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To: **Polaris Kinison Brown, Project Manager**

From: **Sally Rideout, Principal Planner, Tanya Kalaskar, Assistant Planner**

Cc: **File**

Date: **October 12, 2017**

Re: **Paraiso Springs Resort Project – Air Quality and Greenhouse Gas (GHG) Emissions Assessment**

Project Description

The proposed project is the construction and operation of the Paraiso Springs Spa Resort on approximately 235.93 acres in South Monterey County, California. The property is the site of the former Paraiso Hot Springs Resort. The property is improved with a number of unoccupied structures: 15 cabins, a changing room, a recreation room, indoor and outdoor baths, six mobile homes, a lodge, a workshop, a yurt compound, and several small outbuildings. Existing sources of emissions on the site consist of a caretaker's residence. The proposed project includes demolition of all existing structures on the site and development of a 103-unit hotel and conference facility, 60 condominium timeshare units, 17 single-family timeshare units, day spa, retail, wine tasting and real estate office, a spa and fitness center with putting greens, basketball and tennis courts, pool, activity center and racquetball courts, visitor center, surface parking lots, wastewater treatment plant, and other related infrastructure. The proposed project would provide 360 jobs associated with overall facility management and operations. Off-site emissions would be generated by construction of roadway infrastructure improvements. The project site is located within the North Central Coast Air Basin, which is within the jurisdiction of the Monterey Bay Air Resources District (air district). A revised EIR is being prepared by the County of Monterey for the proposed project pursuant to the California Environmental Quality Act (CEQA).

Scope of Assessment

This assessment provides an estimate of the proposed project's criteria air pollutant and greenhouse gas (GHG) emissions using the California Emissions Estimator Model (CalEEMod) Version 2016.3.1 software, a modeling platform recommended by the California Air Resources Board and accepted by the California Air Resources Board (CARB) and the air district. Model results are attached to this memorandum. For modeling purposes, data inputs to the model take into account the type and size of proposed uses utilizing CalEEMod default land uses based on the size metrics provided by the applicant and trip generation information from the project traffic report (Hatch Mott MacDonald 2017).

Emissions Model

The CalEEMod software utilizes emissions models USEPA AP-42 emission factors, CARB vehicle emission models studies and studies commissioned by other California agencies such as the California Energy Commission and CalRecycle. The Title 24 building energy efficiency standards utilized in CalEEMod Version 2016.3.1 were adopted in 2014. The CalEEMod platform allows calculations of both construction and operational criteria pollutant and GHG emissions from land use projects. The model also calculates indirect emissions from processes "downstream" of the project under evaluation such as GHG emissions from energy use, solid waste disposal, vegetation planting and/or removal, and water use. CalEEMod also estimates changes in carbon sequestration potential due to changes in land use such as converting vegetation to built or paved surfaces, and from planting new trees.

Existing and Proposed Operational Emissions Sources

The size and type of proposed sources of criteria air pollutant and GHG emissions on the project site and their respective CalEEMod land use default categories are presented in Table 1, Project Characteristics.

Table 1 Project Characteristics[1]

Emissions Sources	CalEEMod Land Use Category[2]	Size[3]	Footprint[4]
Existing Residential (to be removed)	Single-family Residential	1 dwelling unit	-
Hotel and Conference Amenities	Hotel	103-rooms. 170,978	3.93
Institute/Visitor Center			
Hamlet/Shops/Services			
Condominium Timeshare	Condo/Townhouse	60 units	2.21
Villa Timeshare	Single Family Housing	17 units	0.63
Health and Fitness Center	Health Club	51,090	1.17
Parking lots[5]	Parking/Surface Parking Lot	342 spaces	3.08
Roadways (onsite)	Parking/Other Asphalt Surfaces	447,797	10.28
Roadway Improvements (offsite)			
Patios, Courtyards, Sidewalks, etc	Parking/Other Non Asphalt Surfaces	260,800	5.99
Landscaping[6]	Parking/Other Non-Asphalt Surfaces	-	23.80
Total Project Area	N/A		

SOURCES:, BREEZE Software 2016, EMC Planning Group 2017.
NOTES:
1. Amounts may vary due to rounding.
2. See model default land use category descriptions for arena and commercial uses in the discussion of assumptions later in this document.
3. In square feet unless otherwise noted.
4. In acres unless otherwise noted.
5. Includes access aisles.
6. Landscaping is not as source of substantial emissions or sequestration potential but is included to capture construction emissions associated with development of the entire site.

Methodology

Unless otherwise noted, model inputs are based upon the information provided by the applicant regarding the proposed activities. Construction and operational GHG emissions estimates are derived for two modeling scenarios: baseline (existing sources) and proposed project. The proposed project model estimates unmitigated and mitigated emissions. The mitigated emissions reflect reductions that would occur through compliance with standard construction and operational emissions mitigation, and applicant-proposed reduction measures. Changes in sequestration potential are also calculated based on changes to existing natural plant communities and from the planting of new trees proposed by the applicant.

Assumptions

Unless otherwise noted, data inputs for the project model are based on the following primary assumptions:

1. The assumed operational date for the proposed project is 2028.
2. Construction emissions, and operational mobile-source and area-source emissions were estimated using the following CalEEMod default land use subtypes:
    a. Emissions generated by the health and fitness center uses are assumed to be generally similar to emissions that would be generated by the CalEEMod default land use subtype "Health Club", which is defined as privately-owned facilities that primarily focus on individual fitness or training. Typically they provide exercise classes; weightlifting, fitness and gymnastics equipment; spas; locker rooms; and small restaurants or snack bars. Trip generation rates are based on information provided in the traffic report (Hatch Mott MacDonald 2017).
    b. Emissions generated by the proposed 103-unit hotel with convention amenities, the "hamlet", and "institute" uses are assumed to be generally similar to emissions that would be generated by the CalEEMod default land use subtype "Hotel", which is defined as places of lodging that provide sleeping accommodations and supporting facilities such as restaurants; cocktail lounges; meeting and banquet rooms or convention facilities; limited recreational facilities and other retail and service shops. Trip generation rates are adjusted based on information provided in the traffic report (Hatch Mott MacDonald 2017).
    c. Emissions generated by the proposed 60 condominium timeshare units are assumed to be similar to emissions that would be generated by the CalEEMod default land use subtype "Condo/Townhouse, with trip generation rates adjusted based on information provided in the traffic report (Hatch Mott MacDonald 2017).
    d. Emissions generated by the 17 "villa" single-family timeshare units are assumed to be generally similar to emissions that would be generated by the CalEEMod default land use subtype "Single Family Housing", with trip generation rates adjusted based on information provided in the traffic report (Hatch Mott MacDonald 2017).

e. Emissions from the proposed parking lot are assumed to be generally similar to emissions that would be generated by the CalEEMod default land use subtype "Parking Lot", which is defined as a surface parking lot typically covered with asphalt.

f. Emissions from internal and off-site paved roadways and access routes are assumed to be generally similar to emissions that would be generated by the CalEEMod default land use subtype "Other Asphalt Surfaces", which is described as an asphalt area not used as a parking lot.

g. Emissions from sidewalks, patios, equipment pads, or other non-asphalt impervious surfaces, and landscaping are assumed to be generally similar to emissions that would be generated by the CalEEMod default land use subtype "Non-Asphalt Surfaces" which includes sidewalks, courtyards, patios, equipment pads, loading dock areas, etc., not composed of asphalt.

3. The model's default CO_2 intensity factor of 641 pounds/megawatt hour is adjusted to 290 pounds/megawatt hour to reflect Pacific Gas & Electric projections the carbon intensity of its energy mix in 2020, which is the projection closest to the project's operational year. The intensity factor has been falling, in significant part due to the increasing percentage of Pacific Gas & Electric's energy portfolio obtained from renewable energy. Emissions intensity data is from Pacific Gas & Electric's Greenhouse Gas Factors: Guidance for PG&E Customers, dated November 2015.

4. The model default for building energy efficiencies (2014 Title 24) are adjusted to reflect a 28 percent increase in Title 24 building energy efficiency that will be achieved through compliance with 2016 Title 24 building energy efficiency standards (California Energy Commission 2016).

5. Off-site roadway pavement widening along a 1.4-mile segment of Paraiso Springs Road is included in the model. Assuming an average four-foot-wide increase from 16 feet wide to an average width of 20 feet over the segment, approximately 29,960 square feet would be added to the roadway.

Modeling Scenarios

Baseline

The baseline for criteria air pollutant emissions that affect air quality are already quantified in air quality management plans. CalEEMod default values for baseline conditions assume new development on a vacant site. The site currently supports one residence, which is the only source of baseline GHG emissions.

Proposed Project

The modeling scenario for unmitigated and mitigated emissions of operational criteria air pollutants and greenhouse gases includes adjustments for compliance with standard conditions of approval and/or mitigation commonly required by various agencies in Monterey County. Model adjustments are made for increased building energy efficiencies from compliance with 2016 Title 24 building energy efficiency standards, use of water conserving water fixtures, and compliance with required air district best management practices for the control of fugitive dust during construction, the air district's prohibition of wood-burning stoves/fireplaces, and it's recommendations for the use of low volatile organic compound (VOC)-emitting solvents, paints and other coatings.

