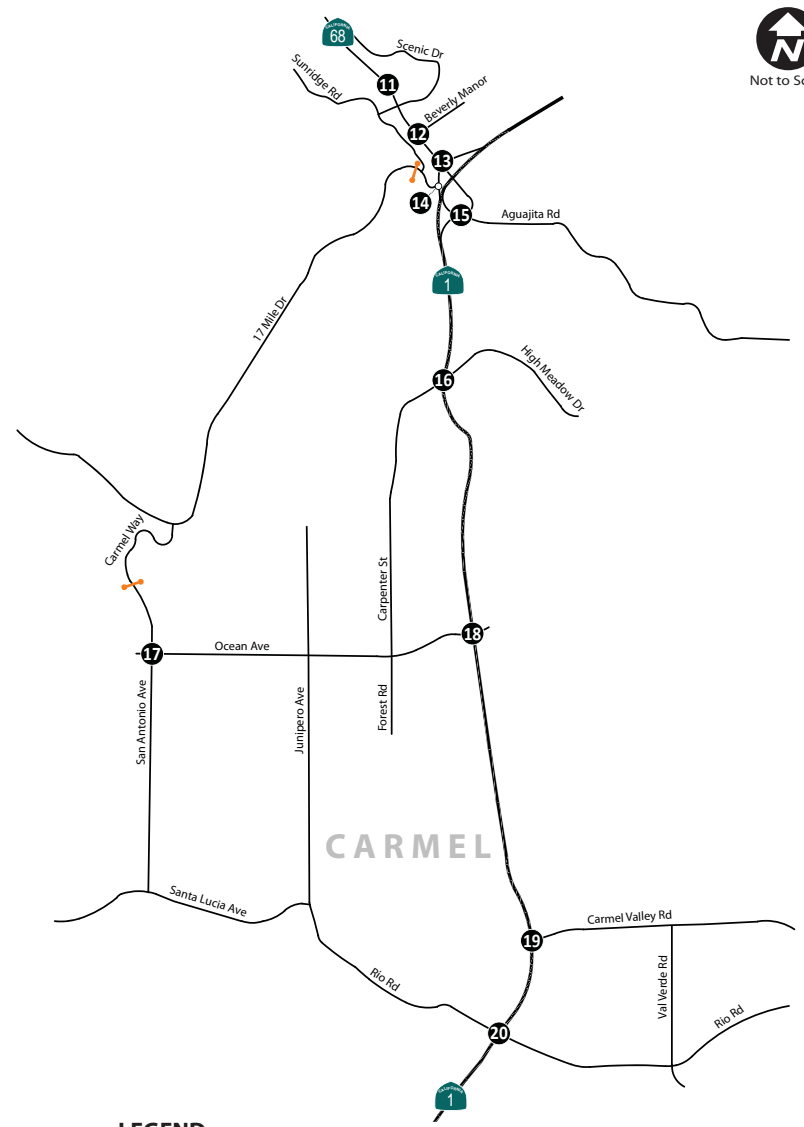
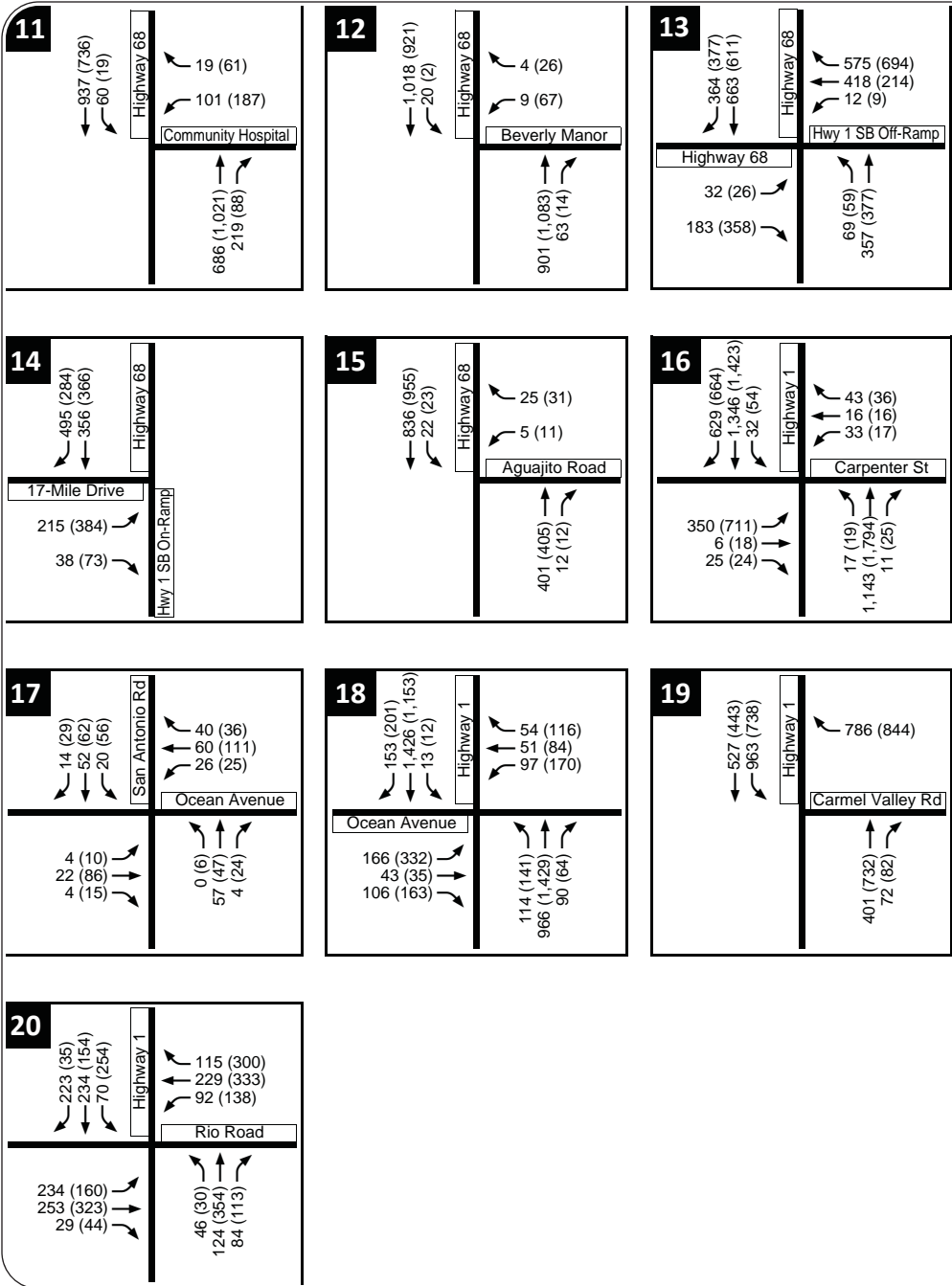
LEGEND

XX (YY) AM (PM) Peak Hour Traffic Volumes

- 1** Study Intersection
- Gate Entrance

WCT1-2822_B-1_EX01

EXISTING PEAK HOUR VOLUMES



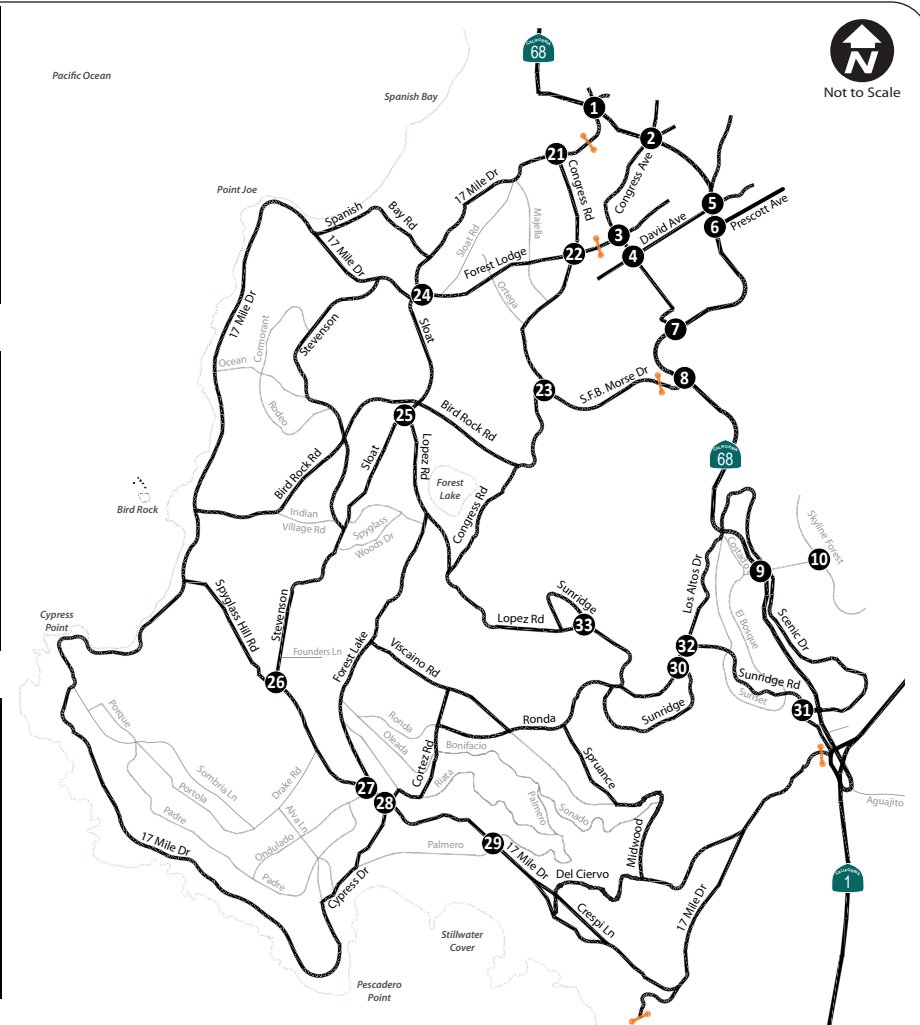
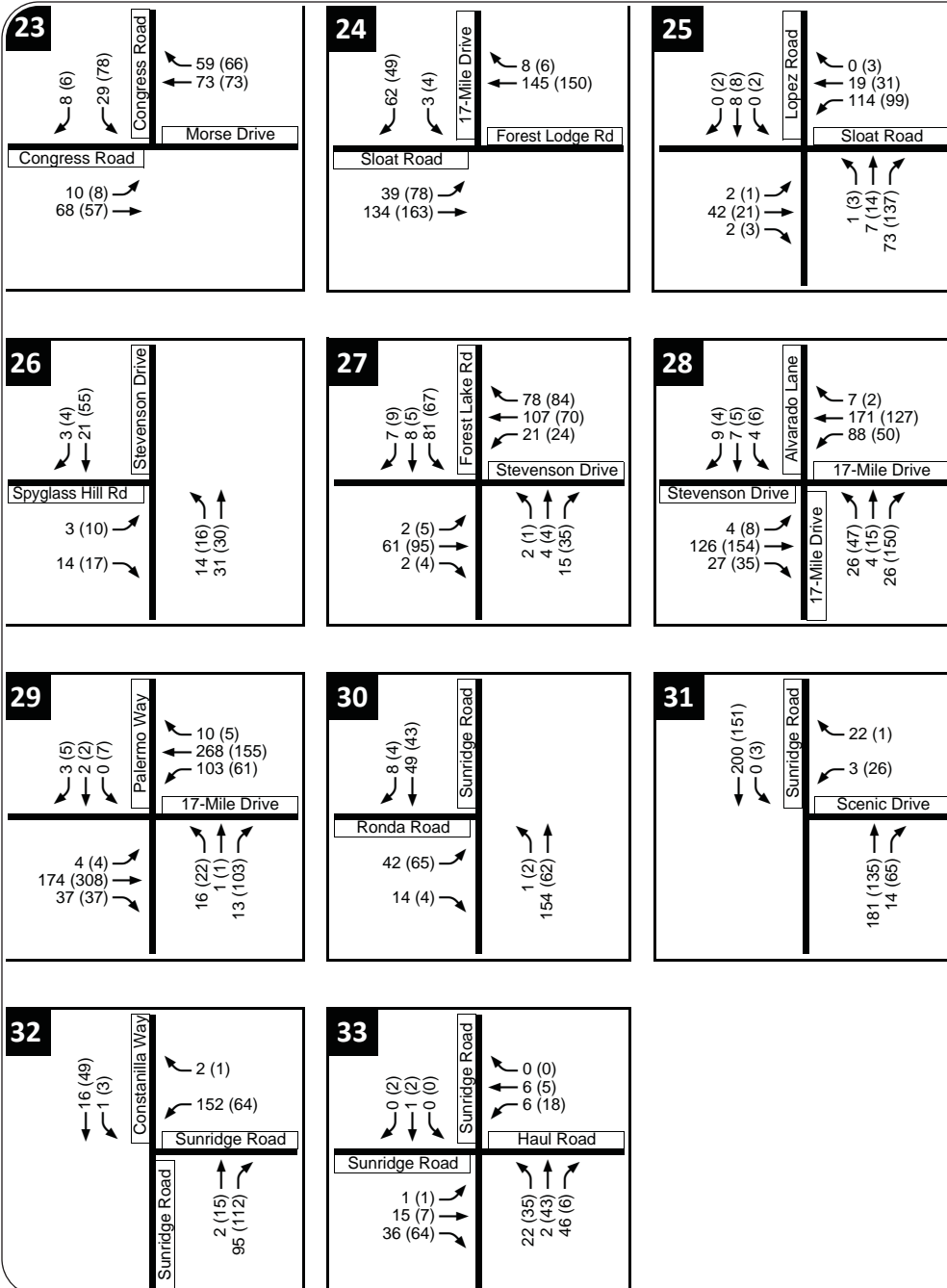
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- 1 Study Intersection
- Gate Entrance

WCT1-2822_B-2_EX01

EXISTING PEAK HOUR VOLUMES



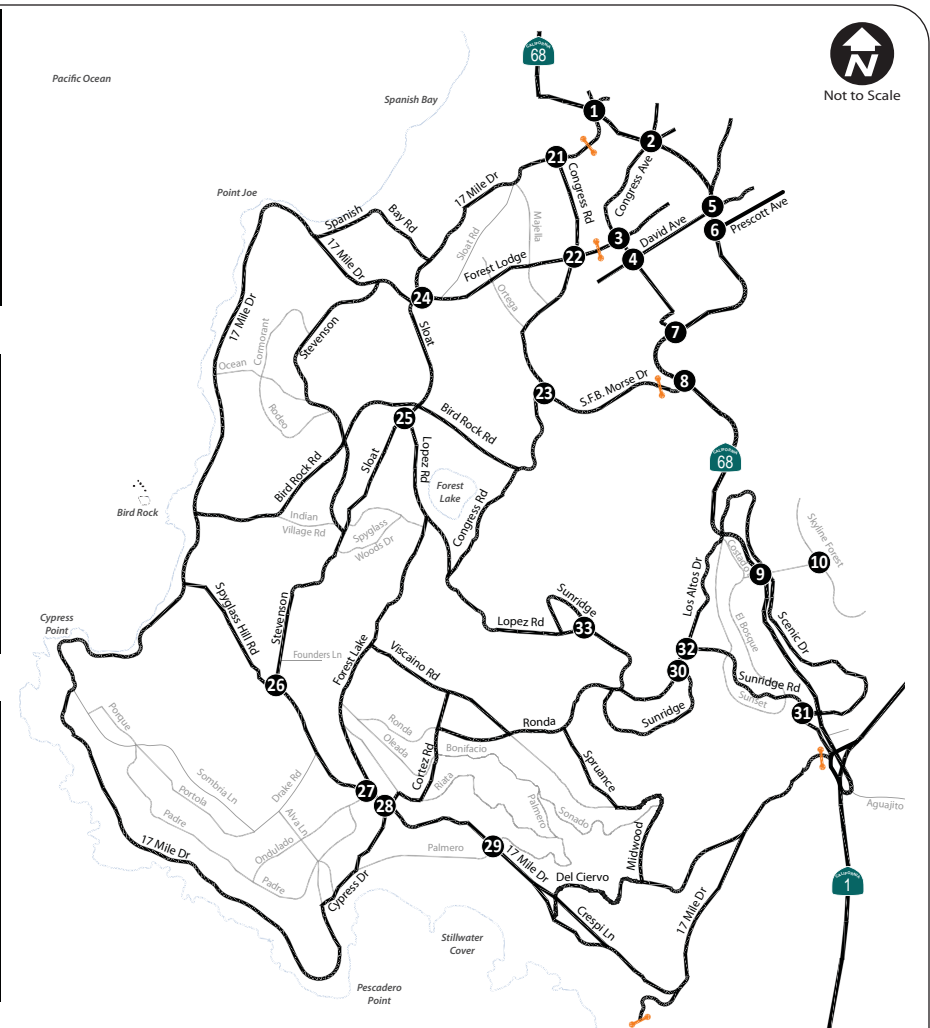
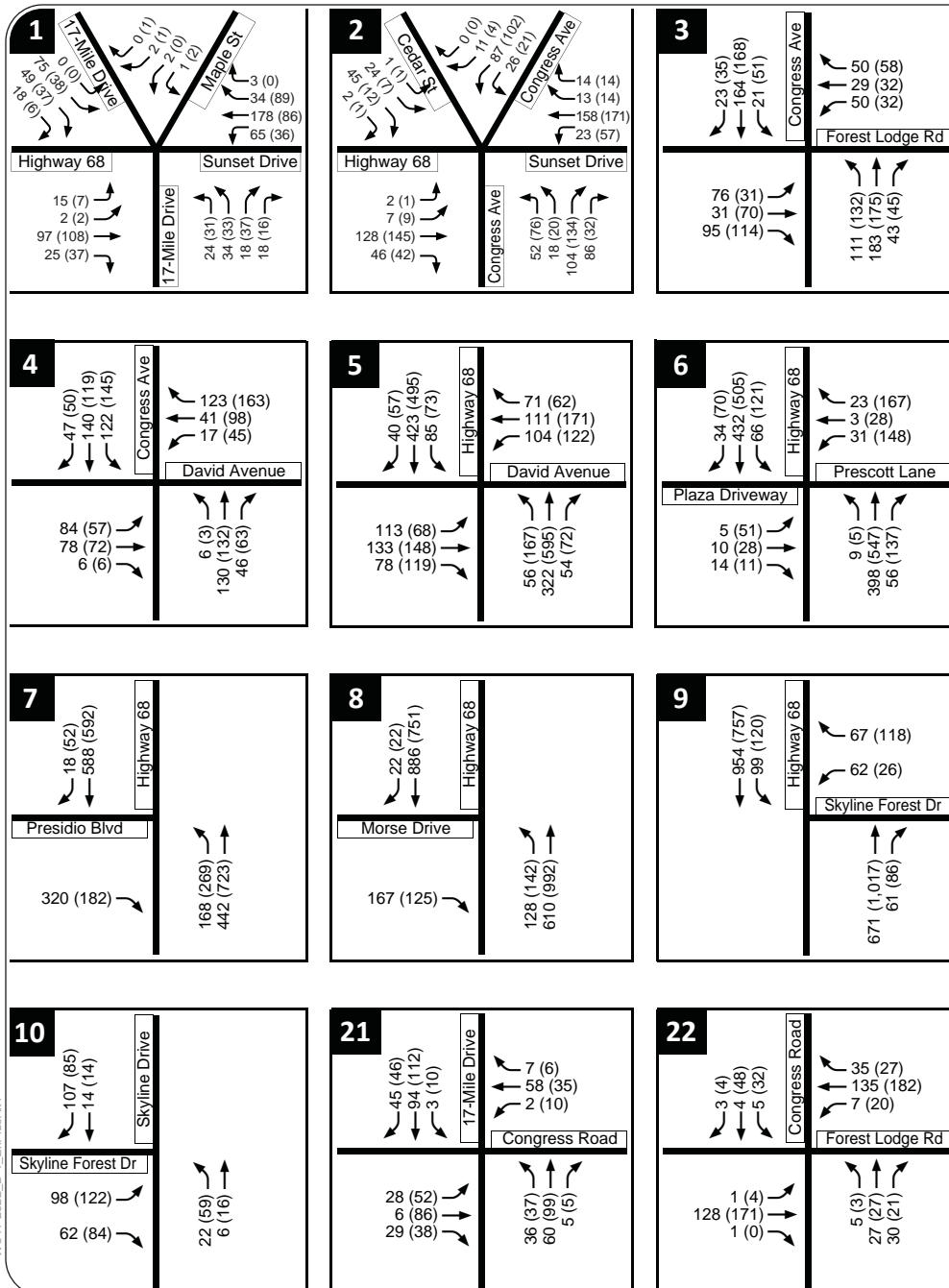
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XX (YY) AM (PM) Peak Hour Traffic Volumes

1 Study Intersection

Gate Entrance

EXISTING PLUS ALTERNATIVE 1 PEAK HOUR VOLUMES



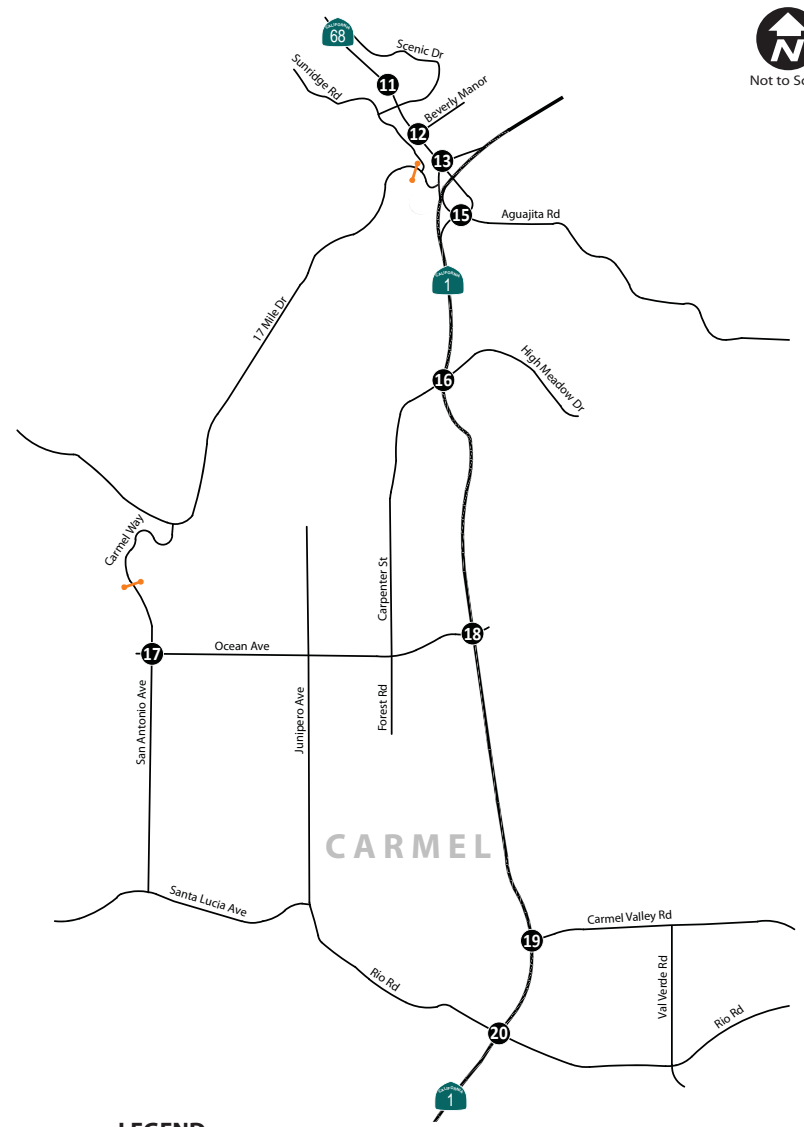
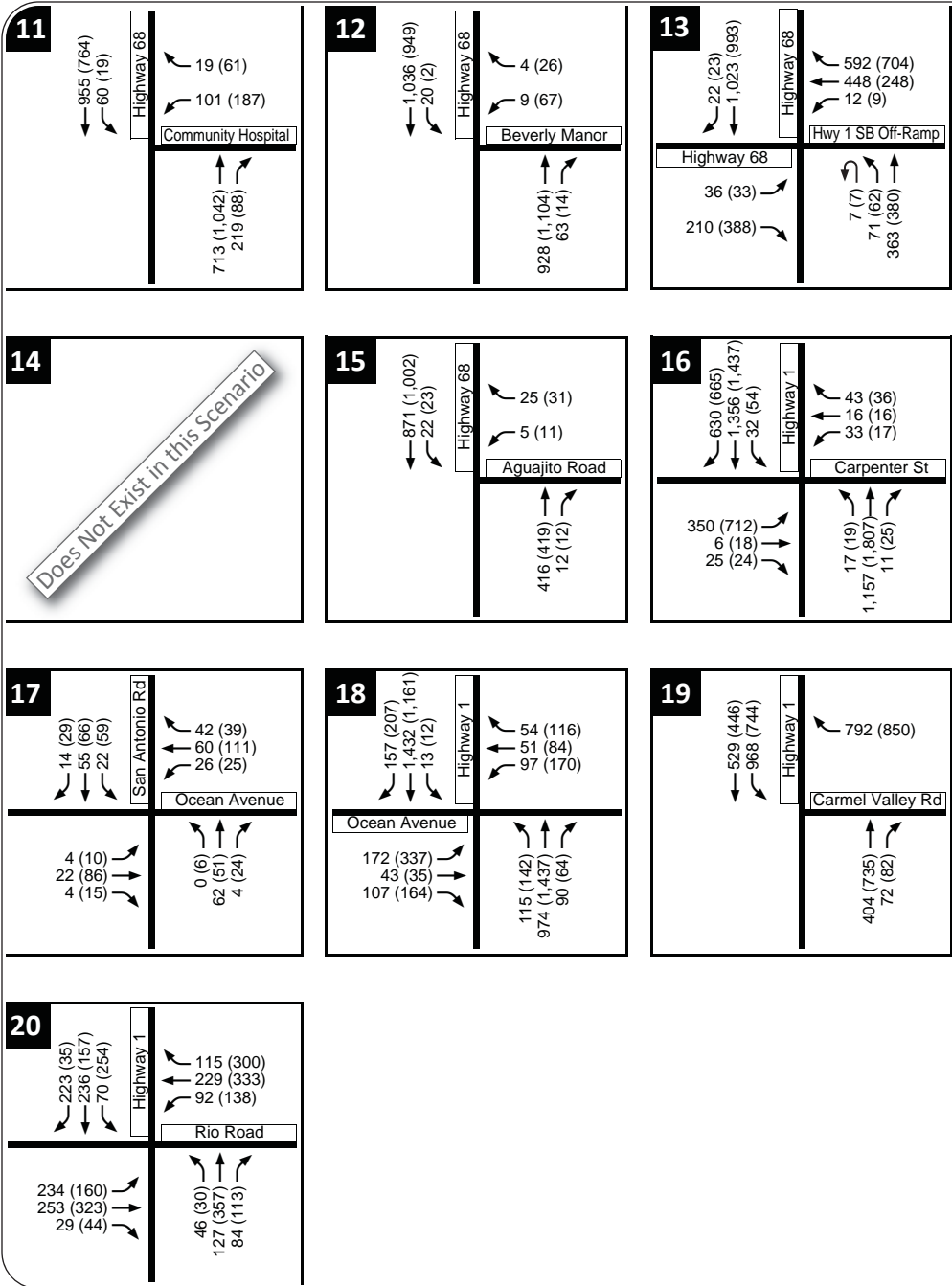
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XX (YY) AM (PM) Peak Hour Traffic Volumes

