SEA BREEZE INN AND COTTAGES EXPANSION PROJECT

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Prepared for:
CITY OF PACIFIC GROVE
300 FOREST AVENUE
PACIFIC GROVE, CA 93950

Prepared by:

Michael Baker International
60 Garden Court, Ste 230
Monterey, CA 93940

DECEMBER 2015

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1.0 INTRODUCTION

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1.0 Introduction

1.1 INTRODUCTION AND REGULATORY GUIDANCE

This document contains an initial study, with supporting environmental studies, which concludes that a mitigated negative declaration is the appropriate California Environmental Quality Act (CEQA) document for the Sea Breeze Inn and Cottages Expansion Project (proposed project). This Mitigated Negative Declaration has been prepared in accordance with Public Resources Code Section 21000 et seq., and the CEQA Guidelines, California Code of Regulations Section 15000 et seq.

An initial study is conducted by a lead agency to determine whether a project may have a significant effect on the environment. In accordance with CEQA Guidelines Section 15063, an environmental impact report (EIR) must be prepared if an initial study indicates that the proposed project under review may have a potentially significant impact on the environment that cannot be initially avoided or mitigated to a level that is less than significant. A negative declaration may be prepared if the lead agency also prepares a written statement describing the reasons why the proposed project would not have a significant effect on the environment and, therefore, why it does not require the preparation of an EIR (CEQA Guidelines Section 15371). According to CEQA Guidelines Section 15070, a negative declaration shall be prepared for a project subject to CEQA when either:

a) *The initial study shows there is no substantial evidence, in light of the whole record before the agency, that the proposed project may have a significant effect on the environment, or*

b) *The initial study identifies potentially significant effects, but:*

   (1) *Revisions in the project plans or proposals made by or agreed to by the applicant before the proposed negative declaration is released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and*

   (2) *There is no substantial evidence, in light of the whole record before the agency, that the proposed project as revised may have a significant effect on the environment.*

If revisions are adopted in the proposed project in accordance with CEQA Guidelines Section 15070(b), including the adoption of mitigation measures included in this document, a mitigated negative declaration can be prepared.

1.2 LEAD AGENCY

The lead agency is the public agency with primary responsibility over a proposed project. Where two or more public agencies will be involved with a project, CEQA Guidelines Section 15051 provides criteria for identifying the lead agency. In accordance with CEQA Guidelines Section 15051(b)(1), "the lead agency will normally be the agency with general governmental powers, such as a city or county, rather than an agency with a single or limited purpose." Based on the criteria above, the City of Pacific Grove (City) is the lead agency for the proposed project.

1.3 PURPOSE AND DOCUMENT ORGANIZATION

The purpose of this Initial Study is to evaluate the potential environmental impacts of the proposed project. This document is divided into the following sections:

1.0 Introduction – This section provides an introduction and describes the purpose and organization of the document.

2.0 Project Information – This section provides general information regarding the project, including the project title, lead agency and address, contact person, brief description of the project location, General Plan land use designation and zoning district, identification of surrounding land uses, and identification of other public agencies whose review, approval, and/or permits may be required. Also listed in this section is a checklist of the environmental factors that are potentially affected by the project.

3.0 Project Description – This section provides a detailed description of the proposed project.

4.0 Environmental Checklist – This section describes the environmental setting and overview for each of the environmental subject areas, and evaluates a range of impacts classified as "no impact," "less than significant impact," "less than significant impact with mitigation incorporated," and "potentially significant impact" in response to the environmental checklist.

5.0 References – This section identifies documents, websites, people, and other sources consulted during the preparation of this Initial Study.

1.4 EVALUATION OF ENVIRONMENTAL IMPACTS

Section 4.0, Environmental Checklist, is the analysis portion of this Initial Study. The section provides an evaluation of the potential environmental impacts of the project. Section 4.0 includes 18 environmental issue subsections, including CEQA Mandatory Findings of Significance. The environmental issue subsections, numbered 1 through 18, consist of the following:

1. Aesthetics
2. Agriculture and Forestry Resources
3. Air Quality
4. Biological Resources
5. Cultural Resources
6. Geology and Soils
7. Greenhouse Gas Emissions
8. Hazards and Hazardous Materials
9. Hydrology and Water Quality
10. Land Use and Planning
11. Mineral Resources
12. Noise
13. Population and Housing
14. Public Services
15. Recreation
16. Transportation/Traffic
17. Utilities and Service Systems
18. Mandatory Findings of Significance

Each environmental issue subsection is organized in the following manner:

The **Setting** summarizes the existing conditions at the regional, subregional, and local levels, as appropriate, and identifies applicable plans and technical information for the particular issue area.

The **Discussion of Impacts** provides a detailed discussion of each environmental issue checklist question. The level of significance for each topic is determined by considering the predicted magnitude of the impact. Four levels of impact significance are evaluated in this Initial Study:

No Impact: No project-related impact on the environment would occur with project development.

Less Than Significant Impact: The impact would not result in a substantial adverse change in the environment. This impact level does not require mitigation measures.

Less Than Significant Impact With Mitigation Incorporated: An impact that may have a "substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project" (CEQA Guidelines Section 15382). However, the incorporation of mitigation measures that are specified after analysis would reduce the project-related impact to a less than significant level.

Potentially Significant Impact: An impact that is "potentially significant" but for which mitigation measures cannot be immediately suggested or the effectiveness of potential mitigation measures cannot be determined with certainty, because more in-depth analysis of the issue and potential impact is needed. In such cases, an EIR is required.

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2.0 PROJECT INFORMATION

1. Project title:	Sea Breeze Inn and Cottages Expansion Project
2. Lead agency name and address:	City of Pacific Grove 300 Forest Avenue, 2nd Floor Pacific Grove, CA 94806
3. Contact person and phone number:	Mark Brodeur, Director Community & Economic Development Department (831) 648-3189
4. Project location:	The project site is located at 1100 and 1101 Lighthouse Avenue, at the intersection of Lighthouse Avenue, Monarch Lane, Jewell Avenue, and Grove Acre Avenue. The project site is separated by Lighthouse Avenue, with 1100 Lighthouse bordered by Monarch Lane and Lighthouse Avenue and 1101 Lighthouse bordered by Grove Acre Avenue and Jewel Avenue.
5. Project sponsor's name and address:	Greg Zimmerman & Anthony Foxx Sea Breeze Inn Pacific Grove, CA 93950
6. General Plan designation:	Visitor Commercial/Medium Density Residential
7. Zoning:	R-3-M (Multiple Family Residential/Motel District)
8. Project Description:	The project would add a total of four motel units: three at 1100 Lighthouse Avenue and one at 1101 Lighthouse Avenue. The project would add the new units through the addition of a two-story building at 1100 Lighthouse Avenue and an addition on an existing building at 1101 Lighthouse Avenue. The project would also remove the pool and vegetation at 1101 Lighthouse Avenue. The project would maintain the site's existing circulation system and replace impermeable asphalt with permeable. The project would require a small amount of vegetation removal and trimming.
9. Surrounding land uses and setting:	The project site is currently developed and used as the Sea Breeze Inn and Cottages. The 1100 Lighthouse Avenue site is surrounded by residential uses to the east, motel uses to the north and west, and residential and commercial uses to the south. The 1101 Lighthouse Avenue site is surrounded by residential uses to the southeast and northeast, motel uses to the north and west, and residential and commercial uses to the south and southwest.

10. Environmental factors potentially affected:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "potentially significant impact" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture and Forestry Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology and Soils
☐ Greenhouse Gases	☐ Hazards and Hazardous Materials	☐ Hydrology and Water Quality
☐ Land Use and Planning	☐ Mineral Resources	☐ Noise
☐ Population and Housing	☐ Public Services	☐ Recreation
☐ Transportation/Traffic	☐ Utilities and Service Systems	☐ Mandatory Findings of Significance

12. Determination: (To be completed by the lead agency)

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature	Date
Mark Brodeur Printed Name	City of Pacific Grove Lead Agency
Director Title	

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3.0 Project Description

3.1 PROJECT LOCATION

The project site is located in Pacific Grove (**Figure 3.1**). Pacific Grove is a coastal community located on the Monterey Peninsula in Monterey County, California. The city was established in the late 1800s as a Methodist Retreat Center and incorporated in 1889. Pacific Grove is characterized by the historic downtown and residential neighborhoods and dramatic ocean views. The city covers 2.8 square miles and is bounded by Pebble Beach to the southwest, Monterey to the southeast, the Monterey Bay to the northeast, and the Pacific Ocean to the northwest. Pacific Grove is located approximately 15 miles to the southwest of Salinas and 50 miles to the southwest of San Jose.

Pacific Grove currently (2015) has a population of 15,552, with a median household income of $50,254. The city is known for over 1,200 historic homes, with a large percentage of homes (25.9 percent) built before 1939. The city is mainly built out with little open space for future development. Most development in the city takes place on infill lots and in the form of redevelopment.

The project site is located at 1100 and 1101 Lighthouse Avenue, at the intersection of Lighthouse Avenue, Monarch Lane, Jewell Avenue, and Grove Acre Avenue. The project site is separated by Lighthouse Avenue with 1100 Lighthouse bordered by Monarch Lane and Lighthouse Avenue and 1101 Lighthouse bordered by Grove Acre Avenue and Jewel Avenue (**Figure 3.2**). The project site is currently developed with the Sea Breeze Inn and Cottages.

3.2 EXISTING SETTING

1100 LIGHTHOUSE AVENUE

The current site at 1100 Lighthouse Avenue is located on the corner of Monarch Lane and Lighthouse Avenue (APN 006 112 002). The site contains 43 guest units, along with 46 parking spaces. The current site coverage includes motel units, parking spaces and other paved coverage for a total of 67.7 percent of total site coverage as shown on **Figure 3.3**. The main entrance is from Lighthouse Avenue. Guest units are located along Monarch Lane. A parking lot and a restaurant, along with the reception area and the manager's unit, are located along Lighthouse Avenue, while a two-story building with four units and a storage shed are located on the northern side of the project site. The site is surrounded by residential uses to the east, motel uses to the north and west, and residential and commercial uses to the south.

1101 LIGHTHOUSE AVENUE

The current site at 1101 Lighthouse Avenue is located on the corner of Grove Acres Avenue and Jewell Avenue (APN 006 317 001). The site contains 39 guest units along with 40 parking spaces. The current site coverage includes motel units and storage space, with the rest of the site for parking and other impervious surfaces for a total of 71 percent of total site coverage as shown on **Figure 3.4**. The main entrance is from Lighthouse Avenue, with a secondary exit and entrance on Jewell Avenue. Guest units are located along Grove Acres Avenue. Units are also located in the middle of the parcel surrounded by the driveway and parking lot. The project site includes a pool on the Grove Acres Avenue side of the lot. The site is surrounded by residential uses to the southeast and northeast, motel uses to the north and west, and residential and commercial uses to the south and southwest.

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Figure 3.1

Regional Vicinity

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Figure 3.2
Project Location

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PROJECT DATA

LEGAL: LOT 2, BLOCK 306, PACIFIC GROVE ACRES
APN: 006 112 002
OWNER: GREG ZIMMERMAN
ANTHONY FOUX
c/o SEABREEZE INN
PACIFIC GROVE, CA. 93950

ZONING: R-3-M
LOT SIZE: 67532 SF
OCCUPANCY: STORAGE SHED S1
UNITS R1
TYPE OF CONSTRUCTION: TYPE VB

BUILDING DATA

(E) GUEST UNITS	37
(E) MANAGERS UNIT	1
PROPOSED GUEST UNITS	5
TOTAL UNITS	43
PROPOSED PARKING	
STANDARD	33
COMPACT	9
ASSESSIBLE	2
TOTAL	44

BUILDING COVERAGE

EXISTING (INCLUDES STORAGE SHED)	15251 SF	22.6 %
(N) TWO STORY (4 UNITS)	818 SF	
BATH AND CLOSET (ROOM 109A)	65 SF	
TOTAL	16134 SF	23.8 %

ASPHALT PAVING COVERAGE

EXISTING	27882 SF	41.3 %
REMOVED	-1014 SF	
EXCLUDED PER 23.080.078	-460 SF	
PROPOSED	26408 SF	39.1 %

OTHER IMPERVIOUS (WALKS; PORCHES)

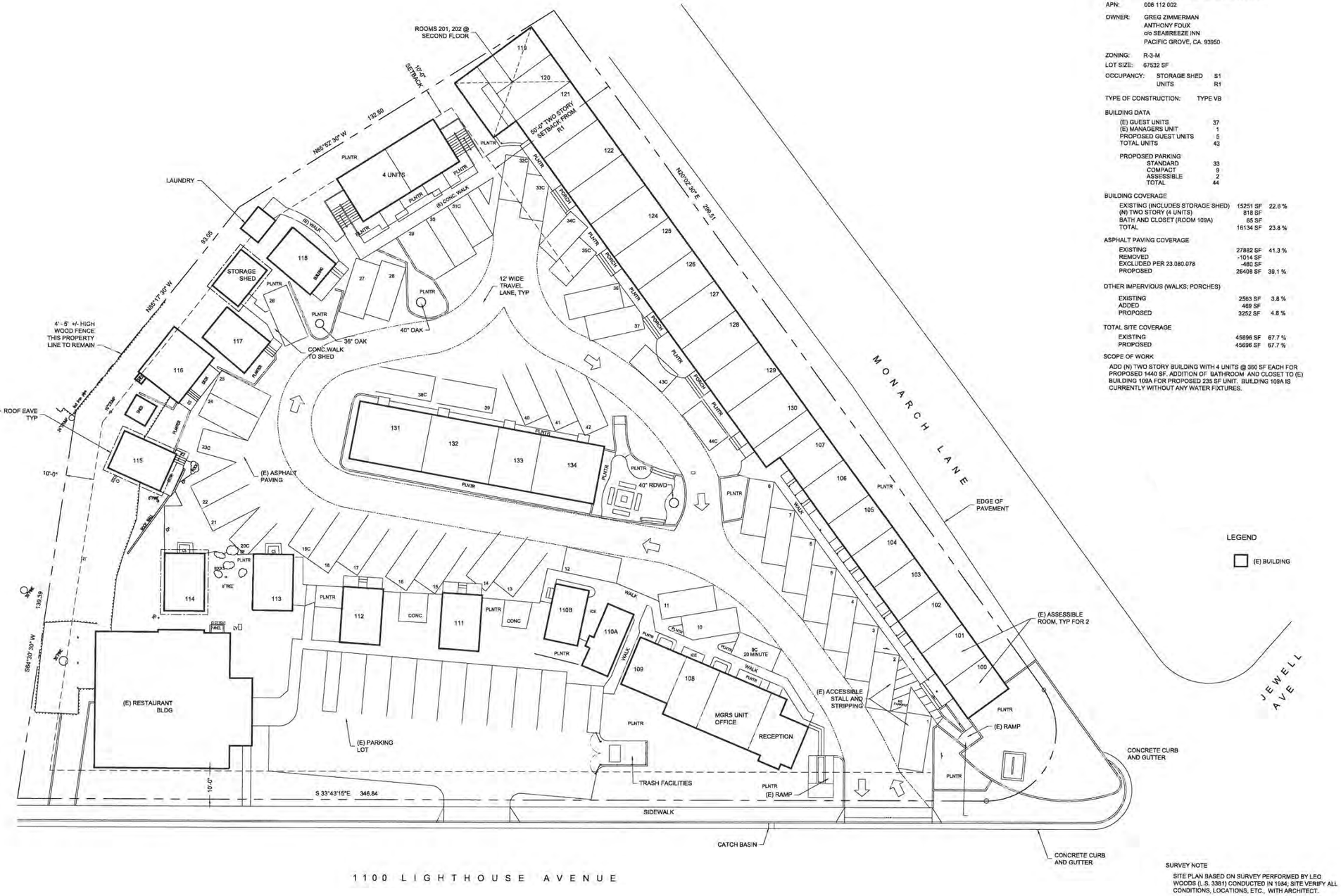
EXISTING	2563 SF	3.8 %
ADDED	469 SF	
PROPOSED	3252 SF	4.8 %

TOTAL SITE COVERAGE

EXISTING	45896 SF	67.7 %
PROPOSED	45696 SF	67.7 %

SCOPE OF WORK

ADD (N) TWO STORY BUILDING WITH 4 UNITS @ 360 SF EACH FOR PROPOSED 1440 SF. ADDITION OF BATHROOM AND CLOSET TO (E) BUILDING 109A FOR PROPOSED 235 SF UNIT. BUILDING 109A IS CURRENTLY WITHOUT ANY WATER FIXTURES.



Source: G David CASE Architucture

Not To Scale

Figure 3.3
1100 Lighthouse Avenue Existing Site

Michael Baker INTERNATIONAL

T:_CS\Work\Pacific Grove, City of\15-0177 Motel CEQA Figures

PROJECT DATA

LEGAL: LOT 3, BLOCK 321
PACIFIC GROVE ACRES
PACIFIC GROVE, CALIFORNIA

APN: 006 - 371 - 001

OWNER: GREG ZIMMERMAN
ANTHONY FOUX
c/o SEABREEZE INN
PACIFIC GROVE, CA. 93950
831.901.7770

ZONING: R-3-M

OCCUPANCY: R1

TYPE OF CONSTRUCTION: TYPE VB

BUILDING DATA

NUMBER OF EXISTING ROOMS	30
NUMBER OF NEW ROOMS	9 **
TOTAL NUMBER OF ROOMS	39

** 6 UNITS ARE ADDED UNDER MEASURE U; 3 UNITS ARE ADDED PER USE PERMIT No. 27-93-01.

SITE DATA

LOT SIZE: 1.28 AC 55796 SF

BUILDING COVERAGE ALLOWED (50%)

TOTAL SITE COVERAGE COVERAGE ALLOWED (60%)

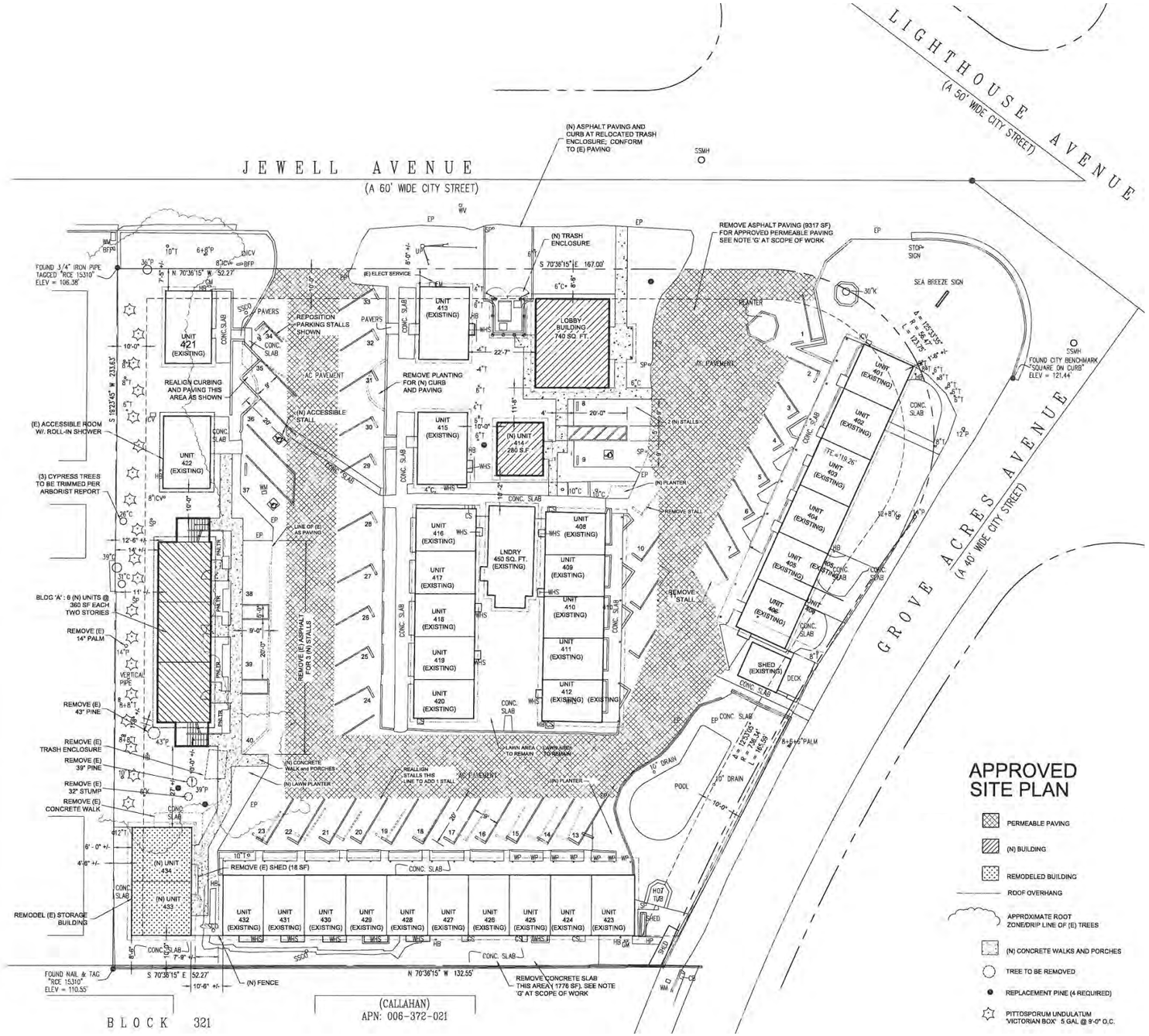
COVERAGE:	EXISTING	ADD/REMOVE	PROPOSED
BUILDING	10743 SF (19.3%)	2261 SF	13004 SF (23.3%)
PAVING	18463 SF	- 7962 SF	10501 SF
OTHER IMPERVIOUS	10387 SF	- 416 SF	9971 SF
TOTAL SITE COVERAGE	39593 SF (71%)	-5117 SF	33476 SF (60%)

PARKING REQUIRED

(1) SPACE REQUIRED PER MOTEL UNIT x 39 UNITS	39
(1) SPACE REQUIRED FOR LOBBY (MANAGERS) BLDG	1
TOTAL SPACES REQUIRED	40

PROPOSED PARKING

STANDARD	37
ACCESSIBLE	3
TOTAL	40



Source: G David CASE Architucture

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Figure 3.4
1101 Lighthouse Avenue Existing Site

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3.3 PROPOSED PROJECT

PROJECT BACKGROUND

In 2011, voters in Pacific Grove approved Measure U, which eased some of the R-3-M zoning district (Municipal Code Chapter 23.52) regulations for motels and hotels. Measure U is an amendment to the 1986 Measure C, a voter-approved motel ordinance that aimed to maintain the unique residential character of Pacific Grove. Measure U modifies some requirements of Measure C, balancing hotelier, City, and resident concerns by offering more opportunities for innkeepers to upgrade their motel properties, stimulating a possible increase in Transient Occupancy Tax (TOT) revenues, and preserving the original intent of Measure C to protect the residential character of the city and prevent motel impacts on surrounding neighborhoods.

Measure U applies only to motels in the R-3-M zoning district. Most pre-1986 motels, including the Sea Breeze Inn and Cottages, exceed Measure C guidelines and are considered "legal nonconforming." Under Measure C, nonconforming motels could not be altered or expanded without bringing the entire property into zoning conformance, making upgrades extremely difficult. Measure U allows renovations within the existing motel footprint, while all other R-3-M standards apply including but not limited to parking and building coverages. In addition, water supply requirements do not change.

PROJECT CHARACTERISTICS

The project would allow the addition of motel units, storage units, and offices at the Sea Breeze Inn and Cottages. The project characteristics are described for each project site below, as they are separated by thoroughfares.

The project would add a total of four guest units through the addition of an extra story to an existing building and the construction of a new two story building. The units would be added under Measure U and the existing use permit (No. 27-93-01).

1100 Lighthouse Avenue

The project would add three guest units through the addition of a two-story building. The building would be located between existing Unit 115 and the motel's restaurant on the project site's northwest border. The building would include three guest rooms and a storage room. The existing storage shed would be removed and replaced with vegetation. The wood fence located on the property line would mostly be preserved, with the portion between Unit 115 and the restaurant removed to make space for the addition. The project would also replace existing parking stalls 26 and 27 with permeable asphalt. The project's plan is shown on **Figure 3.5** while the proposed building's elevations are shown on **Figure 3.6**. The project would minimize the site coverage of 67.2 percent from 67.7 percent.

1101 Lighthouse Avenue

The project would add one unit by adding a second floor on an existing building located at the end of Building A near Unit 434 as shown on **Figure 3.7.** The proposed room setting is shown on **Figure 3.8**. The project would also fill in the pool with a concrete slab and a lawn and landscaping. The hot tub would also be removed. The project would also replace asphalt with permeable surfaces as shown in **Figure 3.8**. The project would reduce the total site coverage from 71 percent to 69.3 percent by removing paving and other impervious surfaces.

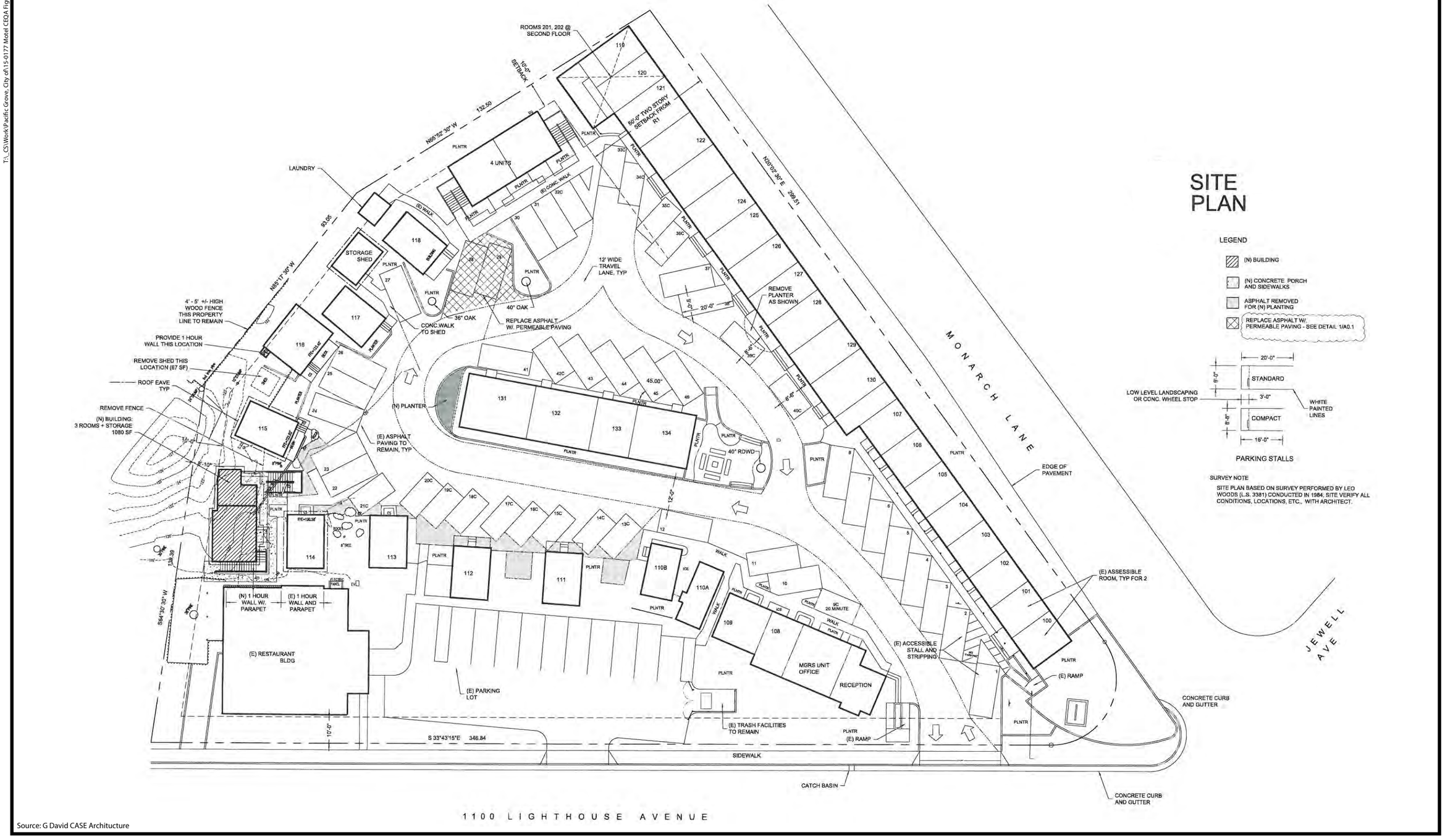
CONSTRUCTION

Construction activities are anticipated to last approximately 12 months. Consistent with the City's Noise Ordinance, construction would generally occur Monday through Friday and be limited to the hours from 8:00 a.m. to 7:00 p.m. on weekdays and 9:00 a.m. to 4:00 p.m. on Saturdays. No work would take place on Sundays or other federal, state, or local holidays.

Construction activities would consist of site preparation, including grading, removal of existing asphalt, vegetation removal and trimming, and construction of new structures.

Project construction would result in the import of approximately 139 cubic yards of soil to fill in the pool. Construction equipment would include heavy equipment such as a bulldozer, scrapers, backhoes, excavators, loaders, compactors, rollers, and paving machine. The construction crew would vary in size and would be approximately 6 to 10 people.

T:_CS\Work\Pacific Grove, City of\15-0177 Motel CEQA Figures



Source: G David CASE Architucture

Not To Scale

Figure 3.5
1100 Lighthouse Avenue Proposed Plan

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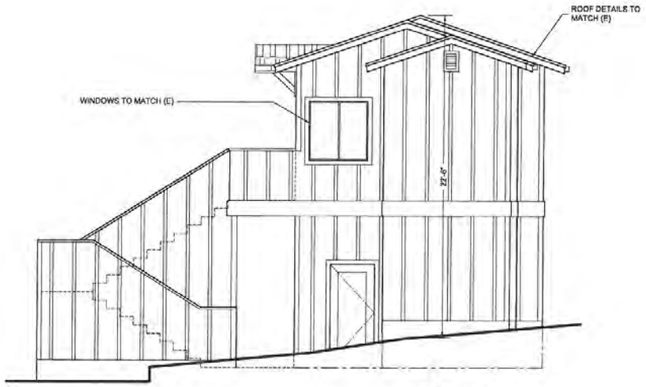
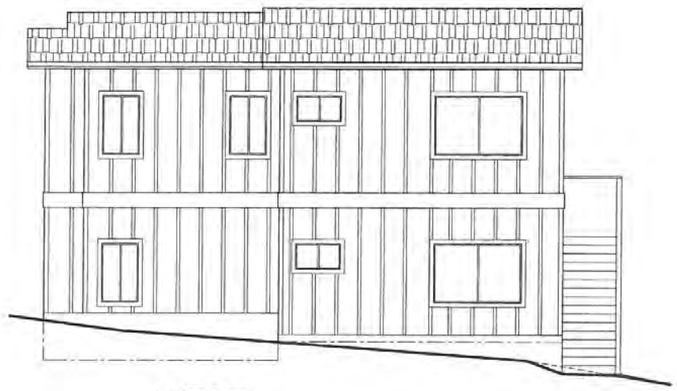
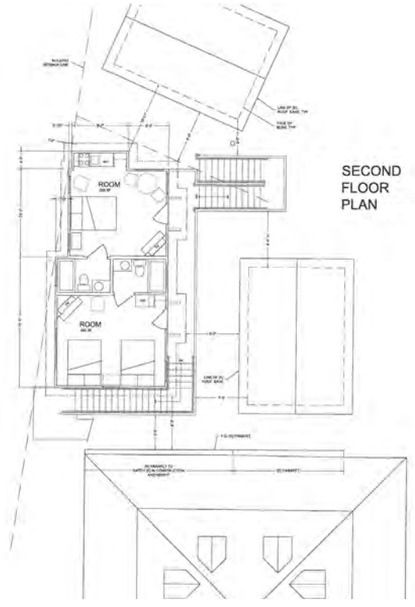


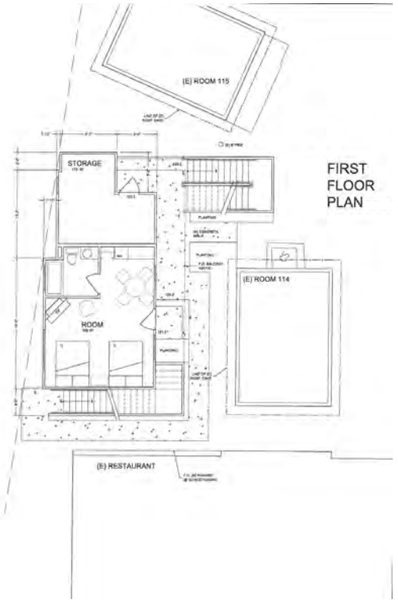
NORTH ELEVATON



WEST ELEVATON



SECOND FLOOR PLAN



FIRST FLOOR PLAN

SOUTH ELEVATON

EAST ELEVATON

Source: G David CASE Architucture

Not To Scale

Figure 3.6
1100 Lighthouse Avenue Proposed Building Elevations

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T:_CS\Work\Pacific Grove, City of\15-0177 Motel CEQA Figures

NOTES:

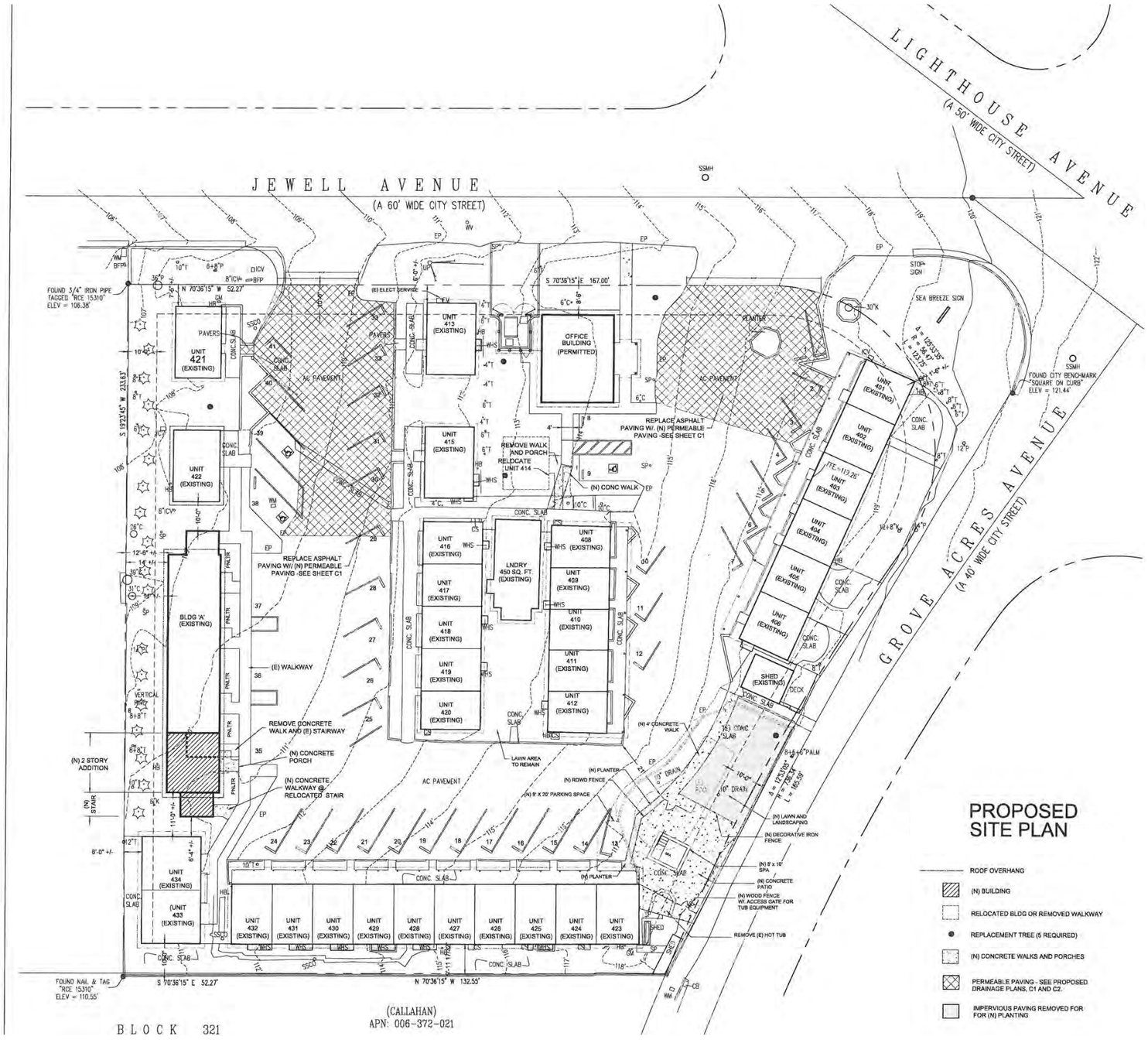
1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS.
2. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. CONTOUR INTERVAL = 1 FOOT.
4. ELEVATIONS SHOWN ARE BASED ON NGVD-29 DATUM. THE BENCHMARK IS A CITY OF PACIFIC GROVE "SQUARE ON CURB" AT THE SOUTH END OF THE SOUTHWEST CURB OF GROVE ACRE & LIGHTHOUSE AVENUE. ELEVATION = 121.44'.
5. ● DENOTES A FOUND MONUMENT.
6. ● DENOTES A FOUND CONCRETE WELL MONUMENT.
7. AREAS OF IMPERVIOUS SURFACES (IN SQUARE FEET):
   -BUILDINGS: 10,743
   -ASPHALTIC CONCRETE: 18,463
   -OTHER: 10,387