Applicant-Proposed Emissions Reductions

The applicants provided a list of GHG reduction measures (identified in the EIR) that are included in the project description. Not all of the proposed measures are quantifiable using the model. The model was adjusted to account for the following applicant-proposed emissions reduction measures, which can be calculated "in-model":

1. Utilize energy star appliances (Title 24 plug in appliances) in 77 timeshare units;
2. Use solar photovoltaic system to generate 20 percent of on-site energy needs;
3. Light-emitting diode (LED) lighting will be used outdoors (Note: assume 20 percent LED use);
4. Neighborhood Electric Vehicle (NEV) network on-site;
5. Employee shuttle: 196 (54 percent) employees eligible;
6. Use reclaimed water for 100 percent of outdoor uses;
7. Install low-flow indoor water fixtures in all buildings;
8. Use electric landscaping equipment;
9. Install water efficient landscapes; and
10. Implement on-site recycling program and divert 50 percent (assumed) wastes from landfill disposal.

Operational Emissions Data Inputs

Operational emissions estimates are modeled for baseline and proposed conditions. Each air district (or county) assigns average trip lengths for various land uses in urban and rural settings, which are incorporated into the CalEEMod defaults. Since the model's default trip length values for this air district are the same regardless of a project's location within the tri-county area, the model defaults were set to "rural" and the jurisdictional authority parameters are based on Monterey County information.

The model trip generation rates are adjusted per the average daily trips at project buildout identified in the traffic impact report (Hatch Mott MacDonald 2017, Exhibit 6D). According to the report, the trip generation rates are not adjusted to minimize the amount of short-distance convenience trips such as lunch hour restaurant clientele or short-term visits off-site from guests staying at the facility due to its remote location and the presence of on-site amenities (page 6).

Construction Emissions Data Inputs

The CalEEMod program models construction GHG emissions associated with land use development projects and allows for the input of project-specific construction information including phasing and equipment information, if known. Unmitigated and mitigated construction modeling results are attached to this memorandum. For informational purposes, the mitigated results reflect compliance with the air district's dust control best management practices during construction that require watering of exposed areas twice daily and limit vehicle speeds on the construct site to 15 mph.

CalEEMod default construction parameters allow estimates of short-term construction GHG emissions based upon empirical data collected and analyzed by CARB, and use of the model's default construction emissions data is recommended by the air district if construction information is not yet available. The air district also recommends amortizing the short term GHG construction emissions volume over a 30-year time period to yield an annual volume. Information regarding the number and type of construction equipment by phase for the proposed project was not yet available in detail sufficient to provide data inputs to the model; therefore, consistent with air district guidance, the model defaults were utilized for construction equipment, based on the project size. Information on off-site improvements (refer to Table 1), disposal of demolition spoils and cut and fill estimates are taken from the Paraiso Springs Resort EIR project description. The hauling trip length default is set at 20 miles.

Carbon Sequestration Potential Data Inputs

CalEEMod also estimates a one-time only change in sequestration potential resulting from changes in natural communities, and also calculates a carbon "offset" based upon the number of net new trees proposed, averaged over a 20-year growth cycle. The proposed project would replace approximately 37.3 acres of Annual Grassland, Oak Woodland and other forest species with the proposed improvements. Approximately 191 trees are proposed for removal. According to the preliminary landscape plans 779 new trees would be planted on the site. An estimate of the carbon sequestration potential of a net total of 588 trees is included in the assessment.

Results

Criteria air pollutant emissions results are reported in pounds per day. GHG construction and operational emissions model results are reported on an annual basis in metric tons of carbon dioxide equivalent (CO_2e). Detailed model results for criteria pollutant (winter) and annual baseline and project GHG emissions are included as attachments to this assessment.

Operational Criteria Pollutant Emissions

Emissions of criteria pollutants are greater during the winter months in the North Central Coast Air Basin; therefore, only winter emissions are reported in this assessment. Unmitigated operational criteria pollutant emissions resulting from project operations are summarized in Table 2, Unmitigated Operational Criteria Pollutant Winter Emissions (Pounds per Day).

Table 2 Unmitigated Operational Criteria Pollutant Winter Emissions (Pounds per Day)

Emissions	Reactive Organic Gases (ROG)	Nitrogen Oxides (NO_x)	Suspended Particulate Matter (PM_{10})	Carbon Monoxide (CO)
Unmitigated	22.37	9.57	7.9	39.12

SOURCE: CalEEMod Results , EMC Planning Group 2017
NOTE: Results may vary due to rounding.

GHG Emissions

Baseline Emissions

The existing residence generates 23.50 MT CO_2e per year.

Construction Emissions

Construction activity would generate an estimated 12,717.02 MT CO_2e of GHG emissions. When averaged over a thirty-year operational lifetime, the annual amortized emissions equal 423.90 MT CO_2e per year. This amount is added to the annual operational emissions volume to derive a total annual emissions volume..

Operational Emissions

The model results for unmitigated and mitigated annual GHG emissions generated by the proposed project are attached to this memorandum. The proposed project would generate 2,082.06 unmitigated MT CO_2e per year.

The projected unmitigated emissions estimates are summarized in Table 3, Annual Unmitigated Operational GHG Emissions.

Table 3 Annual Unmitigated Operational GHG Emissions[1,2]

Emissions Sources	Bio CO_2	NBio CO_2	CH_4	N_2O	CO_2e
Area[3]	8.26	9.76	0.01	<0.01	18.51
Energy[4]	0.00	893.44	0.04	0.02	899.60
Mobile	0.00	938.85	0.04	0.00	939.81
Waste	80.54	0.00	4.76	0.00	199.53
Water[5]	3.38	10.02	0.35	<0.01	24.61
Total	92.18	1,852.08	5.20	0.03	2,082.06

SOURCE: CalEEMod Results, EMC Planning Group 2017
NOTE:
1. Results may vary due to rounding.
2. Reported in metric tonnes (MT) per year.
3. Results reflect minor co-benefit of emissions reductions from compliance with air district prohibitions on wood-burning appliances.
4. Compliant with 2016 Title 24 building energy efficiency standards.
5. Includes use of water conserving indoor fixtures required by the County.

Carbon Sequestration Potential

Model results indicating the change in carbon sequestration potential on the site is shown in the model results in Section 2.3, Vegetation. The loss of sequestration potential from the proposed change from natural plant communities to improved and landscaped areas would outweigh the estimated sequestration potential gained by the number of proposed net new trees on the site. The model estimates a loss in sequestration potential equal to 937.45 MT CO_2e over the lifetime of the project. Averaged over a thirty-year lifetime, the equivalent annual loss of sequestration potential is 31.25 MT CO_2e per year. For ease of reporting this amount is added to the project's annual operational GHG emissions.

GHG Emissions Attributable to the Proposed Project

Unmitigated GHG Emissions

The total unmitigated GHG emissions that would be attributable to the proposed project consist of amortized construction emissions and the amortized annual loss of carbon sequestration potential added to the operational emissions, less emissions from the existing use. The net unmitigated GHG emissions attributable to the proposed project are presented in Table 4, Summary of Unmitigated GHG Emissions Attributable to the Project (MT CO_2e per Year).

Table 4 Summary of Unmitigated GHG Emissions Attributable to the Project (MT CO_2e per Year)[1]

Annual Operations[2]	Amortized Construction	Annual Project Emissions[3]	Existing Emissions[4]	Sequestration Potential (change)	Net Emissions
2,082.06	423.90	2,505.96	<23.50>	31.25	2,513.71

SOURCE: CalEEMod Results, EMC Planning Group 2017

NOTES:

1. Results may vary due to rounding.
2. Annual MT CO_2e (See Table 2) – includes standard mitigations.
3. Annual construction and operational emissions.
4. <Brackets> indicate deductions.

As shown by Table 4, the net unmitigated operational GHG emissions volume attributable to the proposed project is 2,513.71 MT CO_2e per year.

Applicant-Proposed GHG Emissions Reductions Measures

Model results showing the reductions in emissions from implementation of the applicant–proposed emissions reduction measures are attached to this assessment. Mitigated results include model adjustments for compliance with Monterey County standards for low flow water fixtures, compliance with 2016 Title 24 building energy efficiency standards, and the air district restrictions on wood-burning appliances. Operational GHG emissions generated by the proposed project with implementation of applicant-proposed emissions measures are summarized in Table 5, Operational GHG Emissions With Applicant-proposed Emissions Reduction Measures.

Table 5 Operational GHG Emissions With Applicant-proposed Emissions Reduction Measures[1,2]

Emissions Sources	Bio CO_2	NBio CO_2	CH_4	N_2O	CO_2e
Area[3]	0.00	13.53	<0.01	<0.01	13.63
Energy[4]	0.00	657.45	0.01	0.01	661.94
Mobile[5]	0.00	929.95	0.00	0.00	930.90
Waste[6]	40.27	0.00	0.00	0.00	99.77
Water[7]	2.70	6.20	<0.01	<0.01	17.86
Total	42.97	1,607.13	0.02	0.02	1,724.10

SOURCE: CalEEMod Results EMC Planning Group 2017
NOTE:
1. Results may vary due to rounding.
2. Annual emissions: MT per year.
3. Results reflect minor co-benefit of emissions reductions from compliance with air district prohibitions on wood-burning appliances, and account for use of low VOC solvents and paints, and the use of electric landscaping equipment.
4. Compliant with 2016 Title 24 building energy efficiency standards. Includes renewable energy sources (solar) for on-site power generation (20 percent of energy needs), and the use of LED lighting for 20 percent of lighting needs, use of energy start appliances and energy used for on-site water treatment.
5. Includes employee vanpool/shuttle program and on-site NEV program.
6. Reflects assumed increased waste diversion rate.
7. Includes use of water conserving indoor fixtures and energy star appliances, use of water-efficient landscapes and use of reclaimed water..