- 1** Study Intersection
- Gate Entrance

WCT1-2822_B-4_ExpPlusAlt1

EXISTING PLUS ALTERNATIVE 1 PEAK HOUR VOLUMES



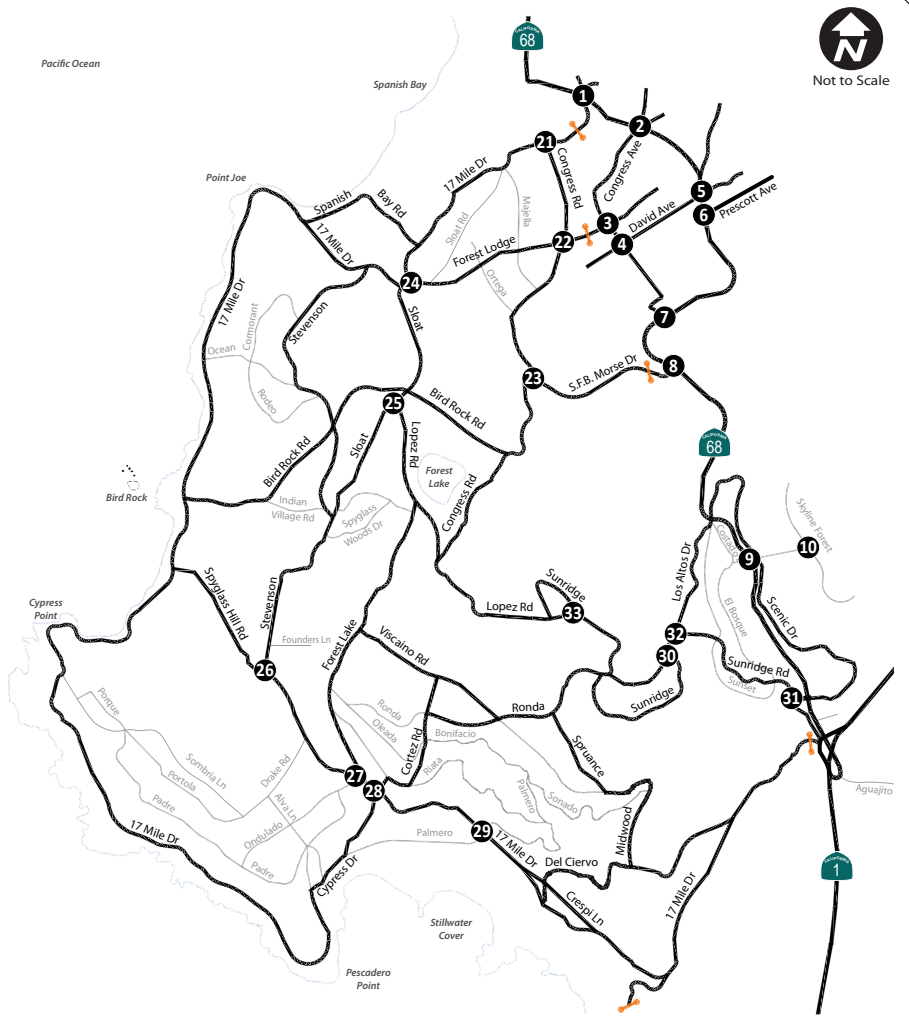
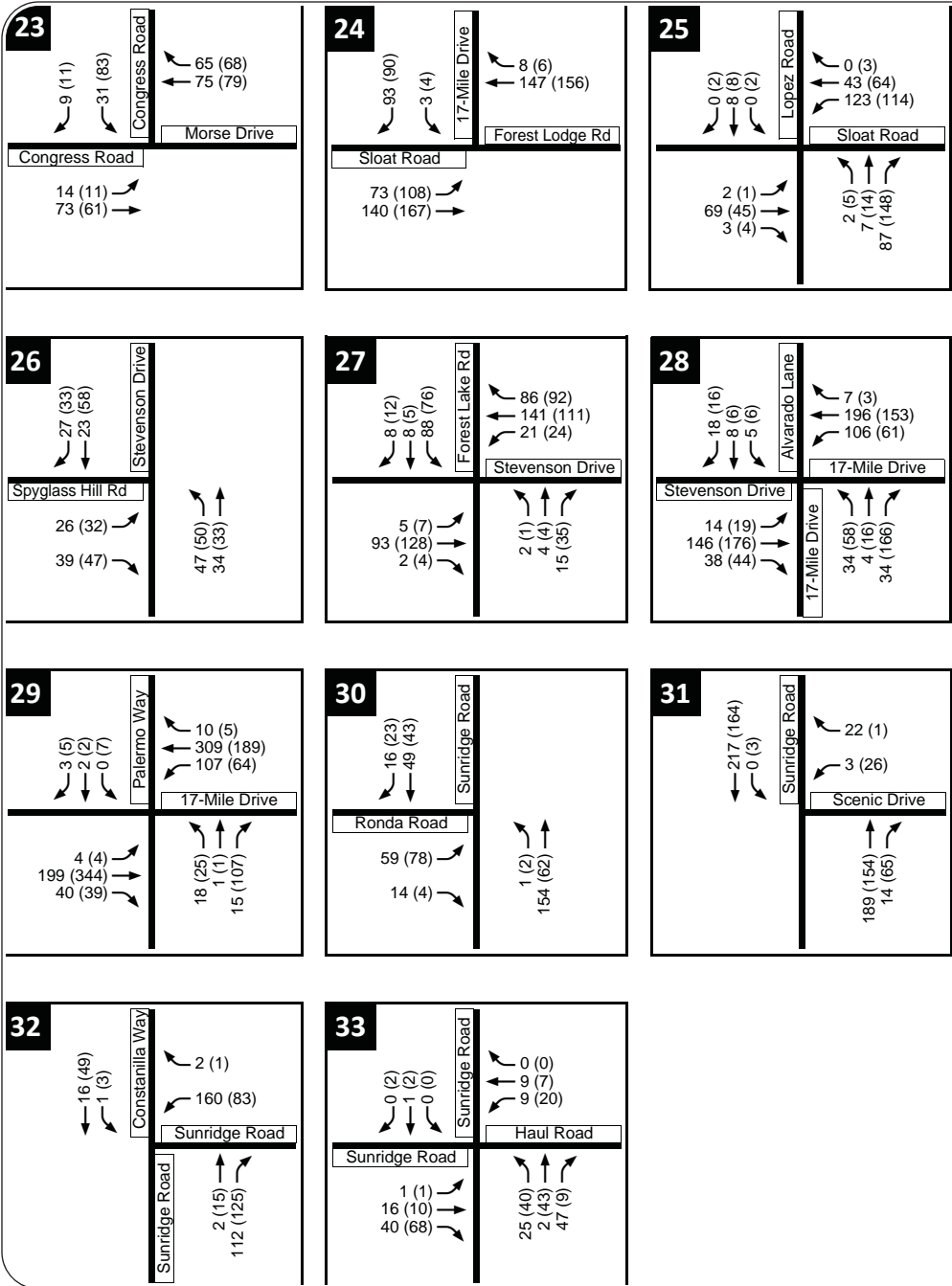
LEGEND

XX (YY) AM (PM) Peak Hour Traffic Volumes

- 1** Study Intersection
- Gate Entrance

WCT1-2822_B-5_ExpPlusAlt1

EXISTING PLUS ALTERNATIVE 1 PEAK HOUR VOLUMES



Not to Scale

LEGEND

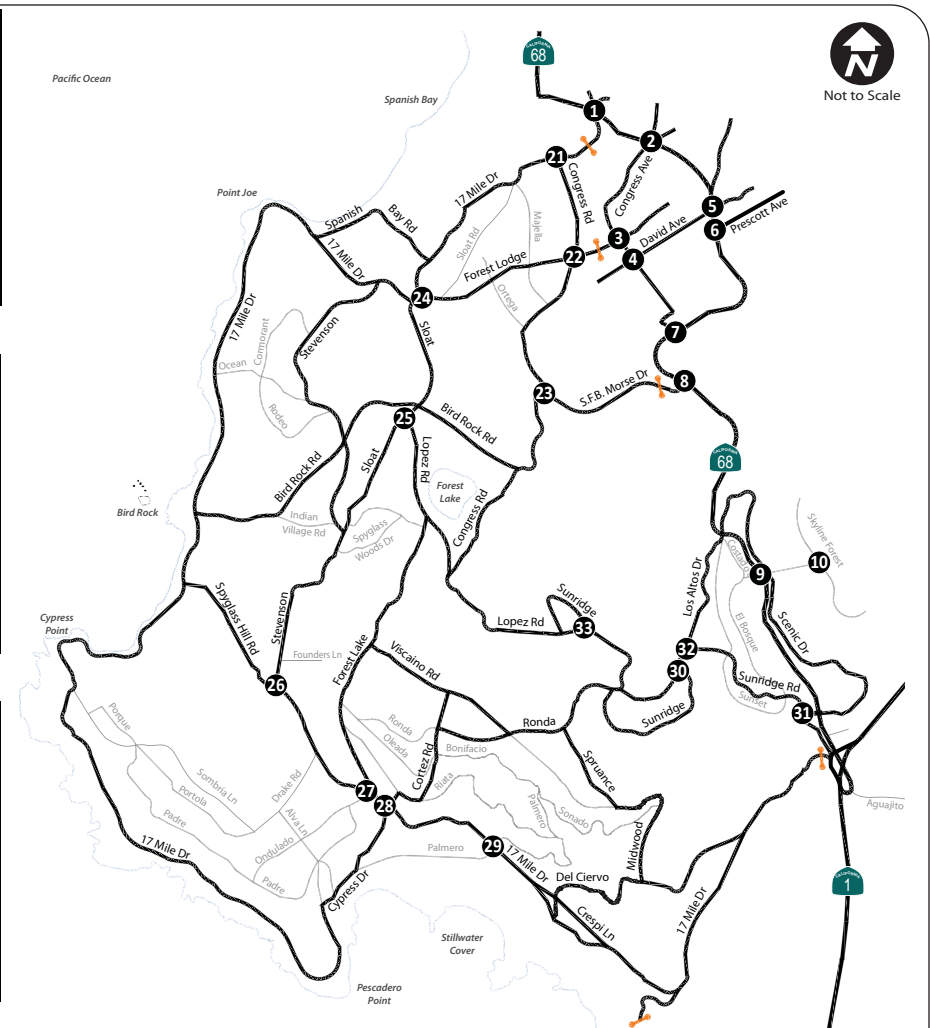
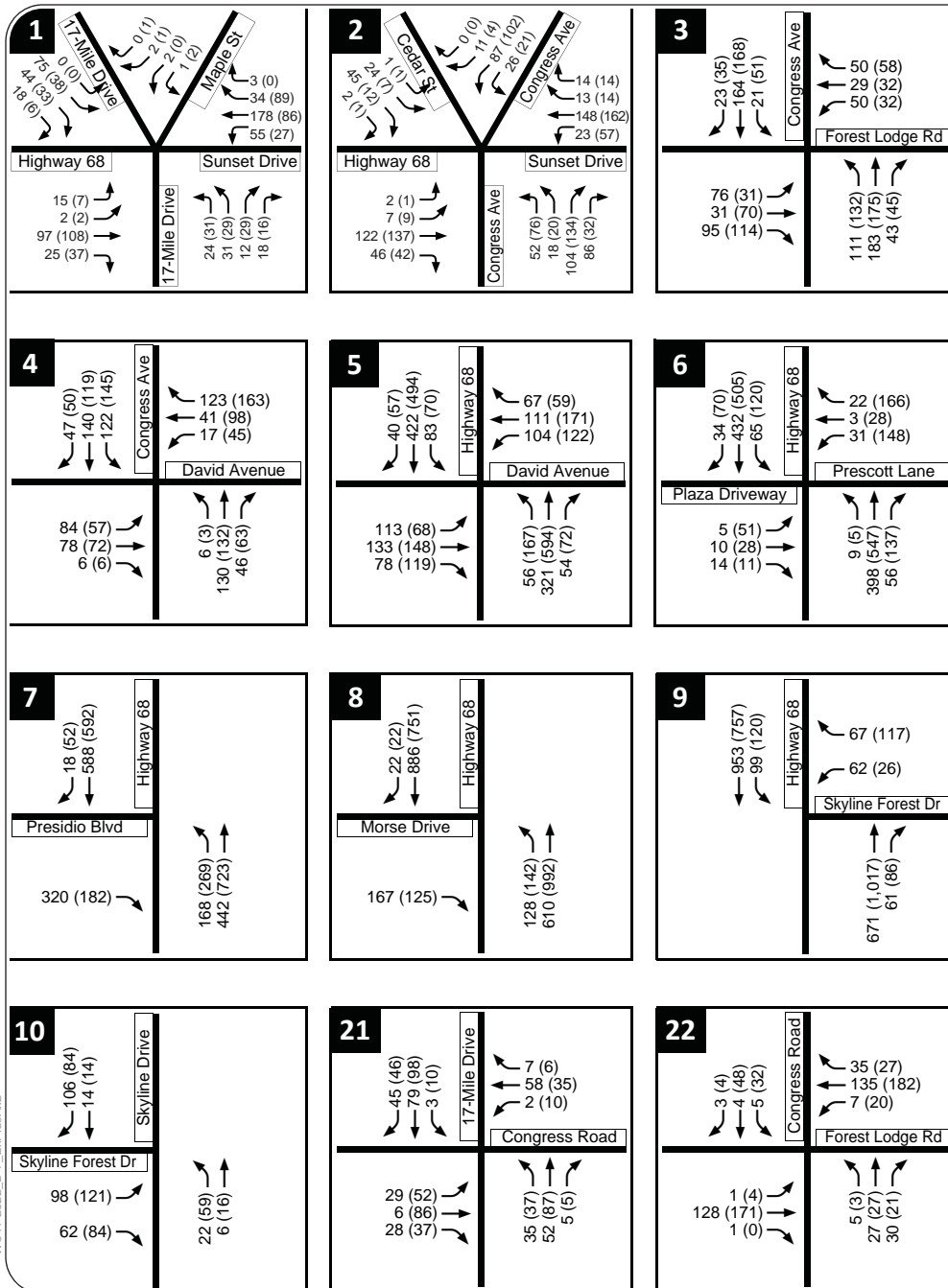
XX (YY) AM (PM) Peak Hour Traffic Volumes

1 Study Intersection

Gate Entrance

WCT1-2822_B-6_ExpPlusAlt1

EXISTING PLUS ALTERNATIVE 2 PEAK HOUR VOLUMES



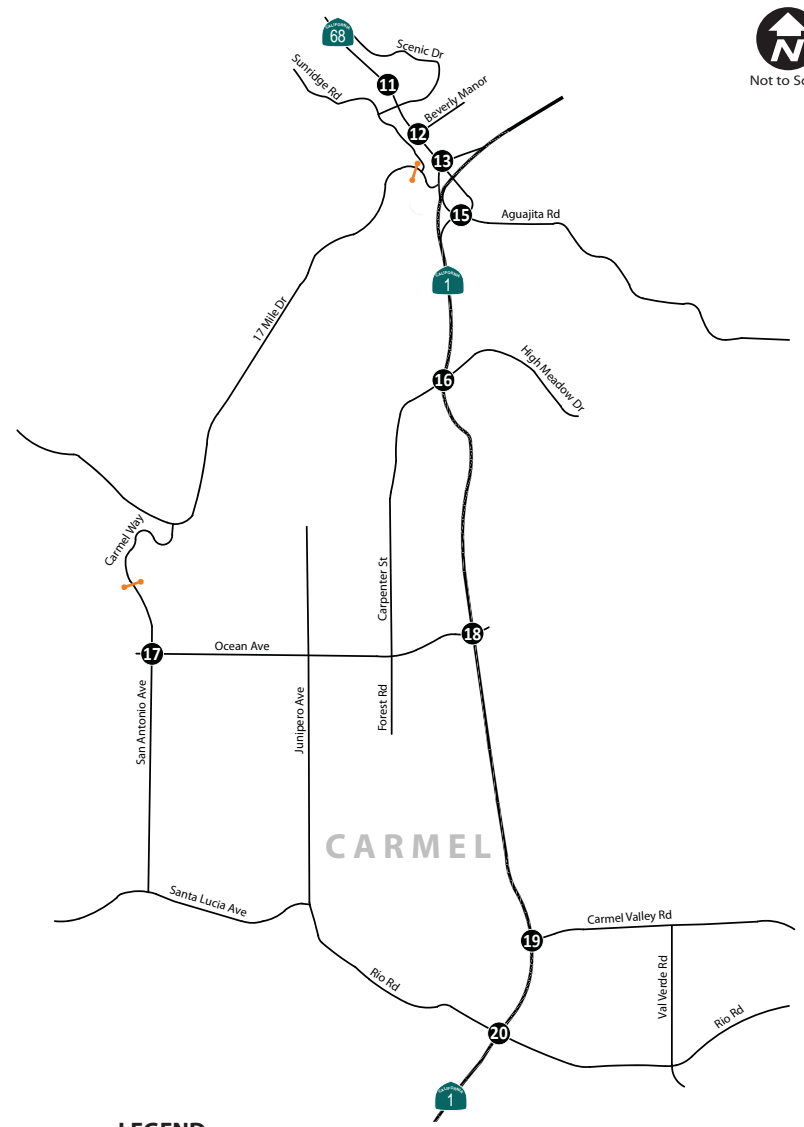
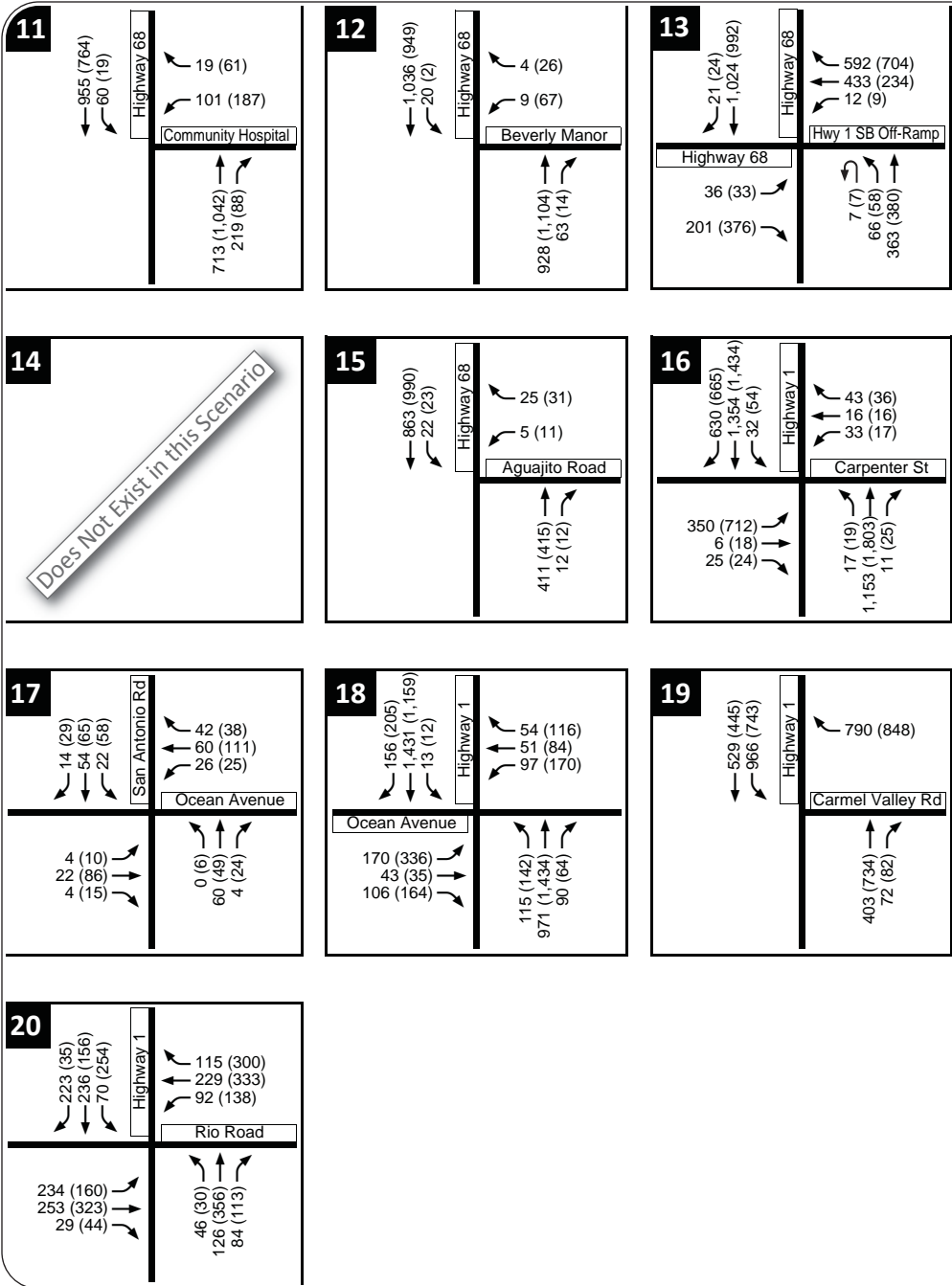
LEGEND