   TOTAL IMPERVIOUS SURFACES: 39,593

   TOTAL PROPERTY AREA: 55,796

LEGEND:

————	FENCE LINE
AC	ASPHALTIC CONCRETE
BFP	BACK FLOW PREVENTER
CATV	CABLE TV VAULT
C	CYPRESS
CB	CATCH BASIN
CONC	CONCRETE
CS	CRAWL SPACE
DI	DROP INLET
DL	DRIP LINE
ELEV	ELEVATION
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
EUC	EUCALYPTUS
EV	ELECTRIC VAULT
FDC	FIRE DEPARTMENT CONNECTION
FFE	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
GM	GAS METER
HB	HOSE BIB
HP	HOT TUB PIPES
ICV	IRRIGATION CONTROL VALVE
K	OAK
P	PINE
S	STUMP
SP	SPRINKLER
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
T	TREE, SPECIES NOT SPECIFIED
UP	UTILITY POLE
WHS	WATER HEATER SHED
WP	WOOD POST
WM	WATER METER
WV	WATER VALVE



Source: G David CASE Architucture

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Figure 3.7
1101 Lighthouse Avenue Proposed Plan

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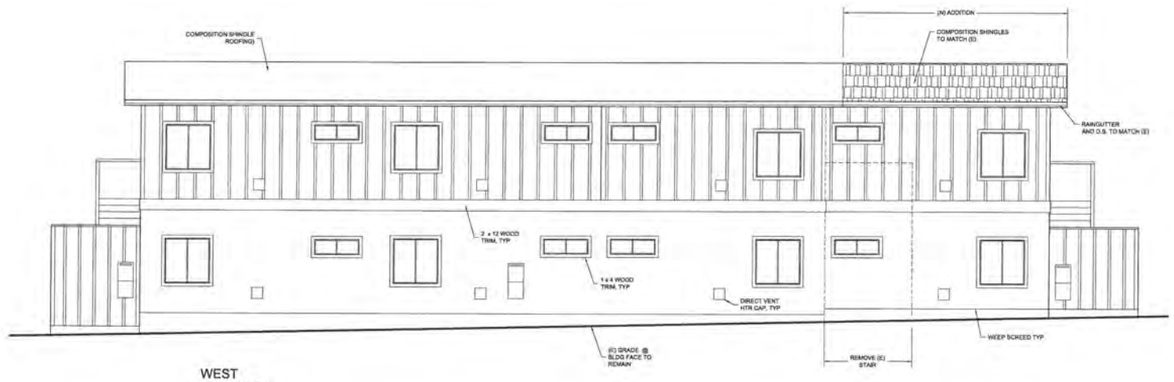
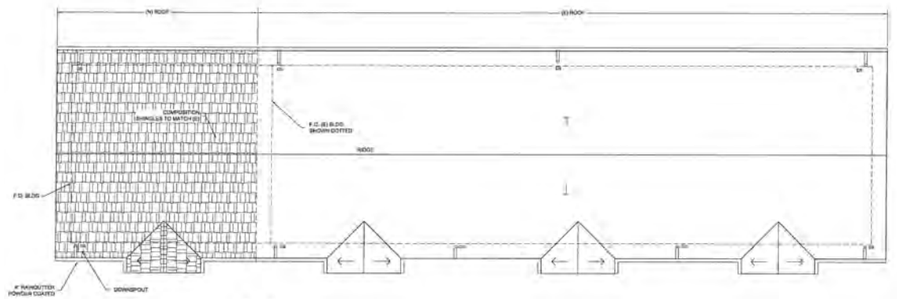


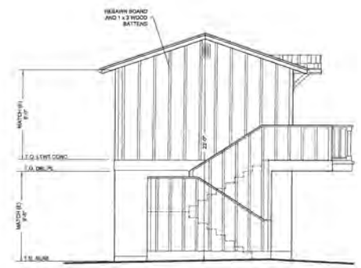
WEST
ELEVATON



ROOF
PLAN

EAST
ELEVATON

PROPOSED
2 UNIT ADDITION



PROPOSED
2 UNIT ADDITION

SOUTH
ELEVATON

Source: G David CASE Architucture

Figure 3.8

Not To Scale

1101 Lighthouse Avenue Proposed Building Elevations

Michael Baker
INTERNATIONAL

3.4 PROJECT APPROVALS

As the lead agency, the City of Pacific Grove has the ultimate authority for project approval or denial. The proposed project may require the following discretionary approvals by the City for actions proposed as part of the project:

- Adopt the Initial Study/Mitigated Negative Declaration

3.5 RELATIONSHIP OF PROJECT TO OTHER PLANS

CITY OF PACIFIC GROVE GENERAL PLAN

The City's General Plan was adopted in 1994 and represents the City's vision for guiding future conservation and development in Pacific Grove. The General Plan is organized in the following chapters: Land Use, Housing, Transportation, Parks and Recreation, Natural Resources, Historic and Archaeological Resources, Urban Structure and Design, Public Facilities, and Health and Safety. The Sea Breeze Inn and Cottages Expansion Project is in compliance with General Plan goals of supporting growth in an organized manner.

CITY OF PACIFIC GROVE ZONING CODE

The Sea Breeze Inn and Cottages Expansion Project would be in compliance with the Municipal Code , including the zoning ordinance.

Both of these documents have been incorporated by reference in the Initial Study/Mitigated Negative Declaration.

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4.0 ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.1 AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

SETTING

Pacific Grove is a small coastal community located on the Monterey Peninsula, bordered by Pebble Beach to the southwest, the City of Monterey to the southeast, the Monterey Bay to the northeast, and the Pacific Ocean to the northwest. Pacific Grove has a unique charm and is characterized by its historic buildings, quaint neighborhoods, and dramatic ocean views. The Pacific Grove General Plan highlights the City's goal to promote this "sense of place" in the community through enhancement of the existing urban landscape, including the preservation of the city's historic buildings and attractive natural environment.

The project site is currently developed and occupied by the Sea Breeze Inn and Cottages, located at 1100 and 1101 Lighthouse Avenue. The motel currently has a total of 82 guest units, 87 parking spaces, and a guest pool, divided between the two sites. The project site is relatively flat with some landscaping and mature trees and is situated at the intersection of Lighthouse Avenue, Monarch Lane, Jewell Avenue, and Grove Acre Avenue. Casual views of the project site and existing development are available to motorists on these streets, while more permanent views are available to surrounding neighborhood residents. The site currently features two stand-alone signs advertising the Sea Breeze Inn and Cottages that are visible from either side of Lighthouse Avenue. The project site is surrounded by other small hotels, lodging, and residential neighborhoods.

DISCUSSION OF IMPACTS

a) *No Impact*. There are no designated scenic vistas on the project site. The project would not have an adverse impact on any existing views from the property. The design of the new building would be consistent with the existing units and would not substantially change the aesthetics of the site. Therefore, the project would have no impact.

b) *No Impact*. According to the California Department of Transportation (2013a), Highway 1 traveling south from Monterey along the coast and State Route (SR) 68 heading east of Monterey to the Salinas River are designated scenic highways. However, the two highways are not visible from the project site as they begin at the interchange of Highway 1 and SR 68 in the city of Monterey and are located approximately 4 miles

southeast of the project site. Because there are no scenic highways within the project area, the project would have no impact.

c) *Less Than Significant Impact*. The project site's current visual character is that of a commercial lot developed with a motel. The motel is typical of pre-1986 development with guest units and car parking facing each motel unit. The circular driveway and site layout are of low visual quality, as the site does not contain any unique architectural features. The project site frontage is heavily vegetated with mature trees, blocking most of the parking lot and motel amenities from casual off-site viewers. The project site is surrounded by single- and multi-family residential development and other motel uses. The visual character of the project area is that of a residential neighborhood with heavy vegetation and mature trees.

The project would renovate the motel's existing parking and landscaping, as well as add four guest units and a storage room. However, site improvements would remove some impervious surfaces and reduce the total lot coverage, through introduction of permeable pavement and vegetation. Building A would be renovated from a one-story building to a two-story building. The buildings would have a slightly larger footprint with the added units and would require the removal of trees and ornamental vegetation along the site's perimeter, as discussed below in the subsection 4.4, Biological Resources. The project would include new ornamental landscaping that would match and improve the existing site conditions. Further, the project would not entail any new signage. Therefore, the project site's overall character as a motel providing accommodations to visitors in a similarly developed neighborhood would not be changed.

The project would be consistent with the goals of the City's General Plan and is subject to the architectural review process, as outlined in Pacific Grove Municipal Code Section 23.70.060. The architectural review process involves consideration of the project's location and design, including color schemes and building materials, to ensure that the project is visually harmonious with surrounding development, landforms, and vegetation (Pacific Grove 2015). Therefore, the project would be compatible with the current land use and consistent with the City's development standards and aesthetic guidelines. As such, the project would not damage the project area's surrounding visual character and quality and would have a less than significant impact.

d) *Less Than Significant Impact*. The project site is currently developed as a small-scale motel in a residential zone that does not generate any significant source of nighttime light or glare. The existing lighting is in compliance with the lighting standards for residential zones as required by the City of Pacific Grove. Additionally, the surrounding residences and street traffic from the four arterial streets that intersect at the project site emit low to moderate nighttime light and would not be modified.

The project would update the site with similar uses and would install lighting consistent with the City's Zoning Code. As previously stated, the project would be subject to the City's architectural review process, which would ensure the project's consistency with the City's design guidelines. Compliance with existing lighting standards would minimize light impacts on adjacent properties and would reduce potential effects on the night sky. Therefore, this impact would be less than significant.

Mitigation Measures

None required.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.2 AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997), prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to nonagricultural use?	☐	☐	☐	☒
d) Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g), timberland (as defined in Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined in Public Resources Code Section 51104(g))?	☐	☐	☐	☒
e) Result in the loss of forestland or conversion of forestland to non-forest use?	☐	☐	☐	☒

SETTING

According to the 2012 Important Farmland map for Monterey County (DOC 2014), the project site and all adjacent properties have been designated as Urban and Built-Up Land. This designation is defined as land that is occupied by structures with a density of at least 1 unit to 1.5 acres, with common examples including residential, industrial, commercial, and institutional uses.

DISCUSSION OF IMPACTS

a–e) *No Impact*. The project site is currently developed and is the location for the existing Sea Breeze Inn and Cottages. The site is not used for any type of agricultural or forestry use and is not zoned for agricultural or forestry use. As such, the site is not subject to a Williamson Act contract. The project site does not meet the definition of forestland in Public Resources Code Section 12220(g) due to its location in an urbanized and developed area, which would preclude the management of forest resources. Therefore, the project would have no impact on agricultural resources.

Mitigation Measures

None required.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.3 AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

SETTING

The project site is located within the North Central Coast Air Basin (NCCAB). The NCCAB comprises a single air district, the Monterey Bay Unified Air Pollution Control District (MBUAPCD), which encompasses Santa Cruz, San Benito, and Monterey counties.

DISCUSSION OF IMPACTS

a) *No Impact*. The MBUAPCD prepared the 2008 Air Quality Management Plan (AQMP) and continues to prepare triennial updates (Triennial Plan Revision 2009–2012) to the AQMP to attain state and federal ambient air quality standards in the air basin. The AQMP and updates accommodate growth by projecting the growth in emissions based on different indicators. For example, population forecasts adopted by the Association of Monterey Bay Association of Governments (AMBAG) are used to forecast population-related emissions. Through the planning process, emissions growth is offset by basin-wide controls on stationary, area, and transportation sources of air pollution.

Projects that are not consistent with the AQMP have not been accommodated in the plan and would have a significant cumulative impact on regional air quality unless emissions are completely offset. The MBUAPCD developed a consistency determination process for local jurisdictions to identify whether proposed residential land uses are consistent with the AQMP (the MBUAPCD considers new residential units to be the closest indicator to predicting population growth). Specifically, the MBUAPCD consistency determination process demonstrates whether the population associated with growth is considered in the AQMP, since AMBAG's regional forecasts for population and dwelling

units are embedded in the emissions inventory projections used in the AQMP. Projects that are consistent with AMBAG's regional forecasts have been accommodated in the AQMP and therefore are consistent with the plan.

The project would update an existing motel and would not provide permanent residences. Therefore, the project would not have a direct impact on population growth. The project would increase the number of employees minimally, as the motel is currently fully staffed. Thus, it is unlikely that the jobs created by the project would require personnel from outside the community. Therefore, the proposed project would have no impact on the AQMP.

b) *Less Than Significant Impact*. The project would introduce additional construction, mobile, and stationary sources of emissions, which would adversely affect regional air quality. Short- and long-term operational emissions associated with the proposed project were quantified using the CalEEMod land use emissions model (see **Appendix A** for model data outputs). These quantified emissions projections were then compared with the MBUAPCD significance thresholds established in the MBUAPCD's (2008b) CEQA Air Quality Guidelines.

Short-Term Construction Emissions

Construction-generated emissions are short term and of temporary duration, lasting only as long as construction activities occur, but have the potential to represent a significant air quality impact. Project construction would result in temporary emissions from site preparation and excavation, as well as from motor vehicle exhaust associated with construction equipment and the movement of equipment across unpaved surfaces, worker trips, etc. Emissions of airborne particulate matter are largely dependent on the amount of ground disturbance associated with site preparation activities.

The MBUAPCD's construction-related pollutant of concern is particulate matter smaller than 10 microns in diameter (PM_{10}), and the MBUAPCD threshold for PM_{10} is 82 pounds per day. The MBUAPCD provides screening thresholds to determine whether construction activities could exceed this threshold. According to the MBUAPCD, construction activities that involve minimal earth moving over an area of 8.1 acres or more could result in potentially significant temporary air quality impacts if not mitigated. Construction activities that require more extensive site preparation (e.g., grading and excavation) may result in significant unmitigated impacts if the area of disturbance exceeds 2.2 acres per day.

Project construction would require earth moving and ground disturbance over an area that is less than 1 acre. Specifically, construction activities at 1100 Lighthouse Avenue would include the building of 1,080 square feet (0.2 acre) of additional building space, the addition of 221 square feet of hardscape (0.005 acre), and demolition of a 67-square-foot storage shed and 1,505 square feet of asphalt (0.03 acre). Construction activities at 1101 Lighthouse Avenue would include the building of 2,381 square feet of additional building space atop an existing building and thus would result in minimal ground disturbance. Demolition activities at this portion of the project site would include the removal of 4,026

square feet (0.1 acre) of asphalt and the addition of 741 square feet (0.01 acre) of hardscape. Therefore, the project would disturb less than 1 acre per day.[1]

Construction activity would result in emissions but on a limited scale that would not adversely affect criteria pollutant concentrations. Since the proposed area of disturbance is limited, construction would not result in exceedance of MBUAPCD thresholds for PM_{10}. Therefore, construction emissions would be less than significant.

Long-Term Operational Emissions

Project-generated increases in emissions would be predominantly associated with motor vehicle use. To a lesser extent, area sources, such as the use of natural-gas-fired appliances and architectural coatings, would also contribute to overall increases in emissions. The project's long-term operational emissions are summarized in **Table 4.3-1**.

TABLE 4.3-1
LONG-TERM OPERATIONAL EMISSIONS – UNMITIGATED POUNDS PER DAY

Source	Reactive Organic Gases (ROG)	Nitrogen Oxide (NO_X)	Carbon Monoxide (CO)	Sulfur Dioxide (SO_2)	Coarse Particulate Matter (PM_{10})	Fine Particulate Matter ($PM_{2.5}$)
Proposed Project – Summer Emissions						
Area Source	0.12	0.00	0.00	0.00	0.00	0.00
Energy Use	0.00	0.04	0.03	0.00	0.00	0.00
Mobile Source	0.19	0.39	1.87	0.00	0.20	0.05
Total	**0.31**	**0.43**	**1.91**	**0.00**	**0.21**	**0.06**
Proposed Project – Winter Emissions						
Area Source	0.12	0.00	0.00	0.00	0.00	0.00
Energy Use	0.00	0.04	0.03	0.00	0.00	0.00
Mobile Source	0.21	0.44	2.26	0.00	0.20	0.05
Total	**0.33**	**0.49**	**2.30**	**0.00**	**0.21**	**0.06**
MBUAPCD Potentially Significant Impact Threshold	*137*	*137*	*550*	*150*	*82*	*None*
Exceed MBUAPCD Threshold?	**No**	**No**	**No**	**No**	**No**	**No**

*Source: CalEEMod version 2013.2.2. Refer to **Appendix A** for model data outputs.*

As shown in **Table 4.3-1**, the project's net emissions would not exceed MBUAPCD thresholds. Therefore, the long-term operational air quality impacts would be less than significant.

c) *Less Than Significant Impact*. In accordance with the MBUAPCD's (2008b) CEQA Air Quality Guidelines, project emissions that are not consistent with the AQMP would have a cumulative regional air quality impact. As identified under Issue a) above, the project would be consistent with the regional air pollutant forecasts in the AQMP. In addition, as

[1] Calculation: 0.2 + 0.005 + 0.03 + 0.1 + 0.01 = 0.34 acre disturbed over the duration of all construction

noted in Issue b) above, neither the project's construction-related emissions nor its long-term operational emissions (as mitigated) would exceed MBUAPCD significance thresholds. For these reasons, this would be a less than significant impact.

d) *Less Than Significant Impact*. The project could create a significant hazard to surrounding residents and other sensitive receptors through exposure to substantial pollutant concentrations such as particulate matter during construction activities and/or other toxic air contaminants (TACs).

Construction TACs

The project site is located adjacent to residential neighborhoods. Sources of construction-related air toxics potentially affecting the sensitive receptors include off-road diesel-powered equipment. Construction would result in the generation of diesel particulate matter (diesel PM) emissions from the use of off-road diesel equipment required for grading and excavation, paving, and other construction activities.

The use of diesel-powered construction equipment would be temporary and episodic and would occur over several locations isolated from one another. The duration of exposure would be short and exhaust from construction equipment dissipates rapidly. Additionally, construction activities would occur within an area less than 1 acre. Construction projects contained in a site of such size are generally considered by the California Air Resources Board to represent less than significant health risk impacts due to (1) limitations on the off-road diesel equipment able to operate and thus a reduced amount of generated diesel PM, (2) the reduced amount of dust-generating ground disturbance possible compared to larger construction sites, and (3) the reduced duration of construction activities compared to the development of larger sites. Additionally, construction would be subject to and would comply with California regulations limiting the idling of vehicles to no more than 5 minutes, which would further reduce nearby sensitive receptors' exposure to temporary and variable diesel PM emissions.

For these reasons, diesel PM generated by construction activities, in and of itself, would not be expected to expose sensitive receptors to substantial amounts of air toxics.

Operational TACs

The project would not result in the development of any sources of TACs. Furthermore, no major existing sources of TACs would affect sensitive receptors identified in the project vicinity (CHAPIS 2013).

Carbon Monoxide Hot Spots

Typically, substantial pollutant concentrations of carbon monoxide (CO) are associated with mobile sources (e.g., vehicle idling time). Localized concentrations of CO are associated with congested roadways or signalized intersections operating at poor levels of service (LOS E or lower). High concentrations of CO may negatively affect local sensitive receptors (e.g., residents). Surrounding the project site are sensitive receptors consisting of existing residential uses and an existing network of roadways with vehicle traffic controlled by stop signs. As stated in subsection 16, Transportation/Traffic, the project would not create any significant impacts at any of the study intersections under existing plus project conditions. Therefore, the project operation would not result in CO hot-spot impacts on sensitive receptors. Therefore, impacts on sensitive receptors would be less than significant.

e) *Less Than Significant Impact*. Project construction would use a variety of gasoline- or diesel-powered equipment that would emit exhaust fumes. While exhaust fumes, particularly diesel exhaust, may be considered objectionable by some people, construction-generated emissions would occur intermittently throughout the workday and would dissipate rapidly within increasing distance from the source. In terms of operational odor impacts, the proposed project is not considered to be an emissions source that would result in objectionable odors. Therefore, odor impacts would be less than significant.

Mitigation Measures

None required.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.4 BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on federally protected wetlands, as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal wetlands, etc.), through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
f) Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

SETTING

The project site has relatively flat topography and is approximately 100 feet above mean sea level. The project site is surrounded on all sides by urban land uses. It consists of developed land associated with the existing motel. There are several trees on-site scattered throughout the development.

On October 27, 2015, a query was conducted of available data and literature from local, state, federal, and nongovernmental agencies to determine whether any potential impacts to biological resources would be present (**Appendix B**). The following databases were searched:

- US Fish and Wildlife Service (USFWS) (2015a) IPaC: Information for Planning and Conservation to identify federally protected species and their habitats that may be affected by the project in the Monterey, California, US Geological Survey (USGS) 7.5-minute quadrangle (quad) and all adjacent quads

- USFWS (2015b) Critical Habitat Portal to identify critical habitat in the project area

- California Department of Fish and Wildlife (CDFW) (2015) California Natural Diversity Database (CNDDB) to identify known processed and unprocessed occurrences for special-status species within the quads listed above

- California Native Plant Society (CNPS) (2015) Inventory of Rare, Threatened, and Endangered Plants of California to identify special-status plant species with the potential to occur within the aforementioned quads

SPECIAL-STATUS SPECIES

Candidate, sensitive, or special-status species are commonly characterized as species that are at potential risk or actual risk to their persistence in a given area or across their range. These species have been identified and assigned a status ranking by governmental agencies such as the CDFW, the USFWS, and nongovernmental organizations such as the CNPS. The degree to which a species is at risk of extinction determines its status ranking. Some common threats to a species or population's persistence include habitat loss, degradation, and fragmentation, as well as human conflict and intrusion. For the purposes of this analysis, special-status species are defined by the following codes:

- Listed, proposed, or candidates for listing under the federal Endangered Species Act (50 Code of Federal Regulations [CFR] 17.11 – listed; 61 Federal Register [FR] 7591, February 28, 1996, candidates)

- Listed or proposed for listing under the California Endangered Species Act (Fish and Game Code [FGC] 1992 Section 2050 et seq.; 14 California Code of Regulations [CCR] Section 670.1 et seq.)

- Designated as Species of Special Concern by the CDFW

- Designated as Fully Protected by the CDFW (FGC Sections 3511, 4700, 5050, and 5515)

- Species that meet the definition of rare or endangered under CEQA (14 CCR Section 15380) including CNPS List Rank 1B and 2

The query of the USFWS, CNPS, and CNDDB databases revealed only one special-status species with the potential to occur in the project vicinity: Townsend's big-eared bat (*Corynorhinus townsendii*). This species is a state candidate for threatened status and a California species of special concern.

Due to the active urban use, constant human traffic through the motel, and the urban/commercial developments surrounding the site, including the site's fully developed condition, special-status species would not be expected to occur on the site. However, trees on and around the project site may provide suitable nesting and roosting habitat for migratory birds, raptors, and bats.

DISCUSSION OF IMPACTS

a) *Less Than Significant Impact With Mitigation Incorporated.* Based on the results of database queries and historic records, as well as known regional occurrences, special-status bats, including the Townsend's big-eared bat, and nesting birds are the only species with the potential to occur on the project site. Given the heavily disturbed and developed nature of the site, no other special-status plants or other special-status animals have the potential to occur on the project site.

The project site provides suitable roosting habitat for special-status bats in the form of trees and existing structures. The project has the potential to adversely impact bats, including direct mortalities due to tree and building removal. In addition, indirect impacts such as loss/modification of suitable roosting and foraging habitat may occur as a result of project-related activities. Therefore, mitigation measure **MM BIO-1** would be required and its implementation would reduce impacts to special-status bats to a less than significant level.

Trees on the project site may provide suitable nesting habitat for migratory birds and raptors protected under the Migratory Bird Treaty Act. The removal of vegetation and/or trees during construction activities could result in noise, dust, human disturbance, and other direct/indirect impacts to nesting birds on or in the project vicinity. Nest abandonment and mortality to individuals would be a significant impact and mitigation measure **MM BIO-2** is required. Implementation of **MM BIO-2** would reduce impacts to a less than significant level.

b, c) *No Impact*. Sensitive habitats include (a) areas of special concern to resource agencies; (b) areas protected under CEQA; (c) areas designated as sensitive natural communities by the CDFW; (d) areas outlined in Section 1600 of the FGC; (e) areas regulated under Section 404 of the federal Clean Water Act; and (f) areas protected under local regulations and policies.

No sensitive natural communities, wetlands, or other jurisdictional waters occur on-site. The project site is composed of developed commercial areas. Thus, no sensitive natural communities or federally protected waters occur within the site and no impact would occur as a result of the project.

d) *No Impact.* Wildlife corridors refer to established migration routes commonly used by resident and migratory species for passage from one geographic location to another. Movement corridors may provide favorable locations for wildlife to travel between different habitat areas, such as foraging sites, breeding sites, cover areas, and preferred summer and winter range locations. They may also function as dispersal corridors allowing animals to move between various locations within their range. No wildlife corridors occur on or near the project site, thus the project would have no impact.

e) *Less Than Significant Impact.* The proposed project would not conflict with City of Pacific Grove Municipal Code Sections 11.48 and 12. These code sections require permits, seasonal restrictions, and mitigation of protected trees, and include additional measures for trees within 100 yards of a designated monarch butterfly sanctuary.

The project site is located within 100 yards of a monarch butterfly sanctuary; therefore, all trees on the project site are considered protected. Removal of trees on-site requires issuance of a permit by the City of Pacific Grove as stated in Municipal Code Section

12.60, and all work would be done under the direction of the city arborist. Application of current regulations would reduce this impact to less than significant.

f) *No Impact.* No adopted or proposed habitat conservation plans, natural community conservation plans, or other approved local, regional, or state habitat conservation plans are applicable to the proposed project. Therefore, the project would have no impact.

Mitigation Measures

MM BIO-1 Prior to the removal of any trees or structures, a qualified biologist shall perform a bat survey between March 1 and July 31. If the survey does not identify the presence of occupied roosts, no additional mitigation measures are required.

If non-breeding roosts occupied by special-status bat species are documented within disturbance areas, the bats shall be safely flushed from the sites where roosting habitat is planned to be removed prior to May and prior to the onset of disturbance activities. The removal of the roosting sites shall occur during the time of day when the roost is unoccupied.

If a maternity colony is detected, a 100-foot no-activity setback shall be established around the roost site and remain in place until it has been determined by a qualified biologist that the nursery is no longer active. Removal of maternity roosts shall be restricted to between March 1 and April 15 or between August 15 and October 15 to avoid interfering with an active nursery.

MM BIO-2 If clearing and/or construction activities occur during the raptor or migratory bird nesting season (February 15–August 15), a qualified biologist shall conduct preconstruction surveys for nesting birds, up to 14 days before the start of construction activities. The qualified biologist shall survey the construction zone and a 500-foot buffer surrounding the construction zone to determine whether the activities taking place have the potential to disturb or otherwise harm nesting birds. Surveys shall be repeated if construction is suspended or delayed for more than 15 days during nesting season.

If active nest(s) are identified during the preconstruction survey, a qualified biologist shall establish a 100-foot no-activity setback for migratory bird nests and a 250-foot setback for raptor nests. No ground disturbance should occur within the no-activity setback until the nest is deemed inactive by the qualified biologist.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.5 CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐
d) Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074?	☐	☐	☐	☒

SETTING

HISTORIC RESOURCES

Pacific Grove was originally established as a religious retreat. Attendees of the 1872 California Annual Conference of the Methodist Church formally started discussing establishing a West Coast campground and in 1874, a committee was created to investigate the formation of a retreat on the West Coast. Subsequently, on June 15, 1875, the Methodist Episcopal Church filed articles of incorporation for the Pacific Grove Retreat Association. In July 1875, a survey map of the Pacific Grove Retreat was filed with the Monterey County Recorder's Office (Pacific Grove 2011).

The City of Pacific Grove maintains a Historic Resources Inventory listing landmarks, streets, and individual structures of local importance. A number of officially designated historic buildings in Pacific Grove are listed in the National Register of Historic Places. Because of Pacific Grove's rich history and preservation efforts, the City's inventory contains an extensive list of individual structures.

The City of Pacific Grove General Plan identifies several areas in the city as containing historic structures. The Historic Downtown is located along Lighthouse Avenue, between Cypress Avenue and 12th Street, and on Forest Avenue between Central and Pine avenues. In addition, the Historic Residential area contains structures built during the late 1800s and early 1900s. The Historic Residential area is generally bounded by Junipero Avenue, 1st Street, Ocean View Boulevard, Pacific Avenue, and Alder Street (Pacific Grove 1994).

The City of Pacific Grove adopted a Historic Context Statement in 2011, which looked at the history of the city, its important structures, and the delineation of its neighborhoods. The document describes the city in terms of four periods of development:

- Development of the Retreat (1873–1902)
- PG Comes of Age (1903–1926)
- City of Homes (1927–1945)
- Expanding into the Hills (1946–1966)

PROJECT SITE

Kent L. Seavey prepared a historic evaluation of the project site to determine its eligibility for the California Register of Historical Resources and the Pacific Grove Historic Resources Inventory. The report, attached as **Appendix C**, describes the project site's history from its beginning as the Pine Grove Auto Camp in 1922 to its evolution to the existing Sea Breeze Inn and Cottages. The project buildings changed from tent cabins to stucco buildings around 1946. The project site was purchased in 1972 by James Y. Chyo and renamed the Pacific Grove Motel. In 2001, the motel was purchased by Greg Zimmerman and Anthony Faux and renamed the Sea Breeze Lodge when more extensive demolitions and remodeling took place on the project site.

ARCHAEOLOGICAL RESOURCES

Archaeological resources are places where human activity has measurably altered the earth or left deposits of physical remains. Archaeological resources may be either prehistoric (before the introduction of writing in a particular area) or historic (after the introduction of writing).

Anthropological studies appear to indicate that the Monterey area represented a border area between two Native American linguistic groups: the Hokan-speaking Esselen people to the south and the Ohlone-speaking Rumsen people, whose territory included the present-day cities of Monterey, Carmel, and Salinas (Pacific Grove 2011). Numerous small, likely seasonal archaeological sites have been recorded along the shoreline of Pacific Grove. At least one site is known to have included a human burial, and evidence of prior digging or artifact collecting—known as "pothunting"—is known at several sites (Pacific Grove 2011). These sites could have also been associated with visiting tribes.

NATIVE AMERICAN CONSULTATION

One tribe requested consultation with the City in accordance with Assembly Bill 52. As such, Native American consultation was conducted in support of the project. No tribal cultural resources (as defined in Public Resources Code Section 21074) were identified in the project area.

DISCUSSION OF IMPACTS

a) *Less Than Significant Impact.* The project site was evaluated for eligibility for both the California Historical Resources and the Pacific Grove Historic Resources Inventory. The project report (**Appendix C**) concluded that the existing structures lack historical integrity, due to cosmetic and structural changes, to meet the minimum eligibility standards established by the 2011 Historic Context Statement for Pacific Grove to qualify as a historic resource. Further, the report concluded that the property does not qualify for listing in the California Register of Historical Resources. Therefore, the project would have a less than significant impact on historic resources.

b, c) *Less Than Significant Impact With Mitigation Incorporated*. Project construction would involve ground-disturbing activities that could result in unanticipated or accidental discovery of archeological deposits, historical resources, or human remains. This would be a significant impact, and implementation of mitigation measures **MM CUL-1** and **MM CUL-2** is required. With implementation of these mitigation measures, project impacts would be less than significant.

d) *No Impact*. There are no known tribal cultural resources (as defined in Public Resources Code Section 21074) or cultural resources (as defined in Public Resources Code Section 15064.5) within the project area. Further, Assembly Bill 52 consultation was initiated by the City of Pacific Grove. Therefore, the project would have no impact on tribal resources.

Mitigation Measures

MM CUL-1 **Treatment of previously unidentified archaeological deposits**. During project construction, if any archeological or paleontological resources (i.e., fossils) are found, the project applicant and/or its contractor shall cease all work within 25 feet of the discovery and immediately notify the City of Pacific Grove Planning Division. The project applicant and/or its contractor shall retain a qualified archeologist or paleontologist to evaluate the finds and recommend appropriate mitigation measures for the inadvertently discovered archeological or paleontological resources. The City and the applicant shall consider the mitigation recommendations and agree on implementation of the measure(s) that are feasible and appropriate. Such measures may include avoidance, preservation in place, excavation, documentation, curation, or other appropriate measures.

MM CUL-2 **Treatment of previously unidentified human remains.** During project construction, if human remains are discovered, the project applicant and/or its contractor shall cease all work within 25 feet of the find and notify the City of Pacific Grove Planning Division and the county coroner, according to California Health and Safety Code Section 7050.5. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission within 24 hours.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.6 GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death, involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒

SETTING

REGIONAL AND SITE GEOLOGY

Pacific Grove has a gentle topography in most of its developed and built-up areas. With the notable exception of rock outcrops, soils in Pacific Grove are all sand or sandy loam. The permeability of the soil varies, as does the runoff rate. Erosion hazard is high along the coastline's rock outcroppings. Beach and sand dune areas are particularly susceptible to disturbance. The trampling of dune vegetation causes blowouts, in which the destabilized sand is carried away by the wind. Soil hazards to development are discussed in General Plan Chapter 10, Health and Safety, Sections 10.1 and 10.2 (Pacific Grove 1994).

SITE TOPOGRAPHY

The topography on the project site is flat, as the land has already been graded and developed and has an elevation of approximately 150 feet above mean sea level. The project site is occupied by a 67 guest-unit motel, with associated parking areas and storage and office buildings. Various trees and landscaping exist on the premises.

SEISMICITY

Monterey County is situated in a seismically active area with a number of faults traversing the county near the Monterey Peninsula. The region has historically experienced strong ground shaking from large earthquakes and will continue to do so in the future. In addition, permanent ground displacement, liquefaction, land sliding, lurching, and other types of ground movement can occur as a result of an earthquake.

The San Andreas fault runs approximately 28 miles east of Pacific Grove and is the predominant fault system in California responsible for generating some of the largest and most destructive earthquakes in history. There are two other active fault zones affecting Pacific Grove: the Monterey Bay and the Palo Colorado-San Gregorio. The Monterey Bay Fault Zone is situated offshore in the northern and southern areas of Monterey Bay, while the Palo Colorado-San Gregorio Fault Zone is a northwest-trending zone located 6 miles west and south of Pacific Grove (Pacific Grove 1994).

The San Andreas, Monterey Bay, and Palo Colorado-San Gregorio faults have been determined by the US Geological Survey to be capable of producing earthquake magnitudes between 6.5 and 8.5 on the Richter Scale, with the Monterey Bay fault the weakest of the three and the San Andreas fault the most threatening. In addition to these three active fault zones, there are another 15 potentially active faults in Monterey County. Because of the city's proximity to active fault zones such as the powerful San Andreas fault, the City adopted a Seismic Hazards Identification Program as part of its building and construction standards, outlined in Chapter 18.40 of the Pacific Grove Municipal Code. The purpose of this program is to identify buildings in the city that exhibit structural deficiencies and to evaluate their potential threat to public safety in the event of a strong ground-shaking event. Enforcement of this program has minimized the risks related to earthquakes and seismic activity.

While exposed to seismic hazards, Pacific Grove is situated in a relatively stable area of granitic bedrock and has historically sustained little damage from ground shaking and seismic events (Pacific Grove 1994). The project site is not located within a Special Study Zone per the Alquist-Priolo Earthquake Fault Zone map (CGS 2015). Additionally, the project would comply with General Plan Section 10.2 Goal 1 and its associated policies and programs.

SOILS AND SOIL EROSION

Project Site Soils

According to the US Department of Agriculture, Natural Resources Conservation Service (USDA-NRCS 2015a), project site soils are almost entirely classified as Baywood sand, with 2 to 15 percent slopes. The soils extend to a depth of at least 80 feet and are classified as well draining with very low runoff potential.

Expansive Soils

Expansive soils possess a "shrink-swell" characteristic. Project site soils have a low shrink-swell potential with a linear extensibility percent of 1.5 percent (USDA-NRCS 2015b).[2]

Soil Erosion

Soil erosion is a process whereby soil materials are worn away and transported to another area, by either wind or water. Rates of erosion can vary depending on the soil material and structure, placement, and human activity.

Soil erosion potential or susceptibility is partially defined by a soil's "K Factor," which provides an indication of a soil's inherent susceptibility to erosion, without accounting for slope and groundcover factors. Values of K range from 0.02 to 0.69. The higher the value, the more susceptible the soil is to sheet erosion by water. Project site soils have a low erosion potential with a K factor or 0.20 (USDA-NRCS 2015a).