With implementation of the identified applicant-proposed emissions reduction measures, the proposed project would be responsible for operational GHG emissions on the order of 1,724.10 MT CO_2e per year. This represents a reduction of 357.96 MT CO_2e between mitigated (Table 5) and unmitigated (Table 3) operational GHG emissions generated by the proposed project (2082.06-1,724.10), and the total mitigated GHG emissions attributable to the project would be 2,155.75 MT CO_2e per year (2,513.71-357.96).

Sources

1. BREEZE Software. A Division of Trinity Consultants. *California Emissions Estimator (CalEEMod) Version 2016.3.1*. September 2016. Available online at: http://www.aqmd.gov/caleemod.htm

2. BREEZE Software. A Division of Trinity Consultants. *CalEEMod User's Guide (Version 2016.3.1)*. September 2016. Available online at: http://www.aqmd.gov/caleemod/guide.htm

3. Monterey Bay Air Resources District (MBARD), 2008. *CEQA Air Quality Guidelines*. Available online at: http://mbard.org

4. Monterey Bay Air Resources District (MBARD), 2016. *Guidelines for Implementing the California Environmental Quality Act*. Available online at: http://mbard.org

5. Pacific Gas & Electric. Greenhouse Gas Factors: Guidance for PG&E Customers. November 2015. Accessed online September 29, 2016 at: https://www.pge.com/includes/docs/pdfs/shared/environment/calculator/pge_ghg_emission_factor_info_sheet.pdf

6. California Energy Commission. 2016. 2016 building Energy Efficiency Standards Frequently Asked Questions. Available online at: http://www.energy.ca.gov/title24/2016standards/rulemaking/documents/2016_Building_Energy_Efficiency_Standards_FAQ.pdf

7. Hll Glazier Architects/EDSA. July 2005. *Paraiso Springs Resort Planting Plan*. Soledad CA.

8. Hatch Mott MacDonald. 2011. *Paraiso Springs Resort Monterey County, California Traffic Analysis Report.*

9. EMC Planning Group. 2017 Administrative Draft Revised EIR Paraiso Springs Resort, Soledad CA.

Parasio Springs Resort Project Existing Residential Emissions

Monterey Bay Unified APCD Air District, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	1.00	Dwelling Unit	0.32	1,800.00	3

1.2 Other Project Characteristics

Urbanization	Rural	**Wind Speed (m/s)**	2.8	**Precipitation Freq (Days)**	53
Climate Zone	4			**Operational Year**	2019
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	641.35	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Single-family

Table Name	Column Name	Default Value	New Value
tblProjectCharacteristics	UrbanizationLevel	Urban	Rural

2.0 Operational Emissions

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	0.0398	9.9000e-004	0.0534	9.0000e-005		6.2100e-003	6.2100e-003		6.2100e-003	6.2100e-003	0.6159	0.4501	1.0659	1.0000e-003	4.0000e-005	1.1040
Energy	1.9000e-004	1.6600e-003	7.0000e-004	1.0000e-005		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004	0.0000	4.4373	4.4373	1.5000e-004	6.0000e-005	4.4586
Mobile	5.5600e-003	0.0298	0.0723	1.9000e-004	0.0134	2.7000e-004	0.0137	3.6000e-003	2.5000e-004	3.8500e-003	0.0000	17.0181	17.0181	9.6000e-004	0.0000	17.0421
Waste						0.0000	0.0000		0.0000	0.0000	0.2680	0.0000	0.2680	0.0158	0.0000	0.6638
Water						0.0000	0.0000		0.0000	0.0000	0.0207	0.1444	0.1651	2.1300e-003	5.0000e-005	0.2336
Total	**0.0455**	**0.0325**	**0.1264**	**2.9000e-004**	**0.0134**	**6.6100e-003**	**0.0200**	**3.6000e-003**	**6.5900e-003**	**0.0102**	**0.9045**	**22.0499**	**22.9544**	**0.0201**	**1.5000e-004**	**23.5022**

Paraiso Springs Spa and Resort Proposed Project Applicant-proposed Measures (mitigated)

Monterey County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Other Asphalt Surfaces	298.10	1000sqft	6.84	298,100.00	0
Other Asphalt Surfaces	3.44	Acre	3.44	149,846.40	0
Other Non-Asphalt Surfaces	260.80	1000sqft	5.99	260,800.00	0
Other Non-Asphalt Surfaces	23.80	Acre	23.80	1,036,728.00	0
Parking Lot	342.00	Space	3.08	136,800.00	0
Health Club	51.09	1000sqft	1.17	51,090.00	0
Hotel	103.00	Room	3.93	170,978.00	0
Condo/Townhouse	60.00	Dwelling Unit	2.21	60,000.00	0
Single Family Housing	17.00	Dwelling Unit	0.64	46,495.00	49

1.2 Other Project Characteristics

Urbanization	Rural	**Wind Speed (m/s)**	3.6	**Precipitation Freq (Days)**	55
Climate Zone	4			**Operational Year**	2029
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	290	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - CO2 Intensity factor adjusted per PG&E Projections for 2020

Land Use - Floor area and footprints from EIR Project description Table 2.2
Inferred footprints for SFD timeshare units structural acreage only

Demolition -

Vehicle Trips - Adjusted to reflect HMM TIA Exhibit 6D Trip Generation for Hotel and single-family
health club trips assumed to be internal per TIA
Land Use Change - Includes Scrub

Sequestration - 779 new trees per Landscape Plan HGL2.1 (2005)
191 proposed for removal
At least 588 net new trees

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation -

Mobile Commute Mitigation - Per Hatch Mott MacDonald TIA

Area Mitigation - Includes MBARD recommendations for hearths and architectural coatings

Energy Mitigation - Compliant with 2016 Title 24
Fans assumed to be similar to cooktops with vents
Water Mitigation - Compliant with County regs for low-flow water fixtures
Compliant with WELO - See water budget worksheet

Stationary Sources - Emergency Generators and Fire Pumps -

Waste Mitigation - Assumed 50 percent diversion

Table Name	Column Name	Default Value	New Value
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	40	15
tblLandUse	BuildingSpaceSquareFeet	149,556.00	170,978.00
tblLandUse	BuildingSpaceSquareFeet	30,600.00	46,495.00
tblLandUse	LandUseSquareFeet	149,556.00	170,978.00
tblLandUse	LandUseSquareFeet	30,600.00	46,495.00
tblLandUse	LotAcreage	3.43	3.93
tblLandUse	LotAcreage	3.75	2.21
tblLandUse	LotAcreage	5.52	0.64
tblLandUse	Population	172.00	0.00
tblProjectCharacteristics	CO2IntensityFactor	641.35	290
tblProjectCharacteristics	OperationalYear	2018	2029
tblProjectCharacteristics	UrbanizationLevel	Urban	Rural
tblSequestration	NumberOfNewTrees	0.00	588.00
tblVehicleTrips	ST_TR	5.67	3.16

tblVehicleTrips	ST_TR	20.87	0.00
tblVehicleTrips	ST_TR	8.19	6.13
tblVehicleTrips	ST_TR	9.91	9.57
tblVehicleTrips	SU_TR	4.84	3.16
tblVehicleTrips	SU_TR	26.73	0.00
tblVehicleTrips	SU_TR	5.95	6.13
tblVehicleTrips	SU_TR	8.62	9.57
tblVehicleTrips	WD_TR	5.81	3.16
tblVehicleTrips	WD_TR	32.93	0.00
tblVehicleTrips	WD_TR	8.17	6.13
tblVehicleTrips	WD_TR	9.52	9.57

2.0 Emissions Summary

2.1 Overall 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					
2018	0.3361	3.5515	2.0402	3.6100e-003	0.3987	0.1736	0.5724	0.1836	0.1605	0.3441	0.0000	328.2315	328.2315	0.0926	0.0000	330.5474
2019	1.1775	8.8966	9.4222	0.0257	1.5315	0.2486	1.7801	0.4438	0.2324	0.6762	0.0000	2,354.2505	2,354.2505	0.2111	0.0000	2,359.5271
2020	1.2216	8.7320	10.1469	0.0314	1.7853	0.1880	1.9733	0.4810	0.1770	0.6580	0.0000	2,886.3187	2,886.3187	0.1898	0.0000	2,891.0634
2021	1.0983	7.9456	9.3158	0.0307	1.7786	0.1524	1.9310	0.4792	0.1433	0.6225	0.0000	2,818.6237	2,818.6237	0.1795	0.0000	2,823.1115
2022	1.0063	7.3524	8.6210	0.0299	1.7718	0.1300	1.9018	0.4774	0.1223	0.5997	0.0000	2,750.3763	2,750.3763	0.1711	0.0000	2,754.6539
2023	2.2933	3.7184	4.9397	0.0167	0.9847	0.0776	1.0622	0.2651	0.0726	0.3377	0.0000	1,528.7327	1,528.7327	0.1074	0.0000	1,531.4173
2024	0.8806	0.0243	0.1081	3.0000e-004	0.0289	9.8000e-004	0.0299	7.6800e-003	9.6000e-004	8.6400e-003	0.0000	26.6796	26.6796	9.0000e-004	0.0000	26.7022
Total	**8.0136**	**40.2209**	**44.5938**	**0.1383**	**8.2794**	**0.9712**	**9.2506**	**2.3377**	**0.9091**	**3.2468**	**0.0000**	**12,693.2129**	**12,693.2129**	**0.9524**	**0.0000**	**12,717.0229**