XX (YY) AM (PM) Peak Hour Traffic Volumes

- 1** Study Intersection
- Gate Entrance

WCT11-2822_B-7_ExpPlusA12

EXISTING PLUS ALTERNATIVE 2 PEAK HOUR VOLUMES



LEGEND

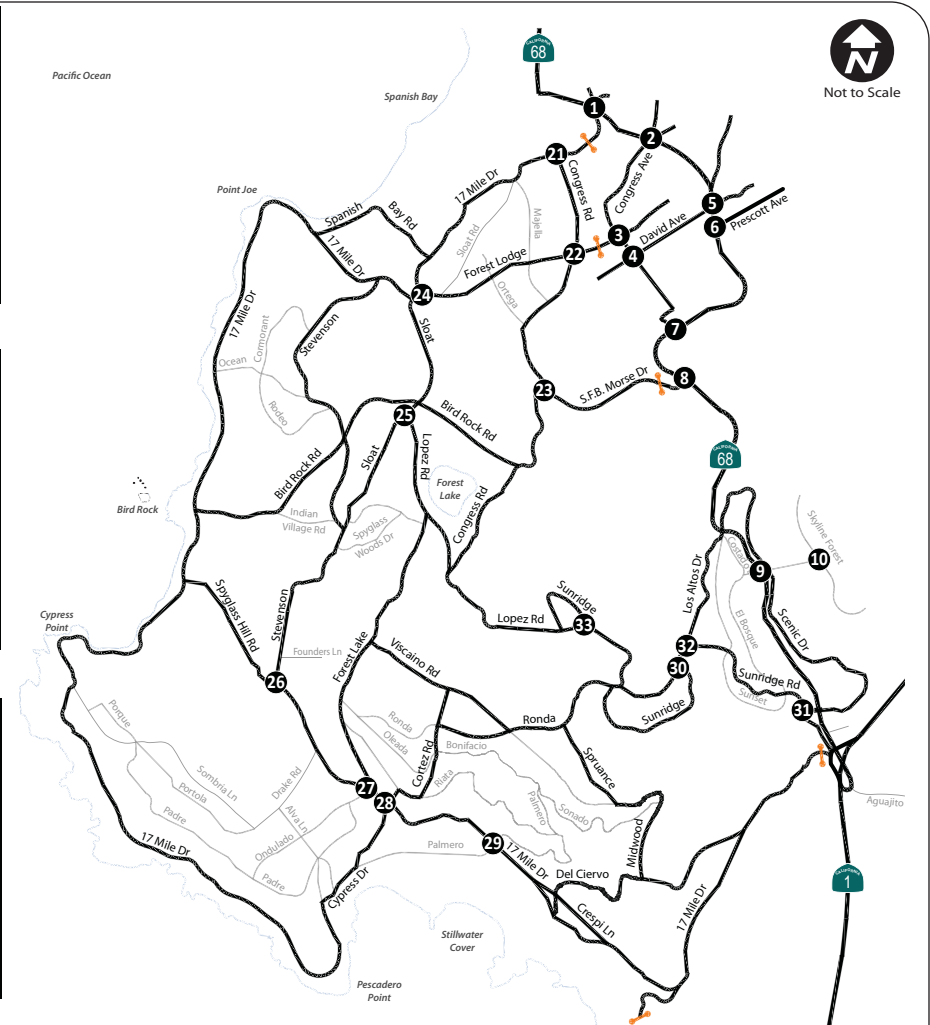
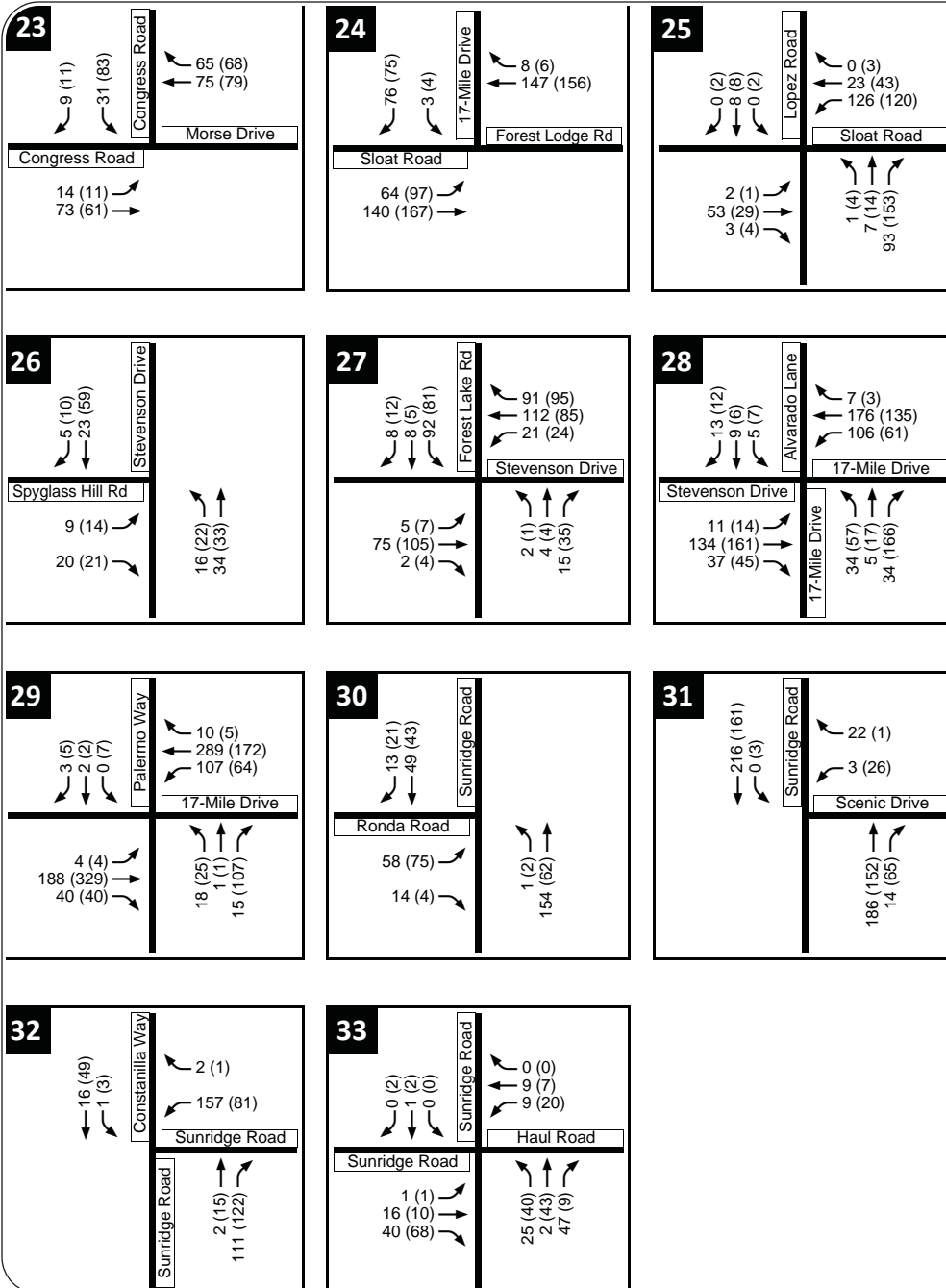
XX (YY) AM (PM) Peak Hour Traffic Volumes

1 Study Intersection

Gate Entrance

WCT1-2822_B-8_ExpPlusAlt2

EXISTING PLUS ALTERNATIVE 2 PEAK HOUR VOLUMES



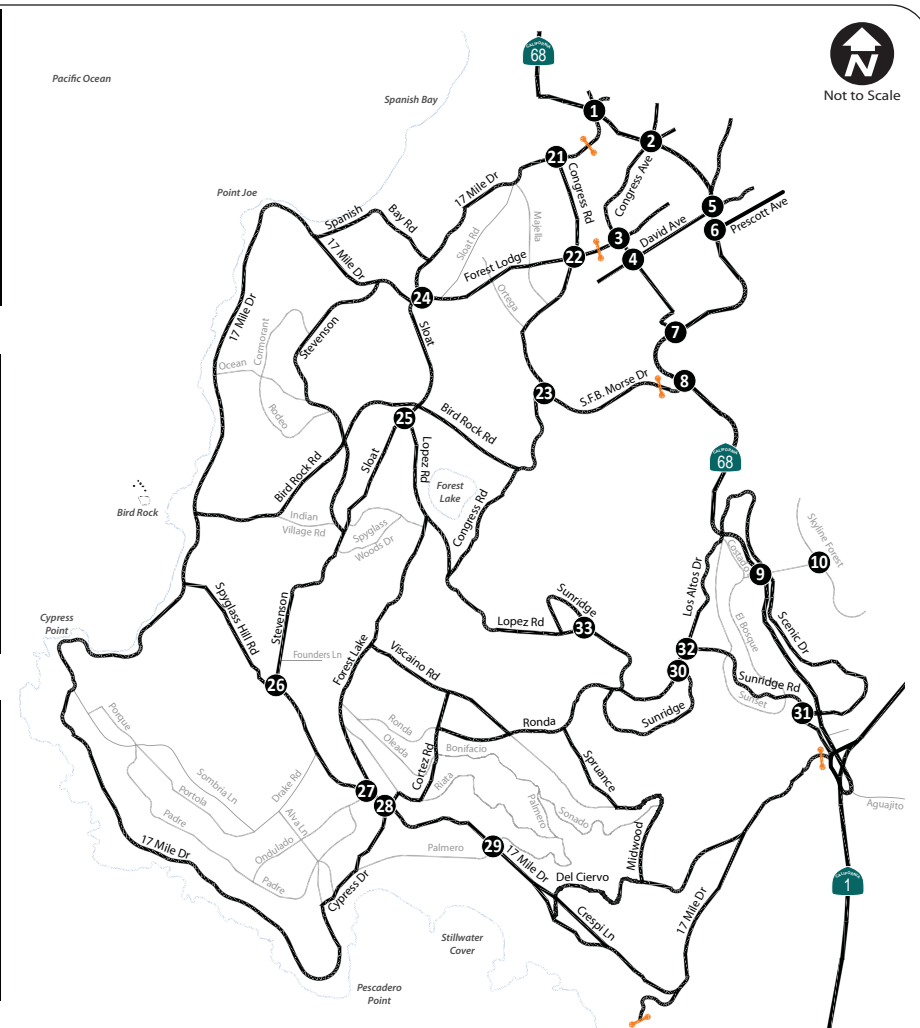
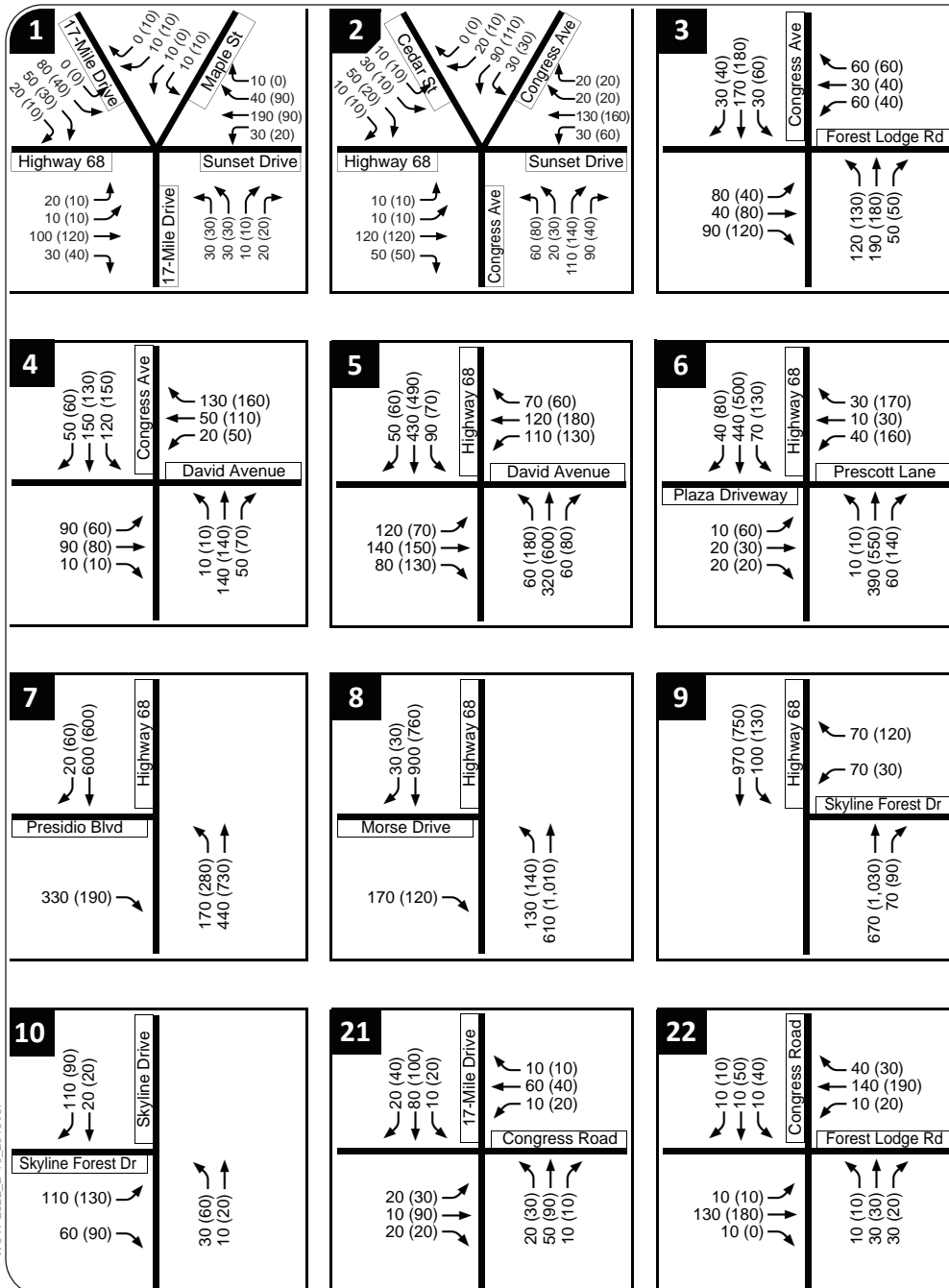
LEGEND

XX (YY) AM (PM) Peak Hour Traffic Volumes

- 1** Study Intersection
- Gate Entrance

WCT1-2822_B-9_ExpPlusAlt2

NEAR-TERM (2015) PEAK HOUR VOLUMES



LEGEND

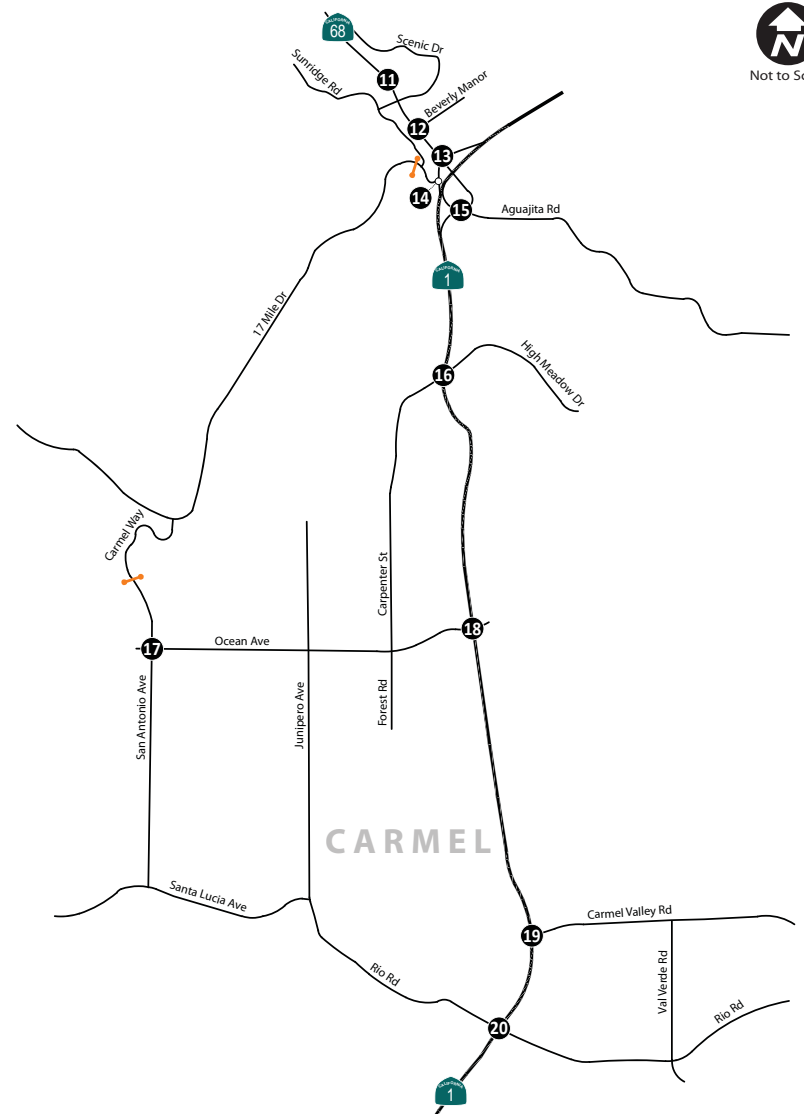
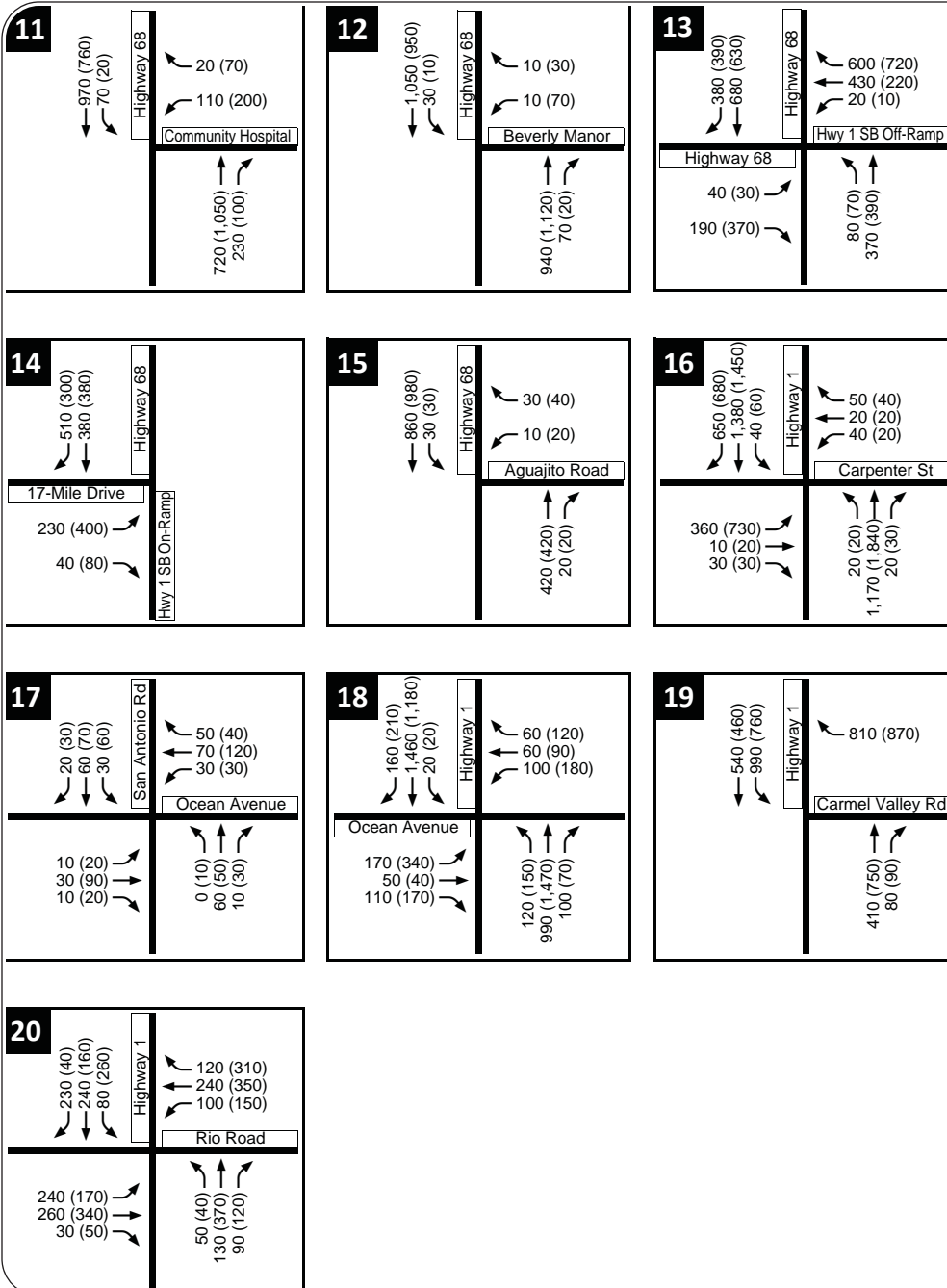
XX (YY) AM (PM) Peak Hour Traffic Volumes

1 Study Intersection

Gate Entrance

WCT1-2822_B-10_2015V01

NEAR-TERM (2015) PEAK HOUR VOLUMES



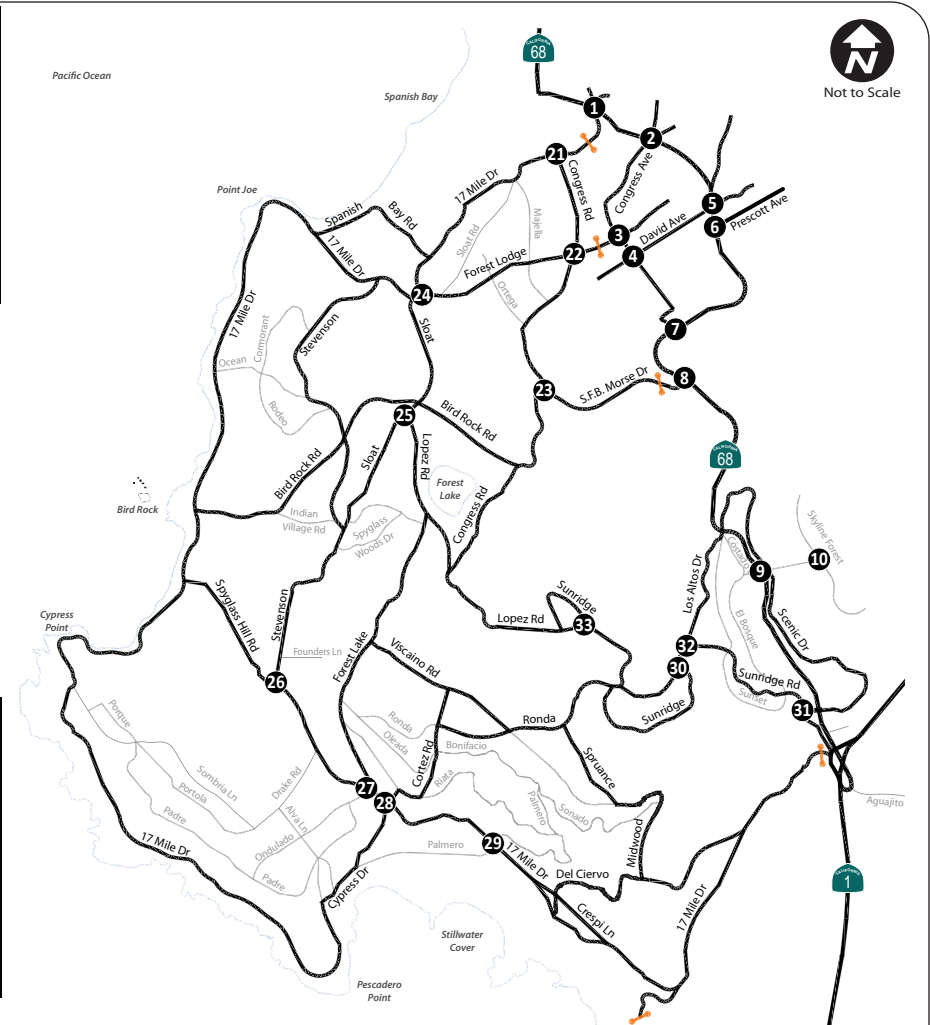
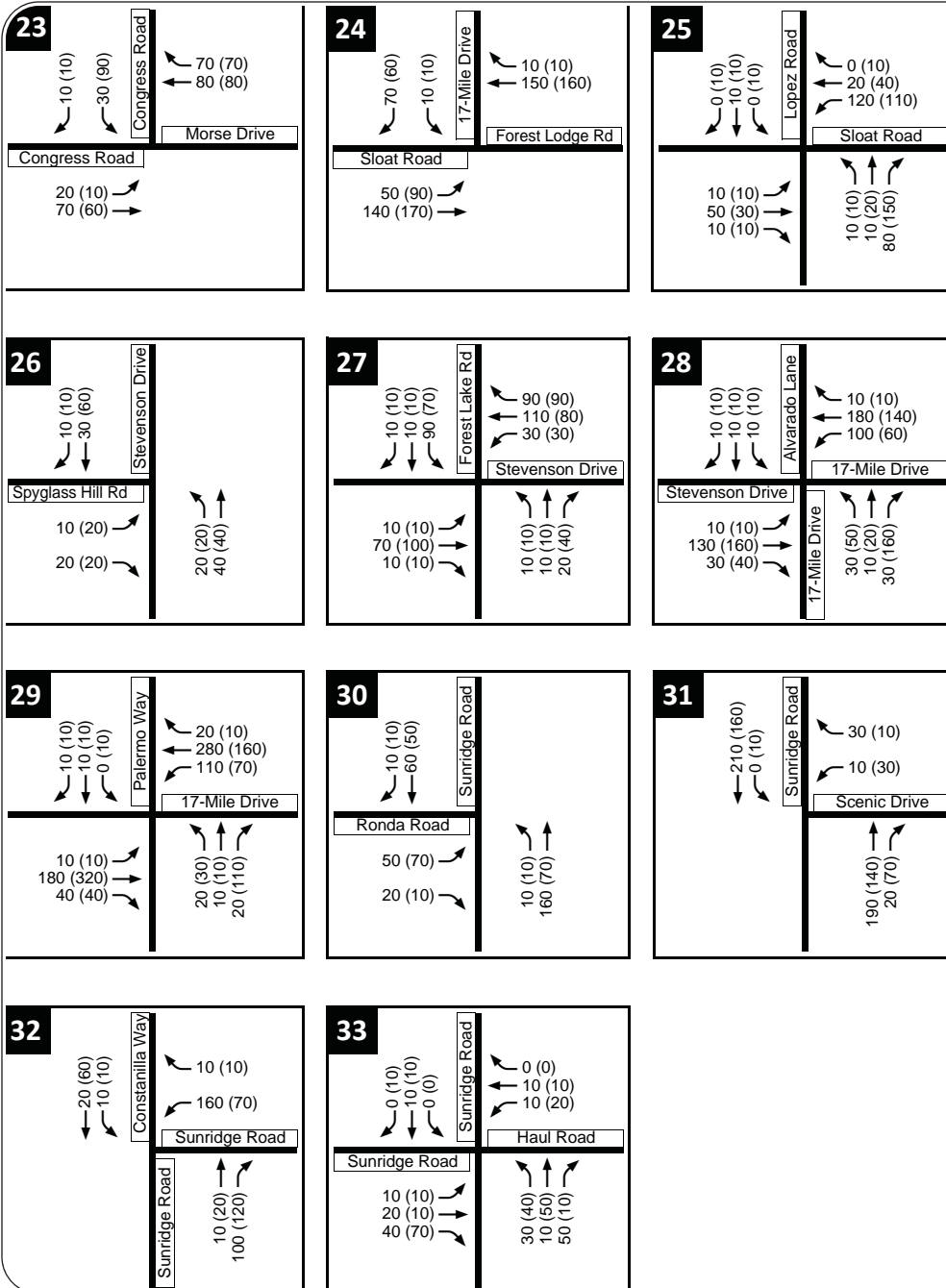
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XX (YY) AM (PM) Peak Hour Traffic Volumes