DISCUSSION OF IMPACTS

a) The project would make improvements to the existing site by renovating Building A to have a second story and one additional room and constructing a new two-story, three-unit building between Unit 115 and the motel's restaurant. The project is a continuation of the current use and would not result in an increased risk of landslides, earthquakes, erosion, or liquefaction.

i. *Less Than Significant Impact*. As mentioned above, the project is not within an earthquake fault zone, and therefore would not be subject to fault rupture. The project is also not in a Special Study Zone per the Alquist-Priolo Earthquake Fault Zone map (CGS 2015). The project would be consistent with the City's building, zoning, and safety codes and with the California Building Code seismic design force standards. Therefore, this impact would be less than significant.

ii. *Less Than Significant Impact*. As mentioned above, the project is located in a seismically active zone. The project would be subject to the California Building Code seismic design force standards for the Monterey County area. Compliance with these standards would ensure that the structure and associated improvements are designed and constructed to withstand expected seismic activity and associated potential hazards, including strong seismic ground shaking and seismic-induced ground failure (i.e., liquefaction, lateral spreading, landslide, subsidence, and collapse), thereby minimizing risk to the public and property. Therefore, this impact would be less than significant.

iii. *Less Than Significant Impact*. See Item a)(ii).

iv. *Less Than Significant Impact*. The project site is relatively flat and is located on the Baywood sand soil type. The Baywood series consists of deep, somewhat excessively

[2] Linear extensibility percent (LEP) is the linear expression of the volume difference of natural soil fabric at 1/3-bar or 1/10-bar water content and over dryness. The volume change is reported as percent change for the whole soil. A soil with a LEP of 3 to 6 is considered to have moderate shrink-swell potential (USDA-NRCS 2015b).

drained soils that formed in old sand dunes near the coast. Since the terrain is relatively flat and the project site is located on well draining soils, exposure to landslides and ground failure/liquefaction would be minimal. This impact would be less than significant.

b) *Less Than Significant Impact*. The proposed project would improve the existing motel units, parking areas, and landscaping. The existing guest pool would be filled in with a concrete slab and landscaping. A new two-story, three-unit building would be constructed between existing Unit 115 and the motel's restaurant. Additionally, Building A would be renovated to have a second floor with one new guest room. All construction activities would be subject to the standards of California Building Code Chapter 70, which include implementation of appropriate measures during any grading activities to reduce soil erosion. The project would be a continuation of an existing use and would not include excessive earthwork or soil disturbance. In addition, project site soils have a low erosion potential with a K factor of 0.20. Thus, the project would not expose the site to wind or water erosion and the impact would be less than significant.

c, d) *Less Than Significant Impact*. Based on regional soils data provided by the USDA-NRCS, project site soils are classified as Baywood sand. These soils are generally not expansive and have a low shrink-swell potential with a linear extensibility value of 1.5 percent. Thus, risks associated with expansive soils are anticipated to be low. Impacts would be less than significant.

e) *No Impact*. The project does not include any septic tanks or alternative wastewater disposal systems; therefore, it would have no impact.

Mitigation Measures

None required.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.7 GREENHOUSE GASES. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?	☐	☐	☒	☐

SETTING

Greenhouse gases (GHG) are released as byproducts of fossil fuel combustion, waste disposal, energy use, land use changes, and other human activities. This release of gases includes carbon dioxide (CO_2), methane (CH_4), and nitrous oxide (N_2O), and chlorofluorocarbons. While this is a naturally occurring process known as the greenhouse effect, human activities have accelerated the generation of GHGs beyond natural levels. The overabundance of GHGs in the atmosphere has led to an unexpected warming of the earth and has the potential to severely impact the earth's climate system.

Table 4.7-1 provides descriptions of the primary GHGs attributed to global climate change, including a description of their physical properties and primary sources.

TABLE 4.7-1
GREENHOUSE GASES

Greenhouse Gas	Description
Carbon dioxide (CO_2)	CO_2 is a colorless, odorless gas and is emitted in a number of ways, both naturally and through human activities. The largest source of CO_2 emissions globally is the combustion of fossil fuels such as coal, oil, and gas in power plants, automobiles, industrial facilities, and other sources. The atmospheric lifetime of CO_2 is variable because it is so readily exchanged in the atmosphere.[1]
Methane (CH_4)	CH_4 is a colorless, odorless gas that is the major component of natural gas, about 87 percent by volume. It is also formed and released to the atmosphere by biological processes occurring in anaerobic environments. CH_4 is emitted from both human-related and natural sources. Methane's atmospheric lifetime is about 12 years.[2]
Nitrous oxide (N_2O)	N_2O is a clear, colorless gas with a slightly sweet odor. N_2O is produced by natural and human-related sources. Primary human-related sources are agricultural soil management, animal manure management, sewage treatment, mobile and stationary combustion of fossil fuels, adipic acid production, and nitric acid production. The atmospheric lifetime of N_2O is approximately 120 years.[3]

Sources: [1]EPA 2011a, [2]EPA 2011b, [3]EPA 2010

Each GHG differs in its ability to absorb heat in the atmosphere based on the lifetime, or persistence, of the gas molecule in the atmosphere. CH_4 traps over 21 times more heat per molecule than CO_2, and N_2O absorbs 310 times more heat per molecule than CO_2. Often, estimates of GHG emissions are presented in carbon dioxide equivalents (CO_2e), which weight each gas by its global warming potential. Expressing GHG emissions in CO_2e takes the

contribution of all GHG emissions to the greenhouse effect and converts them to a single unit equivalent to the effect that would occur if only CO_2 were being emitted.

DISCUSSION OF IMPACTS

a) *Less Than Significant Impact*. GHG emissions associated with the project would occur over the short term from construction activities, consisting primarily of emissions from equipment exhaust. There would also be long-term regional emissions associated with project-related new vehicular trips and indirect source emissions, such as electricity usage for lighting.

Significance thresholds for GHG emissions resulting from land use development projects have not been established in Monterey County. In the absence of any GHG emissions significance thresholds, the projected emissions are compared to the San Luis Obispo Air Pollution Control District (SLOAPCD) recommended threshold of 1,150 metric tons of carbon dioxide equivalent (CO_2e) annually. While significance thresholds used in San Luis Obispo County are not binding on the City of Pacific Grove, they are instructive for comparison purposes.

Projected GHGs from site preparation (i.e., vegetation removal, grubbing) and construction activities have be quantified and amortized over the life of the project (30 years). The amortized site preparation and construction emissions are added to the annual average operational emissions. The project operational GHG emissions resulting from the proposed project are identified in **Table 4.7-2**.

TABLE 4.7-2
ESTIMATED PROJECT GREENHOUSE GAS EMISSIONS – PROJECT OPERATION (METRIC TONS PER YEAR)

Emissions Source	CO_2e
Construction Amortized over 30 Years	67
Area Source (landscaping, hearth)	0
Energy	15
Mobile	44
Waste	2
Water	1
Total	**129**

*Source: CalEEMod version 2013.2.2. See **Appendix D** for emission model outputs.*

As shown in **Table 4.7-2**, the project is estimated to result in 129 metric tons of CO_2e per year. Therefore, the project would not surpass the project threshold of 1,150 metric tons of CO_2e annually and would result in a less than significant impact.

b) *Less Than Significant Impact*. California has adopted several policies and regulations for the purpose of reducing GHG emissions. On December 11, 2008, the California Air Resources Board adopted the Assembly Bill (AB) 32 Scoping Plan to achieve the goals of AB 32. The Scoping Plan establishes an overall framework for the measures that will be adopted to reduce California's GHG emissions. The project is subject to compliance with AB 32, which is designed to reduce statewide GHG emissions to 1990 levels by 2020. As identified above, the project-generated GHG emissions would not surpass GHG significance thresholds, which were prepared with the purpose of complying with the

requirements of and achieving the goals of AB 32. Therefore, the project would not conflict with the state goals listed in AB 32 or in any preceding state policies adopted to reduce GHG emissions.

The project would not be considered to conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHG emissions and therefore represents a less than significant impact.

Mitigation Measures

None required.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.8 HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan area or, where such a plan has not been adopted, within 2 miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒

SETTING

A search of the EnviroStor database, maintained by the California Department of Toxic Substances Control, and the GeoTracker database, maintained by the State Water Resources Control Board, revealed one site within half a mile of the project site: Monterey Reg Water Pollution (T0605300128), case closed as of October 17, 1996 (DTSC 2015; SWRCB 2015).

AIRPORTS

There are no public or private airports or airstrips within 2 miles of the project site (Google 2015).

EMERGENCY RESPONSE

The City of Pacific Grove currently participates in the Monterey County Multi-Jurisdictional Hazard Mitigation Plan. The plan puts forth mitigation measures as well as plan maintenance procedures. The process underlines by the plan includes measures for coordination in case of an emergency. The Monterey City Fire Department is the agency responsible for emergency response in the City.

WILDLAND FIRE

According to the California Department of Forestry and Fire Protection's (2007) Fire Hazard Severity Zones in LRA map, the project site is identified as a Local Responsibility Area (LRA) Non-VHFHSZ (Non-Very High Fire Hazard Severity Zone). The City of Pacific Grove identifies several areas as structural fire hazard areas located mainly in the city's downtown and near the existing wildland reserves in the city.

DISCUSSION OF IMPACTS

a, b) *Less Than Significant Impact*.

Construction

Both the US Environmental Protection Agency (EPA) and the US Department of Transportation (DOT) regulate the transport of hazardous waste and material, including transport via highway. The EPA administers permitting, tracking, reporting, and operations requirements established by the Resource Conservation and Recovery Act. The DOT regulates the transportation of hazardous materials through implementation of the Hazardous Materials Transportation Act. This act administers requirements for container design and labeling, as well as for driver training. The established regulations are intended to track and manage the safe interstate transportation of hazardous materials and waste. Additionally, state and local agencies enforce the application of these acts and provide coordination of safety and mitigation responses in the case that accidents involving hazardous materials occur.

Project construction would include refueling and minor maintenance of construction equipment on-site, which could lead to minor fuel and oil spills. The use and handling of hazardous materials during construction would occur in accordance with applicable federal, state, and local laws, including California Occupational Health and Safety Administration (Cal/OSHA) requirements. All construction activities would be subject to the National Pollutant Discharge Elimination System (NPDES) permit process that requires the preparation of a stormwater pollution prevention plan (SWPPP), which would be reviewed and approved by the Regional Water Quality Control Board. With compliance with existing regulations, the project would have a less than significant impact from construction.

Operation

Project operation would involve the routine transport, use, or disposal of hazardous materials in very small quantities as they relate to motel/commercial use. The project site currently operates as a motel and has not had any hazardous materials spills or contamination on-site. All hazardous materials on the site would be handled in accordance with city and state regulations. The project operation would be similar to the current site usage. Because any hazardous materials used for operations would be in small quantities, long-term impacts associated with handling, storing, and dispensing of hazardous materials from project operation would be less than significant.

c) *No Impact*. The project site is not located within 0.25 mile of a public school. Therefore, the project would have no impact on schools due to the release of hazardous materials.

d) *No Impact.* The project site is not listed as a hazardous materials storage or release site (CalEPA 2015). Therefore, the project would have no impact.

e) *No Impact*. The project site is more than 2 miles from any public or private airport and would have no impact.

f) *No Impact*. The project site is not located in the vicinity of a private airstrip, and would have no impact.

g) *No Impact.* The project would not require any road closures. Therefore, the proposed project would not impair implementation of or physically interfere with the City's adopted emergency response plan.

h) *No Impact*. The project site is not in an area identified as having a high potential for wildland fire (Cal Fire 2007). The project would have no impact on wildland fires. The project site is located in an urbanized area and would have no impact due to wildfires.

Mitigation Measures

None required.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.9 HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☒
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	☐	☐	☒	☐
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
f) Otherwise substantially degrade water quality?	☐	☐	☒	☐
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	☐	☐	☐	☒
i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of a failure of a levee or dam?	☐	☐	☐	☒
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

SETTING

SURFACE WATER RESOURCES AND QUALITY

Pacific Grove obtains its water supply from surface water in Carmel Valley and from groundwater resources in the Carmel Valley and Seaside Coastal aquifers. Withdrawals from this system are governed by the Monterey Peninsula Water Management District (MPWMD). The California American Water Company supplies water to the residents and businesses of Pacific Grove. The water is obtained from the San Clemente and Los Padres reservoirs on the Carmel River and from a number of wells in Carmel Valley and Seaside.

The Monterey Regional Water Pollution Control Agency treats Pacific Grove's wastewater at the regional treatment plant. The treated water meets and exceeds all state discharge requirements.

GROUNDWATER RESOURCES AND QUALITY

Depth to groundwater measurements are performed in coastal wells each August to determine the location and extent of groundwater pumping depressions or "troughs." Groundwater measurements can be found on the MPWMD website. These troughs are caused by withdrawal of groundwater at rates in excess of the rate of aquifer recharge. The "August Troughs" are formed when the water levels in wells decline steeply during summer pumping and are significantly below sea level. This occurrence is more serious near the coast where replenishment occurs both from the inland sources and from the ocean to fill the trough. The flow from the ocean is evidenced by seawater intrusion into the groundwater aquifer, contaminating the aquifer and making it unusable for most purposes. For this reason, the location and depth of the troughs are an indication of the potential for the inland advance of seawater intrusion. Changes in pumping stress and recharge conditions cause the troughs to vary in location and depth from year to year (MPWMD 2015).

DRAINAGE AND FLOODING

Pacific Grove has two major drainage basins, each of which drains approximately half the city. The northeasterly basin drains northerly into Monterey Bay. The southwesterly basin drains westerly into the Pacific Ocean. The drainage flows on the surface on private properties and public streets and in underground culverts. Although no rivers or major streams flow through the city, there are underground springs and subsurface drainage flows.

According to the Federal Emergency Management Administration (FEMA) Flood Insurance Rate Map (FIRM) No. 06053C0170G, the project site is located in Zone X, indicating that there is minimal risk of flooding (FEMA 2009).

DISCUSSION OF IMPACTS

a) *Less Than Significant Impact.*

Construction

Construction activities would include grading, excavation, and vegetation removal, which would disturb and expose soils to water erosion, potentially increasing the amount of silt and debris entering downstream waterways. In addition, refueling and parking of construction equipment and other vehicles on-site could result in oil, grease, and other

related pollutant leaks and spills that could enter runoff. However, the project applicant would be required to implement construction best management practices (BMPs) as outlined in the City's National Pollutant Discharge Elimination Permit issued by the State Water Board (NPDES Resolution No. R3-2013-0032 Requirements).

Examples of typical construction BMPs include but are not limited to storing materials and equipment to ensure that spills or leaks cannot enter the storm drain system or surface water; developing and implementing a spill prevention and cleanup plan; and installing sediment control devices such as gravel bags to reduce or eliminate sediment and other pollutants from discharging to the drainage system or receiving waters. BMPs are recognized as effective methods to prevent or minimize the potential releases of pollutants into drainages, surface water, or groundwater. Strict compliance with the stormwater pollution prevention plan, coupled with the use of appropriate BMPs, would reduce potential water quality impacts during construction activities to less than significant.

Operation

Project operation could also contribute pollutants, such as oil, grease, and debris, to stormwater drainage flowing over the parking areas and entering the city's stormwater system. The project would connect to the city's existing storm drainage and sewer facilities. The Monterey Regional Water Pollution Control Agency would treat wastewater from the project site. The district's treatment plant currently meets all applicable water quality standards and waste discharge requirements. The project would have a less than significant impact associated with wastewater or stormwater discharge.

b) *No Impact*. The project site is located in a developed urban neighborhood. The project area primarily consists of impervious surfaces such as roadways. The project site does not represent an area of significant groundwater recharge. The project would remove existing asphalt and replace it with permeable pavement, which would increase the recharge area on the project site. Further, project construction would not require use of groundwater usage. The project would not use groundwater resources or substantially deplete groundwater supplies. Thus, there would be no impact.

c) *Less Than Significant Impact*. Runoff from the project site currently drains to the city's stormwater system. Because the project site is currently developed and almost entirely paved, erosion from runoff flowing over the site is minimal. The proposed project would develop on existing structures and existing paved areas and would increase permeable surface on the project area, thus reducing runoff from the project site.

Further, in compliance with existing water quality regulations, the project would be required to implement construction and post-construction BMPs to minimize erosion and sedimentation. Post-construction BMPs could include posting signs at drainage inlets to discourage dumping; posting signs at trash enclosures to discourage disposal of hazardous materials; secondary containment rooftop equipment which may produce pollutants; and regular cleaning and maintenance of sidewalks, driveways, and parking lots to prevent accumulation of litter and debris. Therefore, the proposed project would not substantially alter the existing drainage pattern of the site or otherwise result in substantial erosion or siltation. This impact would be less than significant.

d) *Less Than Significant Impact*. See Item b). The project site is currently developed and drains to the city's stormwater system. The project would not substantially alter this

existing drainage pattern, nor would it substantially increase runoff. The project would increase permeable surface on the project area and thus decrease the rate and amount of surface runoff. Therefore, the proposed project would not result in on- or off-site flooding, and this impact would be less than significant.

e) *Less Than Significant Impact*. See Items a) and b). Project site runoff would be collected and conveyed to the city's storm drainage system via the existing on-site drainage system. The project would be required to comply with the development runoff requirements of the City's National Pollutant Discharge Elimination System permit, including the management of any increases in runoff volume and flows. Therefore, the project would not increase drainage flows entering the city's drainage system and would not exceed its capacity. A less than significant impact would result.

f) *Less Than Significant Impact*. See Item a).

g) *No Impact*. As described previously, the project site is designated by FEMA as Zone X, indicating minimal risk of flooding. In addition, the project does not propose the construction of permanent housing. Therefore, there would be no impact.

h) *No Impact*. See Item f). The proposed project would not place any structures within a 100-year flood hazard area and would have no impact.

i) *No Impact*. There are no levees in the project vicinity and the project is not located in a dam inundation area. Therefore, the project would have no impact.

j) *No Impact*. The project is not located within the tsunami inundation or seiche inundation areas (Cal OES 2015). The project site itself is essentially flat. As such, the site is not subject to mudflow. The project would have no impact due to tsunami, seiche, or mudflow.

Mitigation Measures

None required.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.10 LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

SETTING

The basis for land use and planning in the city is the Pacific Grove General Plan, adopted in 1994. The General Plan Land Use Element provides the primary guidance on issues related to land use, land use intensity, and design. In concert with the General Plan, Title 23, Zoning, of the Pacific Grove Municipal Code establishes zoning districts in the city and specifies allowable uses and development standards for each district.

The City most recently updated its Zoning Code in August 2015. As shown on the Pacific Grove General Plan Map, the project site is designated as Visitor Commercial/Medium-Density Residential. Under the current Zoning Code, the site is zoned R-3-M (Multiple Family Residential/Motel District). Pursuant to Pacific Grove Municipal Code Section 23.52, motel and hotel uses are permitted with a use permit in the R-3-M zoning district. The project applicant currently holds a use permit to operate a motel.

DISCUSSION OF IMPACTS

a) *No Impact*. The project site is currently developed as a 67-unit motel located at the intersection of Lighthouse Avenue, Monarch Lane, Jewell Avenue, and Grove Acre Avenue. The site is surrounded by urban land uses including other visitor accommodations, lodging, and residential neighborhoods. The project would continue the existing use and conditions and would not divide the community. Therefore, the project would have no impact.

b) *No Impact*. The project would be consistent with the current zoning and land use designation. In addition, the project would be in compliance with the regulations established for the R-3-M zoning district. The project would not change the current use of the site; therefore, the project would have no impact.

c) *No Impact.* See Item f) in subsection 4.4, Biological Resources.

Mitigation Measures

None required.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.11 MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	☐	☐	☐	☒

SETTING

The mineral deposits in the project area are classified as MRZ-3, areas containing mineral deposits, the significance of which cannot be evaluated from available data (Pacific Grove 1994). As a practical matter, Pacific Grove is nearly built out, precluding any mineral extraction.

DISCUSSION OF IMPACTS

a) *No Impact*. The project would not change the site's current use. The project site is developed; therefore, the project would not result in significant grading or topsoil loss. Site improvements would have no effect on mineral resources. The project does not involve the loss of an available known mineral resource that would be of value to the region and would have no impact.

b) *No Impact*. There are no locally important mineral resources delineated in the Pacific Grove General Plan within or adjacent to the project site. The project would have no impact.

Mitigation Measures

None required.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.12 NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or of applicable standards of other agencies?	☐	☐	☒	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
e) For a project located within an airport land use plan area or, where such a plan has not been adopted, within 2 miles of a public airport or a public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

SETTING

The major sources of noise in Pacific Grove are related to vehicular traffic, including automobile and truck traffic on major streets and SR 68, and airport operations at the Monterey Peninsula Airport. Schools, construction sites, and the Mission Linen Service Plant may also generate noises during the day.

NOISE FUNDAMENTALS

Noise is generally defined as sound that is loud, disagreeable, or unexpected. The selection of a proper noise descriptor for a specific source is dependent on the spatial and temporal distribution, duration, and fluctuation of the noise. The noise descriptors most often encountered when dealing with traffic, community, and environmental noise include an overall frequency-weighted sound level in decibels that approximates the frequency response of the human ear (A-weighted decibels or dBA).

Noise can be generated by a number of sources, including mobile sources, such as automobiles, trucks, and airplanes, and stationary sources, such as construction sites, machinery, and industrial operations. The rate depends on the ground surface and the number or type of

objects between the noise source and the receiver. Mobile transportation sources, such as highways, and hard and flat surfaces, such as concrete or asphalt, have an attenuation rate of 3.0 dBA per doubling of distance. Soft surfaces, such as uneven or vegetated terrain, have an attenuation rate of about 4.5 dBA per doubling of distance from the source. Noise generated by stationary sources typically attenuates at a rate of approximately 6.0 to 7.5 dBA per doubling of distance from the source (EPA 1971).

Sound levels can be reduced by placing barriers between the noise source and the receiver. In general, barriers contribute to decreasing noise levels only when the structure breaks the "line of sight" between the source and the receiver. Buildings, concrete walls, and berms can all act as effective noise barriers. Wooden fences or broad areas of dense foliage can also reduce noise, but are less effective than solid barriers.

Criteria for Acceptable Noise Exposure

The City's General Plan Health and Safety Element outlines criteria and guiding policies for establishing acceptable noise levels (Pacific Grove 1994). Figure 10-6 in the element shows acceptable noise levels for specific land uses, including an acceptable noise limit of 60 decibels over the day-night average (L_{dn}) in residential neighborhoods as well as in areas with transient lodging. The project site will be expanding transient lodging and is located adjacent to other transient lodging and residential land uses. The analysis takes into account the increases in noise levels over the pre-project noise conditions.

Traffic Noise Prediction Methodology

The Federal Highway Administration (FHWA) Highway Traffic Noise Prediction Model (FHWA-RD-77-108) was used to predict traffic noise levels at the project site. The model calculates the average noise level at specific locations based on traffic volumes, average speeds, roadway geometry, and site environmental conditions. The average vehicle noise rates (energy rates) used in the FHWA model have been modified to reflect average vehicle noise rates identified for California by the California Department of Transportation (Caltrans). The Caltrans data shows that California automobile noise is 0.8 to 1.0 dBA higher than national levels and that medium and heavy truck noise is 0.3 to 3.0 dBA lower than national levels.

DISCUSSION OF IMPACTS

a) *Less Than Significant Impact.*

Short Term

Short-term noise levels related to project construction would temporarily increase noise levels in the project vicinity. Site preparation activities, which include excavation and grading, tend to generate the highest noise levels because earth-moving equipment is the noisiest construction equipment. Earth-moving equipment includes excavating machinery such as backhoes, bulldozers, front loaders, and earth-moving and compacting equipment, which includes compactors, scrapers, and graders. Typical operating cycles for these types of construction equipment may involve 1 or 2 minutes of full power operation followed by 3 to 4 minutes at lower power settings.

During project construction, noise levels could affect the nearest existing sensitive receivers in the project vicinity. However, this would be a temporary impact and would cease completely when construction is complete. Proposed grading and construction

activities would be minor, as the construction site is less than 0.5 acre. Furthermore, according to City General Plan Program PP, construction is exempt from noise requirements. Therefore, project construction noise would have a less than significant impact.

Long Term

As previously stated, the acceptable noise limit in the project vicinity is 60 dBA L_{dn} and the analysis takes into account the increases in noise levels over the pre-project noise conditions. Project operation would generate local traffic as a result of residents entering and exiting the site. The increase in traffic could increase the ambient noise levels at off-site locations (such as residential uses) in the project vicinity. However, the project would increase the number of existing guest units by four. This would be a minimal increase compared to the motel's existing capacity. Assuming full capacity of the additional rooms with a two-night minimum stay the project would generate a total of approximately 27 trips per week. **Table 4.12-1** shows the calculated roadway noise level increase associated with 27 trips spread out over one week.

TABLE 4.12-1
PREDICTED INCREASES IN TRAFFIC NOISE LEVELS

Roadway	Weekly Trips	Day-Night Decibels Averaged (L_{dn})	Affected Land Use
Lighthouse Avenue	27	**21.6**	Existing Residential & Transient Lodging

*Source: FHWA Highway Traffic Noise Prediction Model (FHWA-RD-77-108) see **Appendix E** for calculations*

As shown, the average day-night noise level associated with 27 automobile trips spread out over one week is 21.6 dBA L_{dn}. However, these measurements only account for the noise generated by 27 automobile trips spread out over the course of one week and do not take into consideration the existing ambient noise level in the project vicinity. According to the General Plan, noise levels in Pacific Grove are generally typical of a quiet suburban community, ranging from 39 to 61 dBA L_{dn}.

Therefore, project-related traffic could introduce a maximum of 21.6 dB L_{dn} to an existing noise environment of at least 39 dBA L_{dn}, yet as high as 61 dBA L_{dn}. According to the Caltrans (2013b) Technical Noise Supplement to the Traffic Noise Analysis Protocol, when two combining noise levels are 10 decibels or more apart, the lower value does not contribute to the total noise level. As such, the modeled 21.6 dB L_{dn} associated with 27 automobile trips spread out over one week, when considered in the context of the existing noise environment, would not result in a perceptible change in the noise environment. Therefore, operational impacts would be less than significant.

b) *Less Than Significant Impact*. Project construction would have the potential to result in varying degrees of temporary groundborne vibration, depending on the specific construction equipment used and the operations involved. Vibration generated by construction equipment spreads through the ground and diminishes in magnitude with increases in distance. This impact discussion utilizes Caltrans's (2002) recommended standard of 0.2 inches per second (in/sec) peak particle velocity (PPV) with respect to the prevention of structural damage for normal buildings. **Table 4.12-2** displays vibration levels for typical construction equipment.

TABLE 4.12-2
TYPICAL CONSTRUCTION EQUIPMENT VIBRATION LEVELS

Equipment	PPV at 25 Feet (in/sec)[1]
Truck	0.076
Jackhammer	0.035
Small Bulldozer	0.003

Source: FTA 2006

[1] PPV is the peak particle velocity

Construction on the project site may require the use of graders and trucks. Using the FTA-recommended procedure for applying a propagation adjustment to these reference levels, predicted worst-case vibration levels of approximately 0.03 in/sec PPV at approximately 50 feet from the project site's boundary could occur from use of a large bulldozer. These vibration levels would not exceed the Caltrans's recommended standard of 0.2 in/sec PPV with respect to the prevention of structural damage for normal buildings. Vibration levels at greater distances would be substantially diminished. Additionally, this would be a temporary impact and would cease completely when construction ends. Impacts would be less than significant.

c) *Less Than Significant Impact*. See Item a).

d) *Less Than Significant Impact*. See Item a).

e) *No Impact*. The project site is not located within an airport land use plan area because it is more than 2 miles from a public or private airport. The project would have no impact.

f) *No Impact*. The project site is not located near a private airstrip. The project would have no impact.

Mitigation Measures

None required.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.13 POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

SETTING

Pacific Grove has experienced minimal change over the past 30 years. According to the California Department of Finance (2015), the population of the city was 15,388 as of January 1, 2015. The city is mostly build out, and most development consists of urban infill.

DISCUSSION OF IMPACTS

a) *Less Than Significant Impact*. The project does not include the construction of any new homes. Guest units would be used for temporary visitors and not for permanent housing. Employment opportunities would be limited to construction workers during the construction period. The project would increase employees at the project site by 6 workers. There are currently 22 full-time employees at the project site. As such, the project would not add a substantial number of employees who would require additional housing or the extension of roads or infrastructure. The project would not result in population growth. This impact would be less than significant.

b) *No Impact*. The project site is currently developed for visitor commercial use. Therefore, the project would not displace any housing or people and would have no impact.

c) *No Impact*. See Item b).

Mitigation Measures

None required.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.14 PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services:				
a) Fire protection?	☐	☐	☒	☐
b) Police protection?	☐	☐	☒	☐
c) Schools?	☐	☐	☐	☒
d) Parks?	☐	☐	☒	☐
e) Other public facilities?	☐	☐	☒	☐

SETTING

FIRE PROTECTION

In December 2008, the Pacific Grove Fire Department merged with the Monterey City Fire Department, creating a 67-person, four-station department with enhanced operational capability and depth of resources to better provide a broad spectrum of services to both communities at a lower overall cost than maintaining two separate departments. Pacific Grove Station #4 protects a geographical area of 2.5 square miles with a full-time population of 15,500 residents. Station #4 responds to an average of 1,450 calls a year.

POLICE PROTECTION

Pacific Grove is served by the Pacific Grove Police Department with 21 officers and 9 support professionals. The police department is located at 580 Pine Avenue in Pacific Grove, 1.2 miles south of the project site.

SCHOOLS

The Pacific Grove Unified School District serves the population of the city. The district serves a population of approximately 2,050 students in five schools: two elementary schools, one middle school, one high school, and one continuation school.

RECREATION

See subsection 4.15, Recreation.

DISCUSSION OF IMPACTS

a) *Less Than Significant Impact.* Project development would increase the number of visitors to Pacific Grove. The project area is currently served by sufficient fire protection services. The increase in units would be minimal compared with the motel's existing capacity and

would not increase the need for fire services in the project area. Therefore, the project would have a less than significant impact.

b) *Less Than Significant Impact.* Project development would increase the number of visitors to Pacific Grove. The project area is currently served by sufficient police protection services. The increase in units would be minimal compared with the motel's existing capacity and would not increase the need for police protection services in the project area. Therefore, the project would have a less than significant impact on police services.

c) *No Impact.* The project does not include any permanent housing. The project would increase the number of motel units and therefore would not include any school-age children who would enroll in schools. Therefore, the project would have no impact on schools.

d) *Less Than Significant Impact.* Please see subsection 4.15, Recreation.

e) *Less Than Significant Impact.* The project would not increase the need for fire, police, schools, or recreation services. Further, the project would minimally increase the number of motel units and would not accommodate permanent residents. Therefore, the project would not increase the need for any other public facilities and would have a less than significant impact.

Mitigation Measures

None required.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.15 RECREATION.				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b) Does the project include recreational facilities, or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☐	☐	☐	☒

SETTING

The Pacific Grove Recreation Board currently maintains 28 community and neighborhood parks and eight recreational facilities (Pacific Grove 1994). The project site is currently used as a motel. A monarch butterfly sanctuary is located less than a quarter-mile south of the project site; however, there are no parks adjacent to the project site. The site's undeveloped portions do not include any recreational facilities or opportunities.

DISCUSSION OF IMPACTS

a, b) *No Impact*. The project would not change the current use of the site, which is a motel. Although upgrades and renovations made might attract more visitors, the project would result in the addition of only four guest units to the existing motel. Despite the monarch butterfly sanctuary's location within easy walking distance of the project site, the additional units would not significantly increase the number of visitors to the sanctuary. Therefore, the project would not have an adverse effect on the use of existing parks and other recreational facilities in the project vicinity, and no new or expanded facilities would be required. The project would have no impact.

Mitigation Measures

None required.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.16 TRANSPORTATION/TRAFFIC. Would the project:				
a) Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)?	☐	☐	☒	☐
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
e) Result in inadequate emergency access?	☐	☐	☐	☒
f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☒

SETTING

The city's roadway network consists of a street system that is laid out in a basic grid pattern. Variations to the grid occur due to topography and in those areas developed with the more contemporary subdivision pattern of cul-de-sac and closed loop local streets tying into collector streets. A wide range of street widths are represented from 30-foot rights-of-way to 100 feet on Pine Avenue. The standard width for new streets is a 50-foot-wide right-of-way according to the City of Pacific Grove General Plan (1994).

Traffic volumes are generally lower on weekends than weekdays except for streets accessing visitor attractions including Ocean View Boulevard, Central Avenue, Asilomar Avenue, and Sunset Drive. The streets generally accommodate traffic within their design capacity (Pacific Grove 1994). However, portions of Central, Forest, David, and Congress avenues and on weekends, Ocean View Boulevard, are at or near their design capacity. Some problem areas include congestion in the vicinity near the Monterey Bay Aquarium, through traffic on Patterson Lane to access SR 68, and through traffic to and from Monterey accessing SR 68 via Prescott Lane.

There are no bicycle lanes along Lighthouse Avenue in the project area. The City of Pacific Grove is currently served by two bus routes, including Bus Route #1 Asilomar Monterey, which runs on Lighthouse Avenue through the project area. Pedestrian facilities are present in the project area in the form of continuous sidewalks.

DISCUSSION OF IMPACTS

a, b) *Less Than Significant Impact*. The existing arterial roads that serve Pacific Grove are described in the City's General Plan Transportation Element, including respective level of service (LOS) and road capacity. Level of service is commonly used as a qualitative description of roadway operation and is based on the capacity of the roadway segment and the volume of traffic using the roadway segment. The City's General Plan found that most roadways in the city function at acceptable levels of service.

The Transportation Element establishes measures of effectiveness for the performance of the circulation system and takes into account all modes of transportation, including mass transit and non-motorized travel, and relevant components of the circulation system, including intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit. The project would add four motel units to the existing Sea Breeze Inn and Cottages. The project would not modify the existing transportation infrastructure and therefore would not conflict with the Transportation Element.

Construction

Traffic impacts from construction activities would be short term and temporary. Construction crews would constitute approximately 6 to 11 people. If each crew member arrived in a separate vehicle, this would add a total of approximately 6 to 11 one-way employee commute trips to the local roadways, or 4 to 8 round trips. It is possible that at least some crew members may arrive together in the same vehicle and the total number of trips could be lower. The temporary addition of vehicles in the project area during construction would be negligible and would have no discernible effect on level of service on local streets and intersections.

Materials delivery and hauling (e.g., equipment, hauling of demolition materials) would be intermittent and negligible in terms of traffic volume. No street closures are planned. The proposed project would generate estimated 12 round trips for material hauling (materials brought to the site or hauled off-site) over the course of the 52-week construction period. This represents an average of about .03 material hauling trips per day. Traffic from the proposed project would be temporary and would cease after the construction period.

During construction, there would be no substantial change in level of service on local roadways or at intersections, due to the small number of construction vehicles proposed. Impacts would be minor and temporary and would be less than significant.

Operation

The project would increase the number of existing guest units by four. This would be a minimal increase compared to the motel's existing capacity. Assuming full capacity of the additional rooms with a two-night minimum stay, the project would generate a total of approximately 27 trips per week. This would be a negligible increase in the number of trips on the existing street network. Further, tourist travel tends to happen during off-peak hours; therefore, project operation would not impact the existing level of service. Due to the minimal increase in the number of vehicles and the existing conditions, the project would have a less than significant impact.

c) *No Impact*. The proposed project would not change air traffic patterns and would therefore have no impact.

d) *No Impact.* The project would not modify the existing site circulation plan. It would maintain the same ingress and egress points with appropriate signage. The proposed project would not result in any new design features or incompatible uses. Although work crews would use existing public roads to transport equipment to the project site and haul out demolition materials, transportation of this equipment would follow traffic laws, would not require special permission from local governments, and would not require use of warning or chase vehicles. The proposed project would not require the permanent alteration of any roadways or generate vehicle uses incompatible with the existing roadways; therefore, it would have no impact on road hazards.

e) *No Impact*. Emergency access would not be impacted by the proposed project. No streets or intersections would be closed. Access to and from the project site would be maintained throughout the project and the project would not modify the existing site's circulation system. Thus, the project would have no impact.

f) *No Impact*. The proposed project would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities. Although roads in the project area are used by bicyclists, the proposed project would not impact any bike facilities or bike access. Pedestrian facilities such as sidewalks are present in the project area and the project would maintain pedestrian access. Further, transit access would be maintained and the project would not modify the existing site's circulation system. Therefore, the project would have no impact.