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	2.1568	0.0233	1.4096	1.2000e-003		0.0897	0.0897		0.0897	0.0897	8.2587	9.7597	18.0184	0.0114	7.0000e-004	18.5115
Energy	0.0590	0.5307	0.4080	3.2200e-003		0.0408	0.0408		0.0408	0.0408	0.0000	893.4446	893.4446	0.0421	0.0171	899.5962
Mobile	0.2467	1.1154	2.7215	0.0102	0.9724	7.3100e-003	0.9797	0.2609	6.8000e-003	0.2677	0.0000	938.8471	938.8471	0.0385	0.0000	939.8093
Waste						0.0000	0.0000		0.0000	0.0000	80.5387	0.0000	80.5387	4.7597	0.0000	199.5312
Water						0.0000	0.0000		0.0000	0.0000	3.3792	10.0237	13.4029	0.3481	8.4000e-003	24.6087
Total	**2.4626**	**1.6694**	**4.5390**	**0.0146**	**0.9724**	**0.1378**	**1.1101**	**0.2609**	**0.1373**	**0.3982**	**92.1766**	**1,852.0751**	**1,944.2517**	**5.1998**	**0.0262**	**2,082.0569**

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	1.5872	0.0183	0.6253	1.0000e-004		4.2000e-003	4.2000e-003		4.2000e-003	4.2000e-003	0.0000	13.5326	13.5326	1.1200e-003	2.3000e-004	13.6294
Energy	0.0446	0.4011	0.3084	2.4300e-003		0.0308	0.0308		0.0308	0.0308	0.0000	657.4476	657.4476	0.0301	0.0126	661.9427
Mobile	0.2456	1.1101	2.6998	0.0101	0.9623	7.2400e-003	0.9696	0.2582	6.7400e-003	0.2650	0.0000	929.9498	929.9498	0.0382	0.0000	930.9044
Waste						0.0000	0.0000		0.0000	0.0000	40.2694	0.0000	40.2694	2.3799	0.0000	99.7656
Water						0.0000	0.0000		0.0000	0.0000	2.7033	6.2026	8.9060	0.2783	6.6800e-003	17.8548
Total	**1.8774**	**1.5295**	**3.6334**	**0.0126**	**0.9623**	**0.0423**	**1.0046**	**0.2582**	**0.0418**	**0.3000**	**42.9727**	**1,607.1326**	**1,650.1053**	**2.7275**	**0.0195**	**1,724.0970**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**23.76**	**8.38**	**19.95**	**13.61**	**1.03**	**69.33**	**9.51**	**1.03**	**69.58**	**24.66**	**53.38**	**13.23**	**15.13**	**47.55**	**25.72**	**17.19**

2.3 Vegetation

Vegetation

	CO2e
Category	MT
New Trees	416.3040
Vegetation Land Change	-1,353.7550
Total	**-937.4510**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Implement NEV Network

Employee Vanpool/Shuttle

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.2456	1.1101	2.6998	0.0101	0.9623	7.2400e-003	0.9696	0.2582	6.7400e-003	0.2650	0.0000	929.9498	929.9498	0.0382	0.0000	930.9044
Unmitigated	0.2467	1.1154	2.7215	0.0102	0.9724	7.3100e-003	0.9797	0.2609	6.8000e-003	0.2677	0.0000	938.8471	938.8471	0.0385	0.0000	939.8093

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Condo/Townhouse	189.60	189.60	189.60	714,728	707,894
Health Club	0.00	0.00	0.00		
Hotel	631.39	631.39	631.39	1,268,569	1,254,495
Other Asphalt Surfaces	0.00	0.00	0.00		
Other Asphalt Surfaces	0.00	0.00	0.00		
Other Asphalt Surfaces	0.00	0.00	0.00		

Other Asphalt Surfaces	0.00	0.00	0.00		
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Parking Lot	0.00	0.00	0.00		
Single Family Housing	162.69	162.69	162.69	613,287	607,423
Total	983.68	983.68	983.68	2,596,584	2,569,811

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Condo/Townhouse	16.80	7.10	7.90	44.00	18.80	37.20	86	11	3
Health Club	14.70	6.60	6.60	16.90	64.10	19.00	52	39	9
Hotel	14.70	6.60	6.60	19.40	61.60	19.00	58	38	4
Other Asphalt Surfaces	14.70	6.60	6.60	0.00	0.00	0.00	0	0	0
Other Asphalt Surfaces	14.70	6.60	6.60	0.00	0.00	0.00	0	0	0
Other Asphalt Surfaces	14.70	6.60	6.60	0.00	0.00	0.00	0	0	0
Other Asphalt Surfaces	14.70	6.60	6.60	0.00	0.00	0.00	0	0	0
Other Non-Asphalt Surfaces	14.70	6.60	6.60	0.00	0.00	0.00	0	0	0
Other Non-Asphalt Surfaces	14.70	6.60	6.60	0.00	0.00	0.00	0	0	0
Other Non-Asphalt Surfaces	14.70	6.60	6.60	0.00	0.00	0.00	0	0	0
Other Non-Asphalt Surfaces	14.70	6.60	6.60	0.00	0.00	0.00	0	0	0
Parking Lot	14.70	6.60	6.60	0.00	0.00	0.00	0	0	0
Single Family Housing	16.80	7.10	7.90	44.00	18.80	37.20	86	11	3

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.568837	0.025317	0.211236	0.111178	0.014144	0.004292	0.020506	0.029118	0.004136	0.002161	0.007258	0.001234	0.000584

5.0 Energy Detail

4.4 Fleet Mix

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

Install High Efficiency Lighting

Percent of Electricity Use Generated with Renewable Energy

Install Energy Efficient Appliances

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
NaturalGas Mitigated	0.0446	0.4011	0.3084	2.4300e-003		0.0308	0.0308		0.0308	0.0308	0.0000	441.4220	441.4220	8.4600e-003	8.0900e-003	444.0451
NaturalGas Unmitigated	0.0590	0.5307	0.4080	3.2200e-003		0.0408	0.0408		0.0408	0.0408	0.0000	584.1186	584.1186	0.0112	0.0107	587.5897
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	216.0256	216.0256	0.0216	4.4700e-003	217.8976
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	309.3260	309.3260	0.0309	6.4000e-003	312.0065

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/yr	tons/yr										MT/yr					
Condo/Townhouse	1.37168e+006	7.4000e-003	0.0632	0.0269	4.0000e-004		5.1100e-003	5.1100e-003		5.1100e-003	5.1100e-003	0.0000	73.1981	73.1981	1.4000e-003	1.3400e-003	73.6331
Health Club	1.35286e+006	7.2900e-003	0.0663	0.0557	4.0000e-004		5.0400e-003	5.0400e-003		5.0400e-003	5.0400e-003	0.0000	72.1939	72.1939	1.3800e-003	1.3200e-003	72.6229
Hotel	7.61023e+006	0.0410	0.3731	0.3134	2.2400e-003		0.0284	0.0284		0.0284	0.0284	0.0000	406.1109	406.1109	7.7800e-003	7.4500e-003	408.5242
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Single Family Housing	611194	3.3000e-003	0.0282	0.0120	1.8000e-004		2.2800e-003	2.2800e-003		2.2800e-003	2.2800e-003	0.0000	32.6156	32.6156	6.3000e-004	6.0000e-004	32.8095
Total		**0.0590**	**0.5307**	**0.4080**	**3.2200e-003**		**0.0408**	**0.0408**		**0.0408**	**0.0408**	**0.0000**	**584.1186**	**584.1186**	**0.0112**	**0.0107**	**587.5897**

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/yr	tons/yr										MT/yr					
Condo/Townhouse	1.04061e+006	5.6100e-003	0.0480	0.0204	3.1000e-004		3.8800e-003	3.8800e-003		3.8800e-003	3.8800e-003	0.0000	55.5311	55.5311	1.0600e-003	1.0200e-003	55.8611
Health Club	1.06948e+006	5.7700e-003	0.0524	0.0440	3.1000e-004		3.9800e-003	3.9800e-003		3.9800e-003	3.9800e-003	0.0000	57.0714	57.0714	1.0900e-003	1.0500e-003	57.4105
Hotel	5.70677e+006	0.0308	0.2797	0.2350	1.6800e-003		0.0213	0.0213		0.0213	0.0213	0.0000	304.5348	304.5348	5.8400e-003	5.5800e-003	306.3445
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Single Family Housing	455077	2.4500e-003	0.0210	8.9200e-003	1.3000e-004		1.7000e-003	1.7000e-003		1.7000e-003	1.7000e-003	0.0000	24.2847	24.2847	4.7000e-004	4.5000e-004	24.4290
Total		**0.0446**	**0.4011**	**0.3083**	**2.4300e-003**		**0.0308**	**0.0308**		**0.0308**	**0.0308**	**0.0000**	**441.4220**	**441.4220**	**8.4600e-003**	**8.1000e-003**	**444.0451**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Condo/Townhouse	323582	42.5646	4.2600e-003	8.8000e-004	42.9335
Health Club	430178	56.5864	5.6600e-003	1.1700e-003	57.0767
Hotel	1.33021e+006	174.9781	0.0175	3.6200e-003	176.4943
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	120384	15.8355	1.5800e-003	3.3000e-004	15.9728
Single Family Housing	147189	19.3615	1.9400e-003	4.0000e-004	19.5293

Total		**309.3260**	**0.0309**	**6.4000e-003**	**312.0065**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Condo/Townhouse	239143	31.4573	3.1500e-003	6.5000e-004	31.7299
Health Club	300491	39.5271	3.9500e-003	8.2000e-004	39.8696
Hotel	915895	120.4785	0.0121	2.4900e-003	121.5225
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	77045.8	10.1347	1.0100e-003	2.1000e-004	10.2226
Single Family Housing	109684	14.4280	1.4400e-003	3.0000e-004	14.5530
Total		**216.0256**	**0.0216**	**4.4700e-003**	**217.8976**