1 Study Intersection

Gate Entrance

NEAR-TERM (2015) PEAK HOUR VOLUMES



LEGEND

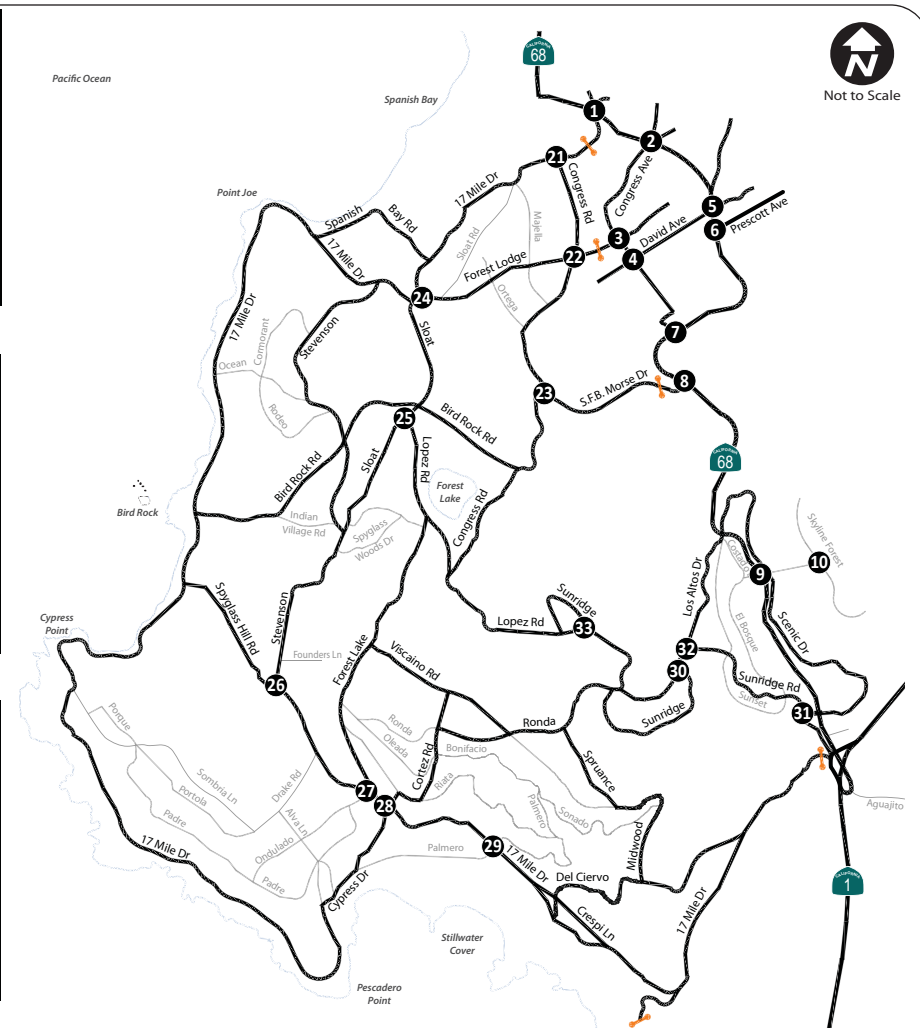
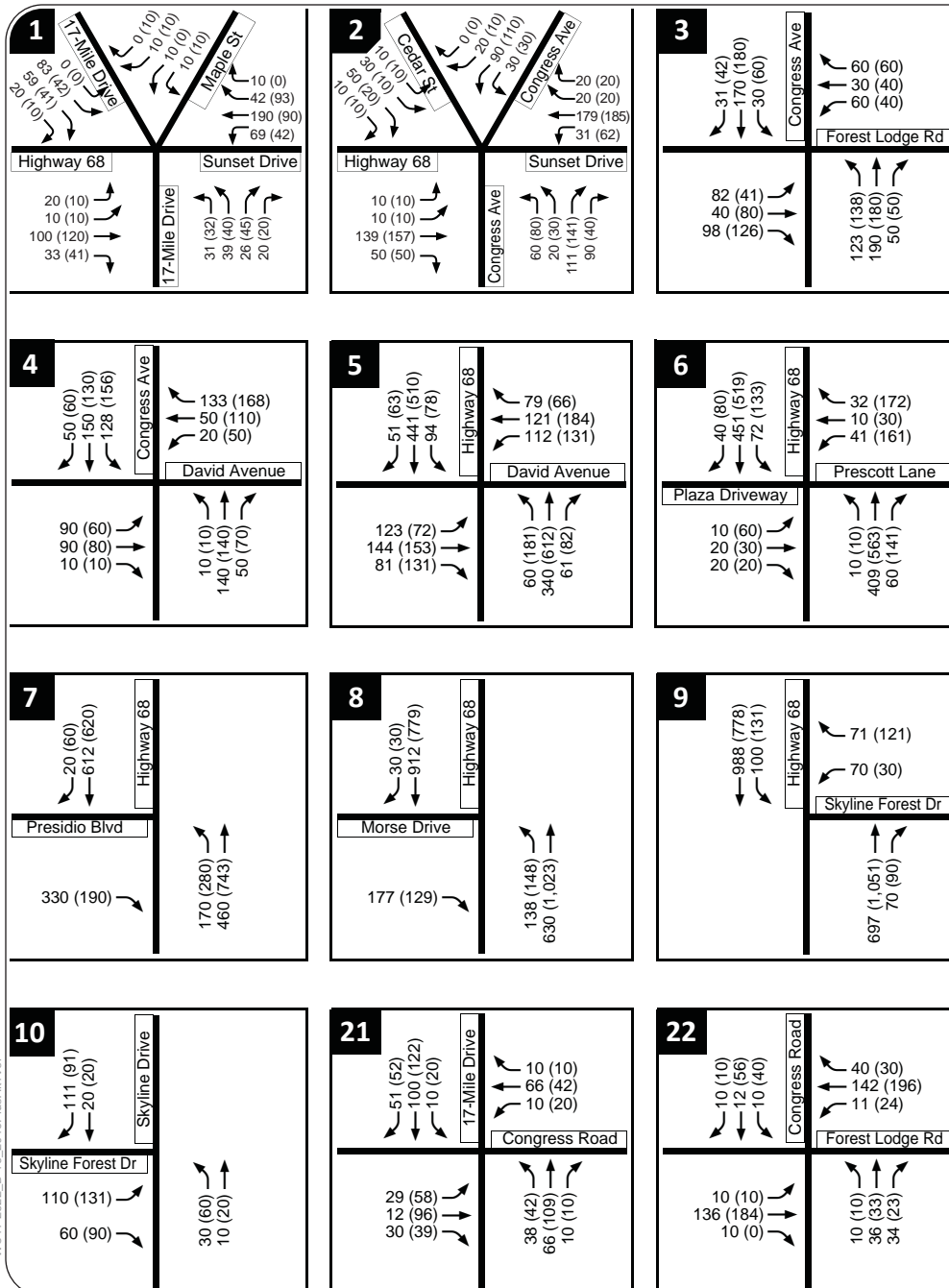
XX (YY) AM (PM) Peak Hour Traffic Volumes

1 Study Intersection

Gate Entrance

WCT1-2822_B-12_2015V01

NEAR-TERM (2015) PLUS ALTERNATIVE 1 PEAK HOUR VOLUMES



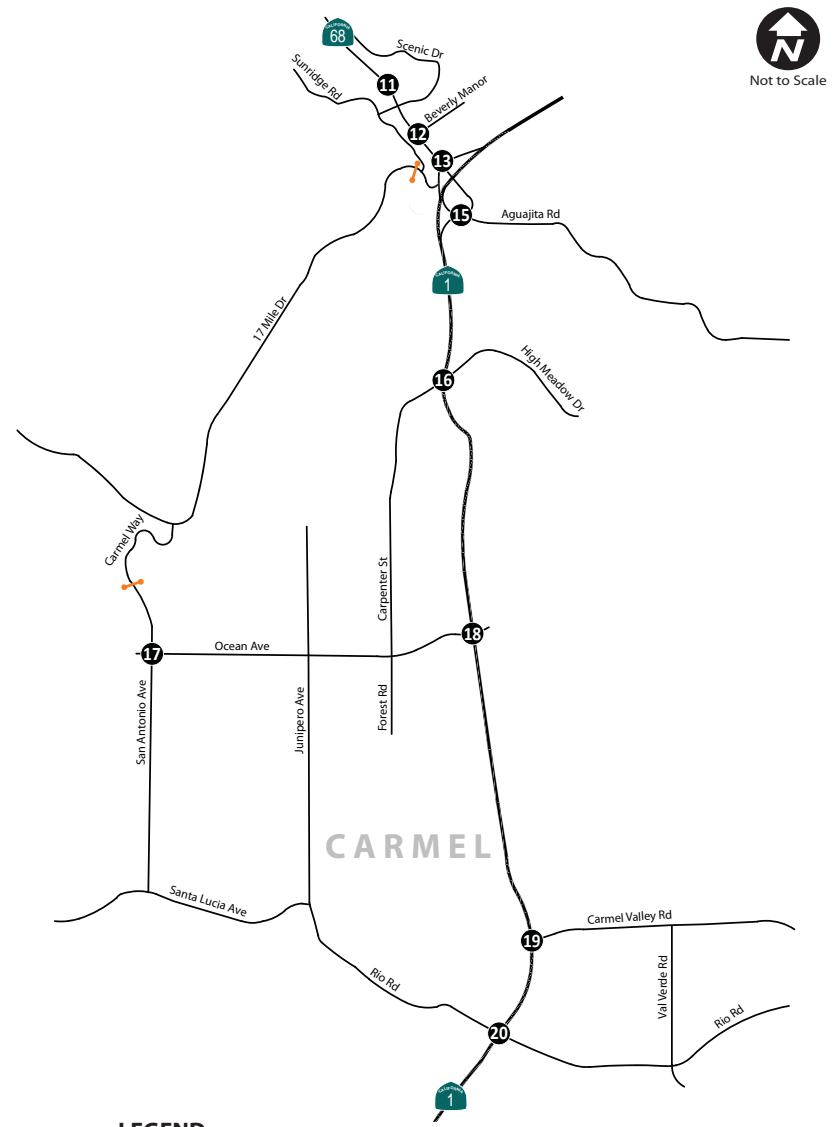
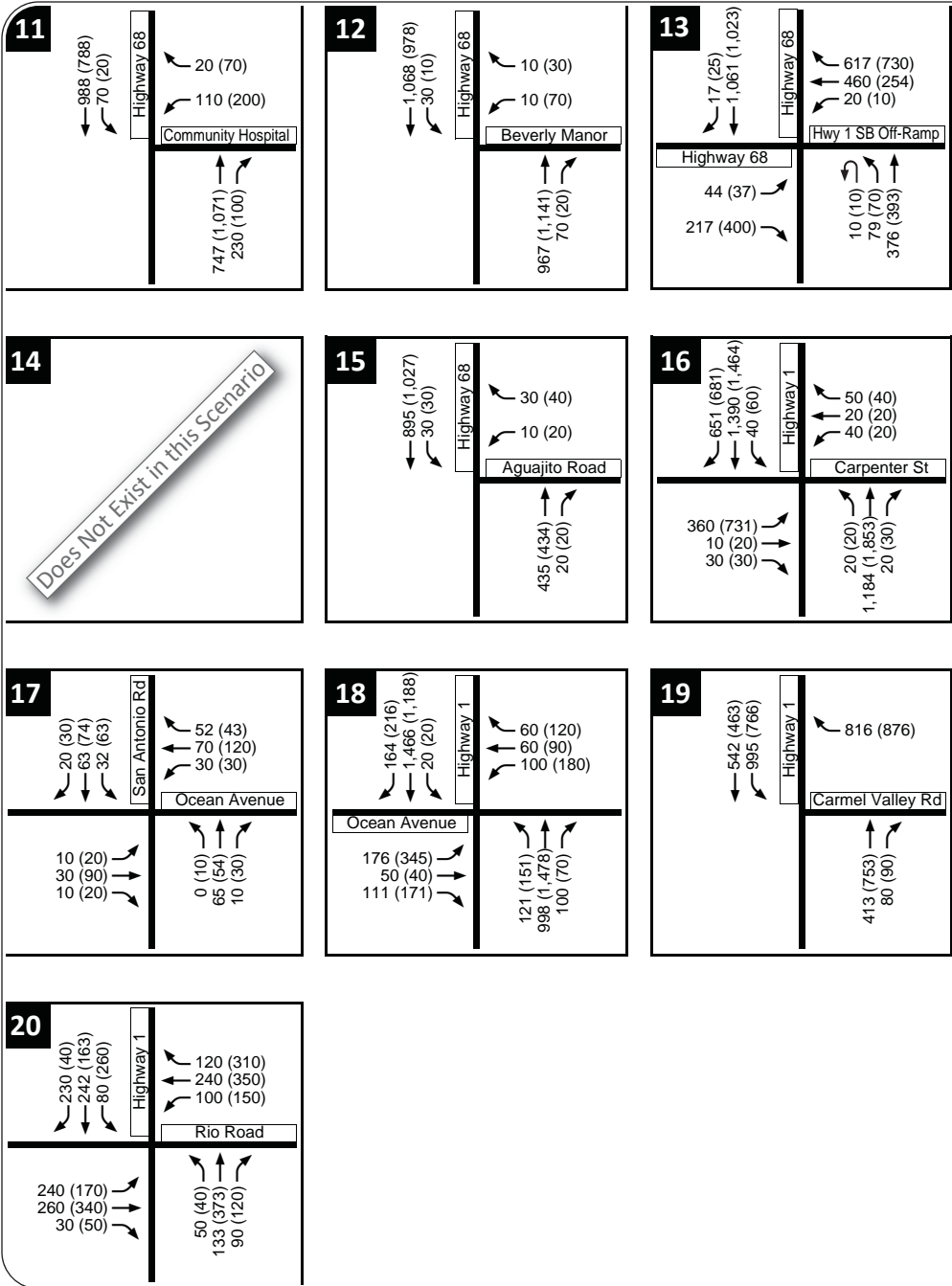
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XX (YY) AM (PM) Peak Hour Traffic Volumes

- 1** Study Intersection
- Gate Entrance

WCT1-2822_B-13_2015PlusAltV01

NEAR-TERM (2015) PLUS ALTERNATIVE 1 PEAK HOUR VOLUMES



LEGEND

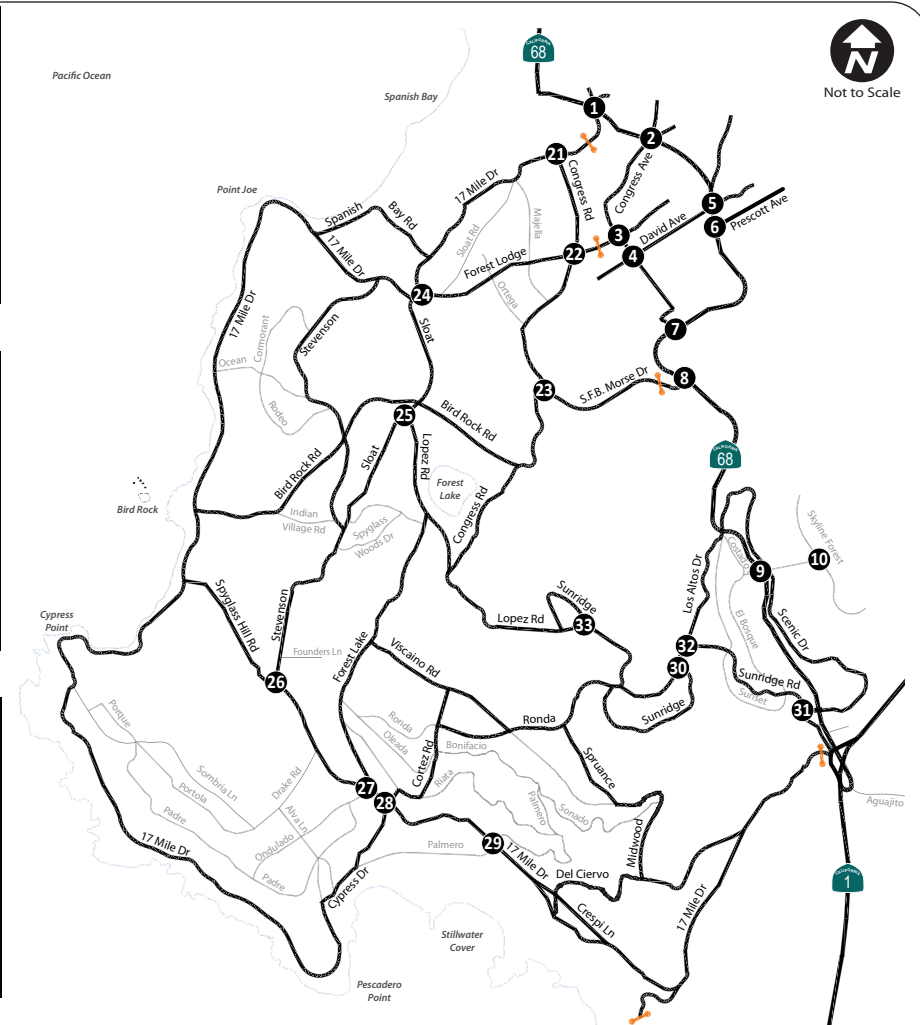
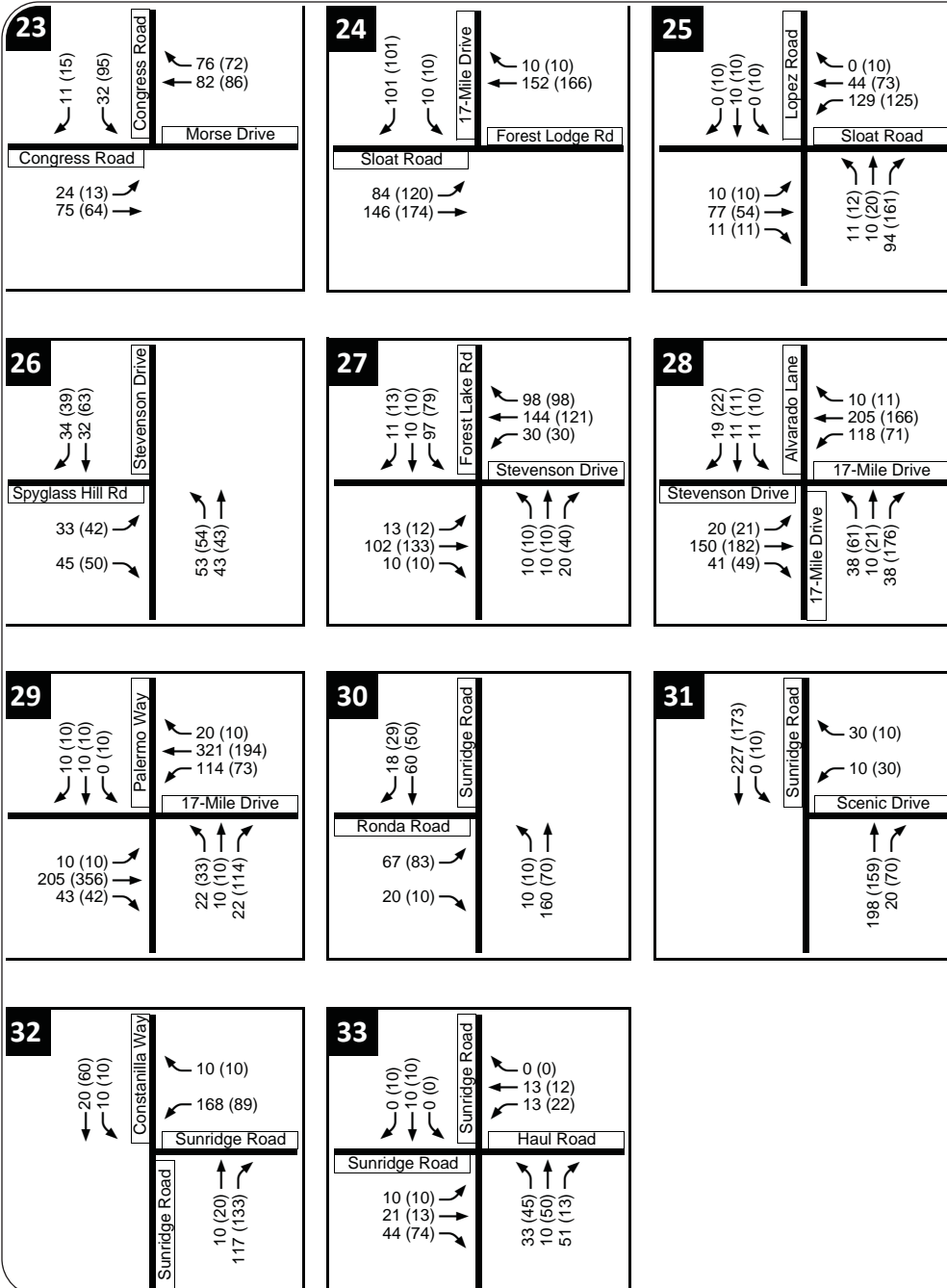
XX (YY) AM (PM) Peak Hour Traffic Volumes

1 Study Intersection

Gate Entrance

WCT1-2822_B-14_2015PlusAlt1Vol

NEAR-TERM (2015) PLUS ALTERNATIVE 1 PEAK HOUR VOLUMES



LEGEND

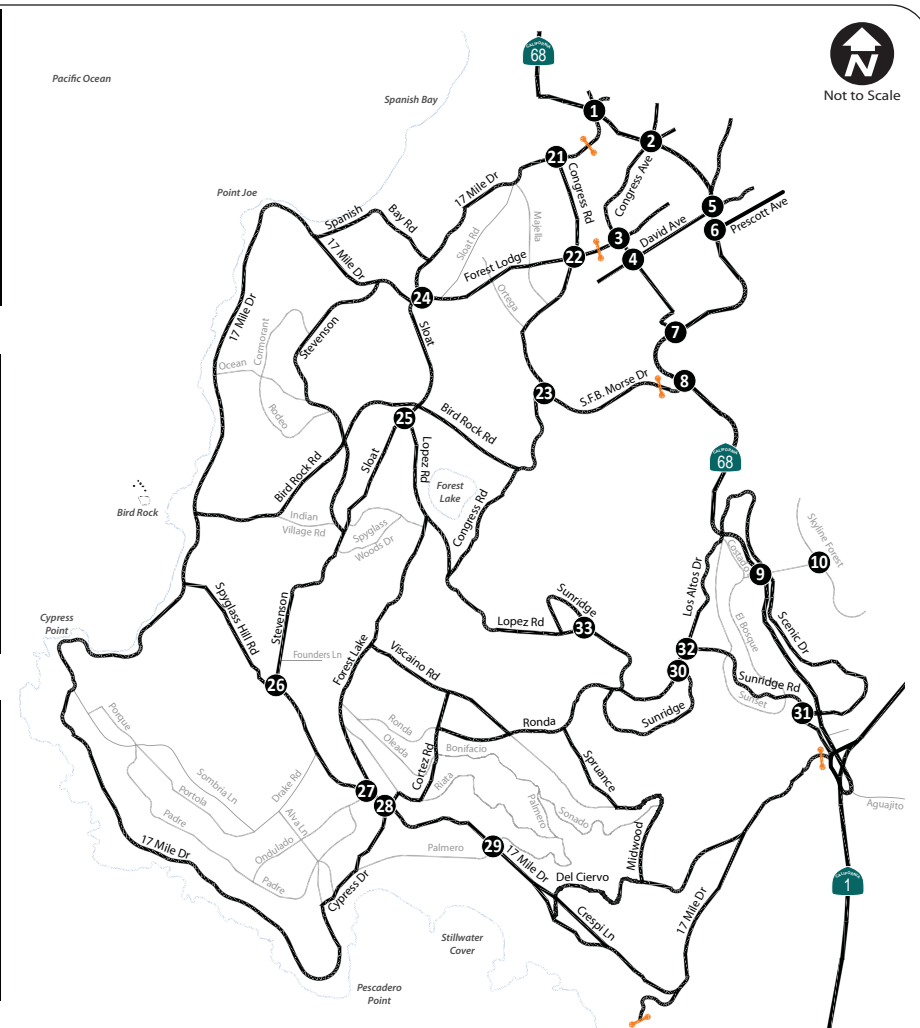
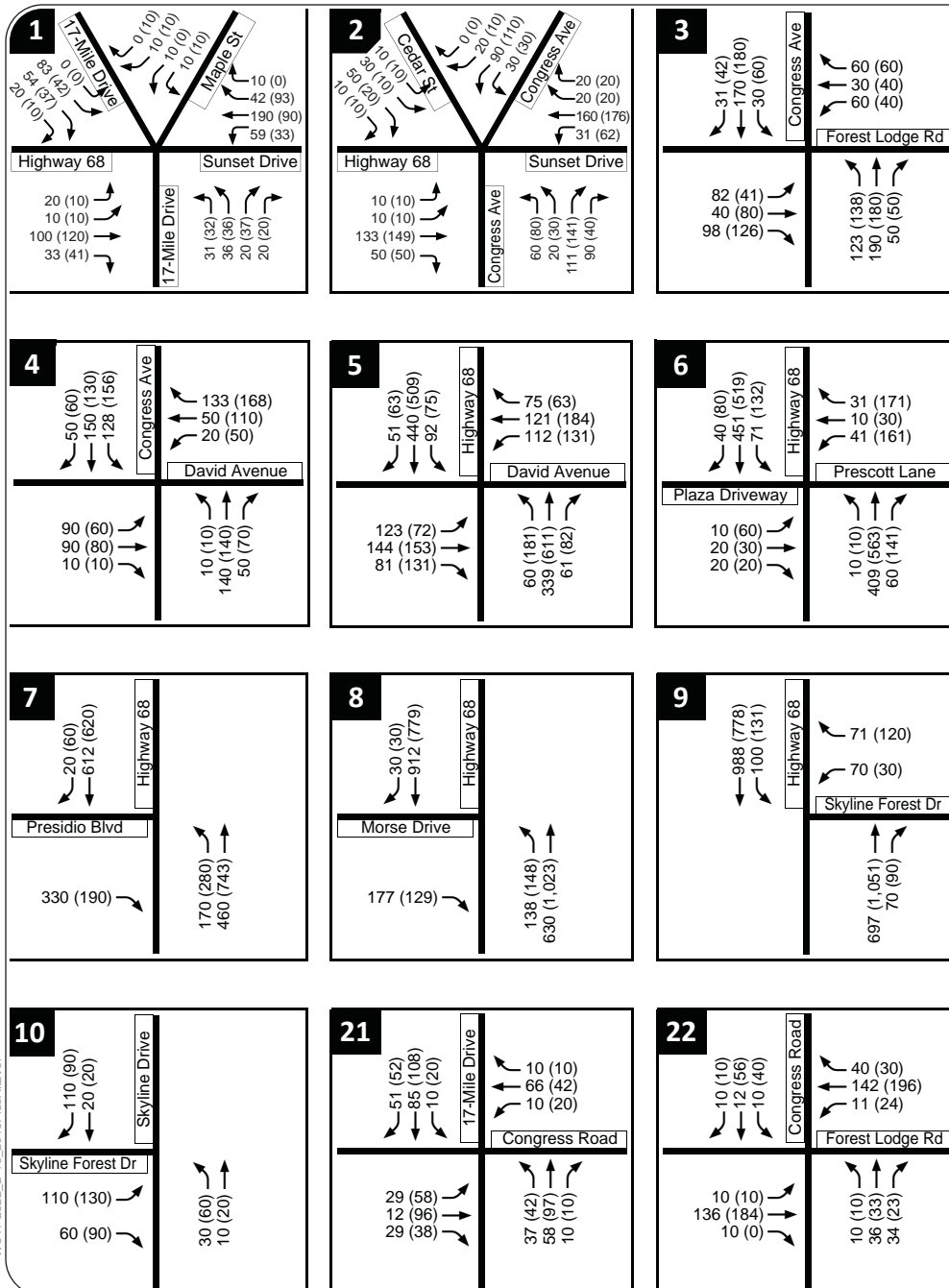
XX (YY) AM (PM) Peak Hour Traffic Volumes