Mitigation Measures

None required.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.17 UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐
e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand, in addition to the provider's existing commitments?	☐	☐	☒	☐
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒

SETTING

WASTEWATER

The City of Pacific Grove provides sewer services for residents and commercial businesses. The City owns and operates the sewer collection system consisting of approximately 58 miles of pipeline (with pipes varying in size from 4 to 18 inches in diameter), 900 manholes, and 7 pump stations. Wastewater collected in the city is conveyed to the Monterey Regional Water Pollution Control Agency (MRWPCA) Regional Treatment Plant in Marina by an interceptor pipeline located along the coast through the cities of Monterey, Seaside, and Marina. The regional treatment plant treats and recycles approximately 60 percent of wastewater collected in the MRWPCA service area for reuse by the agricultural industry in northern Monterey County. The remaining 40 percent of treated wastewater is discharged into the Monterey Bay.

WATER

The City of Pacific Grove receives water services from the California American Water Company. The City is currently experiencing a water shortage and maintains a waiting list for new water meter connections.

The Monterey Peninsula Water Management District regulates potable water on the Monterey Peninsula along with local governments. Effective August 1, 1995, all remaining water allocated to the City by the Monterey Peninsula Water Management District, and all water becoming available after that date, will be allocated, in amounts and percentages determined by the City Council, to four allocation categories: residential, commercial, government, and community reserve. Building permit applications for projects for which there is no available water will not be accepted or processed. However, the Municipal Code establishes a prioritized waiting list for each allocation category. Projects are placed on a waiting list according to order of receipt of proof of readiness to apply for a building permit.

DRAINAGE

Rainwater in the city is generally directed to storm drains located along major roadways in Pacific Grove. The project site drains to the city's stormwater system.

SOLID WASTE

The Monterey Regional Waste Management District manages solid waste from the Monterey Peninsula region. The district's role includes the recovery of recyclable materials, including cardboard, glass, wood, yard waste, plastics, metal, sheetrock, concrete, asphalt, reusable building materials, and resale items.

DISCUSSION OF IMPACTS

a) *Less Than Significant Impact*. Wastewater generated by the proposed project would be conveyed to the MRWPCA's Regional Treatment Plant. The plant currently meets all applicable water quality standards and waste discharge requirements. The plant has a current capacity of 29.6 million gallons per day and receives 18.5 million gallons per day. The project would increase the number of guest units by four, which the regional treatment plant would be able to accommodate. Therefore, the proposed project would not result in an exceedance of any wastewater treatment requirements and would have a less than significant impact on wastewater.

b) *Less Than Significant Impact*.

Water

The project would increase the number of guest units at the project site by four. The project would only be occupied at full capacity during peak tourist season, which is approximately three months a year. The increase in water usage from the extra units would be imperceptible. The new units would be outfitted with newer faucets and water-efficient facilities that would decrease water leaks and would be more efficient than existing units. The project would also fill in the existing pool on the project site and replace it with a concrete slab and landscaping, thus further reducing the need for water for project operation.

The project site would not require expanded water entitlements and is currently served by the California American Water Company. Further, Monterey County is currently implementing water conservation measures including lawn watering restrictions. Motel guests throughout the city have the option of choosing not to have towels or linens laundered daily, with prominently displayed notice of this option. Because of the minimal increase in the number of motel units and the existing water conservation measures, the project would not require the construction of new water facilities. This impact would be less than significant.

Wastewater

The regional treatment plant has a current capacity of 29.6 million gallons per day and receives 18.5 million gallons per day. The project would increase the number of guest units by four, which the regional treatment plant would be able to accommodate. The project would result in a negligible increase in wastewater, and no new or expanded treatment facilities would be required.

c) *Less Than Significant Impact*. See Item e) in subsection 4.9, Hydrology and Water Quality. The project would increase permeable surface, thus facilitating more groundwater infiltration and reducing runoff from the project site. The project would not increase the need for stormwater facilities. As such, the project would have a less than significant impact on storm water facilities.

d) *Less Than Significant Impact*. See Item b).

e) *Less Than Significant Impact*. See Item b).

f) *Less Than Significant Impact*. The project would update and expand the use of existing structures. During project construction, material would be hauled off-site and would be handled in accordance with state and local regulations as they relate to building material waste. Any fill material would be used on-site as possible to minimize waste.

Solid waste generated by the project operations would be hauled to the WM Material Recovery Facility in Castroville. Additionally the Monterey Regional Waste Management District has programs in place to reduce waste from commercial businesses. The program includes diverting organic waste. The City of Pacific Grove also implements recycling programs that would apply to the project. Because the increase in the number of guest units would be small and with the existing recycling programs in the city, the project would have a less than significant impact.

g) *No Impact*. The project would comply with all applicable solid waste regulations including standards for the location and screening of waste container enclosures provided in Pacific Grove. Therefore, there would be no impact.

Mitigation Measures

None required.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.18 MANDATORY FINDINGS OF SIGNIFICANCE.				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.	☐	☐	☒	☐
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

DISCUSSION OF IMPACTS

a) *Less Than Significant Impact With Mitigation Incorporated*. None of the project's potential impacts identified have the potential to degrade habitat or wetlands. Mitigation measures **MM BIO-1** and **MM BIO-2** would reduce impacts on protected or listed plant and animal species to less than significant levels. Compliance with General Plan policies related to cultural resources would minimize impacts on California history or prehistory. Additionally, implementation of mitigation measures **MM CUL-1** and **MM CUL-2** would reduce potential impacts to less than significant.

b) *Less Than Significant Impact*. The proposed project would not result in any potentially significant impacts; therefore, the potential for project cumulative effects in combination with other planned or anticipated improvements is low. In general, individual GHG emissions do not have a large impact on climate change. However, once added with all other GHG emissions in the past and present, they combine to create a perceptible change to climate. Because of the extended amount of time that GHGs remain in the atmosphere, any amount of GHG emissions can be reasonably expected to contribute to future climate change impacts. The amount of CO_2 emissions from the project, although measurable, would be minor. On a global scale, the project would contribute a negligible amount to global cumulative effects to climate change due to its small increase in motel units and its urban location. Therefore, the project's contribution to GHG emissions would not be cumulatively considerable, and this would be a less than significant impact.

c) *Less Than Significant Impact*. Based on the findings of this Initial Study, the project would not have a substantial impact on human beings.

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5.0 REFERENCES

5.1 DOCUMENTS REFERENCED IN INITIAL STUDY AND/OR INCORPORATED BY REFERENCE

The following documents were used to support the preparation of this Initial Study. Compliance with federal, state, and local laws is assumed in all projects.

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APPENDIX A –
AIR QUALITY CALCULATIONS

Seabreeze Expansion

Monterey County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Motel	9.00	Room	0.10	3,461.00	0
Other Non-Asphalt Surfaces	0.96	1000sqft	0.02	962.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.8	**Precipitation Freq (Days)**	55
Climate Zone	4			**Operational Year**	2017
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	445	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - PG&E's 2012 CO2 Intensity Factor

Land Use - Uses include 3,256 sf of expanded guest space, 205 sf of storage shed space, and 962 sf of hardscape at 2 different locations

Demolition -

Architectural Coating - MBUAPCD Rule 426

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	250.00	100.00
tblArchitecturalCoating	EF_Nonresidential_Interior	250.00	100.00
tblArchitecturalCoating	EF_Residential_Exterior	250.00	100.00
tblArchitecturalCoating	EF_Residential_Interior	250.00	100.00
tblLandUse	LandUseSquareFeet	17,641.80	3,461.00
tblLandUse	LotAcreage	0.41	0.10
tblProjectCharacteristics	CO2IntensityFactor	641.35	445
tblProjectCharacteristics	OperationalYear	2014	2017

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					
2016	8.5696	13.8174	9.6369	0.0138	0.8349	0.9416	1.6397	0.4356	0.8663	1.2037	0.0000	1,349.7552	1,349.7552	0.3569	0.0000	1,357.2506
Total	**8.5696**	**13.8174**	**9.6369**	**0.0138**	**0.8349**	**0.9416**	**1.6397**	**0.4356**	**0.8663**	**1.2037**	**0.0000**	**1,349.7552**	**1,349.7552**	**0.3569**	**0.0000**	**1,357.2506**

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					
2016	8.5696	13.8174	9.6369	0.0138	0.8349	0.9416	1.6397	0.4356	0.8663	1.2037	0.0000	1,349.7552	1,349.7552	0.3569	0.0000	1,357.2506
Total	**8.5696**	**13.8174**	**9.6369**	**0.0138**	**0.8349**	**0.9416**	**1.6397**	**0.4356**	**0.8663**	**1.2037**	**0.0000**	**1,349.7552**	**1,349.7552**	**0.3569**	**0.0000**	**1,357.2506**

	ROG	NOx	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**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

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	0.1228	1.0000e-005	1.0400e-003	0.0000		0.0000	0.0000		0.0000	0.0000		2.1800e-003	2.1800e-003	1.0000e-005		2.3100e-003
Energy	4.7400e-003	0.0431	0.0362	2.6000e-004		3.2800e-003	3.2800e-003		3.2800e-003	3.2800e-003		51.7393	51.7393	9.9000e-004	9.5000e-004	52.0542
Mobile	0.1921	0.3947	1.8747	3.2500e-003	0.2038	4.8500e-003	0.2087	0.0545	4.4600e-003	0.0589		276.1603	276.1603	0.0145		276.4644
Total	**0.3197**	**0.4379**	**1.9119**	**3.5100e-003**	**0.2038**	**8.1300e-003**	**0.2119**	**0.0545**	**7.7400e-003**	**0.0622**		**327.9018**	**327.9018**	**0.0155**	**9.5000e-004**	**328.5209**

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	0.1228	1.0000e-005	1.0400e-003	0.0000		0.0000	0.0000		0.0000	0.0000		2.1800e-003	2.1800e-003	1.0000e-005		2.3100e-003
Energy	4.7400e-003	0.0431	0.0362	2.6000e-004		3.2800e-003	3.2800e-003		3.2800e-003	3.2800e-003		51.7393	51.7393	9.9000e-004	9.5000e-004	52.0542
Mobile	0.1921	0.3947	1.8747	3.2500e-003	0.2038	4.8500e-003	0.2087	0.0545	4.4600e-003	0.0589		276.1603	276.1603	0.0145		276.4644
Total	**0.3197**	**0.4379**	**1.9119**	**3.5100e-003**	**0.2038**	**8.1300e-003**	**0.2119**	**0.0545**	**7.7400e-003**	**0.0622**		**327.9018**	**327.9018**	**0.0155**	**9.5000e-004**	**328.5209**

	ROG	NOx	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	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

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2016	1/14/2016	5	10	
2	Site Preparation	Site Preparation	1/15/2016	1/15/2016	5	1	
3	Grading	Grading	1/16/2016	1/19/2016	5	2	
4	Building Construction	Building Construction	1/20/2016	6/7/2016	5	100	
5	Paving	Paving	6/8/2016	6/14/2016	5	5	
6	Architectural Coating	Architectural Coating	6/15/2016	6/21/2016	5	5	

Acres of Grading (Site Preparation Phase): 0.5

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 6,635; Non-Residential Outdoor: 2,212 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	4.00	226	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Site Preparation	Graders	1	8.00	174	0.41
Paving	Pavers	1	7.00	125	0.42
Paving	Rollers	1	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	1.00	255	0.40
Grading	Rubber Tired Dozers	1	1.00	255	0.40
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	0.00	9.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	2.00	1.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	0.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 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					
Fugitive Dust					0.1982	0.0000	0.1982	0.0300	0.0000	0.0300			0.0000			0.0000
Off-Road	1.3122	11.2385	8.7048	0.0120		0.8039	0.8039		0.7674	0.7674		1,193.6106	1,193.6106	0.2386		1,198.6217
Total	**1.3122**	**11.2385**	**8.7048**	**0.0120**	**0.1982**	**0.8039**	**1.0021**	**0.0300**	**0.7674**	**0.7974**		**1,193.6106**	**1,193.6106**	**0.2386**		**1,198.6217**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0212	0.2356	0.2349	6.6000e-004	0.0157	3.6700e-003	0.0193	4.2800e-003	3.3800e-003	7.6600e-003		66.7009	66.7009	4.8000e-004		66.7110
Vendor	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
Worker	0.0489	0.0662	0.6973	1.0700e-003	0.0822	8.6000e-004	0.0830	0.0218	7.9000e-004	0.0226		89.4437	89.4437	6.1800e-003		89.5736
Total	**0.0701**	**0.3017**	**0.9322**	**1.7300e-003**	**0.0978**	**4.5300e-003**	**0.1023**	**0.0261**	**4.1700e-003**	**0.0302**		**156.1446**	**156.1446**	**6.6600e-003**		**156.2846**

3.2 Demolition - 2016

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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					0.1982	0.0000	0.1982	0.0300	0.0000	0.0300			0.0000			0.0000
Off-Road	1.3122	11.2385	8.7048	0.0120		0.8039	0.8039		0.7674	0.7674	0.0000	1,193.6106	1,193.6106	0.2386		1,198.6217
Total	**1.3122**	**11.2385**	**8.7048**	**0.0120**	**0.1982**	**0.8039**	**1.0021**	**0.0300**	**0.7674**	**0.7974**	**0.0000**	**1,193.6106**	**1,193.6106**	**0.2386**		**1,198.6217**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0212	0.2356	0.2349	6.6000e-004	0.0157	3.6700e-003	0.0193	4.2800e-003	3.3800e-003	7.6600e-003		66.7009	66.7009	4.8000e-004		66.7110
Vendor	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
Worker	0.0489	0.0662	0.6973	1.0700e-003	0.0822	8.6000e-004	0.0830	0.0218	7.9000e-004	0.0226		89.4437	89.4437	6.1800e-003		89.5736
Total	**0.0701**	**0.3017**	**0.9322**	**1.7300e-003**	**0.0978**	**4.5300e-003**	**0.1023**	**0.0261**	**4.1700e-003**	**0.0302**		**156.1446**	**156.1446**	**6.6600e-003**		**156.2846**

3.3 Site Preparation - 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					
Fugitive Dust					0.5303	0.0000	0.5303	0.0573	0.0000	0.0573			0.0000			0.0000
Off-Road	1.3593	13.6350	7.3401	9.3500e-003		0.8338	0.8338		0.7671	0.7671		973.0842	973.0842	0.2935		979.2481
Total	**1.3593**	**13.6350**	**7.3401**	**9.3500e-003**	**0.5303**	**0.8338**	**1.3640**	**0.0573**	**0.7671**	**0.8243**		**973.0842**	**973.0842**	**0.2935**		**979.2481**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0000	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
Vendor	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
Worker	0.0244	0.0331	0.3486	5.4000e-004	0.0411	4.3000e-004	0.0415	0.0109	3.9000e-004	0.0113		44.7219	44.7219	3.0900e-003		44.7868
Total	**0.0244**	**0.0331**	**0.3486**	**5.4000e-004**	**0.0411**	**4.3000e-004**	**0.0415**	**0.0109**	**3.9000e-004**	**0.0113**		**44.7219**	**44.7219**	**3.0900e-003**		**44.7868**

3.3 Site Preparation - 2016

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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					0.5303	0.0000	0.5303	0.0573	0.0000	0.0573			0.0000			0.0000
Off-Road	1.3593	13.6350	7.3401	9.3500e-003		0.8338	0.8338		0.7671	0.7671	0.0000	973.0842	973.0842	0.2935		979.2481
Total	**1.3593**	**13.6350**	**7.3401**	**9.3500e-003**	**0.5303**	**0.8338**	**1.3640**	**0.0573**	**0.7671**	**0.8243**	**0.0000**	**973.0842**	**973.0842**	**0.2935**		**979.2481**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0000	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
Vendor	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
Worker	0.0244	0.0331	0.3486	5.4000e-004	0.0411	4.3000e-004	0.0415	0.0109	3.9000e-004	0.0113		44.7219	44.7219	3.0900e-003		44.7868
Total	**0.0244**	**0.0331**	**0.3486**	**5.4000e-004**	**0.0411**	**4.3000e-004**	**0.0415**	**0.0109**	**3.9000e-004**	**0.0113**		**44.7219**	**44.7219**	**3.0900e-003**		**44.7868**

3.4 Grading - 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					
Fugitive Dust					0.7528	0.0000	0.7528	0.4138	0.0000	0.4138			0.0000			0.0000
Off-Road	1.3122	11.2385	8.7048	0.0120		0.8039	0.8039		0.7674	0.7674		1,193.6106	1,193.6106	0.2386		1,198.6217
Total	**1.3122**	**11.2385**	**8.7048**	**0.0120**	**0.7528**	**0.8039**	**1.5566**	**0.4138**	**0.7674**	**1.1811**		**1,193.6106**	**1,193.6106**	**0.2386**		**1,198.6217**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0000	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
Vendor	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
Worker	0.0489	0.0662	0.6973	1.0700e-003	0.0822	8.6000e-004	0.0830	0.0218	7.9000e-004	0.0226		89.4437	89.4437	6.1800e-003		89.5736
Total	**0.0489**	**0.0662**	**0.6973**	**1.0700e-003**	**0.0822**	**8.6000e-004**	**0.0830**	**0.0218**	**7.9000e-004**	**0.0226**		**89.4437**	**89.4437**	**6.1800e-003**		**89.5736**

3.4 Grading - 2016

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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					0.7528	0.0000	0.7528	0.4138	0.0000	0.4138			0.0000			0.0000
Off-Road	1.3122	11.2385	8.7048	0.0120		0.8039	0.8039		0.7674	0.7674	0.0000	1,193.6106	1,193.6106	0.2386		1,198.6217
Total	**1.3122**	**11.2385**	**8.7048**	**0.0120**	**0.7528**	**0.8039**	**1.5566**	**0.4138**	**0.7674**	**1.1811**	**0.0000**	**1,193.6106**	**1,193.6106**	**0.2386**		**1,198.6217**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0000	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
Vendor	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
Worker	0.0489	0.0662	0.6973	1.0700e-003	0.0822	8.6000e-004	0.0830	0.0218	7.9000e-004	0.0226		89.4437	89.4437	6.1800e-003		89.5736
Total	**0.0489**	**0.0662**	**0.6973**	**1.0700e-003**	**0.0822**	**8.6000e-004**	**0.0830**	**0.0218**	**7.9000e-004**	**0.0226**		**89.4437**	**89.4437**	**6.1800e-003**		**89.5736**

3.5 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	1.3816	13.7058	8.2122	0.0113		0.9398	0.9398		0.8646	0.8646		1,178.5549	1,178.5549	0.3555		1,186.0202
Total	**1.3816**	**13.7058**	**8.2122**	**0.0113**		**0.9398**	**0.9398**		**0.8646**	**0.8646**		**1,178.5549**	**1,178.5549**	**0.3555**		**1,186.0202**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0000	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
Vendor	0.0131	0.0983	0.1376	2.3000e-004	6.5800e-003	1.6500e-003	8.2300e-003	1.8700e-003	1.5200e-003	3.3900e-003		23.3981	23.3981	1.9000e-004		23.4022
Worker	9.7700e-003	0.0132	0.1395	2.1000e-004	0.0164	1.7000e-004	0.0166	4.3600e-003	1.6000e-004	4.5200e-003		17.8887	17.8887	1.2400e-003		17.9147
Total	**0.0228**	**0.1116**	**0.2770**	**4.4000e-004**	**0.0230**	**1.8200e-003**	**0.0248**	**6.2300e-003**	**1.6800e-003**	**7.9100e-003**		**41.2869**	**41.2869**	**1.4300e-003**		**41.3170**

3.5 Building Construction - 2016

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	1.3816	13.7058	8.2122	0.0113		0.9398	0.9398		0.8646	0.8646	0.0000	1,178.5549	1,178.5549	0.3555		1,186.0202
Total	**1.3816**	**13.7058**	**8.2122**	**0.0113**		**0.9398**	**0.9398**		**0.8646**	**0.8646**	**0.0000**	**1,178.5549**	**1,178.5549**	**0.3555**		**1,186.0202**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0000	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
Vendor	0.0131	0.0983	0.1376	2.3000e-004	6.5800e-003	1.6500e-003	8.2300e-003	1.8700e-003	1.5200e-003	3.3900e-003		23.3981	23.3981	1.9000e-004		23.4022
Worker	9.7700e-003	0.0132	0.1395	2.1000e-004	0.0164	1.7000e-004	0.0166	4.3600e-003	1.6000e-004	4.5200e-003		17.8887	17.8887	1.2400e-003		17.9147
Total	**0.0228**	**0.1116**	**0.2770**	**4.4000e-004**	**0.0230**	**1.8200e-003**	**0.0248**	**6.2300e-003**	**1.6800e-003**	**7.9100e-003**		**41.2869**	**41.2869**	**1.4300e-003**		**41.3170**

3.6 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	1.1203	10.6282	7.2935	0.0111		0.6606	0.6606		0.6113	0.6113		1,083.5832	1,083.5832	0.2969		1,089.8175
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.1203**	**10.6282**	**7.2935**	**0.0111**		**0.6606**	**0.6606**		**0.6113**	**0.6113**		**1,083.5832**	**1,083.5832**	**0.2969**		**1,089.8175**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0000	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
Vendor	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
Worker	0.0880	0.1191	1.2551	1.9300e-003	0.1479	1.5500e-003	0.1494	0.0392	1.4200e-003	0.0406		160.9987	160.9987	0.0111		161.2325
Total	**0.0880**	**0.1191**	**1.2551**	**1.9300e-003**	**0.1479**	**1.5500e-003**	**0.1494**	**0.0392**	**1.4200e-003**	**0.0406**		**160.9987**	**160.9987**	**0.0111**		**161.2325**

3.6 Paving - 2016

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	1.1203	10.6282	7.2935	0.0111		0.6606	0.6606		0.6113	0.6113	0.0000	1,083.5832	1,083.5832	0.2969		1,089.8175
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.1203**	**10.6282**	**7.2935**	**0.0111**		**0.6606**	**0.6606**		**0.6113**	**0.6113**	**0.0000**	**1,083.5832**	**1,083.5832**	**0.2969**		**1,089.8175**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0000	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
Vendor	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
Worker	0.0880	0.1191	1.2551	1.9300e-003	0.1479	1.5500e-003	0.1494	0.0392	1.4200e-003	0.0406		160.9987	160.9987	0.0111		161.2325
Total	**0.0880**	**0.1191**	**1.2551**	**1.9300e-003**	**0.1479**	**1.5500e-003**	**0.1494**	**0.0392**	**1.4200e-003**	**0.0406**		**160.9987**	**160.9987**	**0.0111**		**161.2325**

3.7 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	8.2012					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3685	2.3722	1.8839	2.9700e-003		0.1966	0.1966		0.1966	0.1966		281.4481	281.4481	0.0332		282.1449
Total	**8.5696**	**2.3722**	**1.8839**	**2.9700e-003**		**0.1966**	**0.1966**		**0.1966**	**0.1966**		**281.4481**	**281.4481**	**0.0332**		**282.1449**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0000	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
Vendor	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
Worker	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
Total	**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**

3.7 Architectural Coating - 2016

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	8.2012					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3685	2.3722	1.8839	2.9700e-003		0.1966	0.1966		0.1966	0.1966	0.0000	281.4481	281.4481	0.0332		282.1449
Total	**8.5696**	**2.3722**	**1.8839**	**2.9700e-003**		**0.1966**	**0.1966**		**0.1966**	**0.1966**	**0.0000**	**281.4481**	**281.4481**	**0.0332**		**282.1449**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0000	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
Vendor	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
Worker	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
Total	**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**

4.0 Operational Detail - Mobile

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	0.1921	0.3947	1.8747	3.2500e-003	0.2038	4.8500e-003	0.2087	0.0545	4.4600e-003	0.0589		276.1603	276.1603	0.0145		276.4644
Unmitigated	0.1921	0.3947	1.8747	3.2500e-003	0.2038	4.8500e-003	0.2087	0.0545	4.4600e-003	0.0589		276.1603	276.1603	0.0145		276.4644

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Motel	50.67	50.67	50.67	96,160	96,160
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Total	50.67	50.67	50.67	96,160	96,160

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
Motel	9.50	7.30	7.30	19.00	62.00	19.00	58	38	4
Other Non-Asphalt Surfaces	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.466577	0.039911	0.201733	0.176253	0.050904	0.007245	0.019183	0.021019	0.004490	0.001936	0.007540	0.000947	0.002261

5.0 Energy Detail

4.0 Electricity

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	4.7400e-003	0.0431	0.0362	2.6000e-004		3.2800e-003	3.2800e-003		3.2800e-003	3.2800e-003		51.7393	51.7393	9.9000e-004	9.5000e-004	52.0542
NaturalGas Unmitigated	4.7400e-003	0.0431	0.0362	2.6000e-004		3.2800e-003	3.2800e-003		3.2800e-003	3.2800e-003		51.7393	51.7393	9.9000e-004	9.5000e-004	52.0542

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					
Motel	439.784	4.7400e-003	0.0431	0.0362	2.6000e-004		3.2800e-003	3.2800e-003		3.2800e-003	3.2800e-003		51.7393	51.7393	9.9000e-004	9.5000e-004	52.0542
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
Total		**4.7400e-003**	**0.0431**	**0.0362**	**2.6000e-004**		**3.2800e-003**	**3.2800e-003**		**3.2800e-003**	**3.2800e-003**		**51.7393**	**51.7393**	**9.9000e-004**	**9.5000e-004**	**52.0542**

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/yr	lb/day										lb/day					
Motel	0.439784	4.7400e-003	0.0431	0.0362	2.6000e-004		3.2800e-003	3.2800e-003		3.2800e-003	3.2800e-003		51.7393	51.7393	9.9000e-004	9.5000e-004	52.0542
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
Total		**4.7400e-003**	**0.0431**	**0.0362**	**2.6000e-004**		**3.2800e-003**	**3.2800e-003**		**3.2800e-003**	**3.2800e-003**		**51.7393**	**51.7393**	**9.9000e-004**	**9.5000e-004**	**52.0542**

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	0.1228	1.0000e-005	1.0400e-003	0.0000		0.0000	0.0000		0.0000	0.0000		2.1800e-003	2.1800e-003	1.0000e-005		2.3100e-003
Unmitigated	0.1228	1.0000e-005	1.0400e-003	0.0000		0.0000	0.0000		0.0000	0.0000		2.1800e-003	2.1800e-003	1.0000e-005		2.3100e-003

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	0.0281					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.0947					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.0000e-004	1.0000e-005	1.0400e-003	0.0000		0.0000	0.0000		0.0000	0.0000		2.1800e-003	2.1800e-003	1.0000e-005		2.3100e-003
Total	**0.1228**	**1.0000e-005**	**1.0400e-003**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**2.1800e-003**	**2.1800e-003**	**1.0000e-005**		**2.3100e-003**

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	0.0281					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.0947					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.0000e-004	1.0000e-005	1.0400e-003	0.0000		0.0000	0.0000		0.0000	0.0000		2.1800e-003	2.1800e-003	1.0000e-005		2.3100e-003
Total	**0.1228**	**1.0000e-005**	**1.0400e-003**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**2.1800e-003**	**2.1800e-003**	**1.0000e-005**		**2.3100e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Vegetation

Seabreeze Expansion

Monterey County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Motel	9.00	Room	0.10	3,461.00	0
Other Non-Asphalt Surfaces	0.96	1000sqft	0.02	962.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.8	**Precipitation Freq (Days)**	55
Climate Zone	4			**Operational Year**	2017
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	445	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - PG&E's 2012 CO2 Intensity Factor

Land Use - Uses include 3,256 sf of expanded guest space, 205 sf of storage shed space, and 962 sf of hardscape at 2 different locations

Demolition -

Architectural Coating - MBUAPCD Rule 426

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	250.00	100.00
tblArchitecturalCoating	EF_Nonresidential_Interior	250.00	100.00
tblArchitecturalCoating	EF_Residential_Exterior	250.00	100.00
tblArchitecturalCoating	EF_Residential_Interior	250.00	100.00
tblLandUse	LandUseSquareFeet	17,641.80	3,461.00
tblLandUse	LandUseSquareFeet	960.00	962.00
tblLandUse	LotAcreage	0.41	0.10
tblProjectCharacteristics	CO2IntensityFactor	641.35	445
tblProjectCharacteristics	OperationalYear	2014	2017

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					
2016	8.5696	13.8260	9.7812	0.0137	0.8349	0.9417	1.6397	0.4356	0.8663	1.2037	0.0000	1,343.9592	1,343.9592	0.3569	0.0000	1,351.4547
Total	**8.5696**	**13.8260**	**9.7812**	**0.0137**	**0.8349**	**0.9417**	**1.6397**	**0.4356**	**0.8663**	**1.2037**	**0.0000**	**1,343.9592**	**1,343.9592**	**0.3569**	**0.0000**	**1,351.4547**

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					
2016	8.5696	13.8260	9.7812	0.0137	0.8349	0.9417	1.6397	0.4356	0.8663	1.2037	0.0000	1,343.9592	1,343.9592	0.3569	0.0000	1,351.4547
Total	**8.5696**	**13.8260**	**9.7812**	**0.0137**	**0.8349**	**0.9417**	**1.6397**	**0.4356**	**0.8663**	**1.2037**	**0.0000**	**1,343.9592**	**1,343.9592**	**0.3569**	**0.0000**	**1,351.4547**

	ROG	NOx	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**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

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	0.1228	1.0000e-005	1.0400e-003	0.0000		0.0000	0.0000		0.0000	0.0000		2.1800e-003	2.1800e-003	1.0000e-005		2.3100e-003
Energy	4.7400e-003	0.0431	0.0362	2.6000e-004		3.2800e-003	3.2800e-003		3.2800e-003	3.2800e-003		51.7393	51.7393	9.9000e-004	9.5000e-004	52.0542
Mobile	0.2104	0.4483	2.2631	3.1000e-003	0.2038	4.8900e-003	0.2087	0.0545	4.5000e-003	0.0590		262.7348	262.7348	0.0145		263.0392
Total	**0.3380**	**0.4914**	**2.3004**	**3.3600e-003**	**0.2038**	**8.1700e-003**	**0.2120**	**0.0545**	**7.7800e-003**	**0.0622**		**314.4763**	**314.4763**	**0.0155**	**9.5000e-004**	**315.0957**

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	0.1228	1.0000e-005	1.0400e-003	0.0000		0.0000	0.0000		0.0000	0.0000		2.1800e-003	2.1800e-003	1.0000e-005		2.3100e-003
Energy	4.7400e-003	0.0431	0.0362	2.6000e-004		3.2800e-003	3.2800e-003		3.2800e-003	3.2800e-003		51.7393	51.7393	9.9000e-004	9.5000e-004	52.0542
Mobile	0.2104	0.4483	2.2631	3.1000e-003	0.2038	4.8900e-003	0.2087	0.0545	4.5000e-003	0.0590		262.7348	262.7348	0.0145		263.0392
Total	**0.3380**	**0.4914**	**2.3004**	**3.3600e-003**	**0.2038**	**8.1700e-003**	**0.2120**	**0.0545**	**7.7800e-003**	**0.0622**		**314.4763**	**314.4763**	**0.0155**	**9.5000e-004**	**315.0957**

	ROG	NOx	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	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

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2016	1/14/2016	5	10	
2	Site Preparation	Site Preparation	1/15/2016	1/15/2016	5	1	
3	Grading	Grading	1/16/2016	1/19/2016	5	2	
4	Building Construction	Building Construction	1/20/2016	6/7/2016	5	100	
5	Paving	Paving	6/8/2016	6/14/2016	5	5	
6	Architectural Coating	Architectural Coating	6/15/2016	6/21/2016	5	5	

Acres of Grading (Site Preparation Phase): 0.5

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 6,635; Non-Residential Outdoor: 2,212 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	4.00	226	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Site Preparation	Graders	1	8.00	174	0.41
Paving	Pavers	1	7.00	125	0.42
Paving	Rollers	1	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	1.00	255	0.40
Grading	Rubber Tired Dozers	1	1.00	255	0.40
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	0.00	9.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	2.00	1.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	0.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 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					
Fugitive Dust					0.1982	0.0000	0.1982	0.0300	0.0000	0.0300			0.0000			0.0000
Off-Road	1.3122	11.2385	8.7048	0.0120		0.8039	0.8039		0.7674	0.7674		1,193.6106	1,193.6106	0.2386		1,198.6217
Total	**1.3122**	**11.2385**	**8.7048**	**0.0120**	**0.1982**	**0.8039**	**1.0021**	**0.0300**	**0.7674**	**0.7974**		**1,193.6106**	**1,193.6106**	**0.2386**		**1,198.6217**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0257	0.2498	0.3586	6.6000e-004	0.0157	3.6800e-003	0.0193	4.2800e-003	3.3900e-003	7.6700e-003		66.5420	66.5420	4.9000e-004		66.5522
Vendor	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
Worker	0.0516	0.0832	0.7179	1.0100e-003	0.0822	8.6000e-004	0.0830	0.0218	7.9000e-004	0.0226		83.8066	83.8066	6.1800e-003		83.9365
Total	**0.0774**	**0.3330**	**1.0765**	**1.6700e-003**	**0.0978**	**4.5400e-003**	**0.1023**	**0.0261**	**4.1800e-003**	**0.0303**		**150.3486**	**150.3486**	**6.6700e-003**		**150.4887**

3.2 Demolition - 2016

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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					0.1982	0.0000	0.1982	0.0300	0.0000	0.0300			0.0000			0.0000
Off-Road	1.3122	11.2385	8.7048	0.0120		0.8039	0.8039		0.7674	0.7674	0.0000	1,193.6106	1,193.6106	0.2386		1,198.6217
Total	**1.3122**	**11.2385**	**8.7048**	**0.0120**	**0.1982**	**0.8039**	**1.0021**	**0.0300**	**0.7674**	**0.7974**	**0.0000**	**1,193.6106**	**1,193.6106**	**0.2386**		**1,198.6217**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0257	0.2498	0.3586	6.6000e-004	0.0157	3.6800e-003	0.0193	4.2800e-003	3.3900e-003	7.6700e-003		66.5420	66.5420	4.9000e-004		66.5522
Vendor	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
Worker	0.0516	0.0832	0.7179	1.0100e-003	0.0822	8.6000e-004	0.0830	0.0218	7.9000e-004	0.0226		83.8066	83.8066	6.1800e-003		83.9365
Total	**0.0774**	**0.3330**	**1.0765**	**1.6700e-003**	**0.0978**	**4.5400e-003**	**0.1023**	**0.0261**	**4.1800e-003**	**0.0303**		**150.3486**	**150.3486**	**6.6700e-003**		**150.4887**

3.3 Site Preparation - 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					
Fugitive Dust					0.5303	0.0000	0.5303	0.0573	0.0000	0.0573			0.0000			0.0000
Off-Road	1.3593	13.6350	7.3401	9.3500e-003		0.8338	0.8338		0.7671	0.7671		973.0842	973.0842	0.2935		979.2481
Total	**1.3593**	**13.6350**	**7.3401**	**9.3500e-003**	**0.5303**	**0.8338**	**1.3640**	**0.0573**	**0.7671**	**0.8243**		**973.0842**	**973.0842**	**0.2935**		**979.2481**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0000	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
Vendor	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
Worker	0.0258	0.0416	0.3589	5.0000e-004	0.0411	4.3000e-004	0.0415	0.0109	3.9000e-004	0.0113		41.9033	41.9033	3.0900e-003		41.9682
Total	**0.0258**	**0.0416**	**0.3589**	**5.0000e-004**	**0.0411**	**4.3000e-004**	**0.0415**	**0.0109**	**3.9000e-004**	**0.0113**		**41.9033**	**41.9033**	**3.0900e-003**		**41.9682**

3.3 Site Preparation - 2016

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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					0.5303	0.0000	0.5303	0.0573	0.0000	0.0573			0.0000			0.0000
Off-Road	1.3593	13.6350	7.3401	9.3500e-003		0.8338	0.8338		0.7671	0.7671	0.0000	973.0842	973.0842	0.2935		979.2481
Total	**1.3593**	**13.6350**	**7.3401**	**9.3500e-003**	**0.5303**	**0.8338**	**1.3640**	**0.0573**	**0.7671**	**0.8243**	**0.0000**	**973.0842**	**973.0842**	**0.2935**		**979.2481**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0000	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
Vendor	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
Worker	0.0258	0.0416	0.3589	5.0000e-004	0.0411	4.3000e-004	0.0415	0.0109	3.9000e-004	0.0113		41.9033	41.9033	3.0900e-003		41.9682
Total	**0.0258**	**0.0416**	**0.3589**	**5.0000e-004**	**0.0411**	**4.3000e-004**	**0.0415**	**0.0109**	**3.9000e-004**	**0.0113**		**41.9033**	**41.9033**	**3.0900e-003**		**41.9682**

3.4 Grading - 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					
Fugitive Dust					0.7528	0.0000	0.7528	0.4138	0.0000	0.4138			0.0000			0.0000
Off-Road	1.3122	11.2385	8.7048	0.0120		0.8039	0.8039		0.7674	0.7674		1,193.6106	1,193.6106	0.2386		1,198.6217
Total	**1.3122**	**11.2385**	**8.7048**	**0.0120**	**0.7528**	**0.8039**	**1.5566**	**0.4138**	**0.7674**	**1.1811**		**1,193.6106**	**1,193.6106**	**0.2386**		**1,198.6217**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0000	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
Vendor	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
Worker	0.0516	0.0832	0.7179	1.0100e-003	0.0822	8.6000e-004	0.0830	0.0218	7.9000e-004	0.0226		83.8066	83.8066	6.1800e-003		83.9365
Total	**0.0516**	**0.0832**	**0.7179**	**1.0100e-003**	**0.0822**	**8.6000e-004**	**0.0830**	**0.0218**	**7.9000e-004**	**0.0226**		**83.8066**	**83.8066**	**6.1800e-003**		**83.9365**