6.0 Area Detail

6.1 Mitigation Measures Area

Use Electric Lawnmower

Use Electric Leafblower

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

Use only Natural Gas Hearths

Use Low VOC Cleaning Supplies

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	1.5872	0.0183	0.6253	1.0000e-004		4.2000e-003	4.2000e-003		4.2000e-003	4.2000e-003	0.0000	13.5326	13.5326	1.1200e-003	2.3000e-004	13.6294
Unmitigated	2.1568	0.0233	1.4096	1.2000e-003		0.0897	0.0897		0.0897	0.0897	8.2587	9.7597	18.0184	0.0114	7.0000e-004	18.5115

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	0.2603					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.4049					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.4666	0.0140	0.6025	1.1600e-003		0.0852	0.0852		0.0852	0.0852	8.2587	8.4357	16.6945	0.0101	7.0000e-004	17.1547
Landscaping	0.0251	9.2600e-003	0.8071	4.0000e-005		4.4500e-003	4.4500e-003		4.4500e-003	4.4500e-003	0.0000	1.3240	1.3240	1.3100e-003	0.0000	1.3568
Total	**2.1568**	**0.0233**	**1.4096**	**1.2000e-003**		**0.0897**	**0.0897**		**0.0897**	**0.0897**	**8.2587**	**9.7597**	**18.0184**	**0.0114**	**7.0000e-004**	**18.5115**

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	0.2603					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.3089					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	1.2700e-003	0.0109	4.6200e-003	7.0000e-005		8.8000e-004	8.8000e-004		8.8000e-004	8.8000e-004	0.0000	12.5866	12.5866	2.4000e-004	2.3000e-004	12.6614
Landscaping	0.0167	7.4100e-003	0.6207	3.0000e-005		3.3200e-003	3.3200e-003		3.3200e-003	3.3200e-003	0.0000	0.9460	0.9460	8.8000e-004	0.0000	0.9679
Total	**1.5872**	**0.0183**	**0.6253**	**1.0000e-004**		**4.2000e-003**	**4.2000e-003**		**4.2000e-003**	**4.2000e-003**	**0.0000**	**13.5326**	**13.5326**	**1.1200e-003**	**2.3000e-004**	**13.6294**

7.0 Water Detail

7.1 Mitigation Measures Water

Use Reclaimed Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

Use Water Efficient Landscaping

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Unmitigated	13.4029	0.3481	8.4000e-003	24.6087
Mitigated	8.9060	0.2783	6.6800e-003	17.8548

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Condo/Townhouse	3.90924 / 2.46452	5.1574	0.1278	3.0900e-003	9.2722
Health Club	3.02162 / 1.85196	3.9620	0.0988	2.3900e-003	7.1423
Hotel	2.61278 / 0.290309	2.8223	0.0853	2.0500e-003	5.5671
Other Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Single Family Housing	1.10762 / 0.698281	1.4613	0.0362	8.8000e-004	2.6271
Total		**13.4029**	**0.3481**	**8.4100e-003**	**24.6087**

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Condo/Townhouse	3.12739 / 0.138851	3.2821	0.1021	2.4500e-003	6.5667
Health Club	2.4173 / 0.10434	2.5355	0.0789	1.9000e-003	5.0743
Hotel	2.09022 / 0.016356	2.1584	0.0683	1.6400e-003	4.3534
Other Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Single Family Housing	0.886095 / 0.0393412	0.9299	0.0289	7.0000e-004	1.8606
Total		**8.9060**	**0.2783**	**6.6900e-003**	**17.8548**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	40.2694	2.3799	0.0000	99.7656
Unmitigated	80.5387	4.7597	0.0000	199.5312

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e

Land Use	tons	MT/yr			
Condo/Townhouse	27.6	5.6026	0.3311	0.0000	13.8801
Health Club	291.21	59.1130	3.4935	0.0000	146.4500
Hotel	56.39	11.4467	0.6765	0.0000	28.3586
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Single Family Housing	21.56	4.3765	0.2586	0.0000	10.8426
Total		**80.5387**	**4.7597**	**0.0000**	**199.5312**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Condo/Townhouse	13.8	2.8013	0.1656	0.0000	6.9400
Health Club	145.605	29.5565	1.7467	0.0000	73.2250
Hotel	28.195	5.7233	0.3382	0.0000	14.1793
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Single Family Housing	10.78	2.1882	0.1293	0.0000	5.4213
Total		**40.2694**	**2.3799**	**0.0000**	**99.7656**

Paraiso Springs Spa and Resort Proposed Project Applicant Proposed Measures (Mitigated)

Monterey County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Other Asphalt Surfaces	298.10	1000sqft	6.84	298,100.00	0
Other Asphalt Surfaces	3.44	Acre	3.44	149,846.40	0
Other Non-Asphalt Surfaces	260.80	1000sqft	5.99	260,800.00	0
Other Non-Asphalt Surfaces	23.80	Acre	23.80	1,036,728.00	0
Parking Lot	342.00	Space	3.08	136,800.00	0
Health Club	51.09	1000sqft	1.17	51,090.00	0
Hotel	103.00	Room	3.93	170,978.00	0
Condo/Townhouse	60.00	Dwelling Unit	2.21	60,000.00	0
Single Family Housing	17.00	Dwelling Unit	0.64	46,495.00	49

1.2 Other Project Characteristics

Urbanization	Rural	**Wind Speed (m/s)**	3.6	**Precipitation Freq (Days)**	55
Climate Zone	4			**Operational Year**	2029
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	290	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - CO2 Intensity factor adjusted per PG&E Projections for 2020

Land Use - Floor area and footprints from EIR Project description Table 2.2
Inferred footprints for SFD timeshare units structural acreage only

Demolition -

Vehicle Trips - Adjusted to reflect HMM TIA Exhibit 6D Trip Generation for Hotel and single-family
health club trips assumed to be internal per TIA

Land Use Change - Includes Scrub

Sequestration - 779 new trees per Landscape Plan HGL2.1 (2005)
191 proposed for removal

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation -

Mobile Commute Mitigation - Per Hatch Mott MacDonald TIA

Area Mitigation - Includes MBARD recommendations for hearths and architectural coatings

Energy Mitigation - Compliant with 2016 Title 24
Fans assumed to be similar to cooktops with vents

Water Mitigation - Compliant with County regs for low-flow water fixtures
Compliant with WELO - See water budget worksheet

Stationary Sources - Emergency Generators and Fire Pumps -

Waste Mitigation - Assumed 50 percent diversion

Table Name	Column Name	Default Value	New Value
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	40	15
tblLandUse	BuildingSpaceSquareFeet	149,556.00	170,978.00
tblLandUse	BuildingSpaceSquareFeet	30,600.00	46,495.00
tblLandUse	LandUseSquareFeet	149,556.00	170,978.00
tblLandUse	LandUseSquareFeet	30,600.00	46,495.00
tblLandUse	LotAcreage	3.43	3.93
tblLandUse	LotAcreage	3.75	2.21
tblLandUse	LotAcreage	5.52	0.64
tblLandUse	Population	172.00	0.00
tblProjectCharacteristics	CO2IntensityFactor	641.35	290
tblProjectCharacteristics	OperationalYear	2018	2029
tblProjectCharacteristics	UrbanizationLevel	Urban	Rural
tblSequestration	NumberOfNewTrees	0.00	588.00
tblVehicleTrips	ST_TR	5.67	3.16

tblVehicleTrips	ST_TR	20.87	0.00
tblVehicleTrips	ST_TR	8.19	6.13
tblVehicleTrips	ST_TR	9.91	9.57
tblVehicleTrips	SU_TR	4.84	3.16
tblVehicleTrips	SU_TR	26.73	0.00
tblVehicleTrips	SU_TR	5.95	6.13
tblVehicleTrips	SU_TR	8.62	9.57
tblVehicleTrips	WD_TR	5.81	3.16
tblVehicleTrips	WD_TR	32.93	0.00
tblVehicleTrips	WD_TR	8.17	6.13
tblVehicleTrips	WD_TR	9.52	9.57

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					
2018	5.2400	59.6574	36.5290	0.0649	18.2962	2.6361	20.8752	9.9917	2.4252	12.3643	0.0000	6,533.6871	6,533.6871	1.9588	0.0000	6,582.6579
2019	10.4181	71.5908	88.8959	0.2531	14.0767	2.3849	15.8060	3.7820	2.1941	5.8583	0.0000	25,624.9863	25,624.9863	1.9557	0.0000	25,668.3488
2020	9.2411	65.4393	80.4271	0.2487	14.0769	1.4321	15.5090	3.7820	1.3484	5.1303	0.0000	25,162.0957	25,162.0957	1.6089	0.0000	25,202.3183
2021	8.3370	59.8558	74.1666	0.2437	14.0771	1.1656	15.2427	3.7821	1.0960	4.8780	0.0000	24,658.7397	24,658.7397	1.5254	0.0000	24,696.8751
2022	7.6638	55.6520	68.9240	0.2385	14.0773	0.9980	15.0752	3.7821	0.9387	4.7208	0.0000	24,146.5913	24,146.5913	1.4576	0.0000	24,183.0313
2023	70.5057	47.8696	63.8455	0.2324	14.0775	0.8314	14.9088	3.7822	0.7812	4.5634	0.0000	23,538.5473	23,538.5473	1.3297	0.0000	23,571.7903
2024	70.4339	1.8554	9.2193	0.0251	2.3886	0.0783	2.4669	0.6334	0.0770	0.7104	0.0000	2,481.5687	2,481.5687	0.0840	0.0000	2,483.6678
Total	**181.8397**	**361.9204**	**422.0073**	**1.3063**	**91.0701**	**9.5263**	**99.8837**	**29.5354**	**8.8604**	**38.2256**	**0.0000**	**132,146.2160**	**132,146.2160**	**9.9202**	**0.0000**	**132,388.6895**