1 Study Intersection

Gate Entrance

WCT1-2822_B-15_2015PlusAlt1Vol

NEAR-TERM (2015) PLUS ALTERNATIVE 2 PEAK HOUR VOLUMES

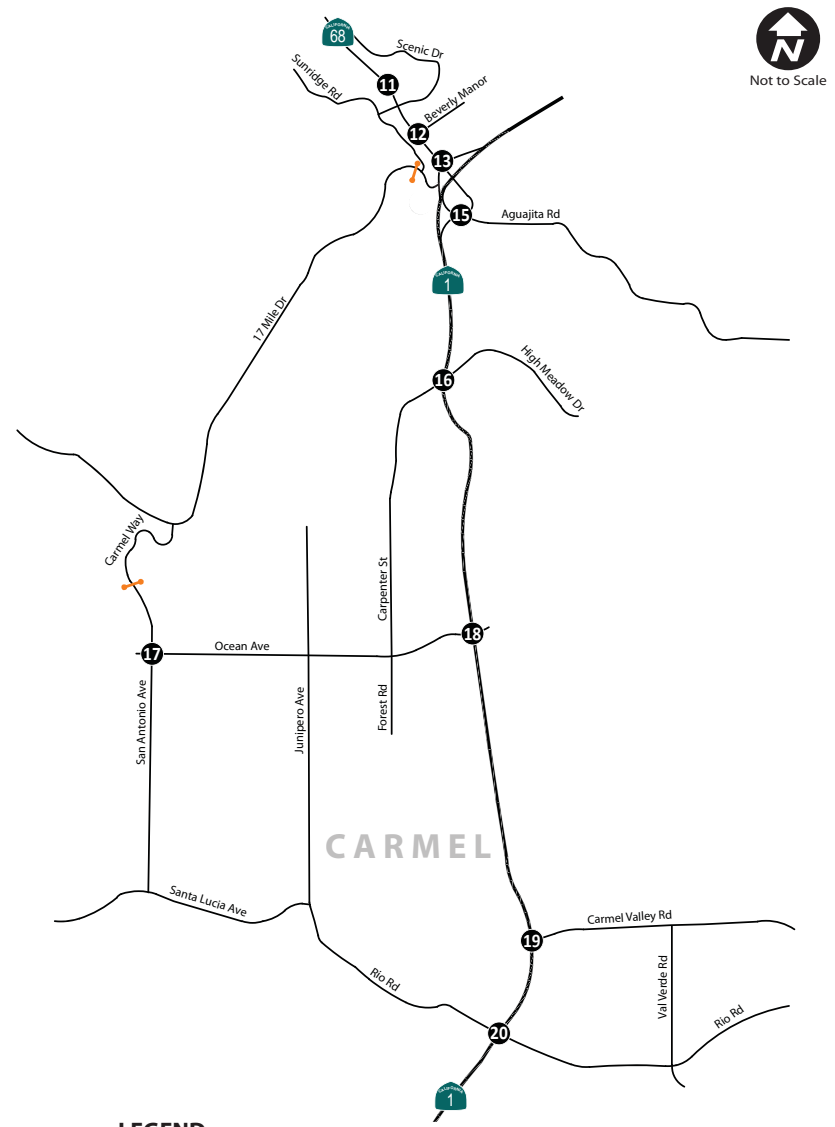
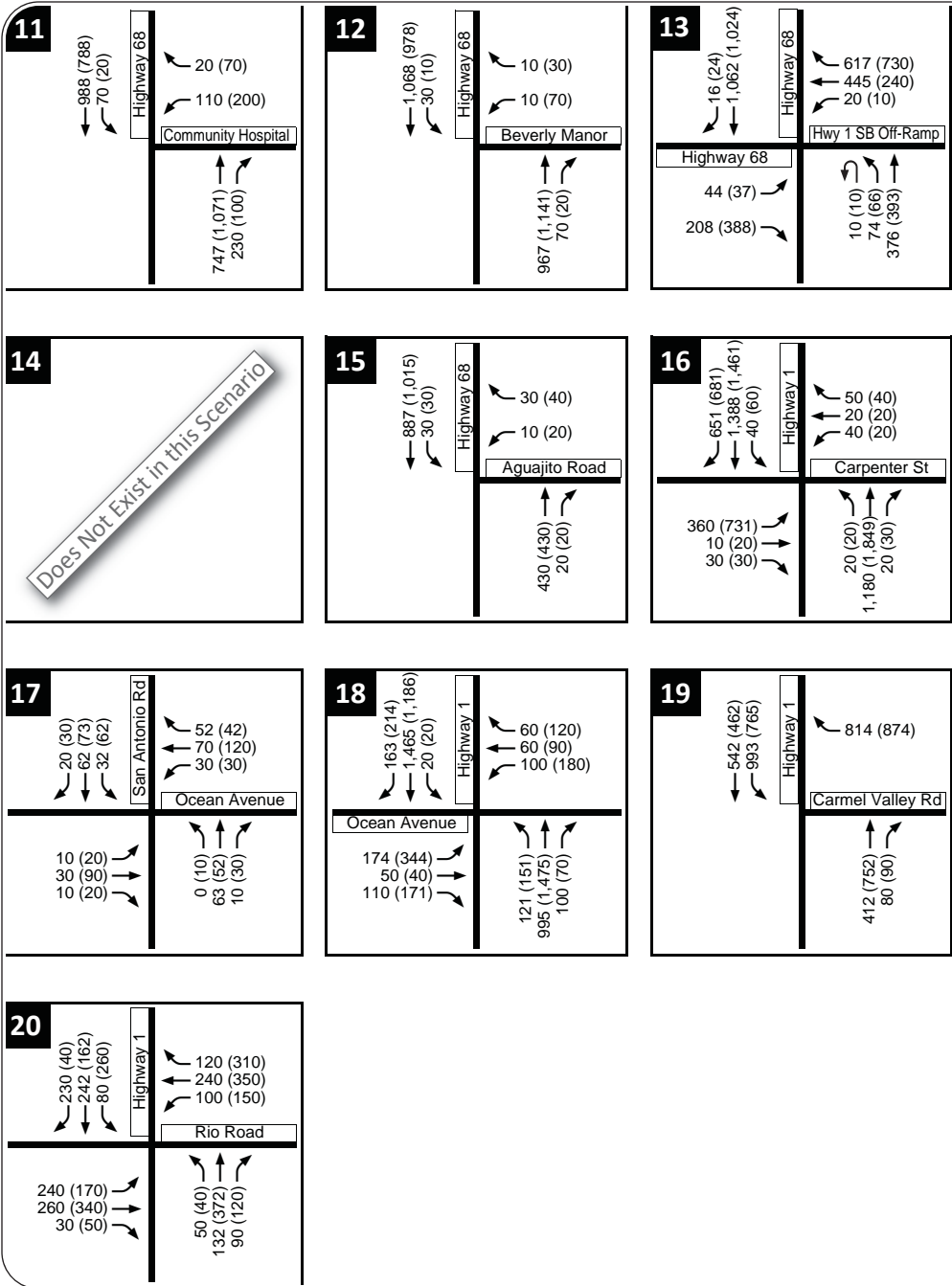


LEGEND

XX (YY) AM (PM) Peak Hour Traffic Volumes

- 1** Study Intersection
- Gate Entrance

NEAR-TERM (2015) PLUS ALTERNATIVE 2 PEAK HOUR VOLUMES

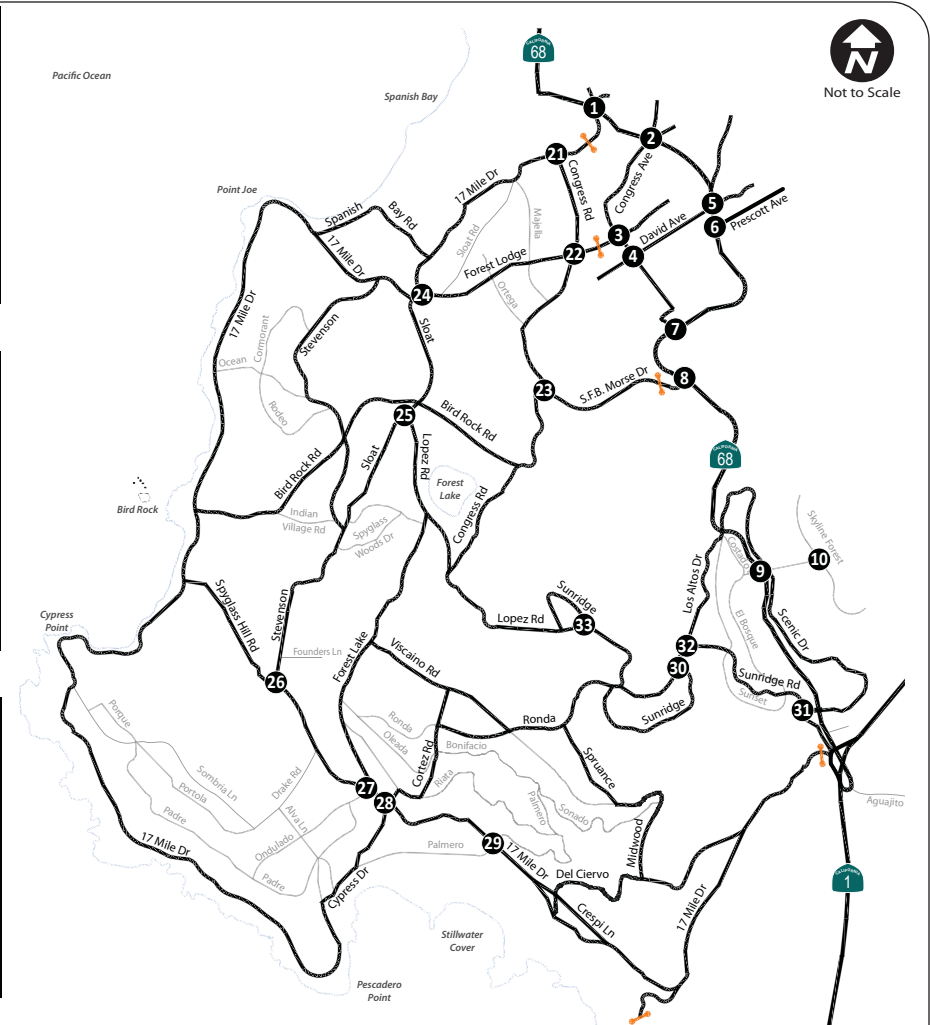
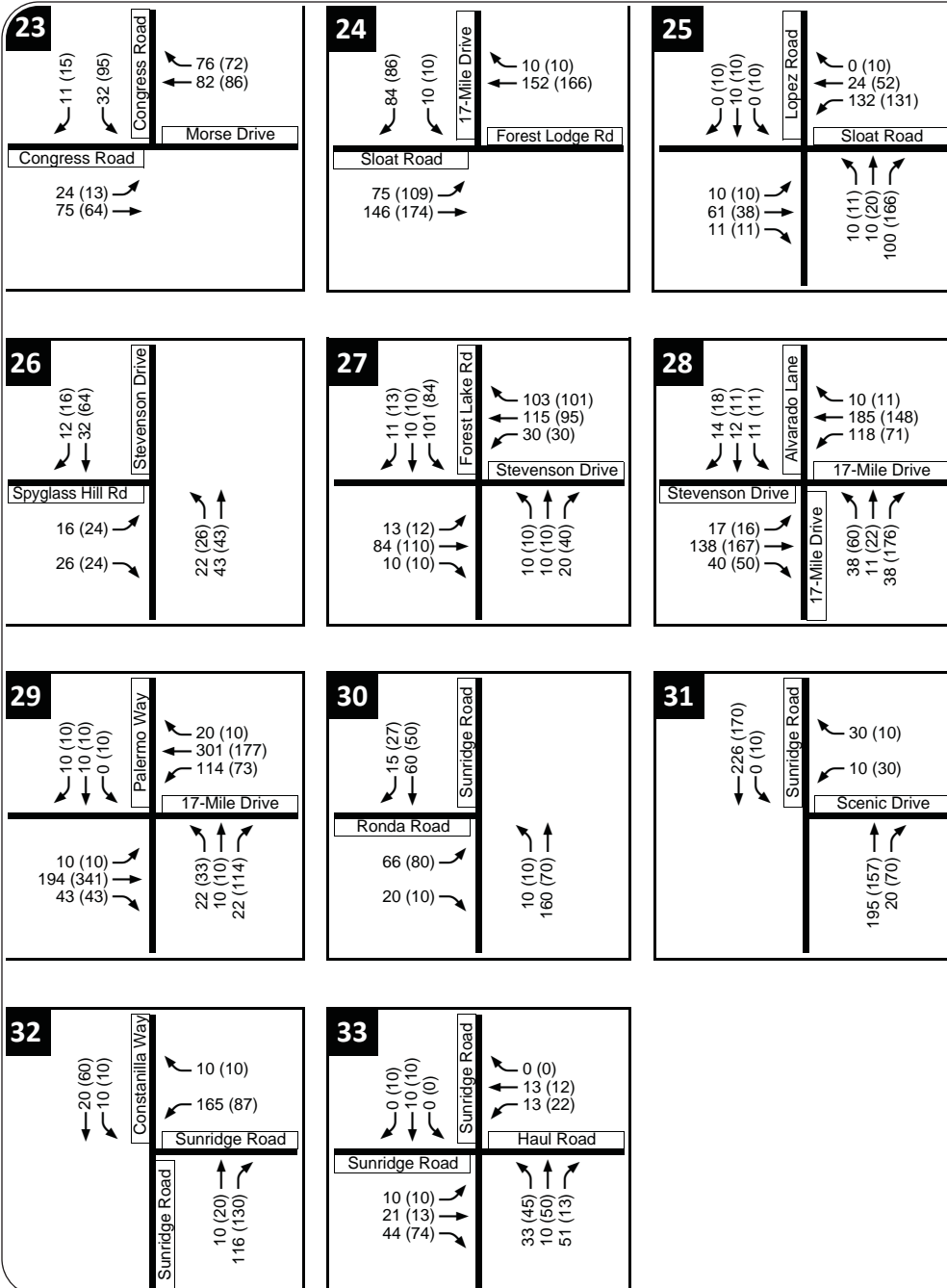


LEGEND

- XX (YY) AM (PM) Peak Hour Traffic Volumes
- 1** Study Intersection
- Gate Entrance

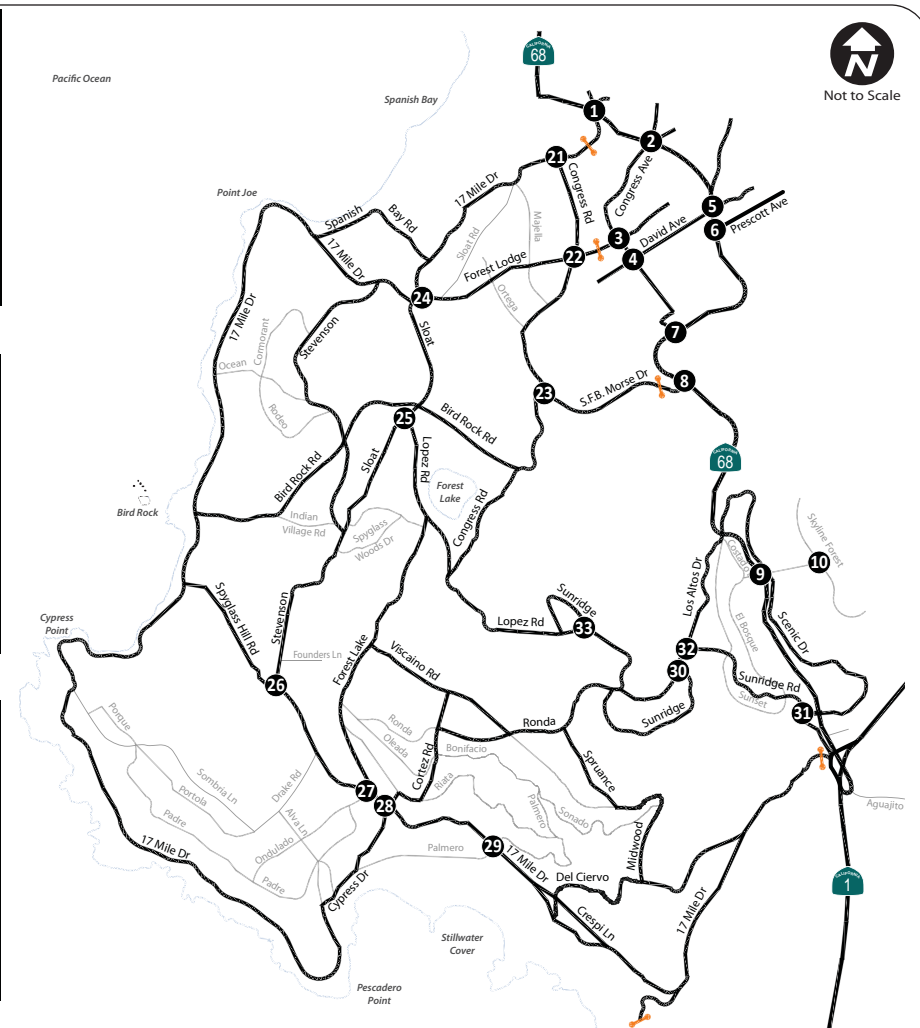
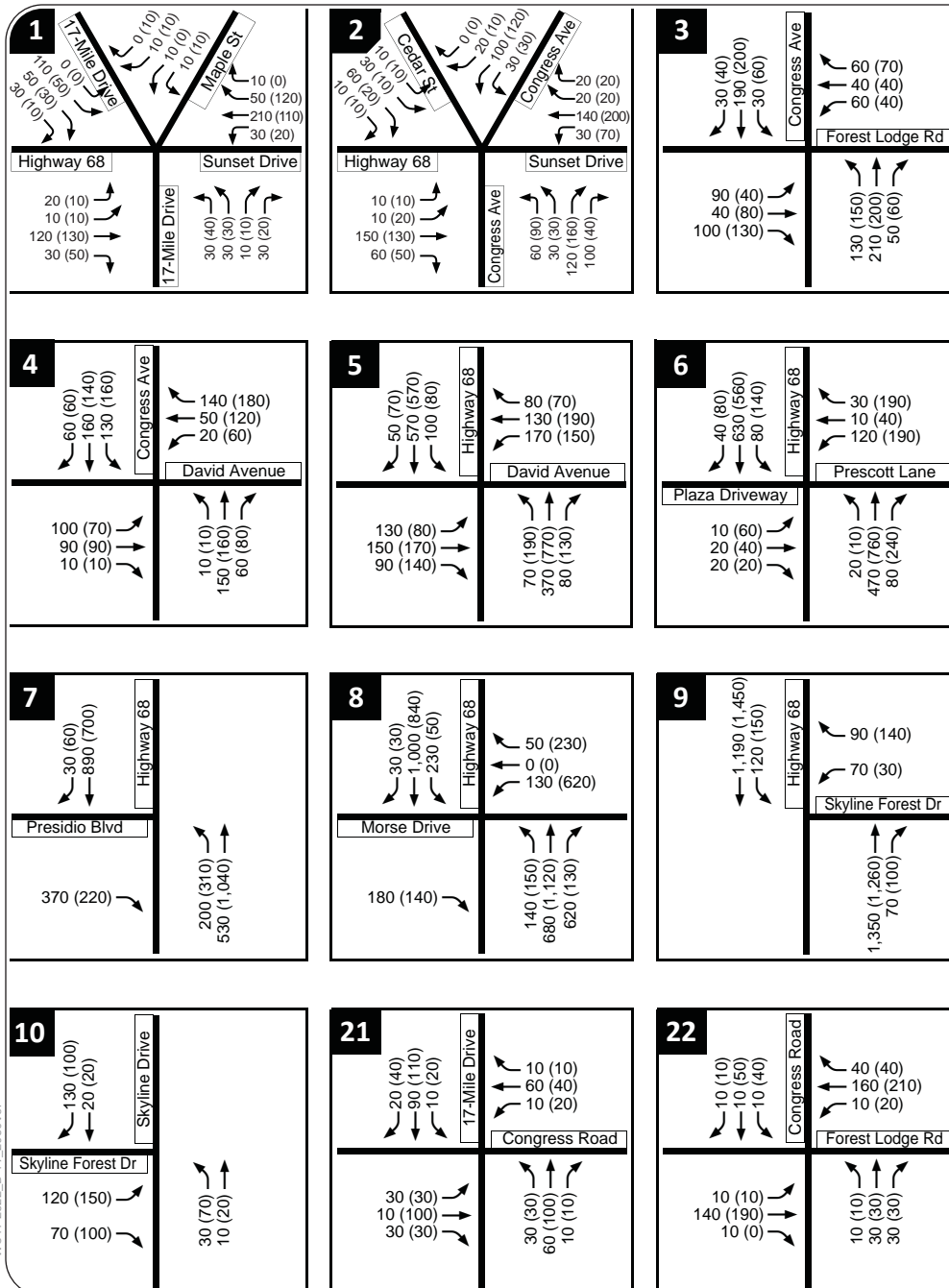
WCT1-2822_B-17_2015PlusAlt2Vol

NEAR-TERM (2015) PLUS ALTERNATIVE 2 PEAK HOUR VOLUMES



WCT11-2822_B-18_2015PlusAlt2Vol

CUMULATIVE (2030) PEAK HOUR VOLUMES

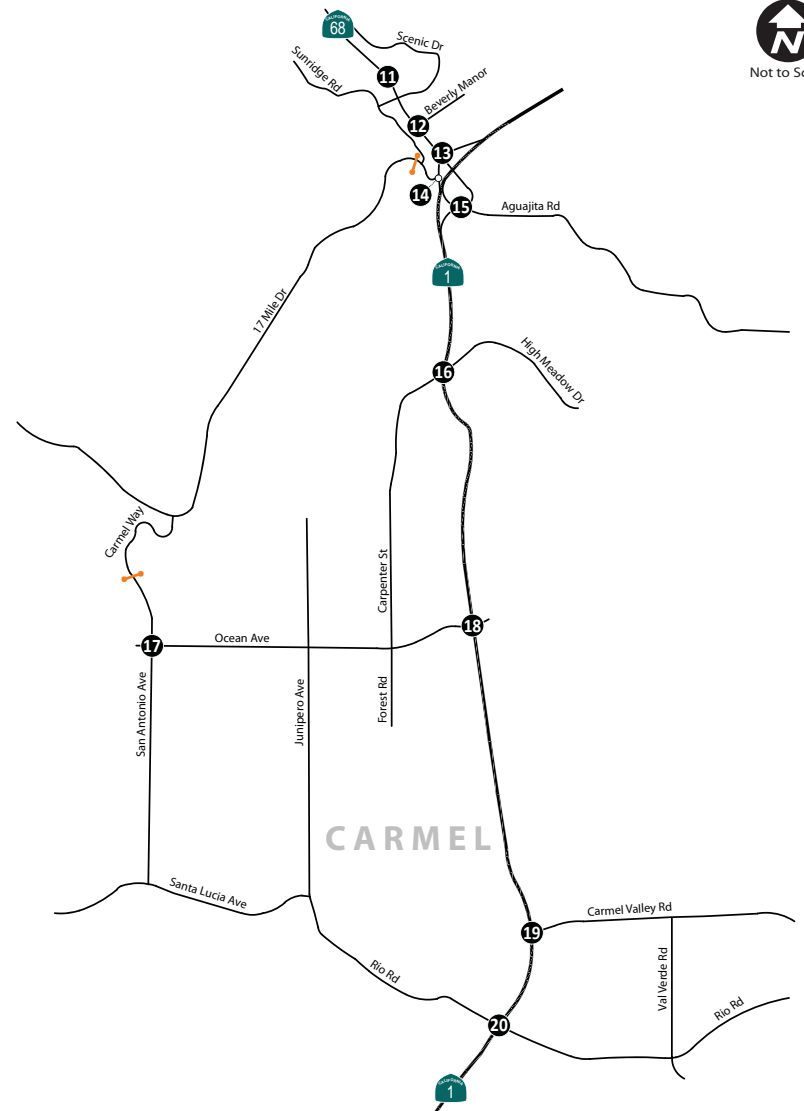
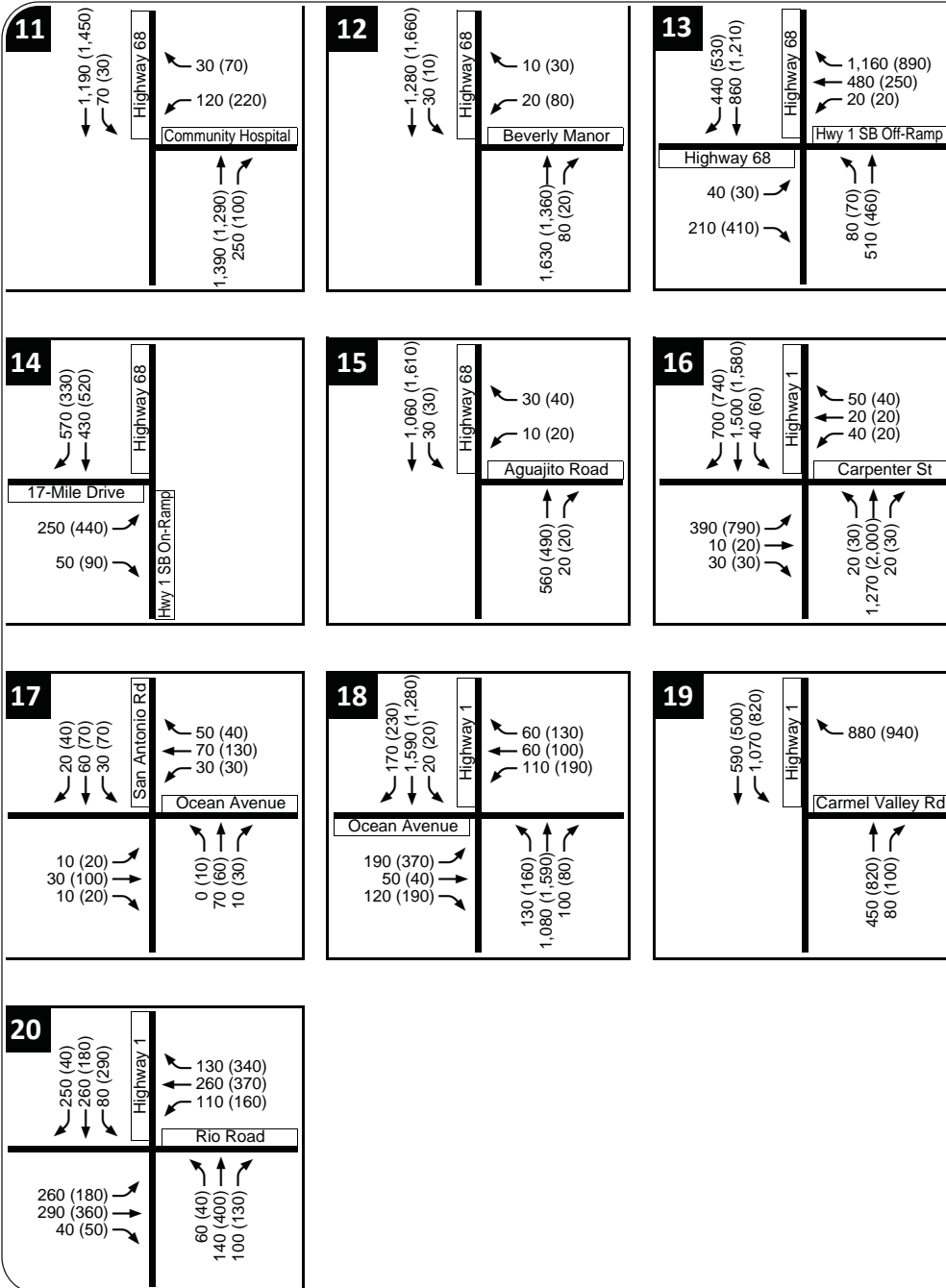