3.4 Grading - 2016

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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					0.7528	0.0000	0.7528	0.4138	0.0000	0.4138			0.0000			0.0000
Off-Road	1.3122	11.2385	8.7048	0.0120		0.8039	0.8039		0.7674	0.7674	0.0000	1,193.6106	1,193.6106	0.2386		1,198.6217
Total	**1.3122**	**11.2385**	**8.7048**	**0.0120**	**0.7528**	**0.8039**	**1.5566**	**0.4138**	**0.7674**	**1.1811**	**0.0000**	**1,193.6106**	**1,193.6106**	**0.2386**		**1,198.6217**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0000	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
Vendor	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
Worker	0.0516	0.0832	0.7179	1.0100e-003	0.0822	8.6000e-004	0.0830	0.0218	7.9000e-004	0.0226		83.8066	83.8066	6.1800e-003		83.9365
Total	**0.0516**	**0.0832**	**0.7179**	**1.0100e-003**	**0.0822**	**8.6000e-004**	**0.0830**	**0.0218**	**7.9000e-004**	**0.0226**		**83.8066**	**83.8066**	**6.1800e-003**		**83.9365**

3.5 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	1.3816	13.7058	8.2122	0.0113		0.9398	0.9398		0.8646	0.8646		1,178.5549	1,178.5549	0.3555		1,186.0202
Total	**1.3816**	**13.7058**	**8.2122**	**0.0113**		**0.9398**	**0.9398**		**0.8646**	**0.8646**		**1,178.5549**	**1,178.5549**	**0.3555**		**1,186.0202**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0000	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
Vendor	0.0168	0.1035	0.2279	2.3000e-004	6.5800e-003	1.6800e-003	8.2600e-003	1.8700e-003	1.5400e-003	3.4100e-003		23.2163	23.2163	2.0000e-004		23.2205
Worker	0.0103	0.0167	0.1436	2.0000e-004	0.0164	1.7000e-004	0.0166	4.3600e-003	1.6000e-004	4.5200e-003		16.7613	16.7613	1.2400e-003		16.7873
Total	**0.0271**	**0.1202**	**0.3715**	**4.3000e-004**	**0.0230**	**1.8500e-003**	**0.0249**	**6.2300e-003**	**1.7000e-003**	**7.9300e-003**		**39.9776**	**39.9776**	**1.4400e-003**		**40.0078**

3.5 Building Construction - 2016

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	1.3816	13.7058	8.2122	0.0113		0.9398	0.9398		0.8646	0.8646	0.0000	1,178.5549	1,178.5549	0.3555		1,186.0202
Total	**1.3816**	**13.7058**	**8.2122**	**0.0113**		**0.9398**	**0.9398**		**0.8646**	**0.8646**	**0.0000**	**1,178.5549**	**1,178.5549**	**0.3555**		**1,186.0202**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0000	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
Vendor	0.0168	0.1035	0.2279	2.3000e-004	6.5800e-003	1.6800e-003	8.2600e-003	1.8700e-003	1.5400e-003	3.4100e-003		23.2163	23.2163	2.0000e-004		23.2205
Worker	0.0103	0.0167	0.1436	2.0000e-004	0.0164	1.7000e-004	0.0166	4.3600e-003	1.6000e-004	4.5200e-003		16.7613	16.7613	1.2400e-003		16.7873
Total	**0.0271**	**0.1202**	**0.3715**	**4.3000e-004**	**0.0230**	**1.8500e-003**	**0.0249**	**6.2300e-003**	**1.7000e-003**	**7.9300e-003**		**39.9776**	**39.9776**	**1.4400e-003**		**40.0078**

3.6 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	1.1203	10.6282	7.2935	0.0111		0.6606	0.6606		0.6113	0.6113		1,083.5832	1,083.5832	0.2969		1,089.8175
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.1203**	**10.6282**	**7.2935**	**0.0111**		**0.6606**	**0.6606**		**0.6113**	**0.6113**		**1,083.5832**	**1,083.5832**	**0.2969**		**1,089.8175**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0000	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
Vendor	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
Worker	0.0929	0.1498	1.2922	1.8100e-003	0.1479	1.5500e-003	0.1494	0.0392	1.4200e-003	0.0406		150.8519	150.8519	0.0111		151.0857
Total	**0.0929**	**0.1498**	**1.2922**	**1.8100e-003**	**0.1479**	**1.5500e-003**	**0.1494**	**0.0392**	**1.4200e-003**	**0.0406**		**150.8519**	**150.8519**	**0.0111**		**151.0857**

3.6 Paving - 2016

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	1.1203	10.6282	7.2935	0.0111		0.6606	0.6606		0.6113	0.6113	0.0000	1,083.5832	1,083.5832	0.2969		1,089.8175
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.1203**	**10.6282**	**7.2935**	**0.0111**		**0.6606**	**0.6606**		**0.6113**	**0.6113**	**0.0000**	**1,083.5832**	**1,083.5832**	**0.2969**		**1,089.8175**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0000	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
Vendor	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
Worker	0.0929	0.1498	1.2922	1.8100e-003	0.1479	1.5500e-003	0.1494	0.0392	1.4200e-003	0.0406		150.8519	150.8519	0.0111		151.0857
Total	**0.0929**	**0.1498**	**1.2922**	**1.8100e-003**	**0.1479**	**1.5500e-003**	**0.1494**	**0.0392**	**1.4200e-003**	**0.0406**		**150.8519**	**150.8519**	**0.0111**		**151.0857**

3.7 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	8.2012					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3685	2.3722	1.8839	2.9700e-003		0.1966	0.1966		0.1966	0.1966		281.4481	281.4481	0.0332		282.1449
Total	**8.5696**	**2.3722**	**1.8839**	**2.9700e-003**		**0.1966**	**0.1966**		**0.1966**	**0.1966**		**281.4481**	**281.4481**	**0.0332**		**282.1449**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0000	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
Vendor	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
Worker	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
Total	**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**

3.7 Architectural Coating - 2016

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	8.2012					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3685	2.3722	1.8839	2.9700e-003		0.1966	0.1966		0.1966	0.1966	0.0000	281.4481	281.4481	0.0332		282.1449
Total	**8.5696**	**2.3722**	**1.8839**	**2.9700e-003**		**0.1966**	**0.1966**		**0.1966**	**0.1966**	**0.0000**	**281.4481**	**281.4481**	**0.0332**		**282.1449**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0000	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
Vendor	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
Worker	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
Total	**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**

4.0 Operational Detail - Mobile

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	0.2104	0.4483	2.2631	3.1000e-003	0.2038	4.8900e-003	0.2087	0.0545	4.5000e-003	0.0590		262.7348	262.7348	0.0145		263.0392
Unmitigated	0.2104	0.4483	2.2631	3.1000e-003	0.2038	4.8900e-003	0.2087	0.0545	4.5000e-003	0.0590		262.7348	262.7348	0.0145		263.0392

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Motel	50.67	50.67	50.67	96,160	96,160
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Total	50.67	50.67	50.67	96,160	96,160

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
Motel	9.50	7.30	7.30	19.00	62.00	19.00	58	38	4
Other Non-Asphalt Surfaces	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.466577	0.039911	0.201733	0.176253	0.050904	0.007245	0.019183	0.021019	0.004490	0.001936	0.007540	0.000947	0.002261

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	4.7400e-003	0.0431	0.0362	2.6000e-004		3.2800e-003	3.2800e-003		3.2800e-003	3.2800e-003		51.7393	51.7393	9.9000e-004	9.5000e-004	52.0542
NaturalGas Unmitigated	4.7400e-003	0.0431	0.0362	2.6000e-004		3.2800e-003	3.2800e-003		3.2800e-003	3.2800e-003		51.7393	51.7393	9.9000e-004	9.5000e-004	52.0542

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					
Motel	439.784	4.7400e-003	0.0431	0.0362	2.6000e-004		3.2800e-003	3.2800e-003		3.2800e-003	3.2800e-003		51.7393	51.7393	9.9000e-004	9.5000e-004	52.0542
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
Total		**4.7400e-003**	**0.0431**	**0.0362**	**2.6000e-004**		**3.2800e-003**	**3.2800e-003**		**3.2800e-003**	**3.2800e-003**		**51.7393**	**51.7393**	**9.9000e-004**	**9.5000e-004**	**52.0542**

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/yr	lb/day										lb/day					
Motel	0.439784	4.7400e-003	0.0431	0.0362	2.6000e-004		3.2800e-003	3.2800e-003		3.2800e-003	3.2800e-003		51.7393	51.7393	9.9000e-004	9.5000e-004	52.0542
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
Total		**4.7400e-003**	**0.0431**	**0.0362**	**2.6000e-004**		**3.2800e-003**	**3.2800e-003**		**3.2800e-003**	**3.2800e-003**		**51.7393**	**51.7393**	**9.9000e-004**	**9.5000e-004**	**52.0542**

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	0.1228	1.0000e-005	1.0400e-003	0.0000		0.0000	0.0000		0.0000	0.0000		2.1800e-003	2.1800e-003	1.0000e-005		2.3100e-003
Unmitigated	0.1228	1.0000e-005	1.0400e-003	0.0000		0.0000	0.0000		0.0000	0.0000		2.1800e-003	2.1800e-003	1.0000e-005		2.3100e-003

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	0.0281					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.0947					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.0000e-004	1.0000e-005	1.0400e-003	0.0000		0.0000	0.0000		0.0000	0.0000		2.1800e-003	2.1800e-003	1.0000e-005		2.3100e-003
Total	**0.1228**	**1.0000e-005**	**1.0400e-003**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**2.1800e-003**	**2.1800e-003**	**1.0000e-005**		**2.3100e-003**

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	0.0281					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.0947					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.0000e-004	1.0000e-005	1.0400e-003	0.0000		0.0000	0.0000		0.0000	0.0000		2.1800e-003	2.1800e-003	1.0000e-005		2.3100e-003
Total	**0.1228**	**1.0000e-005**	**1.0400e-003**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**2.1800e-003**	**2.1800e-003**	**1.0000e-005**		**2.3100e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Vegetation

APPENDIX B – BIOLOGICAL RESOURCES

CNDDB 9-Quad Species List 241 records.

Element Type	Scientific Name	Common Name	Element Code	Federal Status	State Status	CDFW Status	CA Rare Plant Rank	Quad Code	Quad Name	Data Status	Taxonomic Sort
Animals - Amphibians	Ambystoma californiense	California tiger salamander	AAAAA01180	Threatened	Threatened	SSC	-	3612147	Mt. Carmel	Mapped and Unprocessed	Animals - Amphibians - Ambystomatidae - Ambystoma californiense
Animals - Amphibians	Ambystoma californiense	California tiger salamander	AAAAA01180	Threatened	Threatened	SSC	-	3612157	Seaside	Mapped and Unprocessed	Animals - Amphibians - Ambystomatidae - Ambystoma californiense
Animals - Amphibians	Ambystoma californiense	California tiger salamander	AAAAA01180	Threatened	Threatened	SSC	-	3612158	Monterey	Mapped and Unprocessed	Animals - Amphibians - Ambystomatidae - Ambystoma californiense
Animals - Amphibians	Ambystoma californiense	California tiger salamander	AAAAA01180	Threatened	Threatened	SSC	-	3612167	Marina	Mapped	Animals - Amphibians - Ambystomatidae - Ambystoma californiense
Animals - Amphibians	Batrachoseps luciae	Santa Lucia slender salamander	AAAAD02160	None	None	-	-	3612158	Monterey	Unprocessed	Animals - Amphibians - Plethodontidae - Batrachoseps luciae
Animals - Amphibians	Rana draytonii	California red-legged frog	AAABH01022	Threatened	None	SSC	-	3612158	Monterey	Mapped and Unprocessed	Animals - Amphibians - Ranidae - Rana draytonii
Animals - Amphibians	Rana draytonii	California red-legged frog	AAABH01022	Threatened	None	SSC	-	3612157	Seaside	Mapped and Unprocessed	Animals - Amphibians - Ranidae - Rana draytonii
Animals - Amphibians	Rana draytonii	California red-legged frog	AAABH01022	Threatened	None	SSC	-	3612147	Mt. Carmel	Mapped and Unprocessed	Animals - Amphibians - Ranidae - Rana draytonii
Animals - Amphibians	Rana draytonii	California red-legged frog	AAABH01022	Threatened	None	SSC	-	3612148	Soberanes Point	Mapped	Animals - Amphibians - Ranidae - Rana draytonii
Animals - Amphibians	Rana draytonii	California red-legged frog	AAABH01022	Threatened	None	SSC	-	3612167	Marina	Mapped	Animals - Amphibians - Ranidae - Rana draytonii
Animals - Amphibians	Taricha torosa	Coast Range newt	AAAAF02032	None	None	SSC	-	3612147	Mt. Carmel	Unprocessed	Animals - Amphibians - Salamandridae - Taricha torosa
Animals - Amphibians	Taricha torosa	Coast Range newt	AAAAF02032	None	None	SSC	-	3612157	Seaside	Unprocessed	Animals - Amphibians - Salamandridae - Taricha torosa
Animals - Amphibians	Taricha torosa	Coast Range newt	AAAAF02032	None	None	SSC	-	3612158	Monterey	Unprocessed	Animals - Amphibians - Salamandridae - Taricha torosa
Animals - Birds	Buteo regalis	ferruginous hawk	ABNKC19120	None	None	WL	-	3612167	Marina	Mapped	Animals - Birds - Accipitridae - Buteo regalis
Animals - Birds	Circus cyaneus	northern harrier	ABNKC11010	None	None	SSC	-	3612167	Marina	Unprocessed	Animals - Birds - Accipitridae - Circus cyaneus
Animals - Birds	Eremophila alpestris actia	California horned lark	ABPAT02011	None	None	WL	-	3612167	Marina	Mapped	Animals - Birds - Alaudidae - Eremophila alpestris actia
Animals - Birds	Ptychoramphus aleuticus	Cassin's auklet	ABNNN08010	None	None	SSC	-	3612167	Marina	Unprocessed	Animals - Birds - Alcidae - Ptychoramphus aleuticus

Animals - Birds	Cypseloides niger	black swift	ABNUA01010	None	None	SSC	-	3612158	Monterey	Mapped	Animals - Birds - Apodidae - Cypseloides niger
Animals - Birds	Ardea herodias	great blue heron	ABNGA04010	None	None	-	-	3612158	Monterey	Unprocessed	Animals - Birds - Ardeidae - Ardea herodias
Animals - Birds	Charadrius alexandrinus nivosus	western snowy plover	ABNNB03031	Threatened	None	SSC	-	3612158	Monterey	Mapped	Animals - Birds - Charadriidae - Charadrius alexandrinus nivosus
Animals - Birds	Charadrius alexandrinus nivosus	western snowy plover	ABNNB03031	Threatened	None	SSC	-	3612157	Seaside	Mapped	Animals - Birds - Charadriidae - Charadrius alexandrinus nivosus
Animals - Birds	Charadrius alexandrinus nivosus	western snowy plover	ABNNB03031	Threatened	None	SSC	-	3612167	Marina	Mapped and Unprocessed	Animals - Birds - Charadriidae - Charadrius alexandrinus nivosus
Animals - Birds	Passerculus sandwichensis alaudinus	Bryant's savannah sparrow	ABPBX99011	None	None	SSC	-	3612167	Marina	Unprocessed	Animals - Birds - Emberizidae - Passerculus sandwichensis alaudinus
Animals - Birds	Passerculus sandwichensis alaudinus	Bryant's savannah sparrow	ABPBX99011	None	None	SSC	-	3612158	Monterey	Unprocessed	Animals - Birds - Emberizidae - Passerculus sandwichensis alaudinus
Animals - Birds	Riparia riparia	bank swallow	ABPAU08010	None	Threatened	-	-	3612167	Marina	Mapped	Animals - Birds - Hirundinidae - Riparia riparia
Animals - Birds	Oceanodroma homochroa	ashy storm-petrel	ABNDC04030	None	None	SSC	-	3612148	Soberanes Point	Mapped	Animals - Birds - Hydrobatidae - Oceanodroma homochroa
Animals - Birds	Agelaius tricolor	tricolored blackbird	ABPBXB0020	None	None	SSC	-	3612147	Mt. Carmel	Mapped and Unprocessed	Animals - Birds - Icteridae - Agelaius tricolor
Animals - Birds	Agelaius tricolor	tricolored blackbird	ABPBXB0020	None	None	SSC	-	3612157	Seaside	Mapped and Unprocessed	Animals - Birds - Icteridae - Agelaius tricolor
Animals - Birds	Agelaius tricolor	tricolored blackbird	ABPBXB0020	None	None	SSC	-	3612167	Marina	Mapped and Unprocessed	Animals - Birds - Icteridae - Agelaius tricolor
Animals - Birds	Lanius ludovicianus	loggerhead shrike	ABPBR01030	None	None	SSC	-	3612157	Seaside	Unprocessed	Animals - Birds - Laniidae - Lanius ludovicianus
Animals - Birds	Larus californicus	California gull	ABNNM03110	None	None	WL	-	3612167	Marina	Unprocessed	Animals - Birds - Laridae - Larus californicus
Animals - Birds	Setophaga petechia	yellow warbler	ABPBX03010	None	None	SSC	-	3612158	Monterey	Unprocessed	Animals - Birds - Parulidae - Setophaga petechia
Animals - Birds	Pelecanus occidentalis californicus	California brown pelican	ABNFC01021	Delisted	Delisted	FP	-	3612167	Marina	Unprocessed	Animals - Birds - Pelecanidae - Pelecanus occidentalis californicus
Animals - Birds	Pelecanus occidentalis californicus	California brown pelican	ABNFC01021	Delisted	Delisted	FP	-	3612148	Soberanes Point	Unprocessed	Animals - Birds - Pelecanidae - Pelecanus occidentalis californicus
Animals - Birds	Pelecanus occidentalis californicus	California brown pelican	ABNFC01021	Delisted	Delisted	FP	-	3612158	Monterey	Mapped and Unprocessed	Animals - Birds - Pelecanidae - Pelecanus occidentalis californicus
Animals - Birds	Rallus longirostris obsoletus	California clapper rail	ABNME05016	Endangered	Endangered	FP	-	3612158	Monterey	Unprocessed	Animals - Birds - Rallidae - Rallus longirostris obsoletus

Animals - Birds	Athene cunicularia	burrowing owl	ABNSB10010	None	None	SSC	-	3612158	Monterey	Mapped	Animals - Birds - Strigidae - Athene cunicularia
Animals - Birds	Athene cunicularia	burrowing owl	ABNSB10010	None	None	SSC	-	3612157	Seaside	Mapped	Animals - Birds - Strigidae - Athene cunicularia
Animals - Birds	Athene cunicularia	burrowing owl	ABNSB10010	None	None	SSC	-	3612167	Marina	Mapped and Unprocessed	Animals - Birds - Strigidae - Athene cunicularia
Animals - Birds	Strix occidentalis occidentalis	California spotted owl	ABNSB12013	None	None	SSC	-	3612157	Seaside	Unprocessed	Animals - Birds - Strigidae - Strix occidentalis occidentalis
Animals - Birds	Strix occidentalis occidentalis	California spotted owl	ABNSB12013	None	None	SSC	-	3612148	Soberanes Point	Unprocessed	Animals - Birds - Strigidae - Strix occidentalis occidentalis
Animals - Birds	Strix occidentalis occidentalis	California spotted owl	ABNSB12013	None	None	SSC	-	3612147	Mt. Carmel	Unprocessed	Animals - Birds - Strigidae - Strix occidentalis occidentalis
Animals - Crustaceans	Linderiella occidentalis	California linderiella	ICBRA06010	None	None	-	-	3612157	Seaside	Mapped and Unprocessed	Animals - Crustaceans - Linderiellidae - Linderiella occidentalis
Animals - Crustaceans	Linderiella occidentalis	California linderiella	ICBRA06010	None	None	-	-	3612167	Marina	Mapped	Animals - Crustaceans - Linderiellidae - Linderiella occidentalis
Animals - Fish	Eucyclogobius newberryi	tidewater goby	AFCQN04010	Endangered	None	SSC	-	3612167	Marina	Mapped	Animals - Fish - Gobiidae - Eucyclogobius newberryi
Animals - Fish	Oncorhynchus mykiss irideus	steelhead - south-central California coast DPS	AFCHA0209H	Threatened	None	SSC	-	3612157	Seaside	Mapped	Animals - Fish - Salmonidae - Oncorhynchus mykiss irideus
Animals - Fish	Oncorhynchus mykiss irideus	steelhead - south-central California coast DPS	AFCHA0209H	Threatened	None	SSC	-	3612147	Mt. Carmel	Mapped	Animals - Fish - Salmonidae - Oncorhynchus mykiss irideus
Animals - Fish	Oncorhynchus mykiss irideus	steelhead - south-central California coast DPS	AFCHA0209H	Threatened	None	SSC	-	3612148	Soberanes Point	Mapped and Unprocessed	Animals - Fish - Salmonidae - Oncorhynchus mykiss irideus
Animals - Fish	Oncorhynchus mykiss irideus	steelhead - south-central California coast DPS	AFCHA0209H	Threatened	None	SSC	-	3612158	Monterey	Mapped and Unprocessed	Animals - Fish - Salmonidae - Oncorhynchus mykiss irideus
Animals - Insects	Bombus caliginosus	obscure bumble bee	IIHYM24380	None	None	-	-	3612158	Monterey	Mapped	Animals - Insects - Apidae - Bombus caliginosus
Animals - Insects	Euphilotes enoptes smithi	Smith's blue butterfly	IILEPG2026	Endangered	None	-	-	3612158	Monterey	Mapped	Animals - Insects - Lycaenidae - Euphilotes enoptes smithi
Animals - Insects	Euphilotes enoptes smithi	Smith's blue butterfly	IILEPG2026	Endangered	None	-	-	3612167	Marina	Mapped and Unprocessed	Animals - Insects - Lycaenidae - Euphilotes enoptes smithi
Animals - Insects	Euphilotes enoptes smithi	Smith's blue butterfly	IILEPG2026	Endangered	None	-	-	3612147	Mt. Carmel	Mapped	Animals - Insects - Lycaenidae - Euphilotes enoptes smithi
Animals - Insects	Euphilotes enoptes smithi	Smith's blue butterfly	IILEPG2026	Endangered	None	-	-	3612157	Seaside	Mapped and Unprocessed	Animals - Insects - Lycaenidae - Euphilotes enoptes smithi

Animals - Insects	Euphilotes enoptes smithi	Smith's blue butterfly	IILEPG2026	Endangered	None	-	-	3612148	Soberanes Point	Mapped	Animals - Insects - Lycaenidae - Euphilotes enoptes smithi
Animals - Insects	Danaus plexippus pop. 1	monarch - California overwintering population	IILEPP2012	None	None	-	-	3612148	Soberanes Point	Mapped and Unprocessed	Animals - Insects - Nymphalidae - Danaus plexippus pop. 1
Animals - Insects	Danaus plexippus pop. 1	monarch - California overwintering population	IILEPP2012	None	None	-	-	3612157	Seaside	Mapped and Unprocessed	Animals - Insects - Nymphalidae - Danaus plexippus pop. 1
Animals - Insects	Danaus plexippus pop. 1	monarch - California overwintering population	IILEPP2012	None	None	-	-	3612158	Monterey	Mapped and Unprocessed	Animals - Insects - Nymphalidae - Danaus plexippus pop. 1
Animals - Insects	Coelus globosus	globose dune beetle	IICOL4A010	None	None	-	-	3612158	Monterey	Mapped	Animals - Insects - Tenebrionidae - Coelus globosus
Animals - Insects	Coelus globosus	globose dune beetle	IICOL4A010	None	None	-	-	3612157	Seaside	Mapped	Animals - Insects - Tenebrionidae - Coelus globosus
Animals - Mammals	Neotoma macrotis luciana	Monterey dusky-footed woodrat	AMAFF08083	None	None	SSC	-	3612157	Seaside	Unprocessed	Animals - Mammals - Muridae - Neotoma macrotis luciana
Animals - Mammals	Neotoma macrotis luciana	Monterey dusky-footed woodrat	AMAFF08083	None	None	SSC	-	3612167	Marina	Unprocessed	Animals - Mammals - Muridae - Neotoma macrotis luciana
Animals - Mammals	Reithrodontomys megalotis distichlis	Salinas harvest mouse	AMAFF02032	None	None	-	-	3612167	Marina	Mapped	Animals - Mammals - Muridae - Reithrodontomys megalotis distichlis
Animals - Mammals	Reithrodontomys megalotis distichlis	Salinas harvest mouse	AMAFF02032	None	None	-	-	3612157	Seaside	Mapped	Animals - Mammals - Muridae - Reithrodontomys megalotis distichlis
Animals - Mammals	Taxidea taxus	American badger	AMAJF04010	None	None	SSC	-	3612157	Seaside	Mapped	Animals - Mammals - Mustelidae - Taxidea taxus
Animals - Mammals	Taxidea taxus	American badger	AMAJF04010	None	None	SSC	-	3612167	Marina	Mapped and Unprocessed	Animals - Mammals - Mustelidae - Taxidea taxus
Animals - Mammals	Callorhinus ursinus	northern fur-seal	AMAJC01010	None	None	-	-	3612167	Marina	Unprocessed	Animals - Mammals - Otariidae - Callorhinus ursinus
Animals - Mammals	Sorex ornatus salarius	Monterey shrew	AMABA01105	None	None	SSC	-	3612167	Marina	Unprocessed	Animals - Mammals - Soricidae - Sorex ornatus salarius
Animals - Mammals	Corynorhinus townsendii	Townsend's big-eared bat	AMACC08010	None	Candidate Threatened	SSC	-	3612148	Soberanes Point	Mapped	Animals - Mammals - Vespertilionidae - Corynorhinus townsendii
Animals - Mammals	Lasiurus cinereus	hoary bat	AMACC05030	None	None	-	-	3612158	Monterey	Mapped	Animals - Mammals - Vespertilionidae - Lasiurus cinereus
Animals - Mollusks	Haliotis cracherodii	black abalone	IMGASV2030	Endangered	None	-	-	3612158	Monterey	Unprocessed	Animals - Mollusks - Haliotidae - Haliotis cracherodii

Animals - Mollusks	Haliotis kamtschatkana	pinto abalone	IMGASV2040	None	None	-	-	3612158	Monterey	Unprocessed	Animals - Mollusks - Haliotidae - Haliotis kamtschatkana
Animals - Reptiles	Anniella pulchra nigra	black legless lizard	ARACC01011	None	None	SSC	-	3612167	Marina	Mapped and Unprocessed	Animals - Reptiles - Anniellidae - Anniella pulchra nigra
Animals - Reptiles	Anniella pulchra nigra	black legless lizard	ARACC01011	None	None	SSC	-	3612158	Monterey	Mapped and Unprocessed	Animals - Reptiles - Anniellidae - Anniella pulchra nigra
Animals - Reptiles	Anniella pulchra nigra	black legless lizard	ARACC01011	None	None	SSC	-	3612157	Seaside	Mapped and Unprocessed	Animals - Reptiles - Anniellidae - Anniella pulchra nigra
Animals - Reptiles	Anniella pulchra pulchra	silvery legless lizard	ARACC01012	None	None	SSC	-	3612167	Marina	Mapped	Animals - Reptiles - Anniellidae - Anniella pulchra pulchra
Animals - Reptiles	Emys marmorata	western pond turtle	ARAAD02030	None	None	SSC	-	3612167	Marina	Mapped and Unprocessed	Animals - Reptiles - Emydidae - Emys marmorata
Animals - Reptiles	Emys marmorata	western pond turtle	ARAAD02030	None	None	SSC	-	3612157	Seaside	Mapped and Unprocessed	Animals - Reptiles - Emydidae - Emys marmorata
Animals - Reptiles	Emys marmorata	western pond turtle	ARAAD02030	None	None	SSC	-	3612147	Mt. Carmel	Mapped	Animals - Reptiles - Emydidae - Emys marmorata
Animals - Reptiles	Emys marmorata	western pond turtle	ARAAD02030	None	None	SSC	-	3612158	Monterey	Mapped and Unprocessed	Animals - Reptiles - Emydidae - Emys marmorata
Animals - Reptiles	Thamnophis hammondii	two-striped garter snake	ARADB36160	None	None	SSC	-	3612147	Mt. Carmel	Unprocessed	Animals - Reptiles - Natricidae - Thamnophis hammondii
Animals - Reptiles	Phrynosoma blainvillii	coast horned lizard	ARACF12100	None	None	SSC	-	3612157	Seaside	Unprocessed	Animals - Reptiles - Phrynosomatidae - Phrynosoma blainvillii
Animals - Reptiles	Phrynosoma blainvillii	coast horned lizard	ARACF12100	None	None	SSC	-	3612147	Mt. Carmel	Mapped	Animals - Reptiles - Phrynosomatidae - Phrynosoma blainvillii
Animals - Reptiles	Phrynosoma blainvillii	coast horned lizard	ARACF12100	None	None	SSC	-	3612158	Monterey	Unprocessed	Animals - Reptiles - Phrynosomatidae - Phrynosoma blainvillii
Animals - Reptiles	Phrynosoma blainvillii	coast horned lizard	ARACF12100	None	None	SSC	-	3612167	Marina	Mapped and Unprocessed	Animals - Reptiles - Phrynosomatidae - Phrynosoma blainvillii
Community - Terrestrial	Central Dune Scrub	Central Dune Scrub	CTT21320CA	None	None	-	-	3612167	Marina	Mapped	Community - Terrestrial - Central Dune Scrub
Community - Terrestrial	Central Dune Scrub	Central Dune Scrub	CTT21320CA	None	None	-	-	3612158	Monterey	Mapped	Community - Terrestrial - Central Dune Scrub

Community - Terrestrial	Central Maritime Chaparral	Central Maritime Chaparral	CTT37C20CA	None	None	-	-	3612158	Monterey	Mapped	Community - Terrestrial - Central Maritime Chaparral
Community - Terrestrial	Central Maritime Chaparral	Central Maritime Chaparral	CTT37C20CA	None	None	-	-	3612148	Soberanes Point	Mapped	Community - Terrestrial - Central Maritime Chaparral
Community - Terrestrial	Central Maritime Chaparral	Central Maritime Chaparral	CTT37C20CA	None	None	-	-	3612157	Seaside	Mapped	Community - Terrestrial - Central Maritime Chaparral
Community - Terrestrial	Central Maritime Chaparral	Central Maritime Chaparral	CTT37C20CA	None	None	-	-	3612167	Marina	Mapped	Community - Terrestrial - Central Maritime Chaparral
Community - Terrestrial	Monterey Cypress Forest	Monterey Cypress Forest	CTT83150CA	None	None	-	-	3612158	Monterey	Mapped	Community - Terrestrial - Monterey Cypress Forest
Community - Terrestrial	Monterey Pine Forest	Monterey Pine Forest	CTT83130CA	None	None	-	-	3612158	Monterey	Mapped	Community - Terrestrial - Monterey Pine Forest
Community - Terrestrial	Monterey Pine Forest	Monterey Pine Forest	CTT83130CA	None	None	-	-	3612148	Soberanes Point	Mapped	Community - Terrestrial - Monterey Pine Forest
Community - Terrestrial	Monterey Pine Forest	Monterey Pine Forest	CTT83130CA	None	None	-	-	3612157	Seaside	Mapped	Community - Terrestrial - Monterey Pine Forest
Community - Terrestrial	Monterey Pygmy Cypress Forest	Monterey Pygmy Cypress Forest	CTT83162CA	None	None	-	-	3612158	Monterey	Mapped	Community - Terrestrial - Monterey Pygmy Cypress Forest
Community - Terrestrial	Northern Bishop Pine Forest	Northern Bishop Pine Forest	CTT83121CA	None	None	-	-	3612158	Monterey	Mapped	Community - Terrestrial - Northern Bishop Pine Forest
Community - Terrestrial	Northern Coastal Salt Marsh	Northern Coastal Salt Marsh	CTT52110CA	None	None	-	-	3612167	Marina	Mapped	Community - Terrestrial - Northern Coastal Salt Marsh
Community - Terrestrial	Valley Needlegrass Grassland	Valley Needlegrass Grassland	CTT42110CA	None	None	-	-	3612157	Seaside	Mapped	Community - Terrestrial - Valley Needlegrass Grassland
Plants - Bryophytes	Tortula californica	California screw moss	NBMUS7L090	None	None	-	1B.2	3612148	Soberanes Point	Mapped	Plants - Bryophytes - Pottiaceae - Tortula californica
Plants - Lichens	Bryoria spiralifera	twisted horsehair lichen	NLTEST5460	None	None	-	1B.1	3612158	Monterey	Mapped	Plants - Lichens - Parmeliaceae - Bryoria spiralifera
Plants - Lichens	Ramalina thrausta	angel's hair lichen	NLLEC3S340	None	None	-	2B.1	3612158	Monterey	Mapped	Plants - Lichens - Ramalinaceae - Ramalina thrausta
Plants - Vascular	Allium hickmanii	Hickman's onion	PMLIL02140	None	None	-	1B.2	3612158	Monterey	Mapped	Plants - Vascular - Alliaceae - Allium hickmanii
Plants - Vascular	Allium hickmanii	Hickman's onion	PMLIL02140	None	None	-	1B.2	3612167	Marina	Mapped	Plants - Vascular - Alliaceae - Allium hickmanii
Plants - Vascular	Allium hickmanii	Hickman's onion	PMLIL02140	None	None	-	1B.2	3612157	Seaside	Mapped	Plants - Vascular - Alliaceae - Allium hickmanii
Plants - Vascular	Lomatium parvifolium	small-leaved lomatium	PDAPI1B1F0	None	None	-	4.2	3612158	Monterey	Unprocessed	Plants - Vascular - Apiaceae - Lomatium parvifolium

Plants - Vascular	Lomatium parvifolium	small-leaved lomatium	PDAPI1B1F0	None	None	-	4.2	3612148	Soberanes Point	Unprocessed	Plants - Vascular - Apiaceae - Lomatium parvifolium
Plants - Vascular	Lomatium parvifolium	small-leaved lomatium	PDAPI1B1F0	None	None	-	4.2	3612167	Marina	Unprocessed	Plants - Vascular - Apiaceae - Lomatium parvifolium
Plants - Vascular	Perideridia gairdneri ssp. gairdneri	California Gairdner's yampah	PDAPI1N062	None	None	-	4.2	3612147	Mt. Carmel	Unprocessed	Plants - Vascular - Apiaceae - Perideridia gairdneri ssp. gairdneri
Plants - Vascular	Centromadia parryi ssp. congdonii	Congdon's tarplant	PDAST4R0P1	None	None	-	1B.1	3612157	Seaside	Mapped	Plants - Vascular - Asteraceae - Centromadia parryi ssp. congdonii
Plants - Vascular	Ericameria fasciculata	Eastwood's goldenbush	PDAST3L080	None	None	-	1B.1	3612158	Monterey	Mapped	Plants - Vascular - Asteraceae - Ericameria fasciculata
Plants - Vascular	Ericameria fasciculata	Eastwood's goldenbush	PDAST3L080	None	None	-	1B.1	3612147	Mt. Carmel	Mapped	Plants - Vascular - Asteraceae - Ericameria fasciculata
Plants - Vascular	Ericameria fasciculata	Eastwood's goldenbush	PDAST3L080	None	None	-	1B.1	3612157	Seaside	Mapped	Plants - Vascular - Asteraceae - Ericameria fasciculata
Plants - Vascular	Ericameria fasciculata	Eastwood's goldenbush	PDAST3L080	None	None	-	1B.1	3612167	Marina	Mapped	Plants - Vascular - Asteraceae - Ericameria fasciculata
Plants - Vascular	Lasthenia conjugens	Contra Costa goldfields	PDAST5L040	Endangered	None	-	1B.1	3612167	Marina	Mapped	Plants - Vascular - Asteraceae - Lasthenia conjugens
Plants - Vascular	Lasthenia conjugens	Contra Costa goldfields	PDAST5L040	Endangered	None	-	1B.1	3612157	Seaside	Mapped	Plants - Vascular - Asteraceae - Lasthenia conjugens
Plants - Vascular	Layia carnosa	beach layia	PDAST5N010	Endangered	Endangered	-	1B.1	3612158	Monterey	Mapped	Plants - Vascular - Asteraceae - Layia carnosa
Plants - Vascular	Malacothrix saxatilis var. arachnoidea	Carmel Valley malacothrix	PDAST660C2	None	None	-	1B.2	3612157	Seaside	Mapped	Plants - Vascular - Asteraceae - Malacothrix saxatilis var. arachnoidea
Plants - Vascular	Malacothrix saxatilis var. arachnoidea	Carmel Valley malacothrix	PDAST660C2	None	None	-	1B.2	3612147	Mt. Carmel	Mapped	Plants - Vascular - Asteraceae - Malacothrix saxatilis var. arachnoidea
Plants - Vascular	Microseris paludosa	marsh microseris	PDAST6E0D0	None	None	-	1B.2	3612157	Seaside	Mapped	Plants - Vascular - Asteraceae - Microseris paludosa
Plants - Vascular	Microseris paludosa	marsh microseris	PDAST6E0D0	None	None	-	1B.2	3612158	Monterey	Mapped	Plants - Vascular - Asteraceae - Microseris paludosa
Plants - Vascular	Microseris paludosa	marsh microseris	PDAST6E0D0	None	None	-	1B.2	3612167	Marina	Mapped	Plants - Vascular - Asteraceae - Microseris paludosa
Plants - Vascular	Monolopia gracilens	woodland woollythreads	PDAST6G010	None	None	-	1B.2	3612158	Monterey	Mapped	Plants - Vascular - Asteraceae - Monolopia gracilens
Plants - Vascular	Stebbinsoseris decipiens	Santa Cruz microseris	PDAST6E050	None	None	-	1B.2	3612157	Seaside	Mapped	Plants - Vascular - Asteraceae - Stebbinsoseris decipiens