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					
2018	5.2400	59.6574	36.5290	0.0649	8.3597	2.6361	10.9387	4.5298	2.4252	6.9025	0.0000	6,533.6871	6,533.6871	1.9588	0.0000	6,582.6579
2019	10.4181	71.5908	88.8959	0.2531	14.0767	2.3849	15.8060	3.7820	2.1941	5.4115	0.0000	25,624.9863	25,624.9863	1.9557	0.0000	25,668.3488
2020	9.2411	65.4393	80.4271	0.2487	14.0769	1.4321	15.5090	3.7820	1.3484	5.1303	0.0000	25,162.0957	25,162.0957	1.6089	0.0000	25,202.3183
2021	8.3370	59.8558	74.1666	0.2437	14.0771	1.1656	15.2427	3.7821	1.0960	4.8780	0.0000	24,658.7397	24,658.7397	1.5254	0.0000	24,696.8751
2022	7.6638	55.6520	68.9240	0.2385	14.0773	0.9980	15.0752	3.7821	0.9387	4.7208	0.0000	24,146.5913	24,146.5913	1.4576	0.0000	24,183.0313
2023	70.5057	47.8696	63.8455	0.2324	14.0775	0.8314	14.9088	3.7822	0.7812	4.5634	0.0000	23,538.5473	23,538.5473	1.3297	0.0000	23,571.7903
2024	70.4339	1.8554	9.2193	0.0251	2.3886	0.0783	2.4669	0.6334	0.0770	0.7104	0.0000	2,481.5687	2,481.5687	0.0840	0.0000	2,483.6678
Total	**181.8397**	**361.9204**	**422.0073**	**1.3063**	**81.1337**	**9.5263**	**89.9473**	**24.0736**	**8.8604**	**32.3169**	**0.0000**	**132,146.2160**	**132,146.2160**	**9.9202**	**0.0000**	**132,388.6894**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**10.91**	**0.00**	**9.95**	**18.49**	**0.00**	**15.46**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

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	20.7046	0.4166	21.1520	0.0286		2.1147	2.1147		2.1147	2.1147	222.0414	238.4754	460.5168	0.2837	0.0187	473.1806
Energy	0.3234	2.9081	2.2353	0.0176		0.2235	0.2235		0.2235	0.2235		3,528.1122	3,528.1122	0.0676	0.0647	3,549.0781
Mobile	1.4794	5.9342	15.2961	0.0586	5.5203	0.0402	5.5604	1.4773	0.0373	1.5146		5,949.0900	5,949.0900	0.2335		5,954.9275
Total	**22.5075**	**9.2589**	**38.6834**	**0.1049**	**5.5203**	**2.3783**	**7.8986**	**1.4773**	**2.3755**	**3.8528**	**222.0414**	**9,715.6776**	**9,937.7190**	**0.5848**	**0.0834**	**9,977.1862**

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	46.0321	0.3243	5.0782	1.9200e-003		0.0480	0.0480		0.0480	0.0480	0.0000	346.7422	346.7422	0.0142	6.2000e-003	348.9467
Energy	0.2444	2.1977	1.6896	0.0133		0.1689	0.1689		0.1689	0.1689		2,666.2161	2,666.2161	0.0511	0.0489	2,682.0601
Mobile	1.4734	5.9074	15.1666	0.0581	5.4633	0.0398	5.5031	1.4620	0.0370	1.4990		5,892.7067	5,892.7067	0.2316		5,898.4972
Total	**47.7498**	**8.4294**	**21.9344**	**0.0733**	**5.4633**	**0.2567**	**5.7200**	**1.4620**	**0.2539**	**1.7159**	**0.0000**	**8,905.6650**	**8,905.6650**	**0.2970**	**0.0551**	**8,929.5040**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**-112.15**	**8.96**	**43.30**	**30.09**	**1.03**	**89.21**	**27.58**	**1.03**	**89.31**	**55.46**	**100.00**	**8.34**	**10.39**	**49.22**	**33.94**	**10.50**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Implement NEV Network

Employee Vanpool/Shuttle

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	1.4734	5.9074	15.1666	0.0581	5.4633	0.0398	5.5031	1.4620	0.0370	1.4990		5,892.7067	5,892.7067	0.2316		5,898.4972
Unmitigated	1.4794	5.9342	15.2961	0.0586	5.5203	0.0402	5.5604	1.4773	0.0373	1.5146		5,949.0900	5,949.0900	0.2335		5,954.9275

4.2 Trip Summary Information

	Average Daily Trip Rate	Unmitigated	Mitigated

Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Condo/Townhouse	189.60	189.60	189.60	714,728	707,894
Health Club	0.00	0.00	0.00		
Hotel	631.39	631.39	631.39	1,268,569	1,254,495
Other Asphalt Surfaces	0.00	0.00	0.00		
Other Asphalt Surfaces	0.00	0.00	0.00		
Other Asphalt Surfaces	0.00	0.00	0.00		
Other Asphalt Surfaces	0.00	0.00	0.00		
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Parking Lot	0.00	0.00	0.00		
Single Family Housing	162.69	162.69	162.69	613,287	607,423
Total	983.68	983.68	983.68	2,596,584	2,569,811

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Condo/Townhouse	16.80	7.10	7.90	44.00	18.80	37.20	86	11	3
Health Club	14.70	6.60	6.60	16.90	64.10	19.00	52	39	9
Hotel	14.70	6.60	6.60	19.40	61.60	19.00	58	38	4
Other Asphalt Surfaces	14.70	6.60	6.60	0.00	0.00	0.00	0	0	0
Other Asphalt Surfaces	14.70	6.60	6.60	0.00	0.00	0.00	0	0	0
Other Asphalt Surfaces	14.70	6.60	6.60	0.00	0.00	0.00	0	0	0
Other Asphalt Surfaces	14.70	6.60	6.60	0.00	0.00	0.00	0	0	0
Other Non-Asphalt Surfaces	14.70	6.60	6.60	0.00	0.00	0.00	0	0	0
Other Non-Asphalt Surfaces	14.70	6.60	6.60	0.00	0.00	0.00	0	0	0
Other Non-Asphalt Surfaces	14.70	6.60	6.60	0.00	0.00	0.00	0	0	0
Other Non-Asphalt Surfaces	14.70	6.60	6.60	0.00	0.00	0.00	0	0	0
Parking Lot	14.70	6.60	6.60	0.00	0.00	0.00	0	0	0
Single Family Housing	16.80	7.10	7.90	44.00	18.80	37.20	86	11	3

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.568837	0.025317	0.211236	0.111178	0.014144	0.004292	0.020506	0.029118	0.004136	0.002161	0.007258	0.001234	0.000584

5.0 Energy Detail

4.4 Fleet Mix

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

Install High Efficiency Lighting

Percent of Electricity Use Generated with Renewable Energy

Install Energy Efficient Appliances

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.2444	2.1977	1.6896	0.0133		0.1689	0.1689		0.1689	0.1689		2,666.2161	2,666.2161	0.0511	0.0489	2,682.0601
NaturalGas Unmitigated	0.3234	2.9081	2.2353	0.0176		0.2235	0.2235		0.2235	0.2235		3,528.1122	3,528.1122	0.0676	0.0647	3,549.0781

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/yr	lb/day										lb/day					
Condo/Townhouse	3758.03	0.0405	0.3463	0.1474	2.2100e-003		0.0280	0.0280		0.0280	0.0280		442.1210	442.1210	8.4700e-003	8.1100e-003	444.7483
Health Club	3706.47	0.0400	0.3634	0.3052	2.1800e-003		0.0276	0.0276		0.0276	0.0276		436.0558	436.0558	8.3600e-003	7.9900e-003	438.6471
Hotel	20849.9	0.2249	2.0441	1.7171	0.0123		0.1554	0.1554		0.1554	0.1554		2,452.9350	2,452.9350	0.0470	0.0450	2,467.5116
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Single Family Housing	1674.5	0.0181	0.1543	0.0657	9.9000e-004		0.0125	0.0125		0.0125	0.0125		197.0004	197.0004	3.7800e-003	3.6100e-003	198.1711

Total		**0.3234**	**2.9081**	**2.2353**	**0.0176**		**0.2235**	**0.2235**		**0.2235**	**0.2235**		**3,528.1123**	**3,528.1123**	**0.0676**	**0.0647**	**3,549.0781**

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/yr	lb/day										lb/day					
Condo/Townhouse	2.851	0.0308	0.2627	0.1118	1.6800e-003		0.0212	0.0212		0.0212	0.0212		335.4114	335.4114	6.4300e-003	6.1500e-003	337.4046
Health Club	2.93007	0.0316	0.2873	0.2413	1.7200e-003		0.0218	0.0218		0.0218	0.0218		344.7147	344.7147	6.6100e-003	6.3200e-003	346.7631
Hotel	15.635	0.1686	1.5328	1.2876	9.2000e-003		0.1165	0.1165		0.1165	0.1165		1,839.4092	1,839.4092	0.0353	0.0337	1,850.3398
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Single Family Housing	1.24679	0.0135	0.1149	0.0489	7.3000e-004		9.2900e-003	9.2900e-003		9.2900e-003	9.2900e-003		146.6809	146.6809	2.8100e-003	2.6900e-003	147.5525
Total		**0.2444**	**2.1977**	**1.6896**	**0.0133**		**0.1689**	**0.1689**		**0.1689**	**0.1689**		**2,666.2161**	**2,666.2161**	**0.0511**	**0.0489**	**2,682.0601**