LEGEND

XX (YY) AM (PM) Peak Hour Traffic Volumes

- 1** Study Intersection
- Gate Entrance

CUMULATIVE (2030) PEAK HOUR VOLUMES



LEGEND

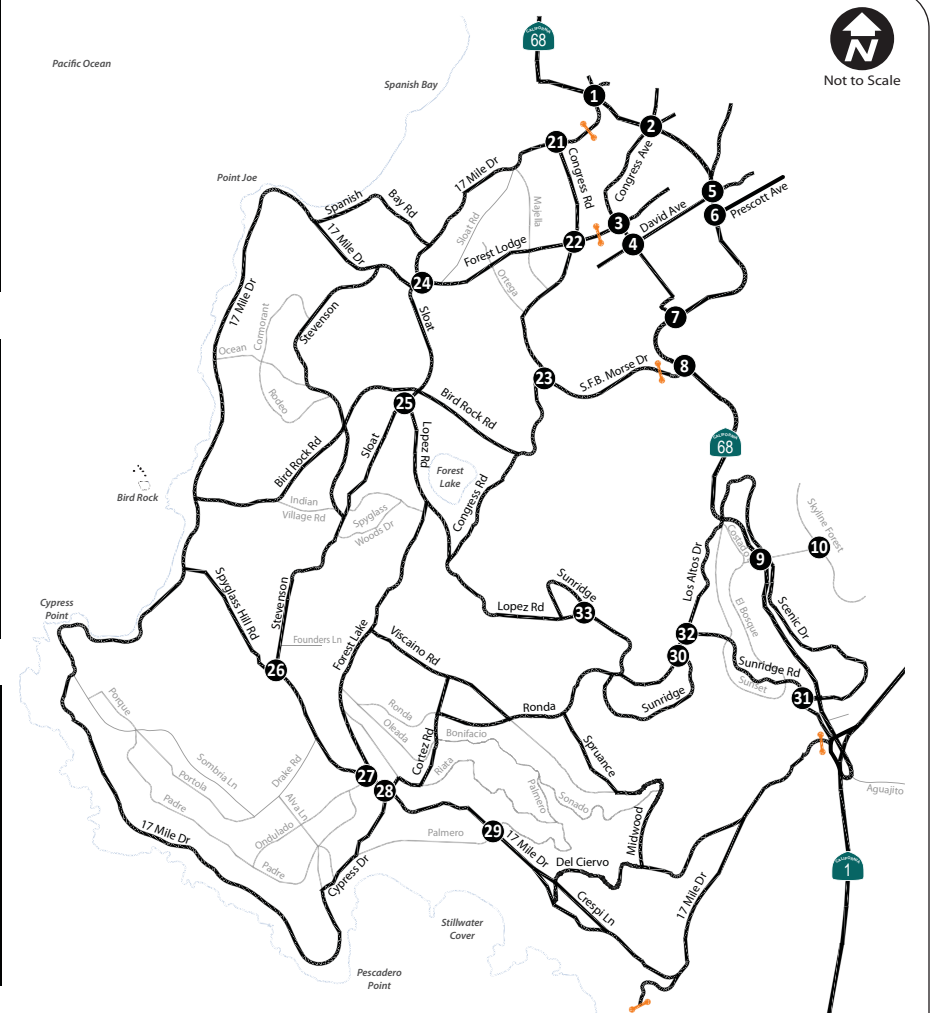
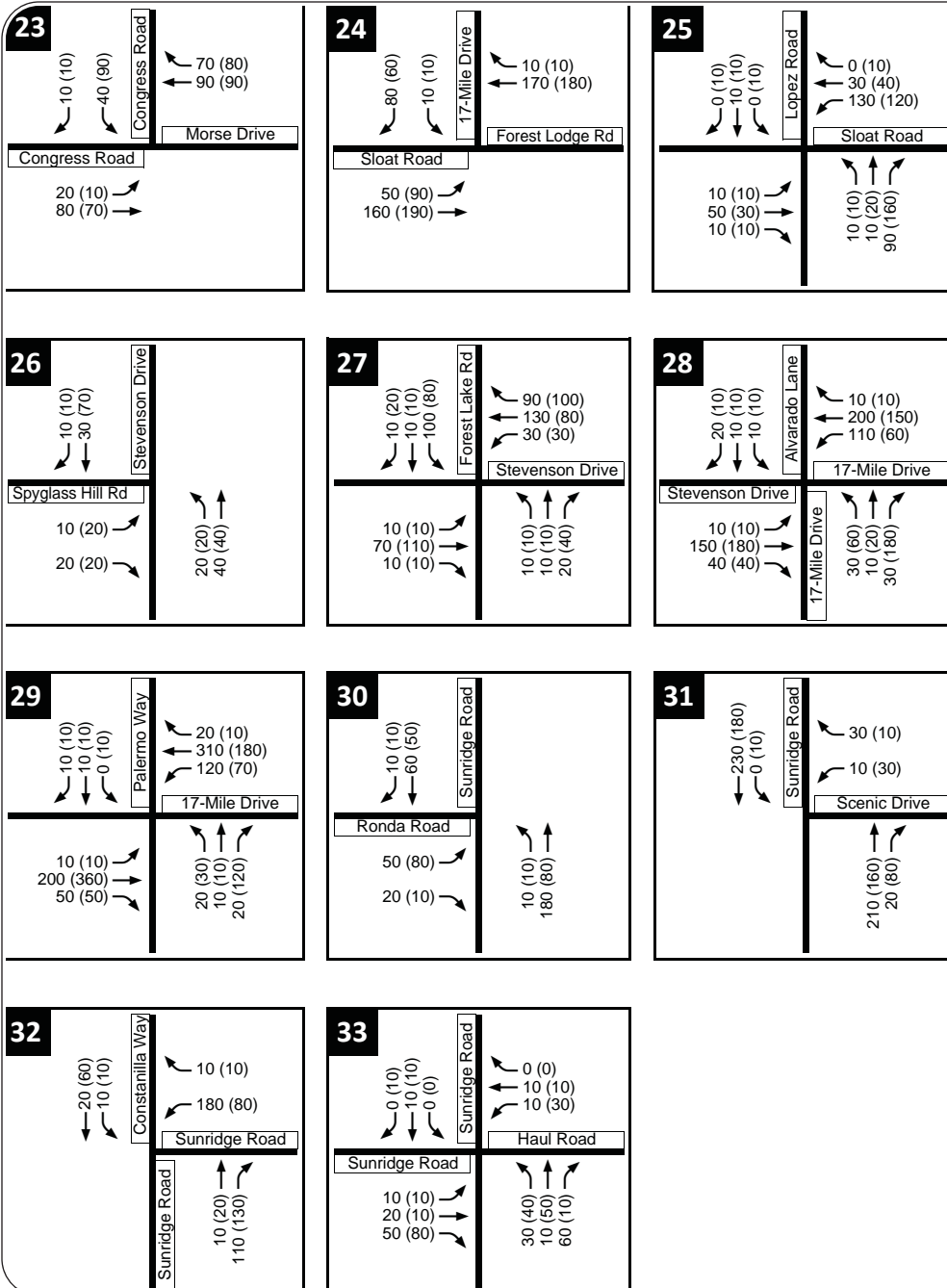
XX (YY) AM (PM) Peak Hour Traffic Volumes

1 Study Intersection

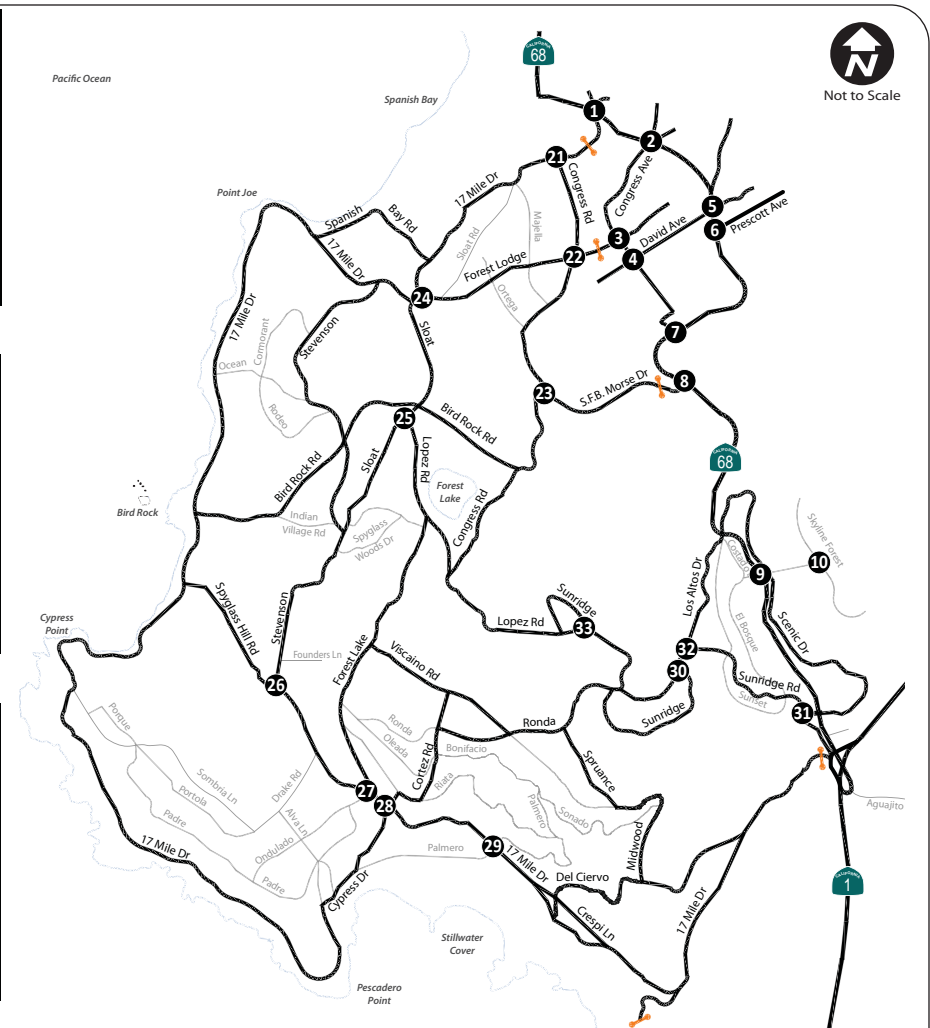
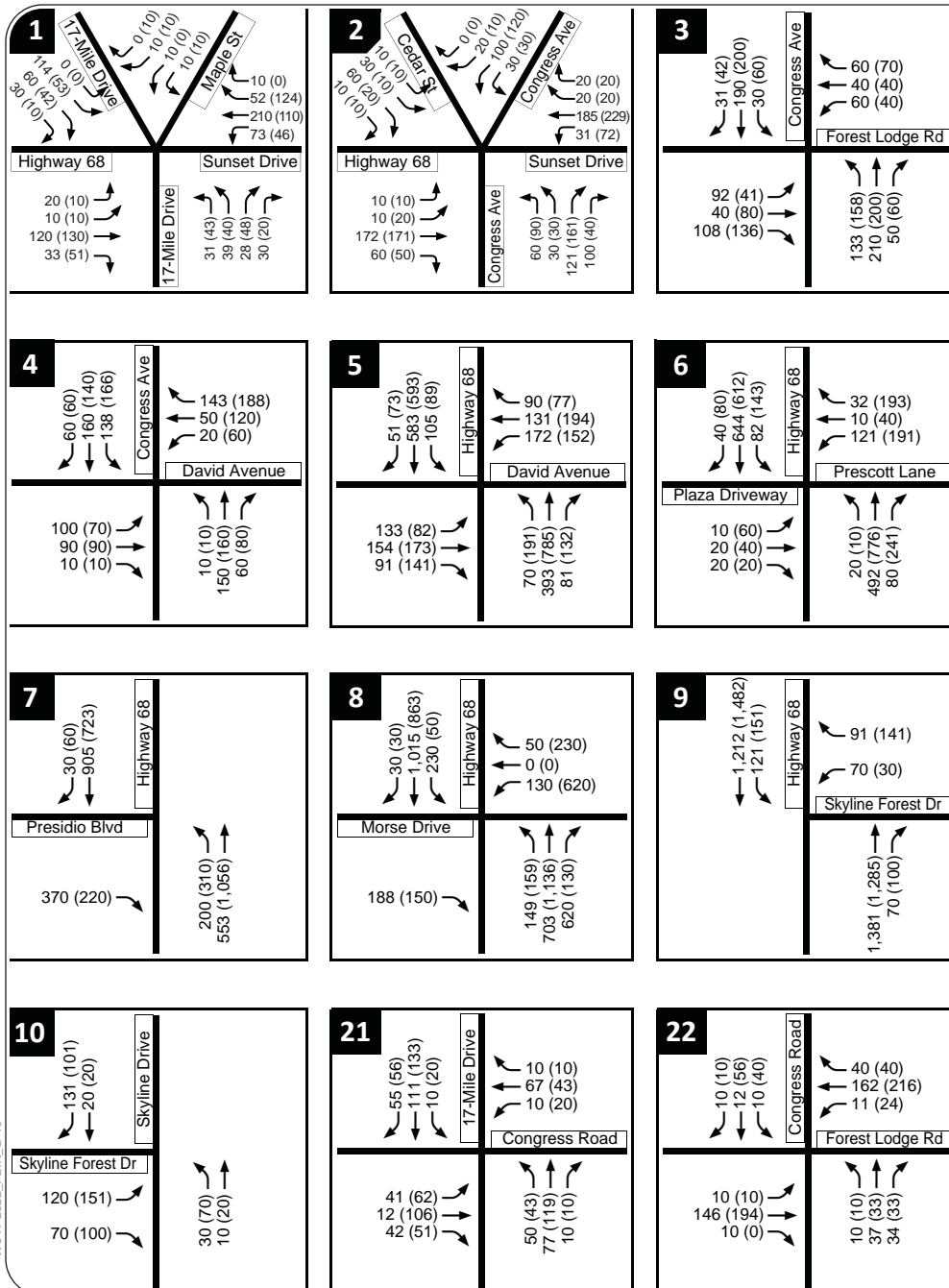
Gate Entrance

WC11-2822_B-20_2030V01

CUMULATIVE (2030) PEAK HOUR VOLUMES



CUMULATIVE (2030) PLUS ALTERNATIVE 1 WITH 45 LCP UNITS PEAK HOUR VOLUMES



LEGEND

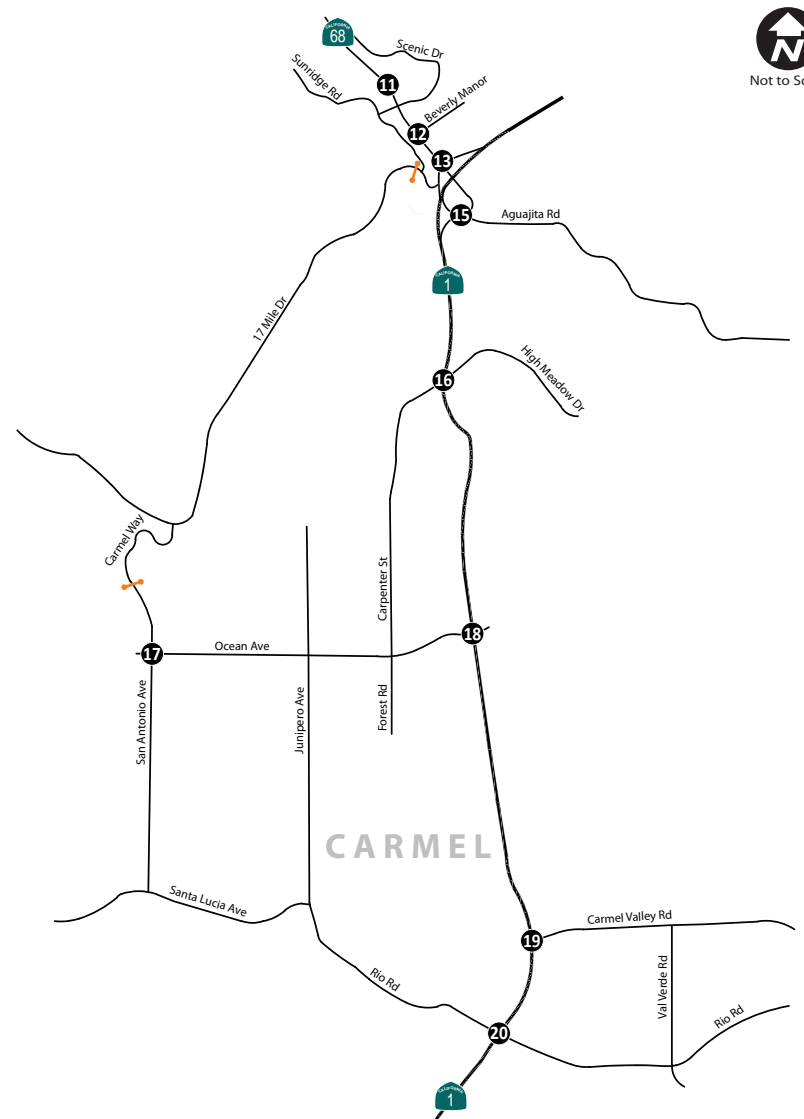
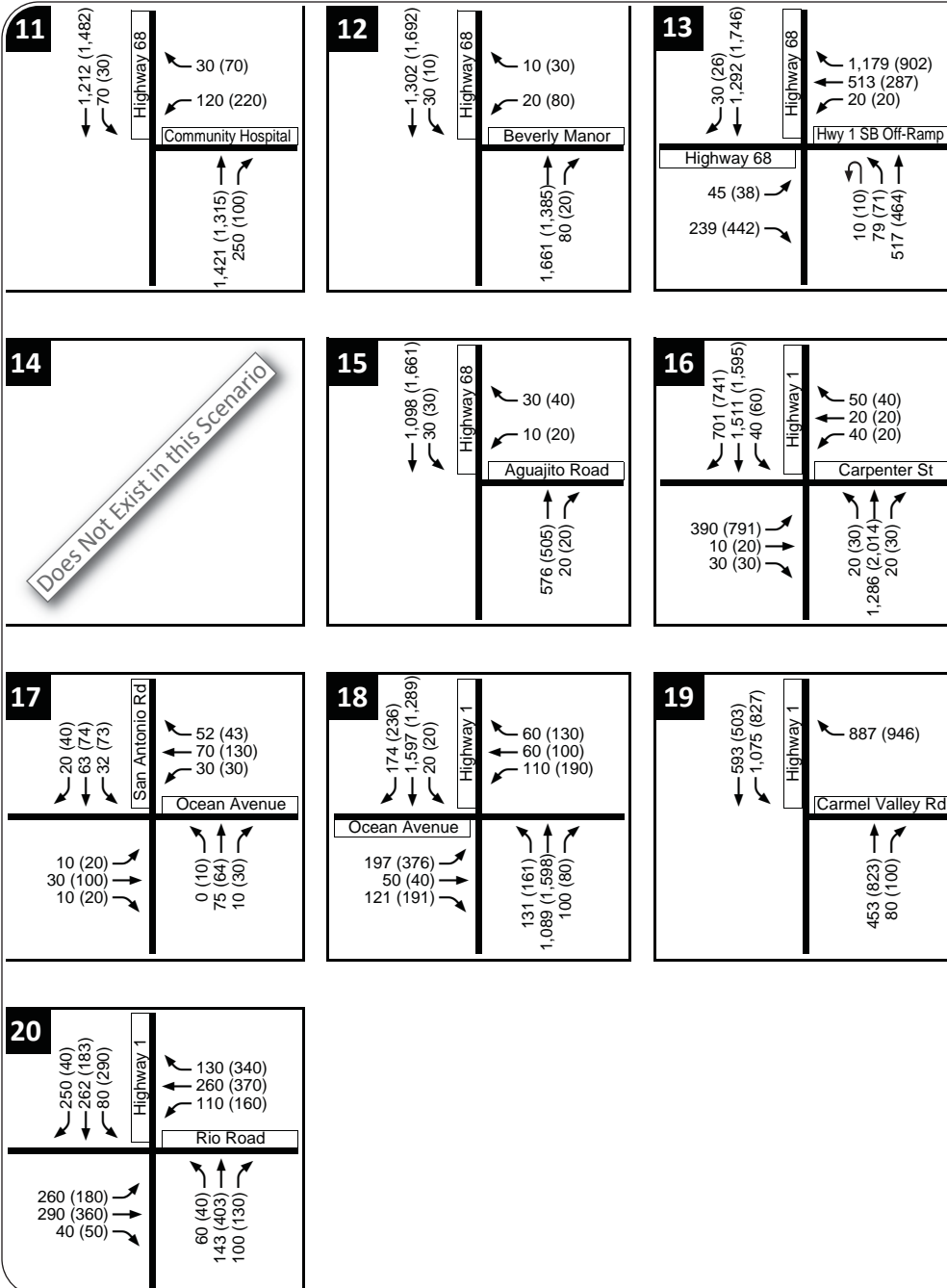
XX (YY) AM (PM) Peak Hour Traffic Volumes