Plants - Vascular	Cryptantha rattanii	Rattan's cryptantha	PDBOR0A2H0	None	None	-	4.3	3612157	Seaside	Unprocessed	Plants - Vascular - Boraginaceae - Cryptantha rattanii
Plants - Vascular	Cryptantha rattanii	Rattan's cryptantha	PDBOR0A2H0	None	None	-	4.3	3612158	Monterey	Unprocessed	Plants - Vascular - Boraginaceae - Cryptantha rattanii
Plants - Vascular	Plagiobothrys chorisianus var. hickmanii	Hickman's popcornflower	PDBOR0V062	None	None	-	4.2	3612157	Seaside	Unprocessed	Plants - Vascular - Boraginaceae - Plagiobothrys chorisianus var. hickmanii
Plants - Vascular	Plagiobothrys uncinatus	hooked popcornflower	PDBOR0V170	None	None	-	1B.2	3612147	Mt. Carmel	Mapped	Plants - Vascular - Boraginaceae - Plagiobothrys uncinatus
Plants - Vascular	Erysimum ammophilum	sand-loving wallflower	PDBRA16010	None	None	-	1B.2	3612157	Seaside	Mapped	Plants - Vascular - Brassicaceae - Erysimum ammophilum
Plants - Vascular	Erysimum ammophilum	sand-loving wallflower	PDBRA16010	None	None	-	1B.2	3612167	Marina	Mapped and Unprocessed	Plants - Vascular - Brassicaceae - Erysimum ammophilum
Plants - Vascular	Erysimum menziesii	Menzies' wallflower	PDBRA160R0	Endangered	Endangered	-	1B.1	3612167	Marina	Mapped and Unprocessed	Plants - Vascular - Brassicaceae - Erysimum menziesii
Plants - Vascular	Erysimum menziesii	Menzies' wallflower	PDBRA160R0	Endangered	Endangered	-	1B.1	3612158	Monterey	Mapped and Unprocessed	Plants - Vascular - Brassicaceae - Erysimum menziesii
Plants - Vascular	Hesperocyparis goveniana	Gowen cypress	PGCUP04031	Threatened	None	-	1B.2	3612158	Monterey	Mapped and Unprocessed	Plants - Vascular - Cupressaceae - Hesperocyparis goveniana
Plants - Vascular	Hesperocyparis macrocarpa	Monterey cypress	PGCUP04060	None	None	-	1B.2	3612158	Monterey	Mapped	Plants - Vascular - Cupressaceae - Hesperocyparis macrocarpa
Plants - Vascular	Arctostaphylos edmundsii	Little Sur manzanita	PDERI04260	None	None	-	1B.2	3612148	Soberanes Point	Mapped and Unprocessed	Plants - Vascular - Ericaceae - Arctostaphylos edmundsii
Plants - Vascular	Arctostaphylos hookeri ssp. hookeri	Hooker's manzanita	PDERI040J1	None	None	-	1B.2	3612148	Soberanes Point	Mapped	Plants - Vascular - Ericaceae - Arctostaphylos hookeri ssp. hookeri
Plants - Vascular	Arctostaphylos hookeri ssp. hookeri	Hooker's manzanita	PDERI040J1	None	None	-	1B.2	3612158	Monterey	Mapped and Unprocessed	Plants - Vascular - Ericaceae - Arctostaphylos hookeri ssp. hookeri
Plants - Vascular	Arctostaphylos hookeri ssp. hookeri	Hooker's manzanita	PDERI040J1	None	None	-	1B.2	3612157	Seaside	Mapped and Unprocessed	Plants - Vascular - Ericaceae - Arctostaphylos hookeri ssp. hookeri
Plants - Vascular	Arctostaphylos hookeri ssp. hookeri	Hooker's manzanita	PDERI040J1	None	None	-	1B.2	3612167	Marina	Mapped	Plants - Vascular - Ericaceae - Arctostaphylos hookeri ssp. hookeri
Plants - Vascular	Arctostaphylos montereyensis	Toro manzanita	PDERI040R0	None	None	-	1B.2	3612167	Marina	Mapped	Plants - Vascular - Ericaceae - Arctostaphylos montereyensis
Plants - Vascular	Arctostaphylos montereyensis	Toro manzanita	PDERI040R0	None	None	-	1B.2	3612157	Seaside	Mapped	Plants - Vascular - Ericaceae - Arctostaphylos montereyensis

Plants - Vascular	Arctostaphylos pajaroensis	Pajaro manzanita	PDERI04100	None	None	-	1B.1	3612157	Seaside	Mapped	Plants - Vascular - Ericaceae - Arctostaphylos pajaroensis
Plants - Vascular	Arctostaphylos pajaroensis	Pajaro manzanita	PDERI04100	None	None	-	1B.1	3612167	Marina	Mapped	Plants - Vascular - Ericaceae - Arctostaphylos pajaroensis
Plants - Vascular	Arctostaphylos pumila	sandmat manzanita	PDERI04180	None	None	-	1B.2	3612167	Marina	Mapped and Unprocessed	Plants - Vascular - Ericaceae - Arctostaphylos pumila
Plants - Vascular	Arctostaphylos pumila	sandmat manzanita	PDERI04180	None	None	-	1B.2	3612157	Seaside	Mapped and Unprocessed	Plants - Vascular - Ericaceae - Arctostaphylos pumila
Plants - Vascular	Arctostaphylos pumila	sandmat manzanita	PDERI04180	None	None	-	1B.2	3612158	Monterey	Mapped and Unprocessed	Plants - Vascular - Ericaceae - Arctostaphylos pumila
Plants - Vascular	Arctostaphylos pumila	sandmat manzanita	PDERI04180	None	None	-	1B.2	3612148	Soberanes Point	Unprocessed	Plants - Vascular - Ericaceae - Arctostaphylos pumila
Plants - Vascular	Astragalus nuttallii var. nuttallii	ocean bluff milk-vetch	PDFAB0F641	None	None	-	4.2	3612148	Soberanes Point	Unprocessed	Plants - Vascular - Fabaceae - Astragalus nuttallii var. nuttallii
Plants - Vascular	Astragalus nuttallii var. nuttallii	ocean bluff milk-vetch	PDFAB0F641	None	None	-	4.2	3612158	Monterey	Unprocessed	Plants - Vascular - Fabaceae - Astragalus nuttallii var. nuttallii
Plants - Vascular	Astragalus nuttallii var. nuttallii	ocean bluff milk-vetch	PDFAB0F641	None	None	-	4.2	3612167	Marina	Unprocessed	Plants - Vascular - Fabaceae - Astragalus nuttallii var. nuttallii
Plants - Vascular	Astragalus tener var. titi	coastal dunes milk-vetch	PDFAB0F8R2	Endangered	Endangered	-	1B.1	3612158	Monterey	Mapped and Unprocessed	Plants - Vascular - Fabaceae - Astragalus tener var. titi
Plants - Vascular	Hosackia gracilis	harlequin lotus	PDFAB2A0D0	None	None	-	4.2	3612158	Monterey	Unprocessed	Plants - Vascular - Fabaceae - Hosackia gracilis
Plants - Vascular	Hosackia gracilis	harlequin lotus	PDFAB2A0D0	None	None	-	4.2	3612148	Soberanes Point	Unprocessed	Plants - Vascular - Fabaceae - Hosackia gracilis
Plants - Vascular	Lupinus albifrons var. abramsii	Abrams' lupine	PDFAB2B010	None	None	-	3.2	3612147	Mt. Carmel	Unprocessed	Plants - Vascular - Fabaceae - Lupinus albifrons var. abramsii
Plants - Vascular	Lupinus tidestromii	Tidestrom's lupine	PDFAB2B3Y0	Endangered	Endangered	-	1B.1	3612158	Monterey	Mapped	Plants - Vascular - Fabaceae - Lupinus tidestromii
Plants - Vascular	Trifolium buckwestiorum	Santa Cruz clover	PDFAB402W0	None	None	-	1B.1	3612157	Seaside	Mapped	Plants - Vascular - Fabaceae - Trifolium buckwestiorum
Plants - Vascular	Trifolium buckwestiorum	Santa Cruz clover	PDFAB402W0	None	None	-	1B.1	3612167	Marina	Mapped	Plants - Vascular - Fabaceae - Trifolium buckwestiorum
Plants - Vascular	Trifolium hydrophilum	saline clover	PDFAB400R5	None	None	-	1B.2	3612158	Monterey	Mapped	Plants - Vascular - Fabaceae - Trifolium hydrophilum
Plants - Vascular	Trifolium polyodon	Pacific Grove clover	PDFAB402H0	None	Rare	-	1B.1	3612158	Monterey	Mapped and Unprocessed	Plants - Vascular - Fabaceae - Trifolium polyodon

Plants - Vascular	Trifolium polyodon	Pacific Grove clover	PDFAB402H0	None	Rare	-	1B.1	3612157	Seaside	Mapped	Plants - Vascular - Fabaceae - Trifolium polyodon
Plants - Vascular	Trifolium polyodon	Pacific Grove clover	PDFAB402H0	None	Rare	-	1B.1	3612147	Mt. Carmel	Unprocessed	Plants - Vascular - Fabaceae - Trifolium polyodon
Plants - Vascular	Trifolium trichocalyx	Monterey clover	PDFAB402J0	Endangered	Endangered	-	1B.1	3612158	Monterey	Mapped	Plants - Vascular - Fabaceae - Trifolium trichocalyx
Plants - Vascular	Iris longipetala	coast iris	PMIRI092E0	None	None	-	4.2	3612158	Monterey	Unprocessed	Plants - Vascular - Iridaceae - Iris longipetala
Plants - Vascular	Monardella sinuata ssp. nigrescens	northern curly-leaved monardella	PDLAM18162	None	None	-	1B.2	3612167	Marina	Mapped	Plants - Vascular - Lamiaceae - Monardella sinuata ssp. nigrescens
Plants - Vascular	Monardella sinuata ssp. nigrescens	northern curly-leaved monardella	PDLAM18162	None	None	-	1B.2	3612158	Monterey	Mapped	Plants - Vascular - Lamiaceae - Monardella sinuata ssp. nigrescens
Plants - Vascular	Monardella sinuata ssp. nigrescens	northern curly-leaved monardella	PDLAM18162	None	None	-	1B.2	3612157	Seaside	Mapped	Plants - Vascular - Lamiaceae - Monardella sinuata ssp. nigrescens
Plants - Vascular	Calochortus uniflorus	pink star-tulip	PMLIL0D1F0	None	None	-	4.2	3612167	Marina	Unprocessed	Plants - Vascular - Liliaceae - Calochortus uniflorus
Plants - Vascular	Fritillaria agrestis	stinkbells	PMLIL0V010	None	None	-	4.2	3612158	Monterey	Unprocessed	Plants - Vascular - Liliaceae - Fritillaria agrestis
Plants - Vascular	Fritillaria liliacea	fragrant fritillary	PMLIL0V0C0	None	None	-	1B.2	3612158	Monterey	Mapped	Plants - Vascular - Liliaceae - Fritillaria liliacea
Plants - Vascular	Malacothamnus palmeri var. involucratus	Carmel Valley bush-mallow	PDMAL0Q0B1	None	None	-	1B.2	3612157	Seaside	Mapped	Plants - Vascular - Malvaceae - Malacothamnus palmeri var. involucratus
Plants - Vascular	Malacothamnus palmeri var. involucratus	Carmel Valley bush-mallow	PDMAL0Q0B1	None	None	-	1B.2	3612158	Monterey	Mapped	Plants - Vascular - Malvaceae - Malacothamnus palmeri var. involucratus
Plants - Vascular	Malacothamnus palmeri var. palmeri	Santa Lucia bush-mallow	PDMAL0Q0B5	None	None	-	1B.2	3612158	Monterey	Mapped	Plants - Vascular - Malvaceae - Malacothamnus palmeri var. palmeri
Plants - Vascular	Sidalcea malachroides	maple-leaved checkerbloom	PDMAL110E0	None	None	-	4.2	3612158	Monterey	Mapped	Plants - Vascular - Malvaceae - Sidalcea malachroides
Plants - Vascular	Sidalcea malachroides	maple-leaved checkerbloom	PDMAL110E0	None	None	-	4.2	3612147	Mt. Carmel	Mapped	Plants - Vascular - Malvaceae - Sidalcea malachroides
Plants - Vascular	Sidalcea malachroides	maple-leaved checkerbloom	PDMAL110E0	None	None	-	4.2	3612148	Soberanes Point	Mapped	Plants - Vascular - Malvaceae - Sidalcea malachroides
Plants - Vascular	Clarkia jolonensis	Jolon clarkia	PDONA050L0	None	None	-	1B.2	3612148	Soberanes Point	Mapped	Plants - Vascular - Onagraceae - Clarkia jolonensis
Plants - Vascular	Clarkia jolonensis	Jolon clarkia	PDONA050L0	None	None	-	1B.2	3612158	Monterey	Mapped	Plants - Vascular - Onagraceae - Clarkia jolonensis
Plants - Vascular	Clarkia jolonensis	Jolon clarkia	PDONA050L0	None	None	-	1B.2	3612157	Seaside	Mapped	Plants - Vascular - Onagraceae - Clarkia jolonensis

Plants - Vascular	Clarkia lewisii	Lewis' clarkia	PDONA050N0	None	None	-	4.3	3612157	Seaside	Unprocessed	Plants - Vascular - Onagraceae - Clarkia lewisii
Plants - Vascular	Clarkia lewisii	Lewis' clarkia	PDONA050N0	None	None	-	4.3	3612158	Monterey	Unprocessed	Plants - Vascular - Onagraceae - Clarkia lewisii
Plants - Vascular	Clarkia lewisii	Lewis' clarkia	PDONA050N0	None	None	-	4.3	3612148	Soberanes Point	Unprocessed	Plants - Vascular - Onagraceae - Clarkia lewisii
Plants - Vascular	Clarkia lewisii	Lewis' clarkia	PDONA050N0	None	None	-	4.3	3612147	Mt. Carmel	Unprocessed	Plants - Vascular - Onagraceae - Clarkia lewisii
Plants - Vascular	Clarkia lewisii	Lewis' clarkia	PDONA050N0	None	None	-	4.3	3612167	Marina	Unprocessed	Plants - Vascular - Onagraceae - Clarkia lewisii
Plants - Vascular	Ophioglossum californicum	California adder's-tongue	PPOPH020G0	None	None	-	4.2	3612157	Seaside	Unprocessed	Plants - Vascular - Ophioglossaceae - Ophioglossum californicum
Plants - Vascular	Piperia michaelii	Michael's rein orchid	PMORC1X110	None	None	-	4.2	3612148	Soberanes Point	Unprocessed	Plants - Vascular - Orchidaceae - Piperia michaelii
Plants - Vascular	Piperia michaelii	Michael's rein orchid	PMORC1X110	None	None	-	4.2	3612158	Monterey	Unprocessed	Plants - Vascular - Orchidaceae - Piperia michaelii
Plants - Vascular	Piperia michaelii	Michael's rein orchid	PMORC1X110	None	None	-	4.2	3612167	Marina	Unprocessed	Plants - Vascular - Orchidaceae - Piperia michaelii
Plants - Vascular	Piperia yadonii	Yadon's rein orchid	PMORC1X070	Endangered	None	-	1B.1	3612167	Marina	Mapped	Plants - Vascular - Orchidaceae - Piperia yadonii
Plants - Vascular	Piperia yadonii	Yadon's rein orchid	PMORC1X070	Endangered	None	-	1B.1	3612158	Monterey	Mapped and Unprocessed	Plants - Vascular - Orchidaceae - Piperia yadonii
Plants - Vascular	Piperia yadonii	Yadon's rein orchid	PMORC1X070	Endangered	None	-	1B.1	3612148	Soberanes Point	Mapped	Plants - Vascular - Orchidaceae - Piperia yadonii
Plants - Vascular	Piperia yadonii	Yadon's rein orchid	PMORC1X070	Endangered	None	-	1B.1	3612157	Seaside	Mapped and Unprocessed	Plants - Vascular - Orchidaceae - Piperia yadonii
Plants - Vascular	Castilleja ambigua var. insalutata	pink Johnny-nip	PDSCR0D403	None	None	-	1B.1	3612158	Monterey	Mapped	Plants - Vascular - Orobanchaceae - Castilleja ambigua var. insalutata
Plants - Vascular	Castilleja ambigua var. insalutata	pink Johnny-nip	PDSCR0D403	None	None	-	1B.1	3612167	Marina	Mapped	Plants - Vascular - Orobanchaceae - Castilleja ambigua var. insalutata
Plants - Vascular	Castilleja latifolia	Monterey Coast paintbrush	PDSCR0D1P0	None	None	-	4.3	3612167	Marina	Unprocessed	Plants - Vascular - Orobanchaceae - Castilleja latifolia
Plants - Vascular	Castilleja latifolia	Monterey Coast paintbrush	PDSCR0D1P0	None	None	-	4.3	3612158	Monterey	Unprocessed	Plants - Vascular - Orobanchaceae - Castilleja latifolia
Plants - Vascular	Castilleja latifolia	Monterey Coast paintbrush	PDSCR0D1P0	None	None	-	4.3	3612157	Seaside	Unprocessed	Plants - Vascular - Orobanchaceae - Castilleja latifolia
Plants - Vascular	Castilleja latifolia	Monterey Coast paintbrush	PDSCR0D1P0	None	None	-	4.3	3612148	Soberanes Point	Unprocessed	Plants - Vascular - Orobanchaceae - Castilleja latifolia
Plants - Vascular	Cordylanthus rigidus ssp. littoralis	seaside bird's-beak	PDSCR0J0P2	None	Endangered	-	1B.1	3612148	Soberanes Point	Mapped	Plants - Vascular - Orobanchaceae - Cordylanthus rigidus ssp. littoralis

Plants - Vascular	Cordylanthus rigidus ssp. littoralis	seaside bird's-beak	PDSCR0J0P2	None	Endangered	-	1B.1	3612157	Seaside	Mapped	Plants - Vascular - Orobanchaceae - Cordylanthus rigidus ssp. littoralis
Plants - Vascular	Cordylanthus rigidus ssp. littoralis	seaside bird's-beak	PDSCR0J0P2	None	Endangered	-	1B.1	3612158	Monterey	Mapped	Plants - Vascular - Orobanchaceae - Cordylanthus rigidus ssp. littoralis
Plants - Vascular	Cordylanthus rigidus ssp. littoralis	seaside bird's-beak	PDSCR0J0P2	None	Endangered	-	1B.1	3612167	Marina	Mapped	Plants - Vascular - Orobanchaceae - Cordylanthus rigidus ssp. littoralis
Plants - Vascular	Pinus radiata	Monterey pine	PGPIN040V0	None	None	-	1B.1	3612158	Monterey	Mapped and Unprocessed	Plants - Vascular - Pinaceae - Pinus radiata
Plants - Vascular	Pinus radiata	Monterey pine	PGPIN040V0	None	None	-	1B.1	3612157	Seaside	Mapped	Plants - Vascular - Pinaceae - Pinus radiata
Plants - Vascular	Pinus radiata	Monterey pine	PGPIN040V0	None	None	-	1B.1	3612148	Soberanes Point	Mapped	Plants - Vascular - Pinaceae - Pinus radiata
Plants - Vascular	Collinsia multicolor	San Francisco collinsia	PDSCR0H0B0	None	None	-	1B.2	3612158	Monterey	Mapped	Plants - Vascular - Plantaginaceae - Collinsia multicolor
Plants - Vascular	Eriastrum virgatum	virgate eriastrum	PDPLM030D0	None	None	-	4.3	3612158	Monterey	Unprocessed	Plants - Vascular - Polemoniaceae - Eriastrum virgatum
Plants - Vascular	Eriastrum virgatum	virgate eriastrum	PDPLM030D0	None	None	-	4.3	3612167	Marina	Unprocessed	Plants - Vascular - Polemoniaceae - Eriastrum virgatum
Plants - Vascular	Eriastrum virgatum	virgate eriastrum	PDPLM030D0	None	None	-	4.3	3612157	Seaside	Unprocessed	Plants - Vascular - Polemoniaceae - Eriastrum virgatum
Plants - Vascular	Gilia tenuiflora ssp. amplifaucalis	trumpet-throated gilia	PDPLM041P4	None	None	-	4.3	3612158	Monterey	Unprocessed	Plants - Vascular - Polemoniaceae - Gilia tenuiflora ssp. amplifaucalis
Plants - Vascular	Gilia tenuiflora ssp. arenaria	Monterey gilia	PDPLM041P2	Endangered	Threatened	-	1B.2	3612158	Monterey	Mapped	Plants - Vascular - Polemoniaceae - Gilia tenuiflora ssp. arenaria
Plants - Vascular	Gilia tenuiflora ssp. arenaria	Monterey gilia	PDPLM041P2	Endangered	Threatened	-	1B.2	3612167	Marina	Mapped and Unprocessed	Plants - Vascular - Polemoniaceae - Gilia tenuiflora ssp. arenaria
Plants - Vascular	Gilia tenuiflora ssp. arenaria	Monterey gilia	PDPLM041P2	Endangered	Threatened	-	1B.2	3612157	Seaside	Mapped	Plants - Vascular - Polemoniaceae - Gilia tenuiflora ssp. arenaria
Plants - Vascular	Leptosiphon grandiflorus	large-flowered leptosiphon	PDPLM090K0	None	None	-	4.2	3612148	Soberanes Point	Unprocessed	Plants - Vascular - Polemoniaceae - Leptosiphon grandiflorus
Plants - Vascular	Chorizanthe douglasii	Douglas' spineflower	PDPGN040A0	None	None	-	4.3	3612147	Mt. Carmel	Unprocessed	Plants - Vascular - Polygonaceae - Chorizanthe douglasii
Plants - Vascular	Chorizanthe douglasii	Douglas' spineflower	PDPGN040A0	None	None	-	4.3	3612148	Soberanes Point	Unprocessed	Plants - Vascular - Polygonaceae - Chorizanthe douglasii
Plants - Vascular	Chorizanthe douglasii	Douglas' spineflower	PDPGN040A0	None	None	-	4.3	3612157	Seaside	Unprocessed	Plants - Vascular - Polygonaceae - Chorizanthe douglasii
Plants - Vascular	Chorizanthe douglasii	Douglas' spineflower	PDPGN040A0	None	None	-	4.3	3612158	Monterey	Unprocessed	Plants - Vascular - Polygonaceae - Chorizanthe douglasii

Plants - Vascular	Chorizanthe douglasii	Douglas' spineflower	PDPGN040A0	None	None	-	4.3	3612167	Marina	Unprocessed	Plants - Vascular - Polygonaceae - Chorizanthe douglasii
Plants - Vascular	Chorizanthe pungens var. pungens	Monterey spineflower	PDPGN040M2	Threatened	None	-	1B.2	3612167	Marina	Mapped	Plants - Vascular - Polygonaceae - Chorizanthe pungens var. pungens
Plants - Vascular	Chorizanthe pungens var. pungens	Monterey spineflower	PDPGN040M2	Threatened	None	-	1B.2	3612158	Monterey	Mapped	Plants - Vascular - Polygonaceae - Chorizanthe pungens var. pungens
Plants - Vascular	Chorizanthe pungens var. pungens	Monterey spineflower	PDPGN040M2	Threatened	None	-	1B.2	3612157	Seaside	Mapped	Plants - Vascular - Polygonaceae - Chorizanthe pungens var. pungens
Plants - Vascular	Eriogonum elegans	elegant wild buckwheat	PDPGN081Y0	None	None	-	4.3	3612157	Seaside	Unprocessed	Plants - Vascular - Polygonaceae - Eriogonum elegans
Plants - Vascular	Eriogonum nortonii	Pinnacles buckwheat	PDPGN08470	None	None	-	1B.3	3612158	Monterey	Unprocessed	Plants - Vascular - Polygonaceae - Eriogonum nortonii
Plants - Vascular	Eriogonum nortonii	Pinnacles buckwheat	PDPGN08470	None	None	-	1B.3	3612148	Soberanes Point	Mapped	Plants - Vascular - Polygonaceae - Eriogonum nortonii
Plants - Vascular	Delphinium californicum ssp. interius	Hospital Canyon larkspur	PDRAN0B0A2	None	None	-	1B.2	3612157	Seaside	Mapped	Plants - Vascular - Ranunculaceae - Delphinium californicum ssp. interius
Plants - Vascular	Delphinium hutchinsoniae	Hutchinson's larkspur	PDRAN0B0V0	None	None	-	1B.2	3612147	Mt. Carmel	Mapped	Plants - Vascular - Ranunculaceae - Delphinium hutchinsoniae
Plants - Vascular	Delphinium hutchinsoniae	Hutchinson's larkspur	PDRAN0B0V0	None	None	-	1B.2	3612148	Soberanes Point	Mapped	Plants - Vascular - Ranunculaceae - Delphinium hutchinsoniae
Plants - Vascular	Delphinium hutchinsoniae	Hutchinson's larkspur	PDRAN0B0V0	None	None	-	1B.2	3612158	Monterey	Mapped and Unprocessed	Plants - Vascular - Ranunculaceae - Delphinium hutchinsoniae
Plants - Vascular	Ranunculus lobbii	Lobb's aquatic buttercup	PDRAN0L1J0	None	None	-	4.2	3612167	Marina	Unprocessed	Plants - Vascular - Ranunculaceae - Ranunculus lobbii
Plants - Vascular	Ceanothus gloriosus var. gloriosus	Point Reyes ceanothus	PDRHA040F5	None	None	-	4.3	3612157	Seaside	Unprocessed	Plants - Vascular - Rhamnaceae - Ceanothus gloriosus var. gloriosus
Plants - Vascular	Ceanothus rigidus	Monterey ceanothus	PDRHA04067	None	None	-	4.2	3612157	Seaside	Unprocessed	Plants - Vascular - Rhamnaceae - Ceanothus rigidus
Plants - Vascular	Ceanothus rigidus	Monterey ceanothus	PDRHA04067	None	None	-	4.2	3612148	Soberanes Point	Unprocessed	Plants - Vascular - Rhamnaceae - Ceanothus rigidus
Plants - Vascular	Ceanothus rigidus	Monterey ceanothus	PDRHA04067	None	None	-	4.2	3612147	Mt. Carmel	Unprocessed	Plants - Vascular - Rhamnaceae - Ceanothus rigidus
Plants - Vascular	Ceanothus rigidus	Monterey ceanothus	PDRHA04067	None	None	-	4.2	3612167	Marina	Unprocessed	Plants - Vascular - Rhamnaceae - Ceanothus rigidus

Plants - Vascular	Ceanothus rigidus	Monterey ceanothus	PDRHA04067	None	None	-	4.2	3612158	Monterey	Unprocessed	Plants - Vascular - Rhamnaceae - Ceanothus rigidus
Plants - Vascular	Horkelia cuneata var. sericea	Kellogg's horkelia	PDROS0W043	None	None	-	1B.1	3612158	Monterey	Mapped	Plants - Vascular - Rosaceae - Horkelia cuneata var. sericea
Plants - Vascular	Horkelia cuneata var. sericea	Kellogg's horkelia	PDROS0W043	None	None	-	1B.1	3612167	Marina	Mapped and Unprocessed	Plants - Vascular - Rosaceae - Horkelia cuneata var. sericea
Plants - Vascular	Horkelia cuneata var. sericea	Kellogg's horkelia	PDROS0W043	None	None	-	1B.1	3612157	Seaside	Mapped	Plants - Vascular - Rosaceae - Horkelia cuneata var. sericea
Plants - Vascular	Potentilla hickmanii	Hickman's cinquefoil	PDROS1B0U0	Endangered	Endangered	-	1B.1	3612158	Monterey	Mapped	Plants - Vascular - Rosaceae - Potentilla hickmanii
Plants - Vascular	Rosa pinetorum	pine rose	PDROS1J0W0	None	None	-	1B.2	3612158	Monterey	Mapped and Unprocessed	Plants - Vascular - Rosaceae - Rosa pinetorum
Plants - Vascular	Rosa pinetorum	pine rose	PDROS1J0W0	None	None	-	1B.2	3612148	Soberanes Point	Mapped	Plants - Vascular - Rosaceae - Rosa pinetorum

Scientific Name	Common Name	Family	Lifeform	Rare Plant Ra	State Rank	Global Rank	CESA	FESA	Elevation H	Elevation L	CA Endemic
Agrostis lacuna-vernalis	vernal pool bent grass	Poaceae	annual herb	1B.1	S1	G1	None	None	145	115	T
Allium hickmanii	Hickman's onion	Alliaceae	perennial bulbiferous herb	1B.2	S2	G2	None	None	200	5	T
Arctostaphylos edmundsii	Little Sur manzanita	Ericaceae	perennial evergreen shrub	1B.2	S2?	G2?	None	None	105	10	T
Arctostaphylos hookeri ssp. hookeri	Hooker's manzanita	Ericaceae	perennial evergreen shrub	1B.2	S2	G3T2	None	None	536	60	T
Arctostaphylos montereyensis	Toro manzanita	Ericaceae	perennial evergreen shrub	1B.2	S2?	G2?	None	None	730	30	T
Arctostaphylos pajaroensis	Pajaro manzanita	Ericaceae	perennial evergreen shrub	1B.1	S1	G1	None	None	760	30	T
Arctostaphylos pumila	sandmat manzanita	Ericaceae	perennial evergreen shrub	1B.2	S1	G1	None	None	205	3	T
Astragalus nuttallii var. nuttallii	ocean bluff milk-vetch	Fabaceae	perennial herb	4.2	S4	G4T4	None	None	120	3	T
Astragalus tener var. titi	coastal dunes milk-vetch	Fabaceae	annual herb	1B.1	S1	G2T1	CE	FE	50	1	T
Bryoria spiralifera	twisted horsehair lichen	Parmeliaceae	fruticose lichen (epiphytic)	1B.1	S1S2	G3	None	None	30	0	F
Castilleja ambigua var. insalutata	pink Johnny-nip	Orobanchaceae	annual herb (hemiparasitic)	1B.1	S2	G4T2	None	None	100	0	T
Castilleja latifolia	Monterey Coast paintbrush	Orobanchaceae	perennial herb (hemiparasitic)	4.3	S4	G4	None	None	185	0	T
Ceanothus gloriosus var. gloriosus	Point Reyes ceanothus	Rhamnaceae	perennial evergreen shrub	4.3	S4	G4T4	None	None	520	5	T
Ceanothus rigidus	Monterey ceanothus	Rhamnaceae	perennial evergreen shrub	4.2	S34	G4	None	None	550	3	T
Centromadia parryi ssp. congdonii	Congdon's tarplant	Asteraceae	annual herb	1B.1	S2	G3T2	None	None	230	0	T
Chorizanthe douglasii	Douglas' spineflower	Polygonaceae	annual herb	4.3	S4	G4	None	None	1600	55	T
Chorizanthe pungens var. pungens	Monterey spineflower	Polygonaceae	annual herb	1B.2	S2	G2T2	None	FT	450	3	T
Chorizanthe robusta var. robusta	robust spineflower	Polygonaceae	annual herb	1B.1	S1	G2T1	None	FE	300	3	T
Clarkia jolonensis	Jolon clarkia	Onagraceae	annual herb	1B.2	S2	G2	None	None	660	20	T
Clarkia lewisii	Lewis' clarkia	Onagraceae	annual herb	4.3	S4	G4	None	None	1195	30	T
Collinsia multicolor	San Francisco collinsia	Plantaginaceae	annual herb	1B.2	S2	G2	None	None	250	30	T
Cordylanthus rigidus ssp. littoralis	seaside bird's-beak	Orobanchaceae	annual herb (hemiparasitic)	1B.1	S2	G5T2	CE	None	515	0	T
Corethrogyne leucophylla	branching beach aster	Asteraceae	perennial herb	3.2	S3	G3Q	None	None	60	3	T
Cryptantha rattanii	Rattan's cryptantha	Boraginaceae	annual herb	4.3	S4	G4	None	None	915	245	T
Delphinium californicum ssp. interius	Hospital Canyon larkspur	Ranunculaceae	perennial herb	1B.2	S3	G3T3	None	None	1095	195	T
Delphinium hutchinsoniae	Hutchinson's larkspur	Ranunculaceae	perennial herb	1B.2	S2	G2	None	None	427	0	T
Delphinium umbraculorum	umbrella larkspur	Ranunculaceae	perennial herb	1B.3	S3	G3	None	None	1600	400	T
Ericameria fasciculata	Eastwood's goldenbush	Asteraceae	perennial evergreen shrub	1B.1	S2	G2	None	None	275	30	T
Eriogonum elegans	elegant wild buckwheat	Polygonaceae	annual herb	4.3	S3	G3	None	None	1525	200	T
Eriogonum nortonii	Pinnacles buckwheat	Polygonaceae	annual herb	1B.3	S2	G2	None	None	975	300	T
Erysimum ammophilum	sand-loving wallflower	Brassicaceae	perennial herb	1B.2	S2	G2	None	None	60	0	T
Erysimum menziesii	Menzies? wallflower	Brassicaceae	perennial herb	1B.1	S1	G1	CE	FE	35	0	T
Fritillaria liliacea	fragrant fritillary	Liliaceae	perennial bulbiferous herb	1B.2	S2	G2	None	None	410	3	T
Galium clementis	Santa Lucia bedstraw	Rubiaceae	perennial herb	1B.3	S3	G3	None	None	1780	1130	T
Gilia tenuiflora ssp. arenaria	Monterey gilia	Polemoniaceae	annual herb	1B.2	S2	G3G4T2	CT	FE	45	0	T
Grindelia hirsutula var. maritima	San Francisco gumplant	Asteraceae	perennial herb	3.2	S1	G5T1Q	None	None	400	15	T
Hesperocyparis goveniana	Gowen cypress	Cupressaceae	perennial evergreen tree	1B.2	S1	G1	None	FT	300	30	T
Hesperocyparis macrocarpa	Monterey cypress	Cupressaceae	perennial evergreen tree	1B.2	S1	G1	None	None	30	10	T
Horkelia cuneata var. sericea	Kellogg's horkelia	Rosaceae	perennial herb	1B.1	S2?	G4T2	None	None	200	10	T
Iris longipetala	coast iris	Iridaceae	perennial rhizomatous herb	4.2	S3	G3	None	None	600	0	T
Lasthenia conjugens	Contra Costa goldfields	Asteraceae	annual herb	1B.1	S1	G1	None	FE	470	0	T
Layia carnosa	beach layia	Asteraceae	annual herb	1B.1	S2	G2	CE	FE	60	0	F
Leptosiphon grandiflorus	large-flowered leptosiphon	Polemoniaceae	annual herb	4.2	S3	G3	None	None	1220	5	T
Lomatium parvifolium	small-leaved lomatium	Apiaceae	perennial herb	4.2	S4	G4	None	None	700	20	T
Lupinus tidestromii	Tidestrom's lupine	Fabaceae	perennial rhizomatous herb	1B.1	S1	G1	CE	FE	100	0	T
Malacothamnus palmeri var. involucratus	Carmel Valley bush-mallow	Malvaceae	perennial deciduous shrub	1B.2	S3	G3T3Q	None	None	1100	30	T