6.0 Area Detail

6.1 Mitigation Measures Area

Use Electric Lawnmower

Use Electric Leafblower

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

Use only Natural Gas Hearths

Use Low VOC Cleaning Supplies

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	46.0321	0.3243	5.0782	1.9200e-003		0.0480	0.0480		0.0480	0.0480	0.0000	346.7422	346.7422	0.0142	6.2000e-003	348.9467
Unmitigated	20.7046	0.4166	21.1520	0.0286		2.1147	2.1147		2.1147	2.1147	222.0414	238.4754	460.5168	0.2837	0.0187	473.1806

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	1.4262					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	7.6980					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	11.3797	0.3425	14.6952	0.0283		2.0791	2.0791		2.0791	2.0791	222.0414	226.8000	448.8414	0.2721	0.0187	461.2160
Landscaping	0.2007	0.0741	6.4568	3.4000e-004		0.0356	0.0356		0.0356	0.0356		11.6754	11.6754	0.0116		11.9646
Total	**20.7046**	**0.4166**	**21.1520**	**0.0286**		**2.1147**	**2.1147**		**2.1147**	**2.1147**	**222.0414**	**238.4754**	**460.5168**	**0.2837**	**0.0187**	**473.1806**

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	1.4262					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	44.4413					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0310	0.2651	0.1128	1.6900e-003		0.0214	0.0214		0.0214	0.0214	0.0000	338.4000	338.4000	6.4900e-003	6.2000e-003	340.4109
Landscaping	0.1335	0.0593	4.9654	2.3000e-004		0.0266	0.0266		0.0266	0.0266		8.3422	8.3422	7.7400e-003		8.5358
Total	**46.0321**	**0.3243**	**5.0782**	**1.9200e-003**		**0.0480**	**0.0480**		**0.0480**	**0.0480**	**0.0000**	**346.7422**	**346.7422**	**0.0142**	**6.2000e-003**	**348.9467**

7.0 Water Detail

Paraiso Springs Spa and Resort Proposed Project Applicant-Proposed Reduction Measures (mitigated)

Monterey County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Other Asphalt Surfaces	298.10	1000sqft	6.84	298,100.00	0
Other Asphalt Surfaces	3.44	Acre	3.44	149,846.40	0
Other Non-Asphalt Surfaces	260.80	1000sqft	5.99	260,800.00	0
Other Non-Asphalt Surfaces	23.80	Acre	23.80	1,036,728.00	0
Parking Lot	342.00	Space	3.08	136,800.00	0
Health Club	51.09	1000sqft	1.17	51,090.00	0
Hotel	103.00	Room	3.93	170,978.00	0
Condo/Townhouse	60.00	Dwelling Unit	2.21	60,000.00	0
Single Family Housing	17.00	Dwelling Unit	0.64	46,495.00	49

1.2 Other Project Characteristics

Urbanization	Rural	**Wind Speed (m/s)**	3.6	**Precipitation Freq (Days)**	55
Climate Zone	4			**Operational Year**	2029
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	290	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - CO2 Intensity factor adjusted per PG&E Projections for 2020

Land Use - Floor area and footprints from EIR Project description Table 2.2
Inferred footprints for SFD timeshare units structural acreage only

Demolition -

Vehicle Trips - Adjusted to reflect HMM TIA Exhibit 6D Trip Generation for Hotel and single-family
health club trips assumed to be internal per TIA
60 condo timeshares identified as Recreational Homes in TIA

Land Use Change - Includes Scrub

Sequestration - 779 new trees per Landscape Plan HGL2.1 (2005)
191 proposed for removal
At least 588 net new trees

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation -

Mobile Commute Mitigation - Per Hatch Mott MacDonald TIA

Area Mitigation - Includes MBARD recommendations for hearths and architectural coatings

Energy Mitigation - Compliant with 2016 Title 24
Fans assumed to be similar to cooktops with vents

Water Mitigation - Compliant with County regs for low-flow water fixtures
Compliant with WELO - See water budget worksheet

Stationary Sources - Emergency Generators and Fire Pumps -

Waste Mitigation - Assumed 50 percent diversion

Table Name	Column Name	Default Value	New Value
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	40	15
tblLandUse	BuildingSpaceSquareFeet	149,556.00	170,978.00
tblLandUse	BuildingSpaceSquareFeet	30,600.00	46,495.00
tblLandUse	LandUseSquareFeet	149,556.00	170,978.00
tblLandUse	LandUseSquareFeet	30,600.00	46,495.00
tblLandUse	LotAcreage	3.43	3.93
tblLandUse	LotAcreage	3.75	2.21
tblLandUse	LotAcreage	5.52	0.64
tblLandUse	Population	172.00	0.00
tblProjectCharacteristics	CO2IntensityFactor	641.35	290
tblProjectCharacteristics	OperationalYear	2018	2029
tblProjectCharacteristics	UrbanizationLevel	Urban	Rural

tblSequestration	NumberOfNewTrees	0.00	588.00
tblVehicleTrips	ST_TR	5.67	3.16
tblVehicleTrips	ST_TR	20.87	0.00
tblVehicleTrips	ST_TR	8.19	6.13
tblVehicleTrips	ST_TR	9.91	9.57
tblVehicleTrips	SU_TR	4.84	3.16
tblVehicleTrips	SU_TR	26.73	0.00
tblVehicleTrips	SU_TR	5.95	6.13
tblVehicleTrips	SU_TR	8.62	9.57
tblVehicleTrips	WD_TR	5.81	3.16
tblVehicleTrips	WD_TR	32.93	0.00
tblVehicleTrips	WD_TR	8.17	6.13
tblVehicleTrips	WD_TR	9.52	9.57

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					
2018	5.2588	59.6926	36.4836	0.0648	18.2962	2.6361	20.8752	9.9917	2.4252	12.3643	0.0000	6,515.2024	6,515.2024	1.9581	0.0000	6,564.1548
2019	11.2902	73.5846	88.3851	0.2419	14.0767	2.3849	15.8140	3.7820	2.1941	5.8583	0.0000	24,483.7343	24,483.7343	1.9550	0.0000	24,527.4096
2020	10.0284	67.1028	79.7083	0.2377	14.0769	1.4383	15.5152	3.7820	1.3542	5.1362	0.0000	24,038.0149	24,038.0149	1.6201	0.0000	24,078.5165
2021	9.0680	61.2457	73.3893	0.2328	14.0771	1.1711	15.2482	3.7821	1.1012	4.8833	0.0000	23,561.1569	23,561.1569	1.5389	0.0000	23,599.6303
2022	8.3503	56.8535	68.1036	0.2279	14.0773	1.0031	15.0804	3.7821	0.9436	4.7258	0.0000	23,075.7823	23,075.7823	1.4729	0.0000	23,112.6047
2023	70.6218	48.8822	62.7868	0.2222	14.0775	0.8329	14.9103	3.7822	0.7826	4.5648	0.0000	22,499.1963	22,499.1963	1.3375	0.0000	22,532.6327
2024	70.5449	2.0201	8.8033	0.0236	2.3886	0.0783	2.4669	0.6334	0.0770	0.7104	0.0000	2,340.6345	2,340.6345	0.0791	0.0000	2,342.6130

Total	**185.1622**	**369.3816**	**417.6600**	**1.2508**	**91.0701**	**9.5446**	**99.9101**	**29.5354**	**8.8779**	**38.2431**	**0.0000**	**126,513.7216**	**126,513.7216**	**9.9616**	**0.0000**	**126,757.5615**

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					
2018	5.2588	59.6926	36.4836	0.0648	8.3597	2.6361	10.9387	4.5298	2.4252	6.9025	0.0000	6,515.2024	6,515.2024	1.9581	0.0000	6,564.1548
2019	11.2902	73.5846	88.3851	0.2419	14.0767	2.3849	15.8140	3.7820	2.1941	5.4192	0.0000	24,483.7343	24,483.7343	1.9550	0.0000	24,527.4096
2020	10.0284	67.1028	79.7083	0.2377	14.0769	1.4383	15.5152	3.7820	1.3542	5.1362	0.0000	24,038.0149	24,038.0149	1.6201	0.0000	24,078.5165
2021	9.0680	61.2457	73.3893	0.2328	14.0771	1.1711	15.2482	3.7821	1.1012	4.8833	0.0000	23,561.1569	23,561.1569	1.5389	0.0000	23,599.6303
2022	8.3503	56.8535	68.1036	0.2279	14.0773	1.0031	15.0804	3.7821	0.9436	4.7258	0.0000	23,075.7823	23,075.7823	1.4729	0.0000	23,112.6047
2023	70.6218	48.8822	62.7868	0.2222	14.0775	0.8329	14.9103	3.7822	0.7826	4.5648	0.0000	22,499.1963	22,499.1963	1.3375	0.0000	22,532.6327
2024	70.5449	2.0201	8.8033	0.0236	2.3886	0.0783	2.4669	0.6334	0.0770	0.7104	0.0000	2,340.6345	2,340.6345	0.0791	0.0000	2,342.6130
Total	**185.1622**	**369.3816**	**417.6600**	**1.2508**	**81.1337**	**9.5446**	**89.9737**	**24.0736**	**8.8779**	**32.3422**	**0.0000**	**126,513.7216**	**126,513.7216**	**9.9616**	**0.0000**	**126,757.5615**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**10.91**	**0.00**	**9.95**	**18.49**	**0.00**	**15.43**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