- 1 Study Intersection
- Gate Entrance



WCT11-2822_FEIR_G-10

CUMULATIVE (2030) PLUS ALTERNATIVE 1 WITH 45 LCP UNITS PEAK HOUR VOLUMES

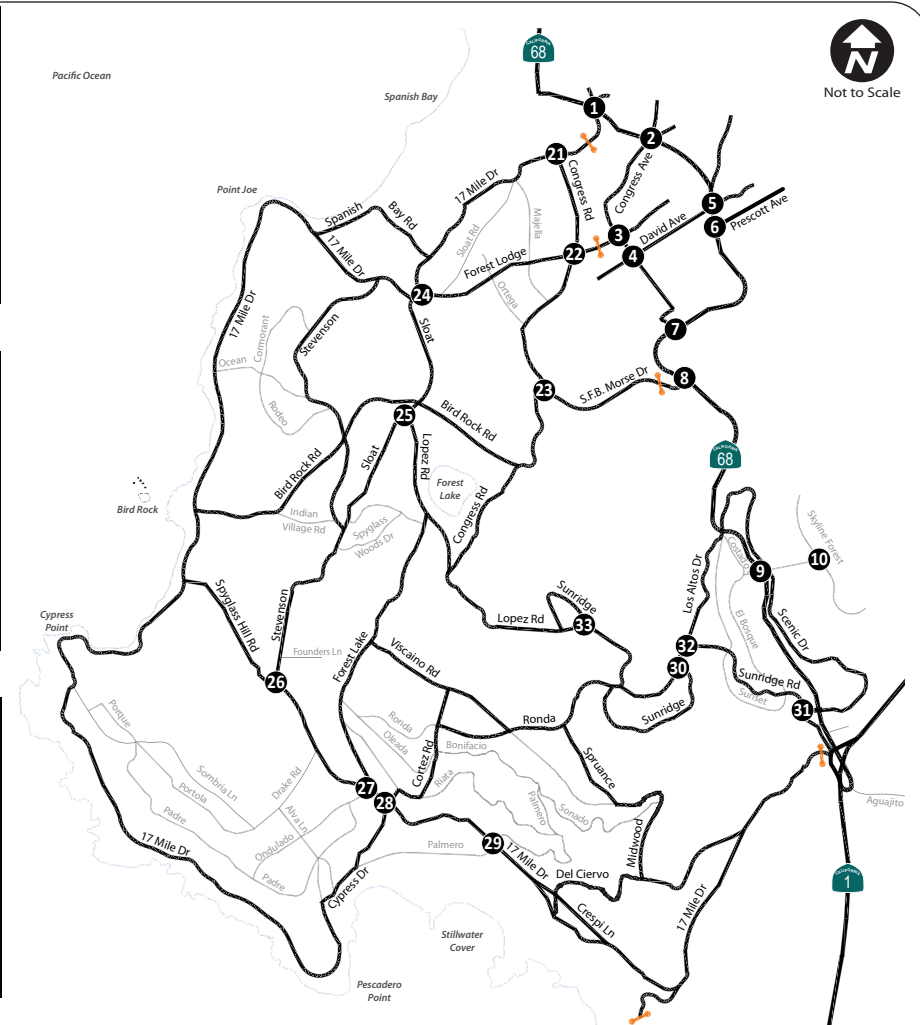
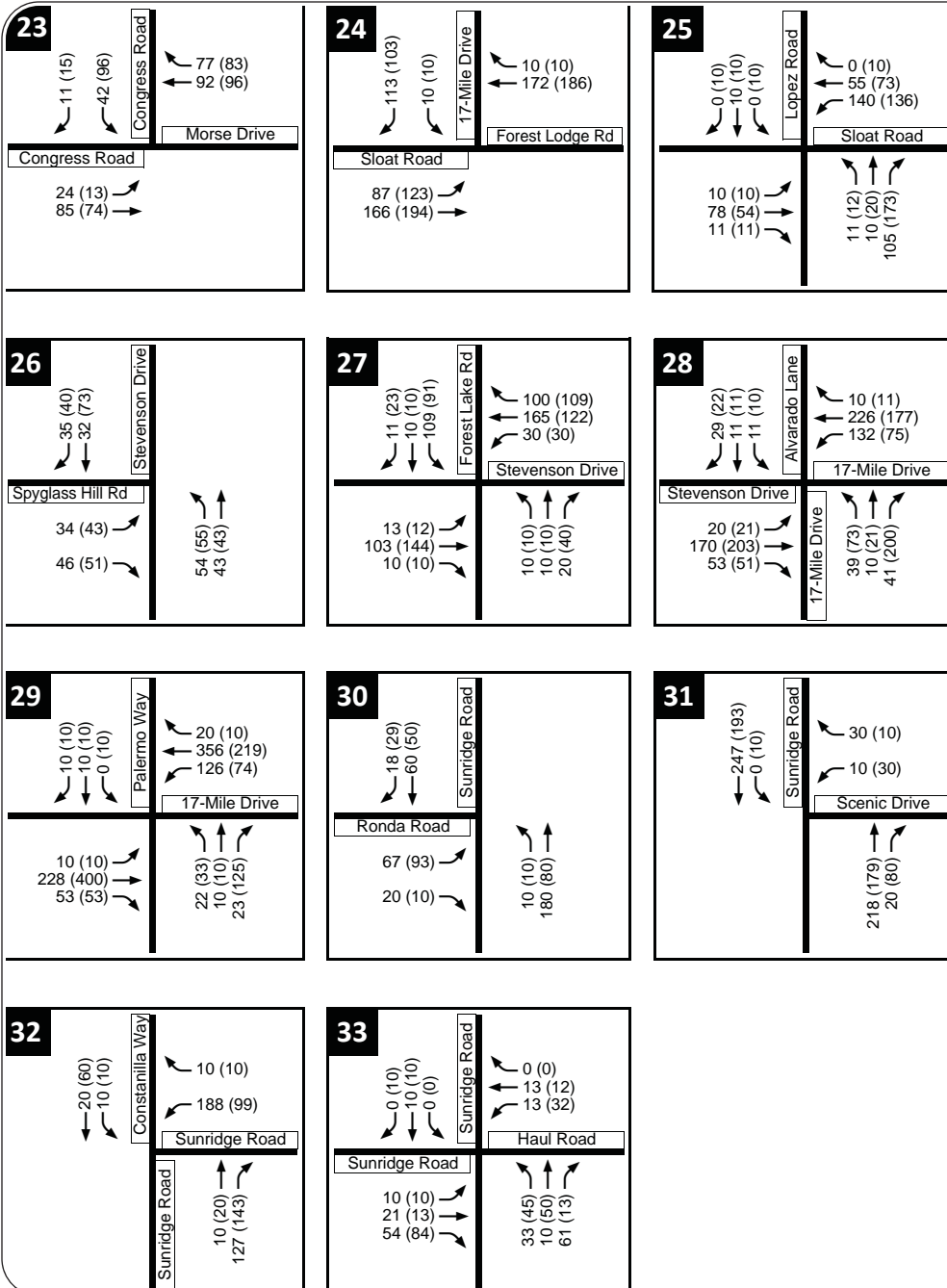


LEGEND

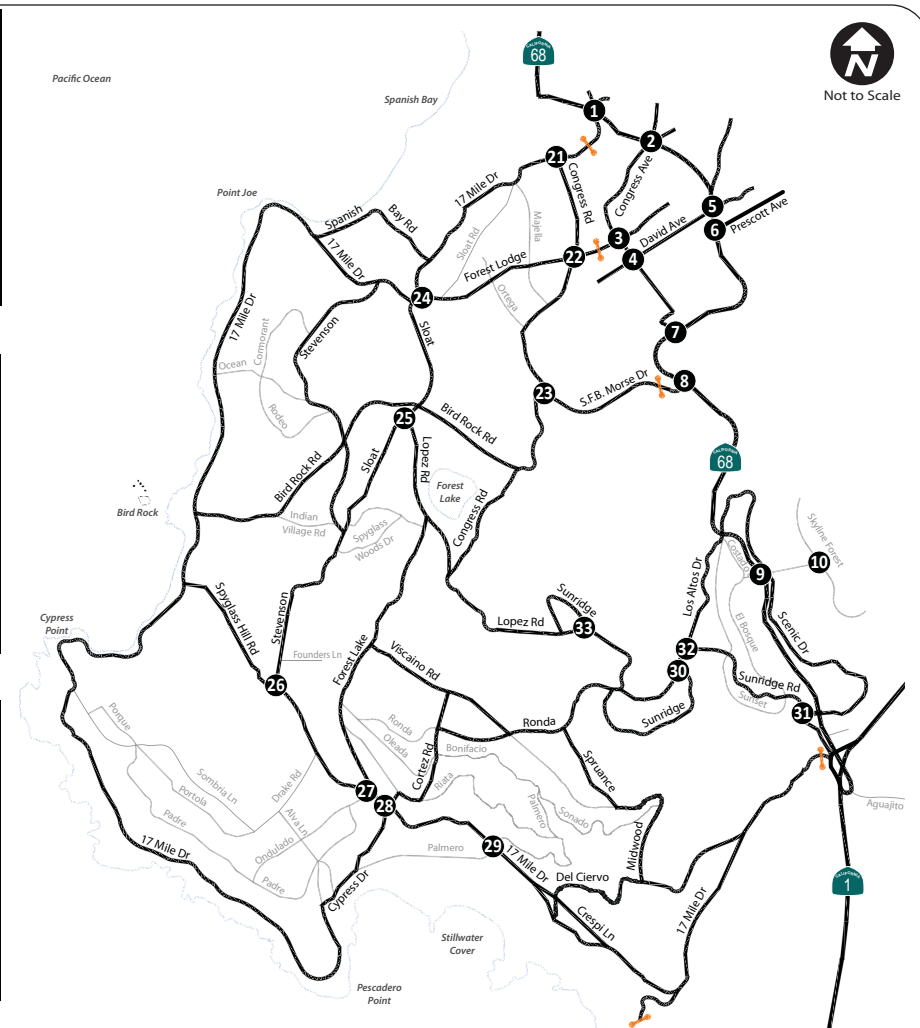
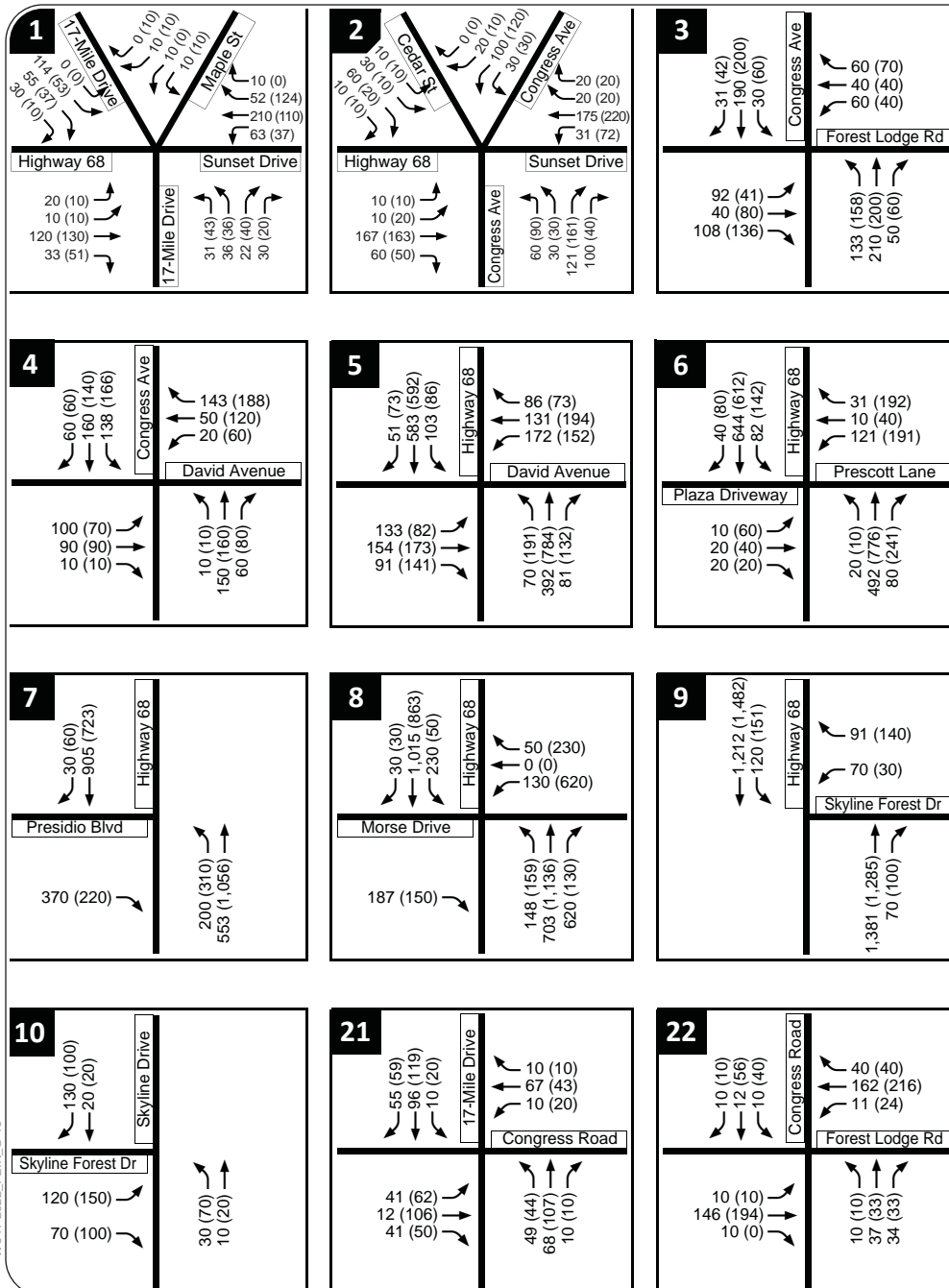
- XX (YY) AM (PM) Peak Hour Traffic Volumes
- 1** Study Intersection
- Gate Entrance

WCT11-2822_FEIR_G-11

CUMULATIVE (2030) PLUS ALTERNATIVE 1 WITH 45 LCP UNITS PEAK HOUR VOLUMES



CUMULATIVE (2030) PLUS ALTERNATIVE 2 WITH 45 LCP UNITS PEAK HOUR VOLUMES



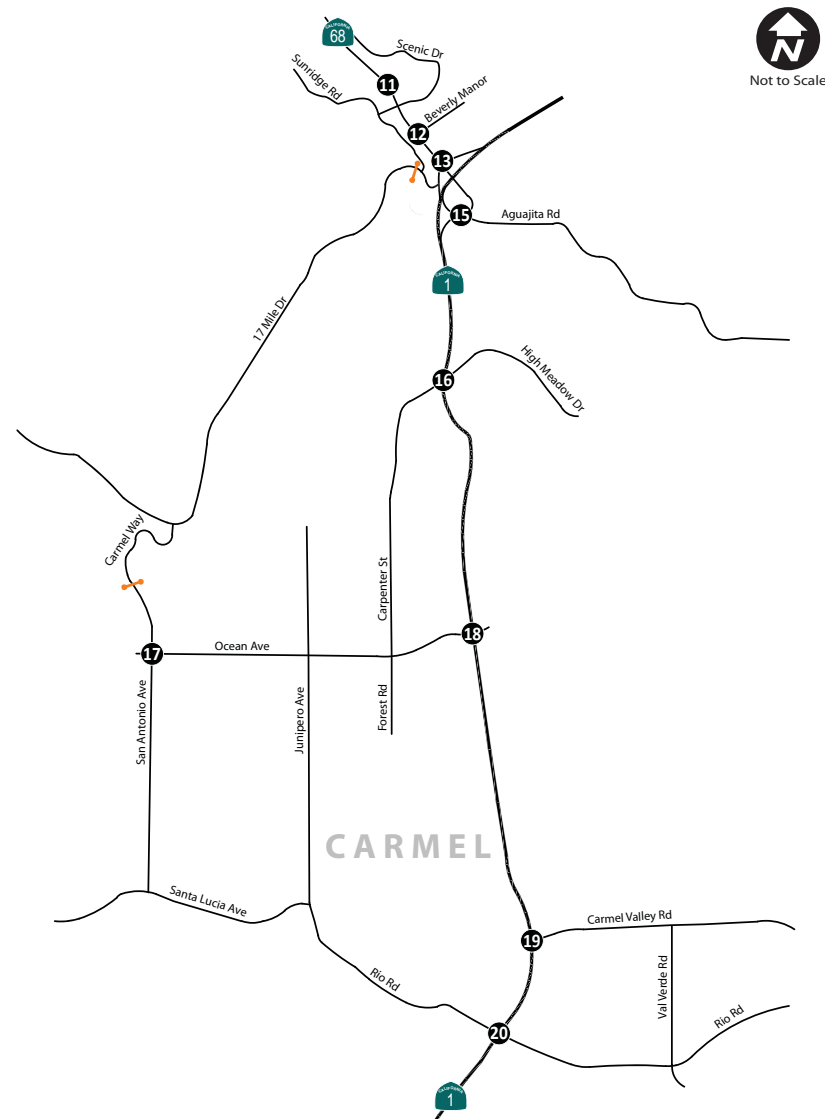
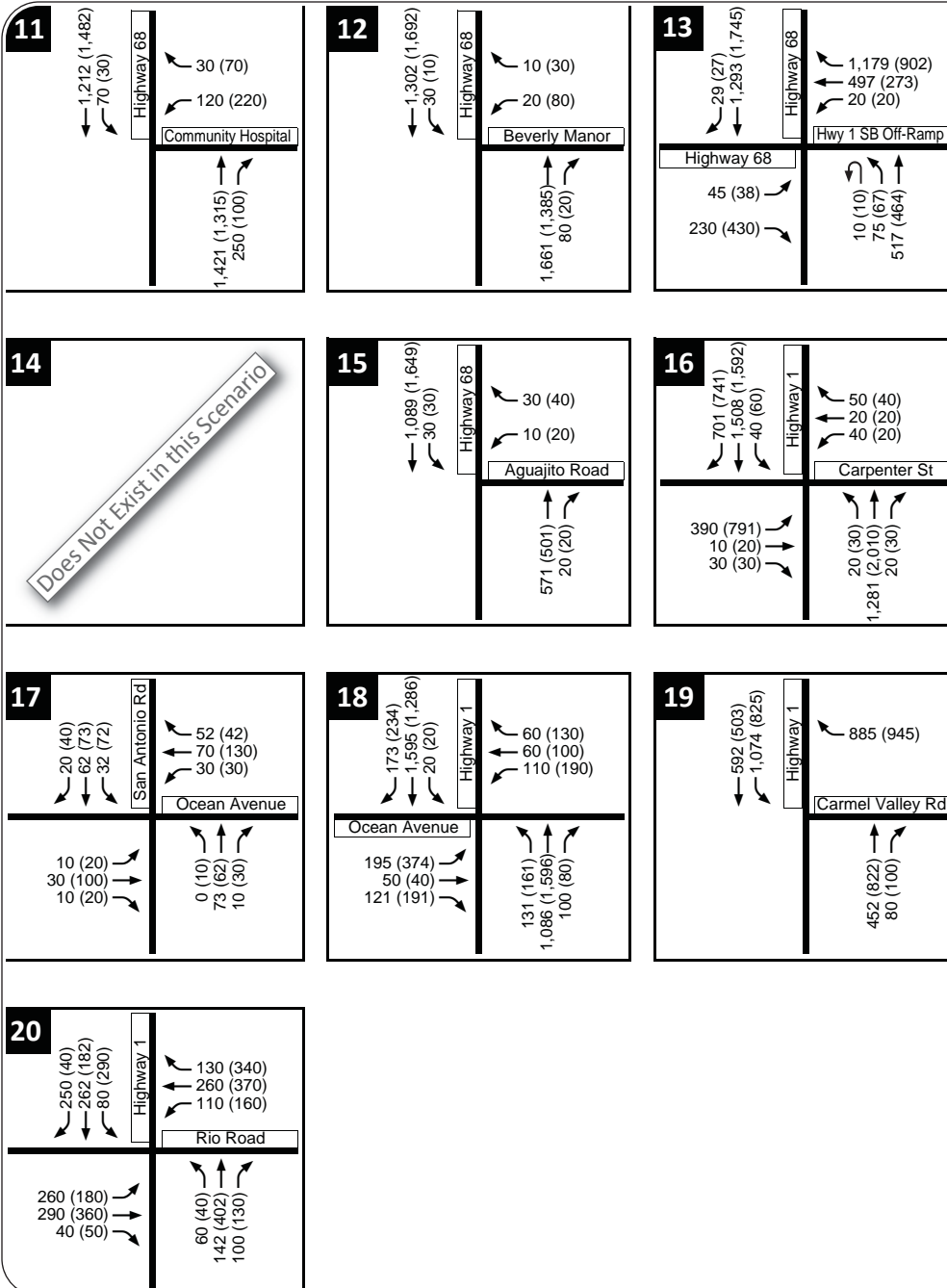
LEGEND

XX (YY) AM (PM) Peak Hour Traffic Volumes

- 1** Study Intersection
- Gate Entrance

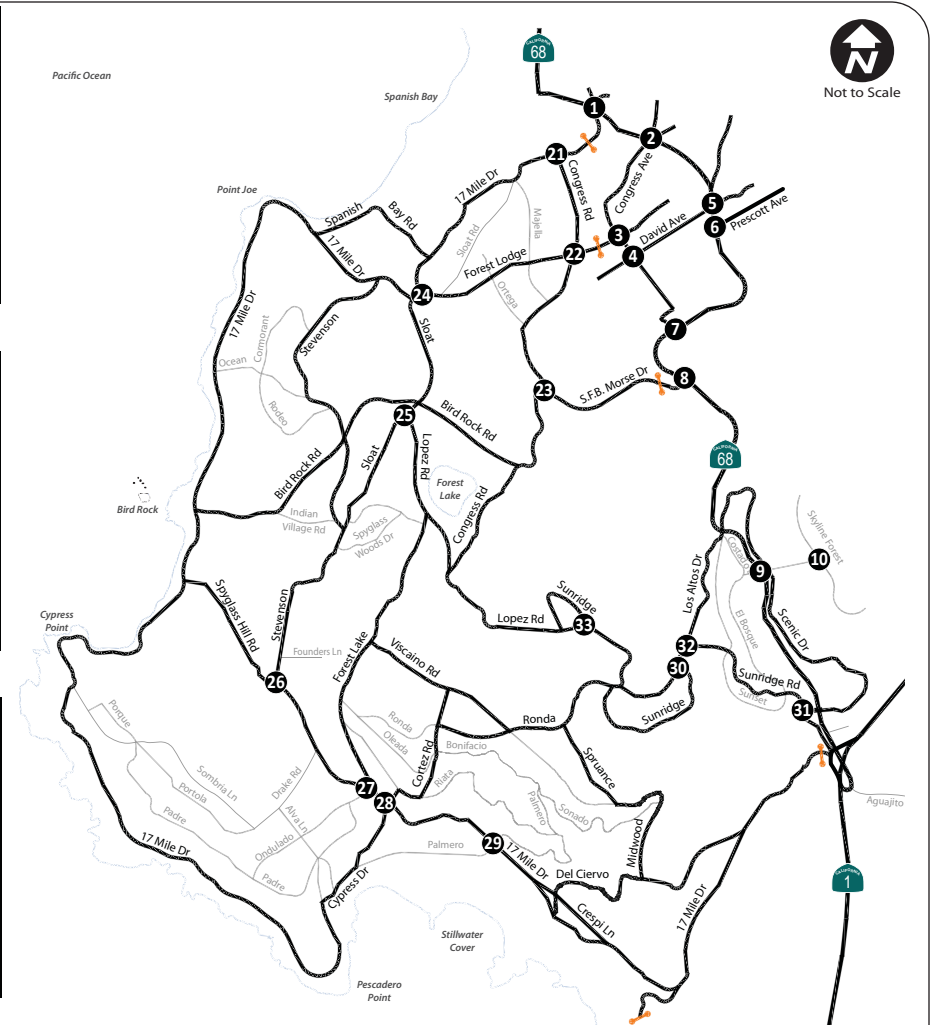
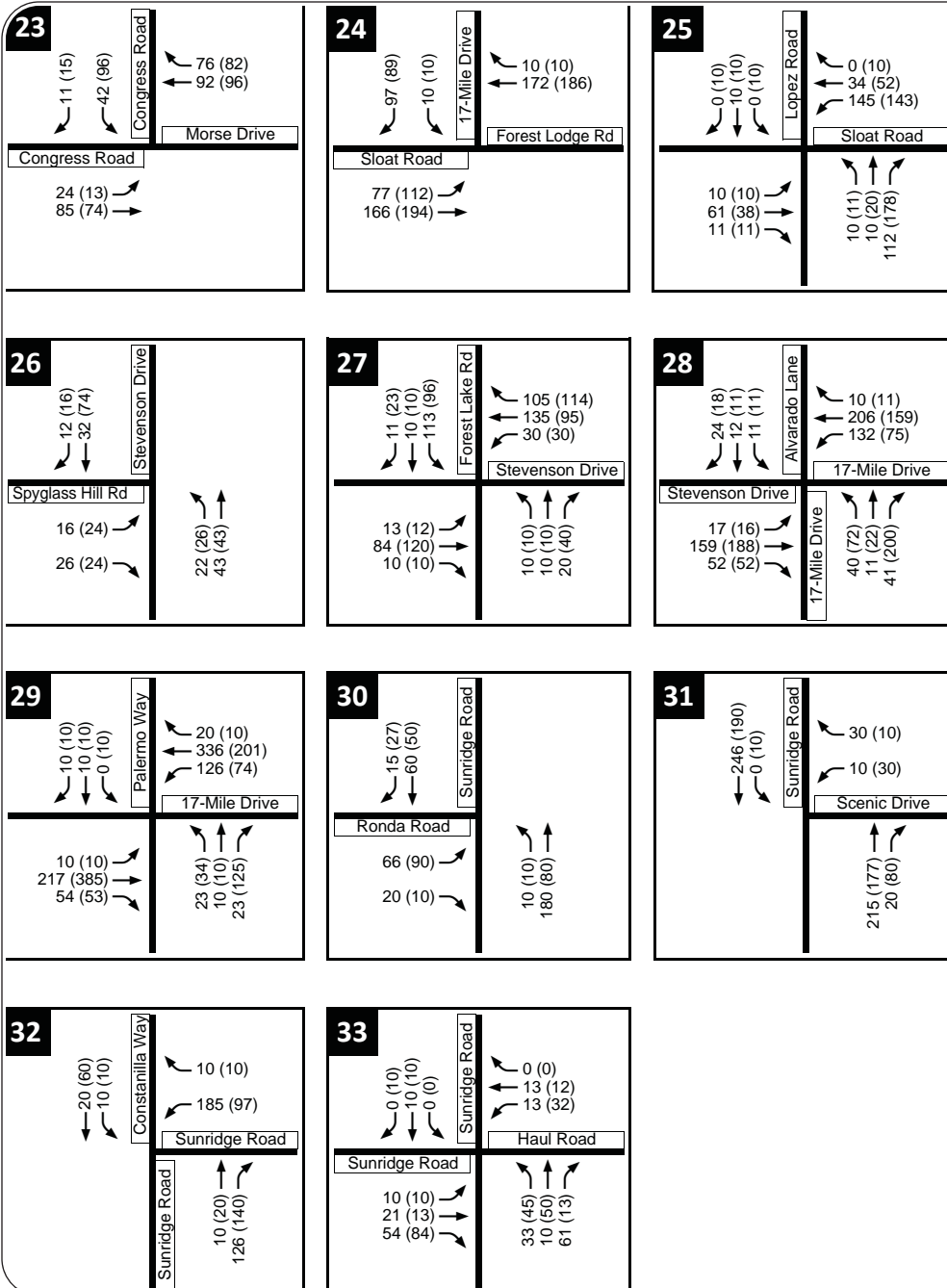
WCT1-2822_FEIR_G-16

CUMULATIVE (2030) PLUS ALTERNATIVE 2 WITH 45 LCP UNITS PEAK HOUR VOLUMES



WC11-2822_FEIR_G-17

CUMULATIVE (2030) PLUS ALTERNATIVE 2 WITH 45 LCP UNITS PEAK HOUR VOLUMES



LEGEND

XX (YY) AM (PM) Peak Hour Traffic Volumes

1 Study Intersection

Gate Entrance

WCT1-2822_FEIR_G-18

Appendix E

Alternative 2 Analysis

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 2. The 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.

<u>Traffic Component</u>	<u>AM Peak Hour Traffic</u>	<u>PM Peak Hour Traffic</u>
--------------------------	-----------------------------	-----------------------------

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.