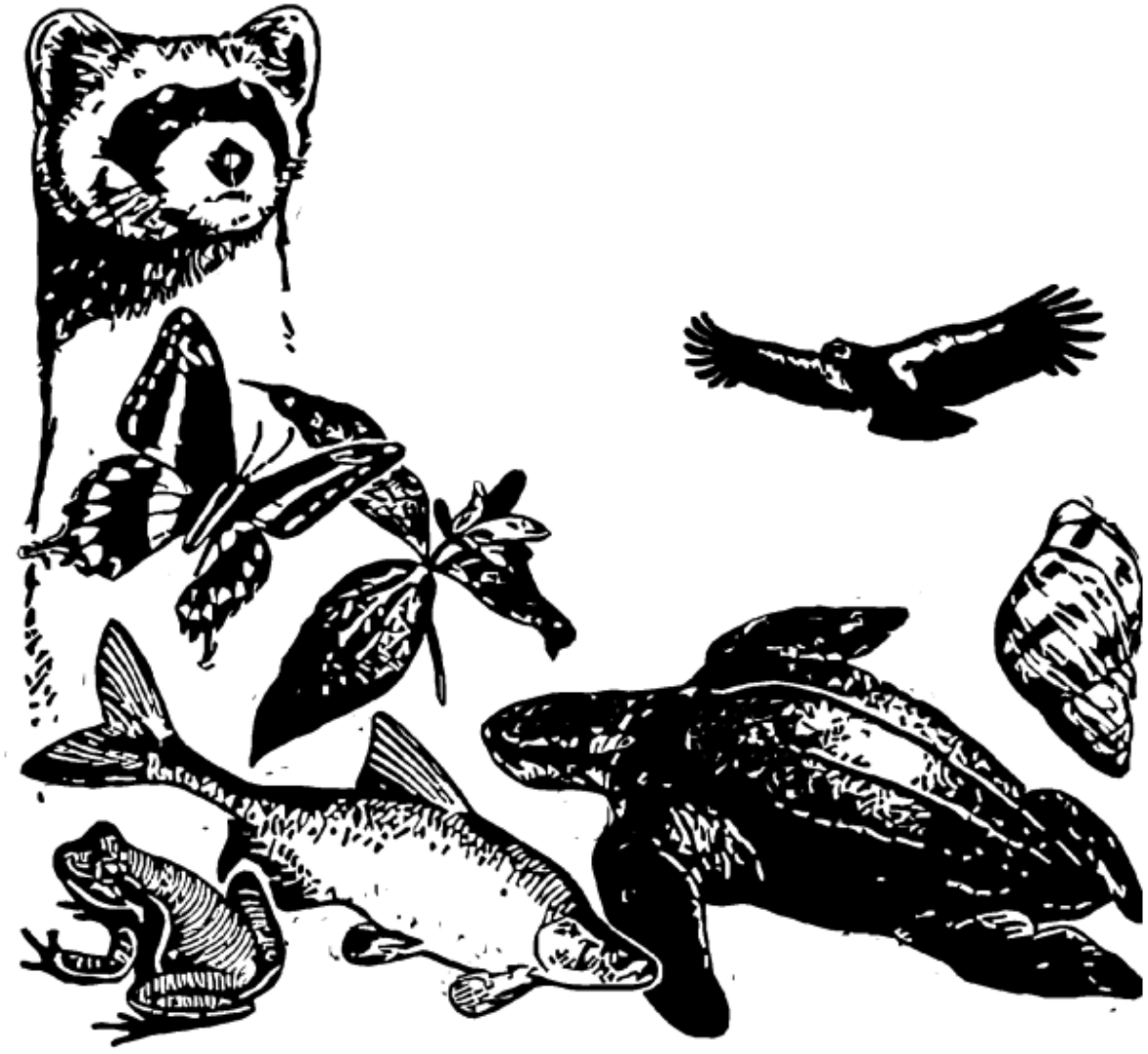
Malacothamnus palmeri var. palmeri	Santa Lucia bush-mallow	Malvaceae	perennial deciduous shrub	1B.2		S2	G3T2Q	None	None	360	60 T
Malacothrix saxatilis var. arachnoidea	Carmel Valley malacothrix	Asteraceae	perennial rhizomatous herb	1B.2		S2	G5T2	None	None	1036	25 T
Micropus amphibolus	Mt. Diablo cottonweed	Asteraceae	annual herb		3.2	S3S4	G3G4	None	None	825	45 T
Microseris paludosa	marsh microseris	Asteraceae	perennial herb	1B.2		S2	G2	None	None	355	5 T
Monardella antonina ssp. antonina	San Antonio Hills monardella	Lamiaceae	perennial rhizomatous herb		3	S1S3	G4T1T3Q	None	None	1000	320 T
Monardella sinuata ssp. nigrescens	northern curly-leaved monardella	Lamiaceae	annual herb	1B.2		S2	G3T2	None	None	300	0 T
Monolopia gracilens	woodland woolythreads	Asteraceae	annual herb	1B.2		S3	G3	None	None	1200	100 T
Ophioglossum californicum	California adder's-tongue	Ophioglossaceae	perennial rhizomatous herb		4.2	S4	G4	None	None	525	60 F
Perideridia gairdneri ssp. gairdneri	Gairdner's yampah	Apiaceae	perennial herb		4.2	S4	G5T4	None	None	610	0 T
Phacelia ramosissima var. austrolitoralis	south coast branching phacelia	Boraginaceae	perennial herb		3.2	S3	G5?T3	None	None	300	5 F
Pinus radiata	Monterey pine	Pinaceae	perennial evergreen tree	1B.1		S1	G1	None	None	185	25 F
Piperia michaelii	Michael's rein orchid	Orchidaceae	perennial herb		4.2	S3	G3	None	None	915	3 T
Piperia yadonii	Yadon's rein orchid	Orchidaceae	perennial herb	1B.1		S2	G2	None	FE	510	10 T
Plagiobothrys chorisianus var. hickmanii	Hickman's popcorn-flower	Boraginaceae	annual herb		4.2	S3	G3T3Q	None	None	185	15 T
Plagiobothrys uncinatus	hooked popcorn-flower	Boraginaceae	annual herb	1B.2		S2	G2	None	None	760	300 T
Potentilla hickmanii	Hickman's cinquefoil	Rosaceae	perennial herb	1B.1		S1	G1	CE	FE	149	10 T
Ramalina thrausta	angel's hair lichen	Ramalinaceae	fruticose lichen (epiphytic)	2B.1		S2?	G5	None	None	430	75 F
Ranunculus lobbii	Lobb's aquatic buttercup	Ranunculaceae	annual herb		4.2	S3	G4	None	None	470	15 F
Rosa pinetorum	pine rose	Rosaceae	perennial shrub	1B.2		S2	G2Q	None	None	945	2 T
Sidalcea malachroides	maple-leaved checkerbloom	Malvaceae	perennial herb		4.2	S3	G3	None	None	730	0 F
Stebbinsoseris decipiens	Santa Cruz microseris	Asteraceae	annual herb	1B.2		S2	G2	None	None	500	10 T
Tortula californica	California screw-moss	Pottiaceae	moss	1B.2		S2S3	G2G3	None	None	1460	10 T
Trifolium buckwestiorum	Santa Cruz clover	Fabaceae	annual herb	1B.1		S2	G2	None	None	610	105 T
Trifolium hydrophilum	saline clover	Fabaceae	annual herb	1B.2		S2	G2	None	None	300	0 T
Trifolium polyodon	Pacific Grove clover	Fabaceae	annual herb	1B.1		S1	G1	CR	None	120	5 T
Trifolium trichocalyx	Monterey clover	Fabaceae	annual herb	1B.1		S1	G1	CE	FE	240	30 T

Pacific Grove Hotel Unit Additions

IPaC Trust Resource Report

Generated October 27, 2015 09:28 PM MDT

This report is for informational purposes only and should not be used for planning or analyzing project-level impacts. For projects that require FWS review, please return to this project on the IPaC website and request an official species list from the Regulatory Documents page.



US Fish & Wildlife Service

IPaC Trust Resource Report

Project Description

NAME

Pacific Grove Hotel Unit Additions

PROJECT CODE

TT2BB-EC5GV-EY3P3-U5TXL-4XZ4P4

LOCATION

Monterey County, California

DESCRIPTION

No description provided

U.S. Fish & Wildlife Contact Information

Species in this report are managed by:

Ventura Fish And Wildlife Office
2493 Portola Road, Suite B
Ventura, CA 93003-7726
(805) 644-1766

Endangered Species

Proposed, candidate, threatened, and endangered species that are managed by the Endangered Species Program and should be considered as part of an effect analysis for this project.

This unofficial species list is for informational purposes only and does not fulfill the requirements under Section 7 of the Endangered Species Act, which states that Federal agencies are required to "request of the Secretary of Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action." This requirement applies to projects which are conducted, permitted or licensed by any Federal agency.

A letter from the local office and a species list which fulfills this requirement can be obtained by returning to this project on the IPaC website and requesting an official species list on the Regulatory Documents page.

Amphibians

California Red-legged Frog Rana draytonii — **Threatened**

CRITICAL HABITAT
There is **final** critical habitat designated for this species.

https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=D02D

Birds

Least Bell's Vireo Vireo bellii pusillus — **Endangered**

CRITICAL HABITAT
There is **final** critical habitat designated for this species.

https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=B067

Southwestern Willow Flycatcher Empidonax traillii extimus — **Endangered**

CRITICAL HABITAT
There is **final** critical habitat designated for this species.

https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=B094

Crustaceans

Vernal Pool Fairy Shrimp Branchinecta lynchi — **Threatened**

CRITICAL HABITAT
There is **final** critical habitat designated for this species.

https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=K03G

Fishes

Tidewater Goby Eucyclogobius newberryi — **Endangered**

CRITICAL HABITAT
There is **final** critical habitat designated for this species.

https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=E071

Critical Habitats

Potential effects to critical habitat(s) within the project area must be analyzed along with the endangered species themselves.

There is no critical habitat within this project area

Migratory Birds

Birds are protected by the Migratory Bird Treaty Act and the Bald and Golden Eagle Protection Act.

Any activity which results in the take of migratory birds or eagles is prohibited unless authorized by the U.S. Fish and Wildlife Service (1). There are no provisions for allowing the take of migratory birds that are unintentionally killed or injured.

You are responsible for complying with the appropriate regulations for the protection of birds as part of this project. This involves analyzing potential impacts and implementing appropriate conservation measures for all project activities.

Allen's Hummingbird Selasphorus sasin — **Bird of conservation concern**
Season: Breeding

Ashy Storm-petrel Oceanodroma homochroa — **Bird of conservation concern**
Season: Breeding
https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=B0AV

Black Oystercatcher Haematopus bachmani — **Bird of conservation concern**
Year-round
https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=B0KJ

Black Swift Cypseloides niger — **Bird of conservation concern**
Season: Breeding
https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=B0FW

Burrowing Owl Athene cunicularia — **Bird of conservation concern**
Year-round

Costa's Hummingbird Calypte costae — **Bird of conservation concern**
Season: Breeding

Fox Sparrow Passerella iliaca — **Bird of conservation concern**
Season: Wintering

Lesser Yellowlegs Tringa flavipes — **Bird of conservation concern**
Season: Wintering

Loggerhead Shrike Lanius ludovicianus — **Bird of conservation concern**
Season: Wintering
https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=B0FY

Long-billed Curlew Numenius americanus — **Bird of conservation concern**
Season: Wintering
https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=B06S

Marbled Godwit Limosa fedoa — **Bird of conservation concern**
Season: Wintering
https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=B0JL

Nuttall's Woodpecker Picoides nuttallii — **Bird of conservation concern**
Year-round

Oak Titmouse Baeolophus inornatus — **Bird of conservation concern**
Year-round

Olive-sided Flycatcher Contopus cooperi **Bird of conservation concern**

Season: Breeding
https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=B0AN

Peregrine Falcon Falco peregrinus **Bird of conservation concern**

Year-round
https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=B0FU

Short-billed Dowitcher Limnodromus griseus **Bird of conservation concern**

Season: Wintering

Short-eared Owl Asio flammeus **Bird of conservation concern**

Season: Wintering
https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=B0HD

Tricolored Blackbird Agelaius tricolor **Bird of conservation concern**

Year-round
https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=B06P

Whimbrel Numenius phaeopus **Bird of conservation concern**

Season: Wintering
https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=B0JN

Yellow Warbler dendroica petechia ssp. brewsteri **Bird of conservation concern**

Season: Breeding
https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=B0EN

Red Knot Calidris canutus ssp. roselaari **Bird of conservation concern**

Season: Wintering
https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=B0G6

Refuges

Any activity proposed on National Wildlife Refuge lands must undergo a 'Compatibility Determination' conducted by the Refuge. If your project overlaps or otherwise impacts a Refuge, please contact that Refuge to discuss the authorization process.

There are no refuges within this project area

Wetlands

Impacts to NWI wetlands and other aquatic habitats from your project may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal Statutes.

Project proponents should discuss the relationship of these requirements to their project with the Regulatory Program of the appropriate U.S. Army Corps of Engineers District.

DATA LIMITATIONS

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

DATA EXCLUSIONS

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

DATA PRECAUTIONS

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

There are no wetlands identified in this project area

APPENDIX C –
CULTURAL RESOURCES

KENT L. SEAVEY

310 LIGHTHOUSE AVENUE
PACIFIC GROVE, CALIFORNIA 93950
(831)375-8739

November 25, 2013

Mr. G. David Case
Architecture
P.O. Box 3074
Monterey, CA 93940

Dear Mr. Case:

Thank you for the opportunity to prepare a Phase I Historic Review of the Sea Breeze Lodge, a commercial property located at 1101 Lighthouse Ave. (APN# 006-371-001) in Pacific Grove, as required by the California Environmental Quality Act (CEQA) and the City of Pacific Grove.

Monterey County Assessor's records show a date of construction for the subject property of 1922, as does a permit in the files of the Pacific Grove Planning Department. As originally constructed for a Mr. Gary (Guy) Getz, a local butcher. The subject property consisted of 50 tent frames with wood walls three feet high, pine floors and tent roofs. The facility was advertised as the Pine Grove (Auto) Camp "In the quiet of the Pines by the Sea" (see documentation provided).

A Mrs. Elizabeth R. Schneider was the first camp manager. Based on research provided by the Heritage Society of Pacific Grove, by the mid 1930s there were 35 cabins "with modern conveniences" on site, but no camping spaces. Schneider, who bought the property in 1928, remained proprietor until at least 1939. A native of Illinois, Mrs. Schneider had previously been a school teacher. By 1941 Mr. E. A. Williams had taken over as manager, and apparently remained so until 1946, when Mr. Donald Lye Roy Bailey and his wife Anna Marie acquired the property, renaming the facility the Pine Grove Motel.

Pacific Grove building records are mute from the original building permit in 1922, until the Bailey acquisition in 1946. Pacific Grove building permits, dated October 21, 1946 consecutively numbered from #2483 to #2496 were issued to Bailey to stucco over the existing wood-clad motel cabins. Between 1950 and 1954 at least eight rental units were added as well as a wash room and storage room.

The rapid expansion of the Pine Grove Motel in the early 1950's can be attributed to Mrs. Bailey. As her 1961 obituary notes, "Mrs Bailey's chief interest was in the restoring of the motel and the beautification of its gardens." (See photos and documentation provided.)

The record shows a Ralph Lee and Al Parker as owners in 1961 adding a new Pine Grove Motel sign to the premises. However, by 1964 newer owners Salvata and Anthony Palma invested $9,000 for general remodeling of the motel (PGBP#3349), with a further $2,000 going to roof changes in 1968 (PGBP# 217).

In 1972 a new owner, James Y. Chyo requested a change of use for the facility to apartment housing. However, the City denied the request and Chyo instead made major window changes in the motel units and renamed the place the Pacific Grove Motel (PGUP# 278-2). A Mr. Lin became owner/manager about 1981, and by 1998 the property was acquired by Tai-Am, Inc., with Mr. Richard Tette as owner.

In 2001 Mr. Greg Zimmerman and Mr. Anthony Faux purchased the Pacific Grove Motel and renamed it the Sea Breeze Inn & Cottages, subsequently changing the name to the current Sea Breeze Lodge. That year (2001) the address was changed by the City from 204 Grove Acre to 1101 Lighthouse Ave. In 2002 a request was made to demolish several of the existing buildings in order to construct a conference room on the premises, "without increasing Sq. footage or the number of motel units (33 at the time)". The demolition was approved in 2003. However, the proposed conference room was never constructed.

Building losses as a result of the demolition included the main lobby and office, a decorative A-framed port cochere, three guest units, and two maintenance buildings, including separate storage buildings on the west side of the complex along Jewell Street. The removal accounted for about 20% of the motel's built environment. 30 guest units remain.

The subject property is a linear series of four one-story, wood-framed motel guest units, each cluster connected by common walls, arranged around a U-shaped driveway, entering off Lighthouse Ave., and exiting onto Jewell Street. The exterior wall-cladding of the motel units, a laundry room and storage bldg. is cement stucco. added between 1950-1954 during the Bailey ownership.

Three of the four strips of rooms (401 to 420) are covered with low-pitched, side-gabled roofs, as are four detached cottage units on the west side of the complex, near Jewell Street.

Units 423 through 432, along the rear (south) of the parcel, are also side-gabled, but stepped down, unit for unit, toward the south. These may be the product of the late 1960's remodeling noted above. The units on the east side of the complex (401 through 412) have a simple, open verandah, added in the 1946 remodel, as the wood-posted verandah overhangs with small corbels are clearly later than the buildings themselves. Units 423 through 432 also have open covered overhangs, but they are staggered along the stepped roof systems, giving the row a much more modern appearance.

Attached units 416 through 420, on the west side of the complex, have no verandas. Nor do the four detached rooms toward Jewell Avenue. The two pair of detached rental units (414/415 and 421/422) were connected by storage units prior to the 2002 demolition project (see site plans provided). Some of these units (414 and 415) appear to have been slightly enlarged at some time in the past (see photos provided). Most of these units have slightly overhanging eaves with exposed rafter-tails and simple wood facias. Unit 415 has a closed soffit. All roof surfaces are covered in composition singles.

There is a larger, undated, front-gabled storage unit in the SW corner of the parcel. It is similar in materials and exterior finishes to the rest of the building complex. A pool and spa area, between unit 406 and 420 on the east side of the complex, is a modern feature.

Fenestration is irregular, with a combination of fixed and sliding single, and paired aluminum and anodized metal windows in varying sizes and shapes throughout the complex. The building envelopes of the linear clusters are rife with evidence of window changes over time, clearly evidenced in visible plaster repairs. All windows along the stepped roof cluster, units 423 through 432, have large, modern anodized metal sliding windows, with metal louvered vents below. Unit 422 has recent 1/1 double-hung vinyl windows.

The subject property is sited on the south side of Lighthouse Ave., close to the roadway between Jewell St., and Grove Acre Avenue. Landscaping fronting the motel complex is minimal, with an informal collection of low shrubbery, and a grassed area where the former lobby and office existed (see photos provided). There is no evidence of the former garden setting created by Mrs. Bailey in the 1950s, except a mature oak tree, toward the east, that appears in available historic photos. The property is located in the commercially zoned Pacific Grove Acres Tract as one of a number of visitor accommodating facilities of varying ages, sizes and styles.

No event of significance to the nation, state or region, nor any significant individuals during the productive period of their lives, have been identified with the existing property. The subject property falls within the 2011 Historic Context Statement for Pacific Grove, under the theme of Pacific Grove Comes of Age (1903-1926).

The context statement identifies the subject property as the first recorded auto camp in Pacific Grove, opened in 1920 by local Butcher Guy Getz and Bert Tibbs, operated during the summer months. By 1922, when the first building permit appears for the facility, butcher Getz and a new partner had named the facility the Pine Grove Camp. No reference to the auto camp appears in Mr. Getz obituary in the *Monterey Herald*, dated 19 May, 1969.

According to author Donald Howard's 1999 publication, *The Old Pacific Grove Retreat 1875-1940*, by 1926 Mrs. Elizabeth Schneider had taken over management of the facility and purchased the property, with her husband Bert Schneider in 1928. As noted above, no building records have been found for the subject property between 1922 and 1946, when the Bailey's purchased the facility. No Sanborn Maps or early site plans have been located showing the appearance of the grounds prior to the Bailey development between 1950 and 1954 as the Pine Grove Motel.

The earliest visual evidence of the layout of the Pine Grove Motel is found in a postcard dating from the the late 1950s or early 1960s (see photo #1, provided). It indicates that the general layout, of at least the eastern half of the motel complex has remained relatively intact, as well as the configuration of the motel units. The office, a glazed, stand alone shed-roofed feature centered in the entry driveway is no longer present. Mrs. Bailey's gardening efforts are suggested in the image, but not clearly delineated. Only the twisted Oak tree is clearly represented.

A second image, taken sometime after 1972, when the facility was renamed the Pacific Grove Motel, shows the addition of Mansard roof forms over the formerly gable-roofed unit clusters. The appearance of a large lobby/office building on the west side of the entry, and a tall, A-frame port-cochere where the Bailey's office had been in the middle of the entry give the motel a decidedly South Asian appearance (see photos #2 & #3, provided). A current photo, taken from the same general location of the Pine Grove Motel postcard, shows a layout similar to the c. 1960 configuration, minus the Mansard roofs, with the obvious loss of units on the west side of the complex, and any evidence of the former Bailey landscaping (see photo #4 & #5, provided).

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As noted above, the Pine Grove Camp was establish in 1920 as a wood-framed tent compound. There is no record, in plan form or visual images of the layout of the facility. In 1928, Manager Mrs. E. R. Schneider and her husband acquired the property and began building wood-framed cabins, an office and necessary utility buildings. By the summer of 1938 the camp advertised 35 cabins for rent and space available for trailers. Again, the record is mute on the specific layout of the campground. The first known image of the visitor accommodating facility is the post card advertisement for the Pine Grove Motel dated c. 1954. The image generally reflects the current configuration, along the east side of the complex, minus the original office, the Bailey's office and lobby and several cabins and other buildings that were located on the west side of the entry way (see photos #1 & #5, provided). The loss of these features have significantly compromised the physical integrity of the motel complex design and its environment.

Substantial changes have occurred to the fenestration throughout the motel units over time, as well as changes in design, materials and workmanship. The early rhythm of solids and voids has been compromised, aluminum, anodized metal and vinyl windows in a variety of shapes and sizes have replaced the earlier wood windows from the Bailey ownership. These changes are also evident in the poor quality of workmanship on the exterior finishes where the earlier fenestration was located (see photos # 6 through #15, provided).

The subject property retains its original location and general setting. Its configuration appears to be from the period of the Bailey ownership and development (1946-1954). However, its physical integrity has been substantially compromised by the removal of key business components including the office, lobby maintenance areas and at least three rental units, not to mention Mrs. Bailey's gardens. Some of the unit cluster forms and roof lines appear to be in place, but the series of staggered roof units along the rear (south) of the parcel are clearly of a different era. See above for a discussion of changes to the fenestration, including their lack of conformance to the door / window pattern and opening size during the Bailey proprietorship, based on what would have to be the period of significance, 1946-1954. The stucco wall cladding added by the Bailey's during their ownership is still present, but has been repaired and modified over time, including the numerous window in fills cited above.

No event of significance to the nation, state or region, nor any significant individuals during the productive period of their lives, have been identified with the property. No architect or builder has been identified with its Bailey period development, 1946-1954. The subject property has been significantly modified since its period of significance, through extensive and unsympathetic changes in fenestration, the loss of key buildings, and alteration of the landscape setting.

Based on the criteria for significance established in the 2011 context statement motels for consideration, the facility should demonstrate important trends or have served as prototypes for subsequent development; they should be excellent examples of types and/or styles, and retain nearly all of their original features.

The former Pine Grove Hotel, because of the conditions cited lacks physical integrity, particularly in the area of design, materials and workmanship, and especially due to the loss of essential motel components, office, lobby, rental units, etc., required to meet the minimum eligibility standards established by the 2011 Historic Context Statement for Pacific Grove to qualify as a historic resource. Loss of integrity, if sufficiently great, will overwhelm any historic significance a resource may possess and render it ineligible for historic listing. Lacking historic integrity, the subject property does not qualify for listing in the California Register of Historical Resources. Nor does it meet the criterion established by the City of Pacific Grove for inclusion in the Pacific Grove Historic Resource Inventory, and therefore cannot be considered a historic resource as defined by CEQA.

Respectfully Submitted,

Kent L. Seavey

1101 Lighthouse Ave.-Pacific Grove

Sea Breeze Lodge

Photo #1. Looking south at the Pine Grove Motel entrance, c. 1960.

Photo #2. Looking SW at the Pacific Grove Motel entrance, c. 1976.

Photo #3. Looking west at Pacific Grove Motel sign and landscaping, c. 1976.

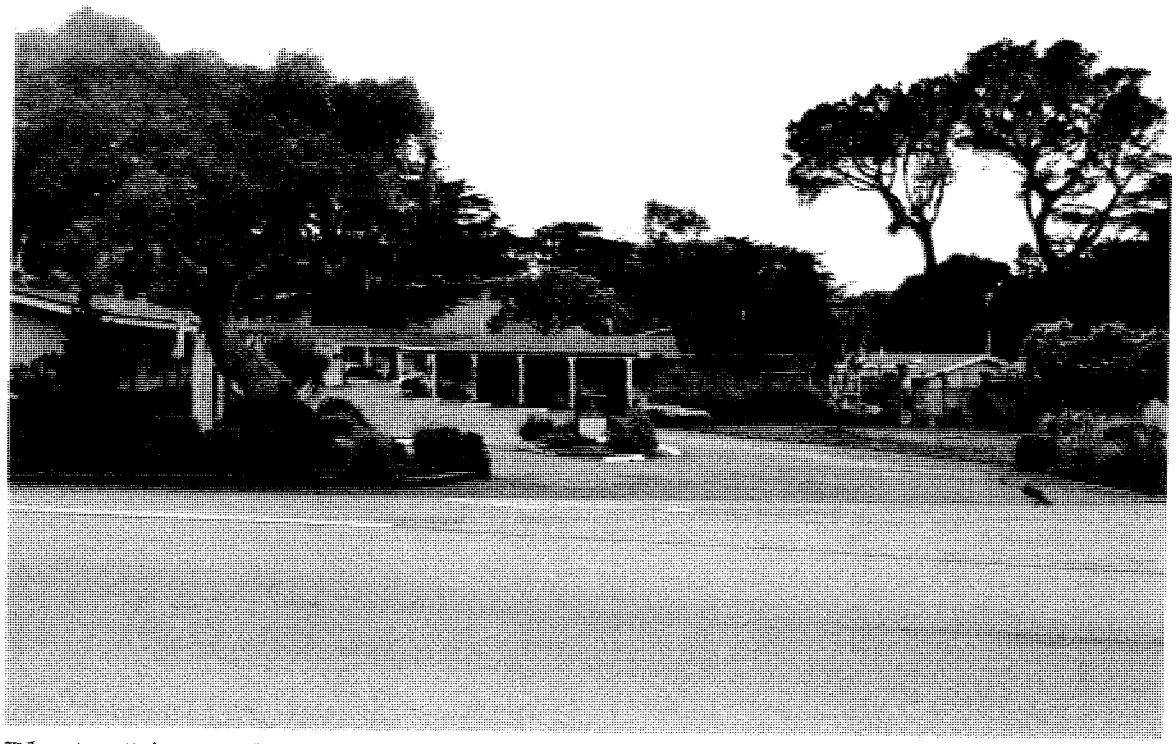

Photo #4. Looking south at the Sea Breeze Lodge entrance, November, 2013.

Photo #5. Looking SW at the void left by the 2001 removal of motel buildings, Nov., 2013.

Photo #6. Looking SE at the west facing facade of units 401-406, November, 2013.

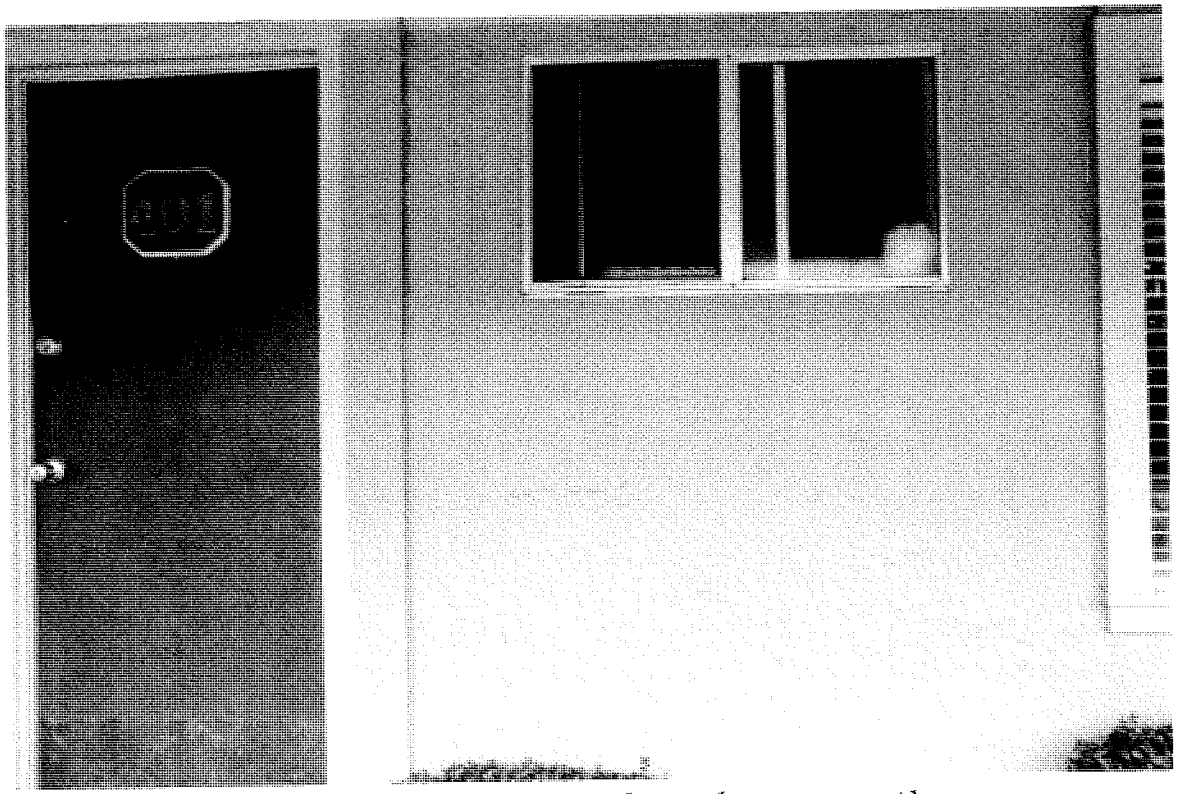

Photo #7. Looking at a major window change on the west facing facade of unit 401, Nov., 2013.

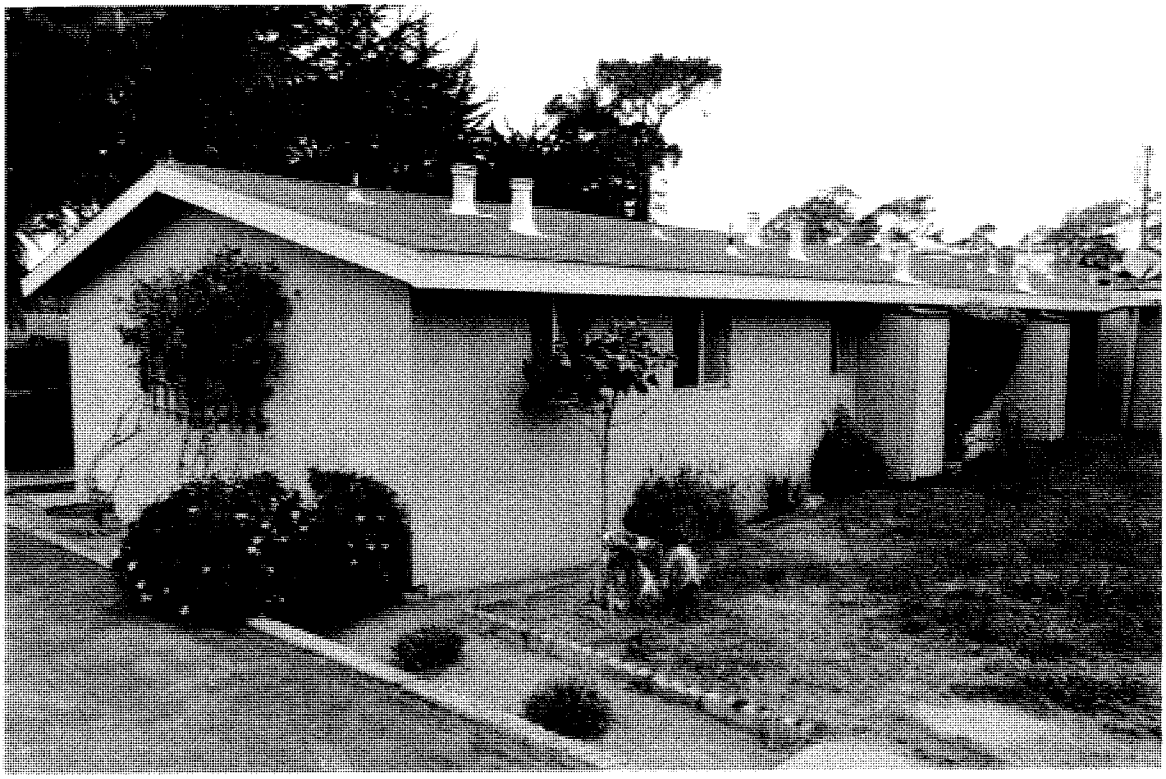

Photo #8. Looking NW at the rear (east) elev. of units 416-420, November, 2013.

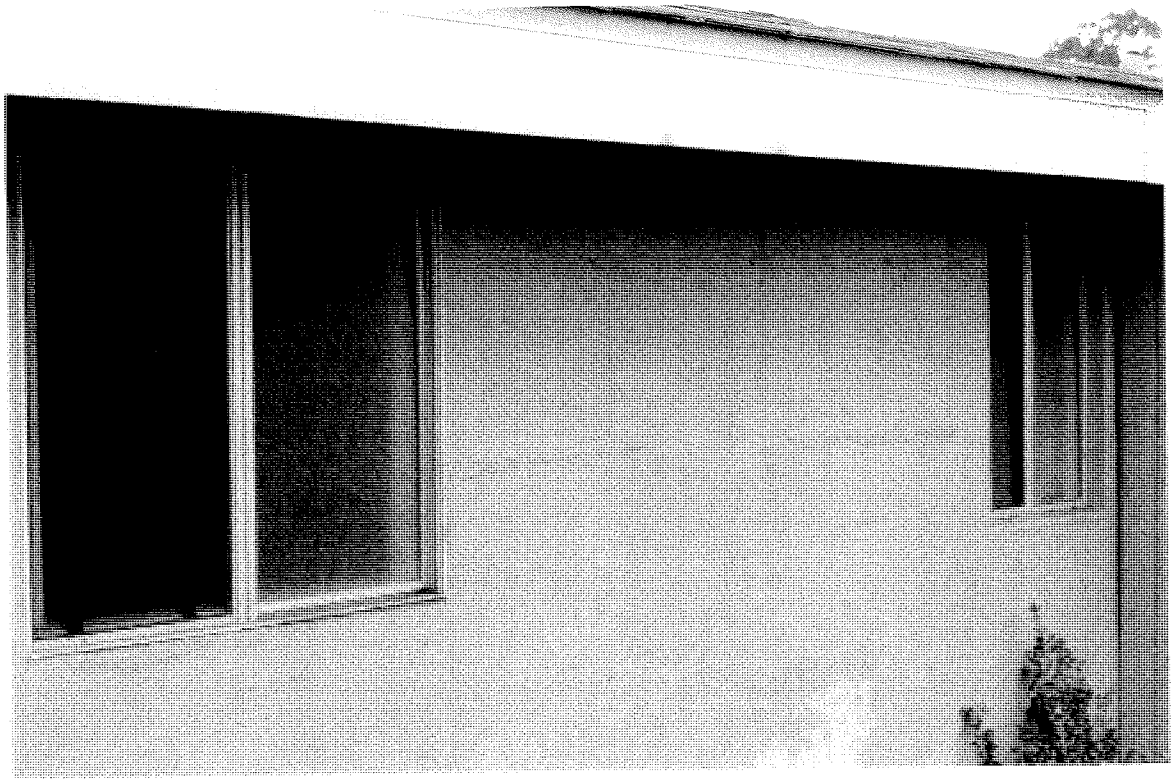

Photo #9. Detail of window in fill along rear (east) elev. of units 416-420, November, 2013.

Photo #10. Looking east at west facing facade of unit 414, note window placement, Nov., 2013.