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	20.7046	0.4166	21.1520	0.0286		2.1147	2.1147		2.1147	2.1147	222.0414	238.4754	460.5168	0.2837	0.0187	473.1806
Energy	0.3234	2.9081	2.2353	0.0176		0.2235	0.2235		0.2235	0.2235		3,528.1122	3,528.1122	0.0676	0.0647	3,549.0781
Mobile	1.3404	6.2436	15.7277	0.0556	5.5203	0.0403	5.5605	1.4773	0.0375	1.5147		5,642.9004	5,642.9004	0.2389		5,648.8730

Total	**22.3684**	**9.5683**	**39.1151**	**0.1019**	**5.5203**	**2.3785**	**7.8987**	**1.4773**	**2.3756**	**3.8529**	**222.0414**	**9,409.4880**	**9,631.5294**	**0.5902**	**0.0834**	**9,671.1317**

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	46.0321	0.3243	5.0782	1.9200e-003		0.0480	0.0480		0.0480	0.0480	0.0000	346.7422	346.7422	0.0142	6.2000e-003	348.9467
Energy	0.2444	2.1977	1.6896	0.0133		0.1689	0.1689		0.1689	0.1689		2,666.2161	2,666.2161	0.0511	0.0489	2,682.0601
Mobile	1.3343	6.2133	15.6067	0.0551	5.4633	0.0399	5.5033	1.4620	0.0371	1.4992		5,589.1764	5,589.1764	0.2371		5,595.1032
Total	**47.6107**	**8.7354**	**22.3745**	**0.0703**	**5.4633**	**0.2568**	**5.7201**	**1.4620**	**0.2540**	**1.7160**	**0.0000**	**8,602.1347**	**8,602.1347**	**0.3024**	**0.0551**	**8,626.1100**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**-112.85**	**8.70**	**42.80**	**30.96**	**1.03**	**89.20**	**27.58**	**1.03**	**89.31**	**55.46**	**100.00**	**8.58**	**10.69**	**48.76**	**33.94**	**10.81**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Implement NEV Network

Employee Vanpool/Shuttle

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	1.3343	6.2133	15.6067	0.0551	5.4633	0.0399	5.5033	1.4620	0.0371	1.4992		5,589.1764	5,589.1764	0.2371		5,595.1032
Unmitigated	1.3404	6.2436	15.7277	0.0556	5.5203	0.0403	5.5605	1.4773	0.0375	1.5147		5,642.9004	5,642.9004	0.2389		5,648.8730

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Condo/Townhouse	189.60	189.60	189.60	714,728	707,894

Health Club	0.00	0.00	0.00		
Hotel	631.39	631.39	631.39	1,268,569	1,254,495
Other Asphalt Surfaces	0.00	0.00	0.00		
Other Asphalt Surfaces	0.00	0.00	0.00		
Other Asphalt Surfaces	0.00	0.00	0.00		
Other Asphalt Surfaces	0.00	0.00	0.00		
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Parking Lot	0.00	0.00	0.00		
Single Family Housing	162.69	162.69	162.69	613,287	607,423
Total	983.68	983.68	983.68	2,596,584	2,569,811

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Condo/Townhouse	16.80	7.10	7.90	44.00	18.80	37.20	86	11	3
Health Club	14.70	6.60	6.60	16.90	64.10	19.00	52	39	9
Hotel	14.70	6.60	6.60	19.40	61.60	19.00	58	38	4
Other Asphalt Surfaces	14.70	6.60	6.60	0.00	0.00	0.00	0	0	0
Other Asphalt Surfaces	14.70	6.60	6.60	0.00	0.00	0.00	0	0	0
Other Asphalt Surfaces	14.70	6.60	6.60	0.00	0.00	0.00	0	0	0
Other Asphalt Surfaces	14.70	6.60	6.60	0.00	0.00	0.00	0	0	0
Other Non-Asphalt Surfaces	14.70	6.60	6.60	0.00	0.00	0.00	0	0	0
Other Non-Asphalt Surfaces	14.70	6.60	6.60	0.00	0.00	0.00	0	0	0
Other Non-Asphalt Surfaces	14.70	6.60	6.60	0.00	0.00	0.00	0	0	0
Other Non-Asphalt Surfaces	14.70	6.60	6.60	0.00	0.00	0.00	0	0	0
Parking Lot	14.70	6.60	6.60	0.00	0.00	0.00	0	0	0
Single Family Housing	16.80	7.10	7.90	44.00	18.80	37.20	86	11	3

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.568837	0.025317	0.211236	0.111178	0.014144	0.004292	0.020506	0.029118	0.004136	0.002161	0.007258	0.001234	0.000584

5.0 Energy Detail

4.4 Fleet Mix

Historical Energy Use: N

5.1 Mitigation Measures Energy

Comply with 2016 Title 24

Install High Efficiency Lighting

Percent of Electricity Use Generated with Renewable Energy

Install Energy Efficient Appliances

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.2444	2.1977	1.6896	0.0133		0.1689	0.1689		0.1689	0.1689		2,666.2161	2,666.2161	0.0511	0.0489	2,682.0601
NaturalGas Unmitigated	0.3234	2.9081	2.2353	0.0176		0.2235	0.2235		0.2235	0.2235		3,528.1122	3,528.1122	0.0676	0.0647	3,549.0781

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/yr	lb/day										lb/day					
Condo/Townhouse	3758.03	0.0405	0.3463	0.1474	2.2100e-003		0.0280	0.0280		0.0280	0.0280		442.1210	442.1210	8.4700e-003	8.1100e-003	444.7483
Health Club	3706.47	0.0400	0.3634	0.3052	2.1800e-003		0.0276	0.0276		0.0276	0.0276		436.0558	436.0558	8.3600e-003	7.9900e-003	438.6471
Hotel	20849.9	0.2249	2.0441	1.7171	0.0123		0.1554	0.1554		0.1554	0.1554		2,452.9350	2,452.9350	0.0470	0.0450	2,467.5116
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Single Family Housing	1674.5	0.0181	0.1543	0.0657	9.9000e-004		0.0125	0.0125		0.0125	0.0125		197.0004	197.0004	3.7800e-003	3.6100e-003	198.1711
Total		**0.3234**	**2.9081**	**2.2353**	**0.0176**		**0.2235**	**0.2235**		**0.2235**	**0.2235**		**3,528.1123**	**3,528.1123**	**0.0676**	**0.0647**	**3,549.0781**

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/yr	lb/day										lb/day					
Condo/Townhouse	2.851	0.0308	0.2627	0.1118	1.6800e-003		0.0212	0.0212		0.0212	0.0212		335.4114	335.4114	6.4300e-003	6.1500e-003	337.4046
Health Club	2.93007	0.0316	0.2873	0.2413	1.7200e-003		0.0218	0.0218		0.0218	0.0218		344.7147	344.7147	6.6100e-003	6.3200e-003	346.7631
Hotel	15.635	0.1686	1.5328	1.2876	9.2000e-003		0.1165	0.1165		0.1165	0.1165		1,839.4092	1,839.4092	0.0353	0.0337	1,850.3398
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Single Family Housing	1.24679	0.0135	0.1149	0.0489	7.3000e-004		9.2900e-003	9.2900e-003		9.2900e-003	9.2900e-003		146.6809	146.6809	2.8100e-003	2.6900e-003	147.5525
Total		**0.2444**	**2.1977**	**1.6896**	**0.0133**		**0.1689**	**0.1689**		**0.1689**	**0.1689**		**2,666.2161**	**2,666.2161**	**0.0511**	**0.0489**	**2,682.0601**

6.0 Area Detail

6.1 Mitigation Measures Area

Use Electric Lawnmower

Use Electric Leafblower

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

Use only Natural Gas Hearths

Use Low VOC Cleaning Supplies

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	46.0321	0.3243	5.0782	1.9200e-003		0.0480	0.0480		0.0480	0.0480	0.0000	346.7422	346.7422	0.0142	6.2000e-003	348.9467
Unmitigated	20.7046	0.4166	21.1520	0.0286		2.1147	2.1147		2.1147	2.1147	222.0414	238.4754	460.5168	0.2837	0.0187	473.1806

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	1.4262					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	7.6980					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	11.3797	0.3425	14.6952	0.0283		2.0791	2.0791		2.0791	2.0791	222.0414	226.8000	448.8414	0.2721	0.0187	461.2160
Landscaping	0.2007	0.0741	6.4568	3.4000e-004		0.0356	0.0356		0.0356	0.0356		11.6754	11.6754	0.0116		11.9646
Total	**20.7046**	**0.4166**	**21.1520**	**0.0286**		**2.1147**	**2.1147**		**2.1147**	**2.1147**	**222.0414**	**238.4754**	**460.5168**	**0.2837**	**0.0187**	**473.1806**

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	1.4262					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	44.4413					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0310	0.2651	0.1128	1.6900e-003		0.0214	0.0214		0.0214	0.0214	0.0000	338.4000	338.4000	6.4900e-003	6.2000e-003	340.4109
Landscaping	0.1335	0.0593	4.9654	2.3000e-004		0.0266	0.0266		0.0266	0.0266		8.3422	8.3422	7.7400e-003		8.5358
Total	**46.0321**	**0.3243**	**5.0782**	**1.9200e-003**		**0.0480**	**0.0480**		**0.0480**	**0.0480**	**0.0000**	**346.7422**	**346.7422**	**0.0142**	**6.2000e-003**	**348.9467**