**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.

<u>Traffic Component</u>	<u>AM Peak Hour Traffic</u>		<u>PM Peak Hour Traffic</u>	
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.

<u>Traffic Component</u>	<u>AM Peak Hour Traffic</u>		<u>PM Peak Hour Traffic</u>	
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.

<u>Traffic Component</u>	<u>AM Peak Hour Traffic</u>		<u>PM Peak Hour Traffic</u>	
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.

<u>Traffic Component</u>	<u>AM Peak Hour Traffic</u>		<u>PM Peak Hour Traffic</u>	
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.

<u>Traffic Component</u>	<u>AM Peak Hour Traffic</u>		<u>PM Peak Hour Traffic</u>	
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.

<u>Traffic Component</u>	<u>AM Peak Hour Traffic</u>		<u>PM Peak Hour Traffic</u>	
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.

<u>Traffic Component</u>	<u>AM Peak Hour Traffic</u>		<u>PM Peak Hour Traffic</u>	
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.

<u>Traffic Component</u>	<u>AM Peak Hour Traffic</u>		<u>PM Peak Hour Traffic</u>	
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 Intersections¹							
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 Intersections²							
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 Intersections³							
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 Intersections¹							
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 Intersections²							
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 Intersections³							
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	139 (0.23)	141 (0.24)	153 (0.26)
		PM	156 (0.26)	160 (0.27)	175 (0.29)
Carmel Gate	900	AM	132 (0.15)	136 (0.15)	150 (0.17)
		PM	141 (0.16)	145 (0.16)	160 (0.18)
Highway 1 Gate	920	AM	509 (0.55)	523 (0.57)	576 (0.63)
		PM	360 (0.39)	369 (0.40)	405 (0.44)
Country Club Gate	600	AM	192 (0.32)	197 (0.33)	218 (0.36)
		PM	222 (0.37)	228 (0.38)	252 (0.42)
SFB Morse Gate	520	AM	138 (0.27)	142 (0.27)	156 (0.30)
		PM	140 (0.27)	144 (0.28)	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	NB	1,780 (0.50) / C	1,810 (0.51) / C	1,980 (0.56) / C
	3,550	SB	2,600 (0.73) / D	2,640 (0.74) / D	3,200 (0.90) / E
Fremont Street to Fremont Boulevard	3,550	NB	1,740 (0.49) / C	1,780 (0.50) / C	1,950 (0.55) / C
	3,550	SB	3,850 (1.08) / F	3,920 (1.10) / F	4,460 (1.26) / F
Fremont Boulevard to Imjin Parkway	5,330	NB	1,810 (0.34) / B	1,830 (0.34) / B	1,920 (0.36) / B
	5,330	SB	3,880 (0.73) / D	3,910 (0.73) / D	4,220 (0.79) / D
North of Highway 156	1,420	NB	1,000 (0.70) / D	1,050 (0.74) / D	1,290 (0.91) / E
	1,420	SB	1,930 (1.36) / F	2,030 (1.43) / F	2,530 (1.78) / F
Highway 68					
West of Skyline Forest Drive	1,420	EB	1,060 (0.75) / D	1,090 (0.77) / D	1,330 (0.94) / E
	1,420	WB	740 (0.52) / C	770 (0.54) / C	1,470 (1.04) / F
East of Olmsted Road	1,420	EB	1,020 (0.72) / D	1,020 (0.72) / D	1,060 (0.75) / D
	1,420	WB	1,080 (0.76) / D	1,080 (0.76) / D	1,270 (0.89) / E
East of Laguna Seca	1,420	EB	1,630 (1.15) / F	1,640 (1.15) / F	1,680 (1.18) / F
		WB	1,110 (0.78) / D	1,120 (0.79) / D	1,240 (0.87) / D
US-101					
South of Salinas	3,550	NB	960 (0.27) / B	970 (0.27) / B	980 (0.28) / B
	3,550	SB	880 (0.25) / B	80 (0.25) / B	900 (0.25) / B
North of Highway 156	3,550	NB	1,510 (0.43) / B	1,550 (0.44) / B	1,710 (0.48) / C
	3,550	SB	2,000 (0.56) / C	2,060 (0.58) / C	2,310 (0.65) / C
Highway 156					
Highway 1 to US-101	1,420	NB	770 (0.54) / C	780 (0.55) / C	800 (0.56) / C
	1,420	SB	1,280 (0.90) / E	1,280 (0.90) / E	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	NB	2,440 (0.69) / D	2,470 (0.70) / D	3,020 (0.85) / D
	3,550	SB	2,0140 (0.57) / C	2,040 (0.57) / C	2,220 (0.63) / C
Fremont Street to Fremont Boulevard	3,550	NB	3,580 (1.01) / F	3,640 (1.03) / F	4,160 (1.17) / F
	3,550	SB	2,740 (0.77) / D	2,790 (0.79) / D	3,050 (0.86) / D
Fremont Boulevard to Imjin Parkway	5,330	NB	4,440 (0.83) / D	4,480 (0.84) / D	4,800 (0.90) / E
	5,330	SB	2,650 (0.50) / C	2,670 (0.50) / C	2,790 (0.52) / C
North of Highway 156	1,420	NB	2,240 (1.58) / F	2,370 (1.67) / F	2,940 (2.07) / F
	1,420	SB	1,400 (0.99) / E	1,480 (1.04) / F	1,810 (1.27) / F
Highway 68					
West of Skyline Forest Drive	1,420	EB	880 (0.62) / C	910 (0.64) / C	1,630 (1.15) / F
	1,420	WB	1,140 (0.80) / D	1,180 (0.83) / D	1,430 (1.01) / F
East of Olmsted Road	1,420	EB	1,040 (0.73) / D	1,040 (0.73) / D	1,230 (0.87) / D
	1,420	WB	1,200 (0.85) / D	1,200 (0.85) / D	1,240 (0.87) / D
East of Laguna Seca	1,420	EB	1,290 (0.91) / E	1,300 (0.92) / E	1,420 (1.00) / E
	1,420	WB	1,710 (1.20) / F	1,720 (1.21) / F	1,760 (1.24) / F
US-101					
South of Salinas	3,550	NB	1,260 (0.35) / B	1,270 (0.36) / B	1,280 (0.36) / B
	3,550	SB	1,580 (0.45) / B	1,590 (0.45) / B	1,610 (0.45) / B
North of Highway 156	3,550	NB	2,160 (0.61) / C	2,220 (0.63) / C	2,490 (0.70) / D
	3,550	SB	2,300 (0.65) / C	2,360 (0.66) / C	2,600 (0.73) / D
Highway 156					
Highway 1 to US-101	1,420	NB	1,690 (1.19) / F	1,700 (1.20) / F	1,770 (1.25) / F
	1,420	SB	900 (0.63) / C	900 (0.63) / C	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 Water 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

1 develop this estimate is shown Tables H.2-2D, H.2-2E, H.2-2F and the assumptions used for the
2 estimate are included.

3 The DEIR original estimate for water demand for the 90 new residential units was 78 AFY or 0.87
4 AFY/unit on average. Using the 0.79 AFY factor noted above, the residential water demand would
5 be 72 AFY, less than the DEIR estimate.

6 Comparing the DEIR's estimate and the new estimate described above to estimates of actual water
7 use (see Table H.2-2F), the estimated residential water use average per unit would be higher than
8 nearly all other recent large unincorporated residential projects such as Monterra Ranch, Canada
9 Woods, or the Santa Lucia Preserve (Monterey County, 2009). The DEIR's estimated average per
10 residential unit would be higher than the documented 2008 water used on average by the
11 Macomber Estates in the Del Monte Forest, which had average use of 0.81 AFY. The estimate
12 described above using the MPWMD methodology would result in an estimated water nearly the
13 same as the Macomber Estates actual use average (of note, the Macomber estates project has lots
14 that are far larger on average than the lots included in the proposed project).

15 As a result, the DEIR's residential water demand estimate, by comparison to the estimate using the
16 MPWMD methodology and to actual usage data from other similar large residential projects in the
17 unincorporated County (including in the Del Monte Forest) appears to be conservative and unlikely
18 to underestimate actual water usage by the proposed project. Although the estimate developed in
19 the FEIR would result in a lower estimated residential water demand than in the DEIR, the
20 estimated residential water demand in the DEIR will continue to be used as the estimate for the
21 project, in order to err on the conservative side in evaluating project impacts on water supply.

22 Third, the factors for the pool and the spa salon were both changed to a MPWMD factor. Also, an
23 estimate has been provided for increased irrigation demand along Highway 1/68, because this area,
24 ~~which~~ was not included in the applicant's estimate. The area of increased irrigation outside the
25 existing right of way ~~has not been identified by the applicant,~~ it has been presumed to be 2 acres.

26 *Page H.2-4, the following are added after line 4 as follows:*

27 **Table H.2-2D** summarizes the alternative water demand estimate prepared for the residential
28 portion of the proposed project using the MPWMD fixture unit/landscape water budget
29 methodology. This table also provides a water demand estimate for 18-inclusionary units at the
30 Corporation Yard to support alternatives analysis.

31 **Table H.2-2E** summarizes lot sizes included in the proposed project.

32 **Table H.2-2F** summarizes the alternative water demand estimate for landscaping for the residential
33 portion of the proposed project using the MPWMD landscaping water budget (Maximum Applies
34 Water Allocation or MAWA) methodology.

35 **Table H.2-2G** presents comparison of the project's water demand estimates with other large lot
36 development estimates and actual water use data in the unincorporated County and with actual
37 water use data in the Del Monte Forest.

38 *Page H.2-4, the following are added after line 17 as follows:*

39 Cal-Am. 2006 – 2011. California-American Water, Monterey County District, Customers &
40 Consumption by Political Jurisdiction, annual reports from October 2005 to September 2011.

1 Monterey County. 2005. Final Environmental Impact Report for Pebble Beach Company’s Del Monte
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7 Monterey Peninsula Water Management District (MPWMD). 2004. MPWMD Comment on the Draft
 8 EIR for the Del Monte Forest, Preservation and Development Project (DMF/PDP). March 22.

9 MPWMD. 2006c. Water Needs Analysis: Future Water Needs. Staff Report. May 18, 2006.

10 MPWMD. 2006d. Water Budget Information (Used for MAWA equation)

11 MWELO (California Model Water Efficient Landscape Ordinance). 2009. (California Code of
 12 Regulations, Title 23, Water, Division 2, Department of Water Resources, Chapter 2.7, Model
 13 Water Efficient Landscape Ordinance). September 10, 2009.

14 WUCOLS (Water Use Classifications of Landscape Species). 2000. University of California
 15 Cooperative Extension and California Department of Water Resources. 2000. A Guide to
 16 Estimating Irrigation Water Needs of Landscape Plants in California: The Landscape Coefficient
 17 Methods and WUCOLS III. August

18 *Following Page H.2-4, Table H.2-1B is revised as follows:*

19 **Table H.2-1B. Project Demand Plus Other Entitlement Demand (in Acre-Feet)**

Low Use (Wet Year)	
Project Direct Demand	128
Other Entitlement Demand	<u>147</u> 138
Total Demand	<u>275</u> 266
Average Use (Average Rainfall Year)	
Project Direct Demand	135
Other Entitlement Demand	<u>154</u> 145
Total Demand	<u>289</u> 280
High Use (Dry Year)	
Project Direct Demand	142
Other Entitlement Demand	<u>163</u> 153
Total Demand	<u>304</u> 294
Very High Use (Critically Dry Year)	
Project Direct Demand	145
Other Entitlement Demand	<u>167</u> 156
Total Demand	<u>312</u> 301
Source: Tables H.2-2B and H.2-2C	

20
21

1 *Following Page H.2-4, Table H.2-1C-2 is revised as follows:*

2 **Table H.2-1C-2. Project Changes in Withdrawals from the Carmel River 2017 Scenario A: Regional**
 3 **Water Supply Project Relative to the 2011 Existing Conditions**

Low Use (Wet Year)	
<i>2011 Existing Conditions (1)</i>	<i>10,393</i>
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
<i>Withdrawals with Project (5)</i>	<i>3,376</i>
Change over 2011 Existing Conditions	-7,017
Average Use (Average Rainfall Year)	
<i>2011 Existing Conditions (1)</i>	<i>11,205</i>
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
<i>Withdrawals with Project (5)</i>	<i>3,376</i>
Change over 2011 Existing Conditions	-7,829
High Use (Dry Year)	
<i>2011 Existing Conditions (1)</i>	<i>11,489</i>
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
<i>Withdrawals with Project</i>	<i>3,376</i>
Change over 2011 Existing Conditions	-8,113
Very High Use (Critically Dry Year)	
<i>2011 Existing Conditions (1)</i>	<i>11,773 #REF!</i>
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
<i>Withdrawals with Project (5)</i>	<i>3,376</i>
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

1 Following Page H.2-4, Table H.2-1C-3 is revised as follows:

2 **Table H.2-1C-3. Project Changes in Cal-Am Withdrawals from the Carmel River 2017 Scenario B: No**
 3 **Regional Water Supply (or Equivalent) /65% Rationing Relative to the 2011 Existing Conditions**

Low Use (Wet Year)	
<i>2011 Existing Conditions (1)</i>	<i>10,393</i>
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
<i>Withdrawals with Project (5)</i>	<i>3,376</i>
Change over 2011 Existing Conditions	-7,017
Average Use (Average Rainfall Year)	
<i>2011 Existing Conditions (1)</i>	<i>11,205</i>
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
<i>Withdrawals with Project (5)</i>	<i>3,423</i>
Change over 2011 Existing Conditions	-7,782
High Use (Dry Year)	
<i>2011 Existing Conditions (1)</i>	<i>11,489</i>
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
<i>Withdrawals with Project (5)</i>	<i>3,426</i>
Change over 2011 Existing Conditions	-8,063
Very High Use (Critically Dry Year)	
<i>2011 Existing Conditions (1)</i>	<i>11,773 #REF!</i>
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
<i>Withdrawals with Project (5)</i>	<i>3,427</i>
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 shortfall 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

4

1 Following Page H.2-4, Table H.2-1D-1 is revised as follows:

2 **Table H.2-1D-1. Cumulative Changes in Withdrawals from the Carmel River (through 2016) (Acre-**
 3 **Feet) Relative to 2011 Existing Conditions**

Low Use (Wet Year)	
<i>2011 Existing Conditions⁽¹⁾</i>	10,393
Project Demand	128
Other Water Entitlement Demand	<u>147</u> 138
<i>Withdrawal</i>	10,659
Change relative to 2011 Existing Conditions	<u>275</u> 266
Average Use (Average Rainfall Year)	
<i>2011 Existing Conditions⁽²⁾</i>	11,205
Project Demand	135
Other Water Entitlement Demand	<u>154</u> 145
<i>Withdrawal</i>	11,485
Change relative to 2011 Existing Conditions	<u>289</u> 280
High Use (Dry Year)	
<i>2011 Existing Conditions⁽³⁾</i>	11,489
Project Demand	142
Other Water Entitlement Demand	<u>163</u> 153
<i>Withdrawal</i>	11,783
Change relative to 2011 Existing Conditions	<u>304</u> 294
Very High Use (Critically Dry Year)	
<i>2011 Existing Conditions⁽⁴⁾</i>	11,773
Project Demand	145
Other Water Entitlement Demand	<u>167</u> 156
<i>Withdrawal</i>	12,074
Change relative to 2011 Existing Conditions	<u>312</u> 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

4

1 *Following Page H.2-4, Table. H.2-1D-2, is revised as follows:*

2 **Table H.2-1D-2 Cumulative Changes in Withdrawals from the Carmel River for 2017 Scenario A**
 3 **(with Regional Water Supply Project)/2017 Scenario C (Alternative to the Regional Project)**
 4 **Relative to 2011 Existing Conditions**

Low Use (Wet Year)	
<i>2011 Existing Conditions⁽¹⁾</i>	<i>10393</i>
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
<i>Withdrawals with Project and other Entitlement Demand</i>	<i>3376</i>
Change over 2011 Existing Conditions	-7017
Average Use (Average Rainfall Year)	
<i>2011 Existing Conditions⁽¹⁾</i>	<i>11205</i>
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
<i>Withdrawals with Project and other Entitlement Demand</i>	<i>3376</i>
Change over 2011 Existing Conditions	-7829
High Use (Dry Year)	
<i>2011 Existing Conditions⁽¹⁾</i>	<i>11814</i>
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
<i>Withdrawals with Project and other Entitlement Demand</i>	<i>3376</i>
Change over 2011 Existing Conditions	-8113
Very High Use (Critically Dry Year)	
<i>2011 Existing Conditions⁽¹⁾</i>	<i>11773</i>
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
<i>Withdrawals with Project and other Entitlement Demand</i>	<i>3376</i>
Change over 2011 Existing Conditions	-8397
No changes to the notes or source (thus not included).	

5

1 *Following Page H.2-4, Table H.2-1D-3 is revised as follows:*

2 **Table H.2-1D-3. Cumulative Changes in Withdrawals from the Carmel River, 2017 Scenario B (No**
 3 **Regional Project or its equivalent)/65% Rationing Relative to the 2011 Existing Conditions**

Low Use (Wet Year)	
<i>2011 Existing Conditions⁽¹⁾</i>	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⁾	<u>51</u> 48
Reduction in Cal-Am service to Other Existing Users ⁽⁴⁾	<u>-96</u> -93
<i>Withdrawals with Project and other Entitlement Demand</i>	3376
Change over 2011 Existing Conditions	-7017
Average Use (Average Rainfall Year)	
<i>2011 Existing Conditions⁽¹⁾</i>	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⁾	<u>54</u> 51
Reduction in Cal-Am service to Other Existing Users ⁽⁴⁾	<u>-101</u> -98
<i>Withdrawals with Project and other Entitlement Demand</i>	3376
Change over 2011 Existing Conditions	-7829
High Use (Dry Year)	
<i>2011 Existing Conditions⁽¹⁾</i>	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⁾	<u>57</u> 53
Reduction in Cal-Am service to Other Existing Users ⁽⁴⁾	<u>-106</u> -103
<i>Withdrawals with Project and other Entitlement Demand</i>	3376
Change over 2011 Existing Conditions	-8113
Very High Use (Critically Dry Year)	
<i>2011 Existing Conditions⁽¹⁾</i>	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⁾	<u>58</u> 55
Reduction in Cal-Am service to Other Existing Users ⁽⁴⁾	<u>-109</u> -106
<i>Withdrawals with Project and other Entitlement Demand</i>	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.

1 *Following Page H.2-4, Table H.2-2A is revised as follows:*

2 **Table H.2-2A. Summary of Potable Water Use of Proposed Project and Other Entitlement Demand**
 3 **(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	<u>147</u> 138	
Average Year	<u>154</u> 145	
Dry Year	<u>163</u> 153	
Critically Dry Year	<u>167</u> 156	
Source: Tables H.2-2B and H.2-2C.		

4

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				
<i>Subtotal for Fairway One</i>	<i>AFY</i>			<i>7.80</i>				
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
<i>Subtotal for Lodge</i>	<i>AFY</i>			<i>1.11</i>				
<i>Subtotal for Lodge at Pebble Beach</i>	<i>AFY</i>			<i>13.11</i>				
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	
<i>Subtotal</i>	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	
<i>Subtotal Hotel</i>	AFY			<i>27.04</i>				
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 <u>from WWD 2011 estimate.</u>
Spa Fitness Area	SF	1675	0.00007	0.12	0.00007	Gym	0.00007	Same
<i>Subtotal Hotel</i>	AFY			<i>3.54</i>				
<i>Subtotal Hotel & Spa</i>	AFY			<i>30.59</i>				
Area M Residential								
Area M Residential	Lots	10	1.00	10.00	1.00	> 1.0 acre (EIR 1997)	1.00	Same
<i>Subtotal</i>	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 \geq +/- 1.0 acres	lots	66	1.00	66.00	1.00	> 1.0 acre (EIR 1997)	1.00	Same
Lots \geq +/- 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.
<i>Subtotal</i>	AFY	90		77.00				
Equestrian Center								
Equestrian Center	AFY			0.00			0	No change
<i>Subtotal</i>	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
<i>Subtotal</i>	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
<i>Subtotal</i>	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.

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1 Following Page H.2-4, Table H.2-2C is revised as follows:

2 **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					
<u>Lodge at Pebble Beach and Inn at Spanish Bay</u>	<u>45</u>	<u>0.21</u>	<u>9.5</u>	<u>0.21</u>	<u>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.</u>
Total			<u>93.5</u> 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			<u>127</u> 40		(10.483 - PBC, <u>117</u> 29.954 - others) (3)
Remaining entitlement available for PBC use			<u>325</u> <u>237</u>		(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			<u>145</u> 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 <u>remaining amount of unused</u> that can be used for DMF benefited properties.
Other Entitlement Demand					
<u>Amount of entitlement allowed to be transferred to others</u>	-	-	175	-	<u>MPWMD Ordinance 109 allows up to 175 AF to be sold to DMF benefited properties. (3)</u>
<u>Amount of entitlement actually used by others in 2011</u>	-	-	30	-	<u>(3)</u>
<i>Remaining amount that can be used by others</i>			145		
<u>Applicant's entitlement used for 45 additional VSC units</u>	-	-	9	-	-
<u>Total other Entitlement Use</u>	-	-	154	-	<u>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).</u>

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).

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2

1 *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):*

2 **Table H.2-2D. Water Demand by Housing Type Pebble Beach Company Project and Alternative with Inclusionary Housing at Corporation Yard**

	FU Value	Inclusionary Housing/ Townhouse (3 BR)		SFD < 0.5 ac (4BR)		SFD - > 0.5 ac (6BR)		Totals
		No.	FU Count	No.	No.	FU Count		
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		
<i>Subtotal Interior Fixture Units</i>				16.9		36.8		
<i>Landscaping (Interior FUs X 0.5)</i>				8.5				
Swimming Pools (per 100 SF)	1.0		0.0		4.5	6.0		
<i>Fixture Unit Count</i>				25.4		42.8		
<i>MAWA (Zone 1)</i>						0.19		
<i>MAWA (Zone 3)</i>						0.27		

	Inclusionary Housing/ Townhouse (3 BR)		SFD < 0.5 ac (4BR)	SFD - > 0.5 ac (6BR)		Totals
	FU Value	No.	FU Count	No.	FU Count	
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
<i>Per unit (with treatment and system loss)</i>					<i>0.79</i>	<i>0.79</i>
DEIR Estimate					78.00	78.00
<i>DEIR Per unit</i>					<i>0.87</i>	<i>0.87</i>
TOTAL with Inclusionary Housing			5.34		71.54	71.54
<i>Per unit (with treatment and system loss)</i>			<i>0.30</i>		<i>0.79</i>	<i>0.79</i>
DEIR Estimate					78.00	78.00
<i>DEIR Per unit</i>					<i>0.87</i>	<i>0.87</i>

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.

2

1 **Table H.2-2F: Estimated Landscape Water Demand Using MPWMD MAWA methodology**

	Maximum Applied Water Allowance (MAWA)				
	Turf	Xeri	Turf	Xeri	
Evapotranspiration (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

2

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
<i>PBC - All Lots using Fixture Unit/Landscape Method</i>	0.41	0.27	0.79		< 0.5 ac to 2 ac	Table H.2-2D
<i>PBC - Inclusionary Housing</i>	0.17	0.08	0.25		< 0.2	Table H.2-2D
<i>PBC - Current DEIR (+/- 0.5 acre)</i>			0.50		+/- 0.5	DEIR, 2011 for current PBC project
<i>PBC - Current DEIR (+/- 1.0 acre)</i>			1.00		+/- 1.0	DEIR, 2011 for current PBC project
<i>Sources for DEIR estimate</i>						
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)
<i>Other Estimates</i>						
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
<i>September Ranch</i>						
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
<i>2008 Usage Data</i>						
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		

1

2 *Revisions to Appendix H.3 are as shown in the following revised tables.*

3 *Following Page H.3-4, Table H.3-4 is revised as shown below:*

4 **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	<u>147</u>	<u>154</u>	<u>163</u>	<u>167</u>
	138	145	153	156
Carmel River with Project Demand	10,521	11,340	11,631	11,918
Carmel River with Project and Other Entitlement Demand	<u>10,668</u>	<u>11,495</u>	<u>11,794</u>	<u>12,085</u>
	10,659	11,485	11,783	12,074
Change with Project	128	135	142	145
<i>Change with Project and Other Entitlement Demand</i>	<u>275 266</u>	<u>289 280</u>	<u>305 294</u>	<u>312 301</u>

Sources: Carmel River withdrawals based on Table H.3-3, Project Demand and Future Other Entitlement Data based on data in Appendix H.2.

5

6

1 *Following Page H.3-4, Table H.3-5A is revised as shown below:*

2 **Table H.3-5A. Cal-Am Withdrawals from the Carmel River 2017 Scenario A/Scenario C: With Regional Supply Project or Equivalent Alternative**
 3 **(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	<u>147</u> 138	<u>154</u> 145	<u>163</u> 153	<u>167</u> 156
Existing Demand Met by Regional Project instead of Carmel River OR Project/Entitlement Demand met by Regional Project	<u>-275</u> -266	<u>-289</u> -280	<u>-305</u> -294	<u>-312</u> -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

4

5 *Following Page H.3-4, Table H.3-5B is revised as shown below:*

6 **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.

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8

1 *Following Page H.3-4, Table H.3-6 is revised as shown below:*

2 **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	<u>14,999</u>	<u>15,454</u>	<u>15,454</u>	<u>28,145</u>	
	<u>14,990</u>	<u>15,444</u>	<u>15,444</u>	<u>18,136</u>	
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.
<i>Subtotal Existing Sources</i>	<i>15,653</i>	<i>5,770</i>	<i>5,770</i>	<i>5,770</i>	
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
<i>Total Additional Supply (with Phase 1)</i>	<i>300</i>	<i>300</i>	<i>14,280</i>	<i>14,280</i>	
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
<i>Total Additional Supply (with Phase 2)</i>	<i>15,953</i>	<i>6,070</i>	<i>20,050</i>	<i>20,050</i>	
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.					

1

2 *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*
 3 *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**