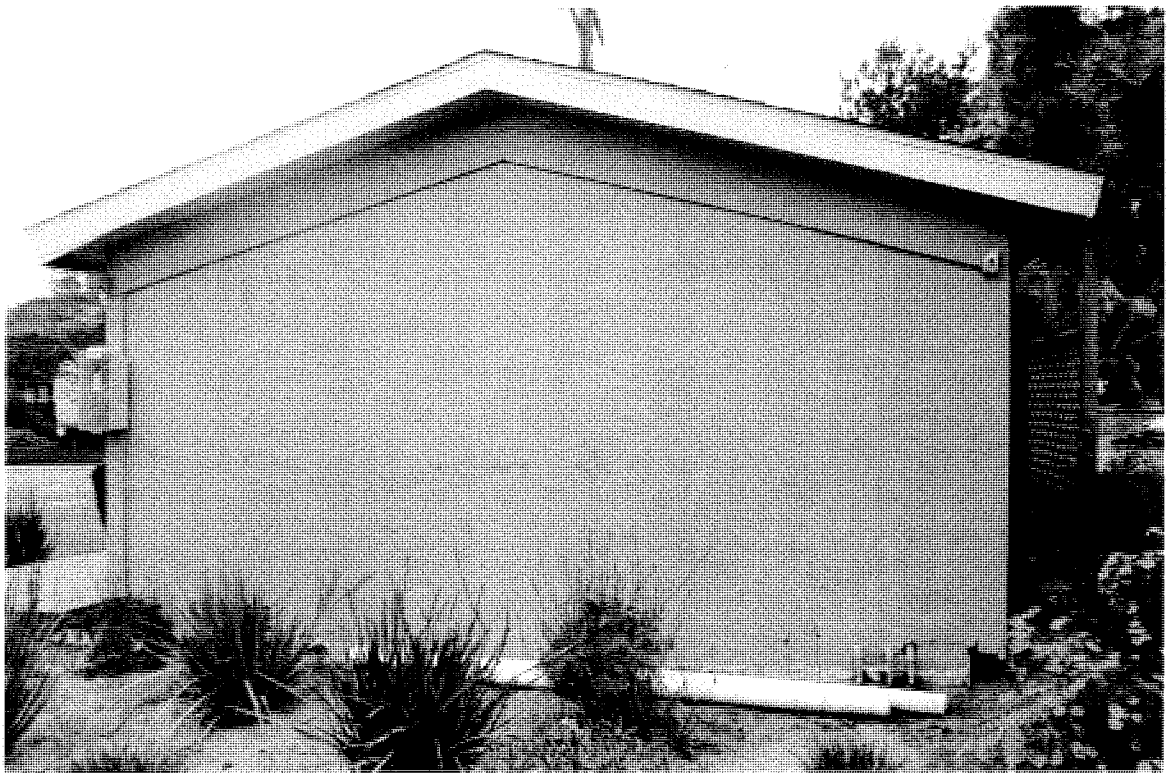

Photo #11. Looking north at south side elev. of unit 414, note foundation overhang at right, Nov., 2013.

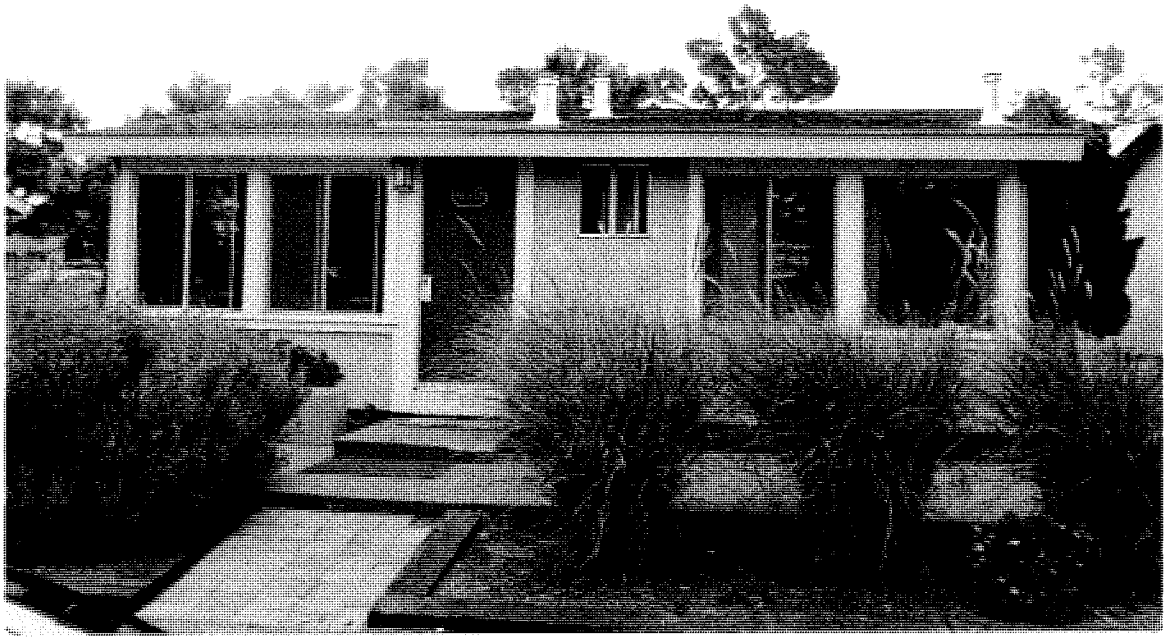

Photo #12. Looking east at west facing facade of unit 415, note window placement, Nov, 2013.

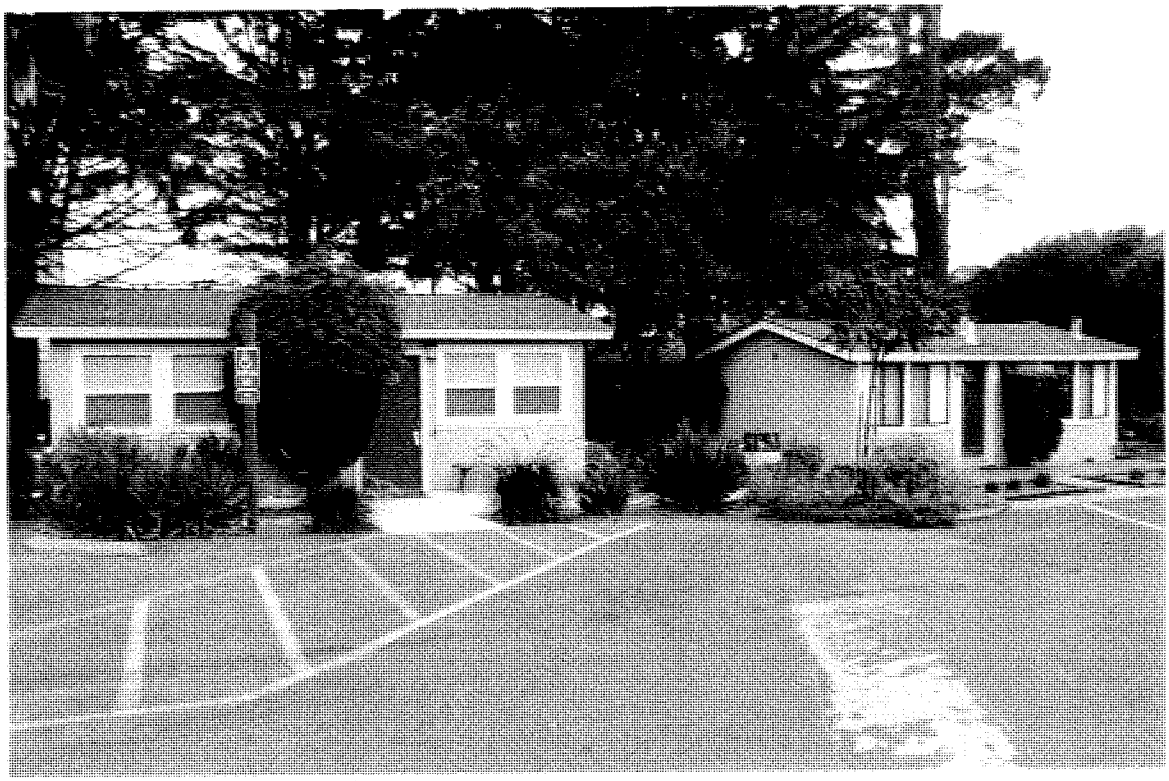

Photo #13. Looking west at east facing facades of units 421(r)-422(l), note window treatments, November, 2013.

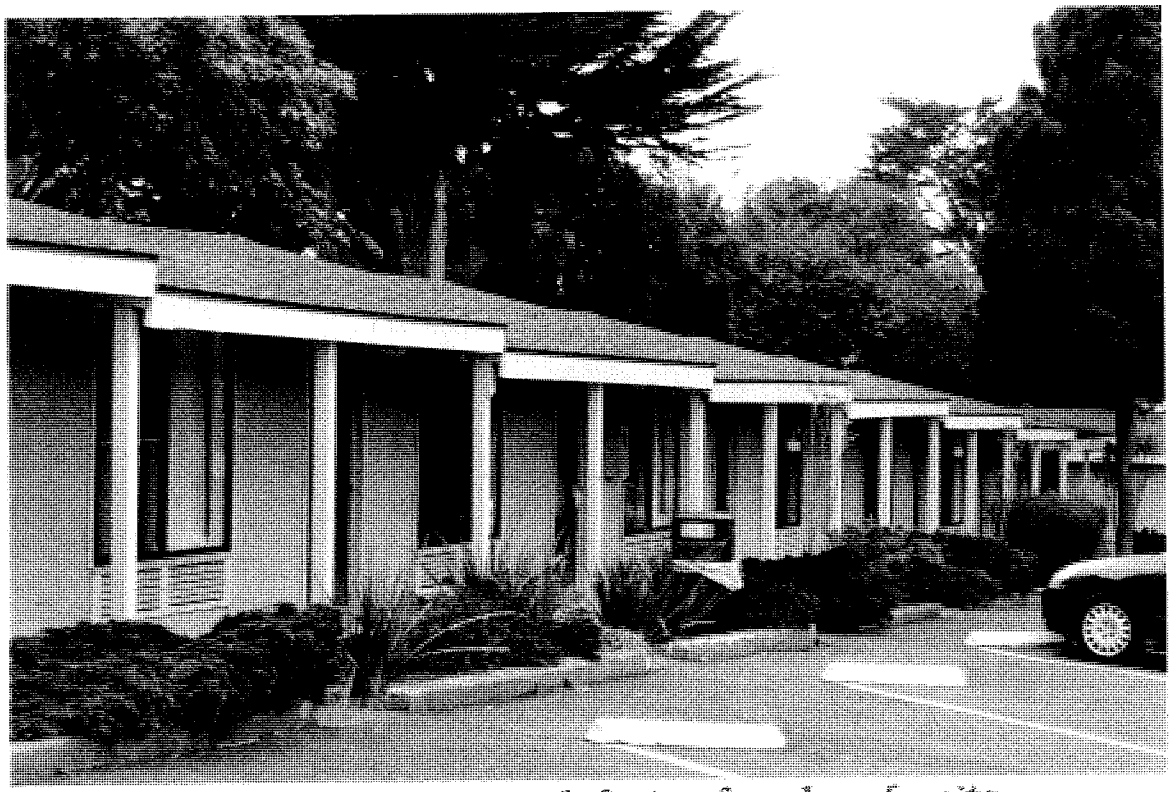

Photo #14. Looking SW at north facing facades of units 423-432, note stepped roof system, Nov. 2013.

Photo #15. Looking south at north facing facade of unit 424, note window treatment, Nov., 2013.

APPENDIX D – GREENHOUSE GAS EMISSIONS CALCULATIONS

Seabreeze Expansion

Monterey County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Motel	9.00	Room	0.10	3,461.00	0
Other Non-Asphalt Surfaces	0.96	1000sqft	0.02	962.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.8	**Precipitation Freq (Days)**	55
Climate Zone	4			**Operational Year**	2017
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	445	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - PG&E's 2012 CO2 Intensity Factor

Land Use - Uses include 3,256 sf of expanded guest space, 205 sf of storage shed space, and 962 sf of hardscape at 2 different locations

Demolition -

Architectural Coating - MBUAPCD Rule 426

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	250.00	100.00
tblArchitecturalCoating	EF_Nonresidential_Interior	250.00	100.00
tblArchitecturalCoating	EF_Residential_Exterior	250.00	100.00
tblArchitecturalCoating	EF_Residential_Interior	250.00	100.00
tblLandUse	LandUseSquareFeet	17,641.80	3,461.00
tblLandUse	LandUseSquareFeet	960.00	962.00
tblLandUse	LotAcreage	0.41	0.10
tblProjectCharacteristics	CO2IntensityFactor	641.35	445
tblProjectCharacteristics	OperationalYear	2014	2017

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					
2016	0.1037	0.8000	0.5141	7.1000e-004	4.0500e-003	0.0545	0.0586	1.1400e-003	0.0504	0.0515	0.0000	66.4393	66.4393	0.0184	0.0000	66.8264
Total	**0.1037**	**0.8000**	**0.5141**	**7.1000e-004**	**4.0500e-003**	**0.0545**	**0.0586**	**1.1400e-003**	**0.0504**	**0.0515**	**0.0000**	**66.4393**	**66.4393**	**0.0184**	**0.0000**	**66.8264**

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					
2016	0.1037	0.8000	0.5141	7.1000e-004	4.0500e-003	0.0545	0.0586	1.1400e-003	0.0504	0.0515	0.0000	66.4393	66.4393	0.0184	0.0000	66.8263
Total	**0.1037**	**0.8000**	**0.5141**	**7.1000e-004**	**4.0500e-003**	**0.0545**	**0.0586**	**1.1400e-003**	**0.0504**	**0.0515**	**0.0000**	**66.4393**	**66.4393**	**0.0184**	**0.0000**	**66.8263**

	ROG	NOx	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**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

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	0.0224	0.0000	1.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.5000e-004	2.5000e-004	0.0000	0.0000	2.6000e-004
Energy	8.7000e-004	7.8700e-003	6.6100e-003	5.0000e-005		6.0000e-004	6.0000e-004		6.0000e-004	6.0000e-004	0.0000	14.4622	14.4622	5.5000e-004	2.4000e-004	14.5470
Mobile	0.0354	0.0776	0.3669	5.7000e-004	0.0359	8.8000e-004	0.0368	9.6200e-003	8.1000e-004	0.0104	0.0000	43.5518	43.5518	2.3900e-003	0.0000	43.6020
Waste						0.0000	0.0000		0.0000	0.0000	1.0008	0.0000	1.0008	0.0591	0.0000	2.2427
Water						0.0000	0.0000		0.0000	0.0000	0.0724	0.2673	0.3397	7.4600e-003	1.8000e-004	0.5519
Total	**0.0586**	**0.0855**	**0.3737**	**6.2000e-004**	**0.0359**	**1.4800e-003**	**0.0374**	**9.6200e-003**	**1.4100e-003**	**0.0110**	**1.0732**	**58.2815**	**59.3547**	**0.0695**	**4.2000e-004**	**60.9439**

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	0.0224	0.0000	1.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.5000e-004	2.5000e-004	0.0000	0.0000	2.6000e-004
Energy	8.7000e-004	7.8700e-003	6.6100e-003	5.0000e-005		6.0000e-004	6.0000e-004		6.0000e-004	6.0000e-004	0.0000	14.4622	14.4622	5.5000e-004	2.4000e-004	14.5470
Mobile	0.0354	0.0776	0.3669	5.7000e-004	0.0359	8.8000e-004	0.0368	9.6200e-003	8.1000e-004	0.0104	0.0000	43.5518	43.5518	2.3900e-003	0.0000	43.6020
Waste						0.0000	0.0000		0.0000	0.0000	1.0008	0.0000	1.0008	0.0591	0.0000	2.2427
Water						0.0000	0.0000		0.0000	0.0000	0.0724	0.2673	0.3397	7.4600e-003	1.8000e-004	0.5517
Total	**0.0586**	**0.0855**	**0.3737**	**6.2000e-004**	**0.0359**	**1.4800e-003**	**0.0374**	**9.6200e-003**	**1.4100e-003**	**0.0110**	**1.0732**	**58.2815**	**59.3547**	**0.0695**	**4.2000e-004**	**60.9437**

	ROG	NOx	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**	**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

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2016	1/14/2016	5	10	
2	Site Preparation	Site Preparation	1/15/2016	1/15/2016	5	1	
3	Grading	Grading	1/16/2016	1/19/2016	5	2	
4	Building Construction	Building Construction	1/20/2016	6/7/2016	5	100	
5	Paving	Paving	6/8/2016	6/14/2016	5	5	
6	Architectural Coating	Architectural Coating	6/15/2016	6/21/2016	5	5	

Acres of Grading (Site Preparation Phase): 0.5

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 6,635; Non-Residential Outdoor: 2,212 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	4.00	226	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Site Preparation	Graders	1	8.00	174	0.41
Paving	Pavers	1	7.00	125	0.42
Paving	Rollers	1	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	1.00	255	0.40
Grading	Rubber Tired Dozers	1	1.00	255	0.40
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	0.00	9.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	2.00	1.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	0.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 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					
Fugitive Dust					9.9000e-004	0.0000	9.9000e-004	1.5000e-004	0.0000	1.5000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	6.5600e-003	0.0562	0.0435	6.0000e-005		4.0200e-003	4.0200e-003		3.8400e-003	3.8400e-003	0.0000	5.4141	5.4141	1.0800e-003	0.0000	5.4369
Total	**6.5600e-003**	**0.0562**	**0.0435**	**6.0000e-005**	**9.9000e-004**	**4.0200e-003**	**5.0100e-003**	**1.5000e-004**	**3.8400e-003**	**3.9900e-003**	**0.0000**	**5.4141**	**5.4141**	**1.0800e-003**	**0.0000**	**5.4369**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.2000e-004	1.2300e-003	1.4700e-003	0.0000	8.0000e-005	2.0000e-005	9.0000e-005	2.0000e-005	2.0000e-005	4.0000e-005	0.0000	0.3023	0.3023	0.0000	0.0000	0.3023
Vendor	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	0.0000	0.0000
Worker	2.4000e-004	3.8000e-004	3.3900e-003	1.0000e-005	4.0000e-004	0.0000	4.0000e-004	1.1000e-004	0.0000	1.1000e-004	0.0000	0.3823	0.3823	3.0000e-005	0.0000	0.3829
Total	**3.6000e-004**	**1.6100e-003**	**4.8600e-003**	**1.0000e-005**	**4.8000e-004**	**2.0000e-005**	**4.9000e-004**	**1.3000e-004**	**2.0000e-005**	**1.5000e-004**	**0.0000**	**0.6846**	**0.6846**	**3.0000e-005**	**0.0000**	**0.6852**

3.2 Demolition - 2016

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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					9.9000e-004	0.0000	9.9000e-004	1.5000e-004	0.0000	1.5000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	6.5600e-003	0.0562	0.0435	6.0000e-005		4.0200e-003	4.0200e-003		3.8400e-003	3.8400e-003	0.0000	5.4141	5.4141	1.0800e-003	0.0000	5.4369
Total	**6.5600e-003**	**0.0562**	**0.0435**	**6.0000e-005**	**9.9000e-004**	**4.0200e-003**	**5.0100e-003**	**1.5000e-004**	**3.8400e-003**	**3.9900e-003**	**0.0000**	**5.4141**	**5.4141**	**1.0800e-003**	**0.0000**	**5.4369**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.2000e-004	1.2300e-003	1.4700e-003	0.0000	8.0000e-005	2.0000e-005	9.0000e-005	2.0000e-005	2.0000e-005	4.0000e-005	0.0000	0.3023	0.3023	0.0000	0.0000	0.3023
Vendor	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	0.0000	0.0000
Worker	2.4000e-004	3.8000e-004	3.3900e-003	1.0000e-005	4.0000e-004	0.0000	4.0000e-004	1.1000e-004	0.0000	1.1000e-004	0.0000	0.3823	0.3823	3.0000e-005	0.0000	0.3829
Total	**3.6000e-004**	**1.6100e-003**	**4.8600e-003**	**1.0000e-005**	**4.8000e-004**	**2.0000e-005**	**4.9000e-004**	**1.3000e-004**	**2.0000e-005**	**1.5000e-004**	**0.0000**	**0.6846**	**0.6846**	**3.0000e-005**	**0.0000**	**0.6852**

3.3 Site Preparation - 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					
Fugitive Dust					2.7000e-004	0.0000	2.7000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	6.8000e-004	6.8200e-003	3.6700e-003	0.0000		4.2000e-004	4.2000e-004		3.8000e-004	3.8000e-004	0.0000	0.4414	0.4414	1.3000e-004	0.0000	0.4442
Total	**6.8000e-004**	**6.8200e-003**	**3.6700e-003**	**0.0000**	**2.7000e-004**	**4.2000e-004**	**6.9000e-004**	**3.0000e-005**	**3.8000e-004**	**4.1000e-004**	**0.0000**	**0.4414**	**0.4414**	**1.3000e-004**	**0.0000**	**0.4442**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.0000	0.0000
Vendor	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	0.0000	0.0000
Worker	1.0000e-005	2.0000e-005	1.7000e-004	0.0000	2.0000e-005	0.0000	2.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0191	0.0191	0.0000	0.0000	0.0192
Total	**1.0000e-005**	**2.0000e-005**	**1.7000e-004**	**0.0000**	**2.0000e-005**	**0.0000**	**2.0000e-005**	**1.0000e-005**	**0.0000**	**1.0000e-005**	**0.0000**	**0.0191**	**0.0191**	**0.0000**	**0.0000**	**0.0192**

3.3 Site Preparation - 2016

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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					2.7000e-004	0.0000	2.7000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	6.8000e-004	6.8200e-003	3.6700e-003	0.0000		4.2000e-004	4.2000e-004		3.8000e-004	3.8000e-004	0.0000	0.4414	0.4414	1.3000e-004	0.0000	0.4442
Total	**6.8000e-004**	**6.8200e-003**	**3.6700e-003**	**0.0000**	**2.7000e-004**	**4.2000e-004**	**6.9000e-004**	**3.0000e-005**	**3.8000e-004**	**4.1000e-004**	**0.0000**	**0.4414**	**0.4414**	**1.3000e-004**	**0.0000**	**0.4442**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.0000	0.0000
Vendor	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	0.0000	0.0000
Worker	1.0000e-005	2.0000e-005	1.7000e-004	0.0000	2.0000e-005	0.0000	2.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0191	0.0191	0.0000	0.0000	0.0192
Total	**1.0000e-005**	**2.0000e-005**	**1.7000e-004**	**0.0000**	**2.0000e-005**	**0.0000**	**2.0000e-005**	**1.0000e-005**	**0.0000**	**1.0000e-005**	**0.0000**	**0.0191**	**0.0191**	**0.0000**	**0.0000**	**0.0192**

3.4 Grading - 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					
Fugitive Dust					7.5000e-004	0.0000	7.5000e-004	4.1000e-004	0.0000	4.1000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.3100e-003	0.0112	8.7000e-003	1.0000e-005		8.0000e-004	8.0000e-004		7.7000e-004	7.7000e-004	0.0000	1.0828	1.0828	2.2000e-004	0.0000	1.0874
Total	**1.3100e-003**	**0.0112**	**8.7000e-003**	**1.0000e-005**	**7.5000e-004**	**8.0000e-004**	**1.5500e-003**	**4.1000e-004**	**7.7000e-004**	**1.1800e-003**	**0.0000**	**1.0828**	**1.0828**	**2.2000e-004**	**0.0000**	**1.0874**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.0000	0.0000
Vendor	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	0.0000	0.0000
Worker	5.0000e-005	8.0000e-005	6.8000e-004	0.0000	8.0000e-005	0.0000	8.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0765	0.0765	1.0000e-005	0.0000	0.0766
Total	**5.0000e-005**	**8.0000e-005**	**6.8000e-004**	**0.0000**	**8.0000e-005**	**0.0000**	**8.0000e-005**	**2.0000e-005**	**0.0000**	**2.0000e-005**	**0.0000**	**0.0765**	**0.0765**	**1.0000e-005**	**0.0000**	**0.0766**

3.4 Grading - 2016

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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					7.5000e-004	0.0000	7.5000e-004	4.1000e-004	0.0000	4.1000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.3100e-003	0.0112	8.7000e-003	1.0000e-005		8.0000e-004	8.0000e-004		7.7000e-004	7.7000e-004	0.0000	1.0828	1.0828	2.2000e-004	0.0000	1.0874
Total	**1.3100e-003**	**0.0112**	**8.7000e-003**	**1.0000e-005**	**7.5000e-004**	**8.0000e-004**	**1.5500e-003**	**4.1000e-004**	**7.7000e-004**	**1.1800e-003**	**0.0000**	**1.0828**	**1.0828**	**2.2000e-004**	**0.0000**	**1.0874**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.0000	0.0000
Vendor	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	0.0000	0.0000
Worker	5.0000e-005	8.0000e-005	6.8000e-004	0.0000	8.0000e-005	0.0000	8.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0765	0.0765	1.0000e-005	0.0000	0.0766
Total	**5.0000e-005**	**8.0000e-005**	**6.8000e-004**	**0.0000**	**8.0000e-005**	**0.0000**	**8.0000e-005**	**2.0000e-005**	**0.0000**	**2.0000e-005**	**0.0000**	**0.0765**	**0.0765**	**1.0000e-005**	**0.0000**	**0.0766**

3.5 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	0.0691	0.6853	0.4106	5.7000e-004		0.0470	0.0470		0.0432	0.0432	0.0000	53.4584	53.4584	0.0161	0.0000	53.7970
Total	**0.0691**	**0.6853**	**0.4106**	**5.7000e-004**		**0.0470**	**0.0470**		**0.0432**	**0.0432**	**0.0000**	**53.4584**	**53.4584**	**0.0161**	**0.0000**	**53.7970**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.0000	0.0000
Vendor	7.4000e-004	5.1100e-003	9.0500e-003	1.0000e-005	3.2000e-004	8.0000e-005	4.0000e-004	9.0000e-005	8.0000e-005	1.7000e-004	0.0000	1.0579	1.0579	1.0000e-005	0.0000	1.0581
Worker	4.8000e-004	7.6000e-004	6.7800e-003	1.0000e-005	7.9000e-004	1.0000e-005	8.0000e-004	2.1000e-004	1.0000e-005	2.2000e-004	0.0000	0.7647	0.7647	6.0000e-005	0.0000	0.7659
Total	**1.2200e-003**	**5.8700e-003**	**0.0158**	**2.0000e-005**	**1.1100e-003**	**9.0000e-005**	**1.2000e-003**	**3.0000e-004**	**9.0000e-005**	**3.9000e-004**	**0.0000**	**1.8225**	**1.8225**	**7.0000e-005**	**0.0000**	**1.8239**

3.5 Building Construction - 2016

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0691	0.6853	0.4106	5.7000e-004		0.0470	0.0470		0.0432	0.0432	0.0000	53.4583	53.4583	0.0161	0.0000	53.7969
Total	**0.0691**	**0.6853**	**0.4106**	**5.7000e-004**		**0.0470**	**0.0470**		**0.0432**	**0.0432**	**0.0000**	**53.4583**	**53.4583**	**0.0161**	**0.0000**	**53.7969**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.0000	0.0000
Vendor	7.4000e-004	5.1100e-003	9.0500e-003	1.0000e-005	3.2000e-004	8.0000e-005	4.0000e-004	9.0000e-005	8.0000e-005	1.7000e-004	0.0000	1.0579	1.0579	1.0000e-005	0.0000	1.0581
Worker	4.8000e-004	7.6000e-004	6.7800e-003	1.0000e-005	7.9000e-004	1.0000e-005	8.0000e-004	2.1000e-004	1.0000e-005	2.2000e-004	0.0000	0.7647	0.7647	6.0000e-005	0.0000	0.7659
Total	**1.2200e-003**	**5.8700e-003**	**0.0158**	**2.0000e-005**	**1.1100e-003**	**9.0000e-005**	**1.2000e-003**	**3.0000e-004**	**9.0000e-005**	**3.9000e-004**	**0.0000**	**1.8225**	**1.8225**	**7.0000e-005**	**0.0000**	**1.8239**

3.6 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	2.8000e-003	0.0266	0.0182	3.0000e-005		1.6500e-003	1.6500e-003		1.5300e-003	1.5300e-003	0.0000	2.4575	2.4575	6.7000e-004	0.0000	2.4717
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**2.8000e-003**	**0.0266**	**0.0182**	**3.0000e-005**		**1.6500e-003**	**1.6500e-003**		**1.5300e-003**	**1.5300e-003**	**0.0000**	**2.4575**	**2.4575**	**6.7000e-004**	**0.0000**	**2.4717**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.0000	0.0000
Vendor	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	0.0000	0.0000
Worker	2.2000e-004	3.4000e-004	3.0500e-003	0.0000	3.6000e-004	0.0000	3.6000e-004	1.0000e-004	0.0000	1.0000e-004	0.0000	0.3441	0.3441	3.0000e-005	0.0000	0.3446
Total	**2.2000e-004**	**3.4000e-004**	**3.0500e-003**	**0.0000**	**3.6000e-004**	**0.0000**	**3.6000e-004**	**1.0000e-004**	**0.0000**	**1.0000e-004**	**0.0000**	**0.3441**	**0.3441**	**3.0000e-005**	**0.0000**	**0.3446**

3.6 Paving - 2016

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	2.8000e-003	0.0266	0.0182	3.0000e-005		1.6500e-003	1.6500e-003		1.5300e-003	1.5300e-003	0.0000	2.4575	2.4575	6.7000e-004	0.0000	2.4717
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**2.8000e-003**	**0.0266**	**0.0182**	**3.0000e-005**		**1.6500e-003**	**1.6500e-003**		**1.5300e-003**	**1.5300e-003**	**0.0000**	**2.4575**	**2.4575**	**6.7000e-004**	**0.0000**	**2.4717**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.0000	0.0000
Vendor	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	0.0000	0.0000
Worker	2.2000e-004	3.4000e-004	3.0500e-003	0.0000	3.6000e-004	0.0000	3.6000e-004	1.0000e-004	0.0000	1.0000e-004	0.0000	0.3441	0.3441	3.0000e-005	0.0000	0.3446
Total	**2.2000e-004**	**3.4000e-004**	**3.0500e-003**	**0.0000**	**3.6000e-004**	**0.0000**	**3.6000e-004**	**1.0000e-004**	**0.0000**	**1.0000e-004**	**0.0000**	**0.3441**	**0.3441**	**3.0000e-005**	**0.0000**	**0.3446**

3.7 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	0.0205					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.2000e-004	5.9300e-003	4.7100e-003	1.0000e-005		4.9000e-004	4.9000e-004		4.9000e-004	4.9000e-004	0.0000	0.6383	0.6383	8.0000e-005	0.0000	0.6399
Total	**0.0214**	**5.9300e-003**	**4.7100e-003**	**1.0000e-005**		**4.9000e-004**	**4.9000e-004**		**4.9000e-004**	**4.9000e-004**	**0.0000**	**0.6383**	**0.6383**	**8.0000e-005**	**0.0000**	**0.6399**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.0000	0.0000
Vendor	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	0.0000	0.0000
Worker	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	0.0000	0.0000
Total	**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**	**0.0000**	**0.0000**

3.7 Architectural Coating - 2016

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0205					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.2000e-004	5.9300e-003	4.7100e-003	1.0000e-005		4.9000e-004	4.9000e-004		4.9000e-004	4.9000e-004	0.0000	0.6383	0.6383	8.0000e-005	0.0000	0.6399
Total	**0.0214**	**5.9300e-003**	**4.7100e-003**	**1.0000e-005**		**4.9000e-004**	**4.9000e-004**		**4.9000e-004**	**4.9000e-004**	**0.0000**	**0.6383**	**0.6383**	**8.0000e-005**	**0.0000**	**0.6399**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	0.0000	0.0000
Vendor	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	0.0000	0.0000
Worker	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	0.0000	0.0000
Total	**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**	**0.0000**	**0.0000**

4.0 Operational Detail - Mobile

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	0.0354	0.0776	0.3669	5.7000e-004	0.0359	8.8000e-004	0.0368	9.6200e-003	8.1000e-004	0.0104	0.0000	43.5518	43.5518	2.3900e-003	0.0000	43.6020
Unmitigated	0.0354	0.0776	0.3669	5.7000e-004	0.0359	8.8000e-004	0.0368	9.6200e-003	8.1000e-004	0.0104	0.0000	43.5518	43.5518	2.3900e-003	0.0000	43.6020

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Motel	50.67	50.67	50.67	96,160	96,160
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Total	50.67	50.67	50.67	96,160	96,160

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
Motel	9.50	7.30	7.30	19.00	62.00	19.00	58	38	4
Other Non-Asphalt Surfaces	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.466577	0.039911	0.201733	0.176253	0.050904	0.007245	0.019183	0.021019	0.004490	0.001936	0.007540	0.000947	0.002261

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	5.8962	5.8962	3.8000e-004	8.0000e-005	5.9289
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	5.8962	5.8962	3.8000e-004	8.0000e-005	5.9289
NaturalGas Mitigated	8.7000e-004	7.8700e-003	6.6100e-003	5.0000e-005		6.0000e-004	6.0000e-004		6.0000e-004	6.0000e-004	0.0000	8.5660	8.5660	1.6000e-004	1.6000e-004	8.6182
NaturalGas Unmitigated	8.7000e-004	7.8700e-003	6.6100e-003	5.0000e-005		6.0000e-004	6.0000e-004		6.0000e-004	6.0000e-004	0.0000	8.5660	8.5660	1.6000e-004	1.6000e-004	8.6182

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					
Motel	160521	8.7000e-004	7.8700e-003	6.6100e-003	5.0000e-005		6.0000e-004	6.0000e-004		6.0000e-004	6.0000e-004	0.0000	8.5660	8.5660	1.6000e-004	1.6000e-004	8.6182
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
Total		**8.7000e-004**	**7.8700e-003**	**6.6100e-003**	**5.0000e-005**		**6.0000e-004**	**6.0000e-004**		**6.0000e-004**	**6.0000e-004**	**0.0000**	**8.5660**	**8.5660**	**1.6000e-004**	**1.6000e-004**	**8.6182**

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					
Motel	160521	8.7000e-004	7.8700e-003	6.6100e-003	5.0000e-005		6.0000e-004	6.0000e-004		6.0000e-004	6.0000e-004	0.0000	8.5660	8.5660	1.6000e-004	1.6000e-004	8.6182
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
Total		**8.7000e-004**	**7.8700e-003**	**6.6100e-003**	**5.0000e-005**		**6.0000e-004**	**6.0000e-004**		**6.0000e-004**	**6.0000e-004**	**0.0000**	**8.5660**	**8.5660**	**1.6000e-004**	**1.6000e-004**	**8.6182**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Motel	29210.8	5.8962	3.8000e-004	8.0000e-005	5.9289
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		**5.8962**	**3.8000e-004**	**8.0000e-005**	**5.9289**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Motel	29210.8	5.8962	3.8000e-004	8.0000e-005	5.9289
Total		**5.8962**	**3.8000e-004**	**8.0000e-005**	**5.9289**

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	0.0224	0.0000	1.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.5000e-004	2.5000e-004	0.0000	0.0000	2.6000e-004
Unmitigated	0.0224	0.0000	1.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.5000e-004	2.5000e-004	0.0000	0.0000	2.6000e-004

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	5.1300e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0173					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.0000e-005	0.0000	1.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.5000e-004	2.5000e-004	0.0000	0.0000	2.6000e-004
Total	**0.0224**	**0.0000**	**1.3000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**2.5000e-004**	**2.5000e-004**	**0.0000**	**0.0000**	**2.6000e-004**

6.2 Area by SubCategory

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	5.1300e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0173					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.0000e-005	0.0000	1.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.5000e-004	2.5000e-004	0.0000	0.0000	2.6000e-004
Total	**0.0224**	**0.0000**	**1.3000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**2.5000e-004**	**2.5000e-004**	**0.0000**	**0.0000**	**2.6000e-004**

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	0.3397	7.4600e-003	1.8000e-004	0.5517
Unmitigated	0.3397	7.4600e-003	1.8000e-004	0.5519

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Motel	0.228301 / 0.0253668	0.3397	7.4600e-003	1.8000e-004	0.5519
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**0.3397**	**7.4600e-003**	**1.8000e-004**	**0.5519**

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Motel	0.228301 / 0.0253668	0.3397	7.4600e-003	1.8000e-004	0.5517
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**0.3397**	**7.4600e-003**	**1.8000e-004**	**0.5517**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	1.0008	0.0591	0.0000	2.2427
Unmitigated	1.0008	0.0591	0.0000	2.2427

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Motel	4.93	1.0008	0.0591	0.0000	2.2427
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		**1.0008**	**0.0591**	**0.0000**	**2.2427**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Motel	4.93	1.0008	0.0591	0.0000	2.2427
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		**1.0008**	**0.0591**	**0.0000**	**2.2427**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Vegetation

APPENDIX E –
NOISE CALCULATIONS

Additional Automobile Trips

TRAFFIC NOISE LEVELS AND NOISE CONTOURS

Project Number: 1A
Project Name: SeaBreeze

Background Information

Model Description: FHWA Highway Noise Prediction Model (FHWA-RD-77-108) with California Vehicle Noise (CALVENO) Emission Levels.
Source of Traffic Volumes: Initial Study
Community Noise Descriptor: L_{dn}: x CNEL:

Assumed 24-Hour Traffic Distribution:	Day	Evening	Night
Total ADT Volumes	77.70%	12.70%	9.60%
Medium-Duty Trucks	87.43%	5.05%	7.52%
Heavy-Duty Trucks	89.10%	2.84%	8.06%

Analysis Condition				Design		Vehicle Mix		Distance from Centerline of Roadway				
		Median	ADT	Speed	Alpha	Medium	Heavy	Ldn at	Distance to Contour			
Roadway, Segment	Lanes	Width	Volume	(mph)	Factor	Trucks	Trucks	100 Feet	70 Ldn	65 Ldn	60 Ldn	55 Ldn
Lighthouse Avenue												
Project Vicinity	2	2	4	25	0.5	1.8%	0.7%	21.6	-	-	-	-