APPENDIX A – SITE PLANS

BUILDING CODE ANALYSIS

REFERENCE CODES
2013 CALIFORNIA BUILDING CODE
2012 INTERNATIONAL BUILDING CODE

OCCUPANCY USE AND CLASSIFICATION
SECTION 310 & 311
THE PROPOSED BUILDING CONSISTS OF 3 STORIES OF HOTEL OVER 1 STORY OF VALET PARKING

LEVEL 0 (GROUND LEVEL)
PARKING S-2

LEVELS 1-3
HOTEL R-1

CONSTRUCTION TYPE
SECTION 602
Parking . . . . . TYPE V-A
Hotel . . . . . TYPE V-A

TABLE 601
Structural Frame, Bearing Walls & Floor Construction: . . . . . 1-Hour Rating
Interior non-load bearing partitions: . . . . . .No Protection Required
Roof Construction: . . . . . 1-Hour rating

ALLOWABLE HEIGHT AND AREA
SECTION 503
HOTEL
CONSTRUCTION TYPE . . . . . TYPE V-A
OCCUPANCY. . . . . TYPE R-1
BASIC ALLOWABLE AREA . . . . . 12,000 SF PER STORY
BASIC ALLOWABLE HEIGHT. . . . 3 STORIES

PARKING
CONSTRUCTION TYPE . . . . . TYPE V-A
OCCUPANCY. . . . . TYPE S-2
BASIC ALLOWABLE AREA . . . . . 21,000 SF
BASIC ALLOWABLE HEIGHT. . . . 4 STORIES

ACTUAL BUILDING HEIGHT
HOTEL (R-1): . . . . . THREE LEVELS; MAXIMUM HEIGHT > 40 FT
PARKING (S-2): . . . . . ONE LEVEL

AUTOMATIC SPRINKLER SYSTEM
SECTION 903.2.1
AN AUTOMATIC FIRE SUPPRESSION SYSTEM IS REQUIRED AND PROVIDED

AUTOMATIC SPRINKLER SYSTEM INCREASE MODIFICATION
SECTION 506.3
THE AREAS LIMITED BY TABLE 503 MAY BE INCREASED BY AN ADDITIONAL 200% FOR BUILDINGS WITH MORE THAN ONE STORY ABOVE GRADE PLANE

MAXIMUM ALLOWABLE AREA WITH INCREASE 36,000 SF PER FLOOR

FIRE RESISTANCE
FIRE SEPARATION DISTANCE: WALLS
TABLE 602
5 < x < 10 ft. = 1 hour
x > 10 ft. = 0 hours

FIRE SEPARATION DISTANCE: OPENINGS
TABLE 705.8
3 ft. < x < 5 ft. = 15% allowable area can be unprotected openings
5 ft. < x < 10 ft. = 25% allowable area can be unprotected openings
10 ft. < x < 15 ft. = 45% allowable area can be unprotected openings

ACCESSIBILITY
Per California Building Code
Section 1111B.4.3
Required: *7 Fully Accessible Rooms (2 require roll-in showers) 5 Hearing Impaired Accessible Rooms*
Provided: *7 Fully Accessible Rooms (2 with roll-in showers) 5 Hearing Impaired Accessible Rooms*

RESTAURANT AND PLAZA PERSPECTIVE
CORNER OF GRAND AVE. AND CENTRAL AVE.

ZONING CODE ANALYSIS

PROPERTY ADDRESS: 157 Grand Avenue
APN: 006-173-001
GENERAL PLANNING AREA:
ZONING DESIGNATION: C-1-T

ITEM	PERMITTED / REQUIRED	PROVIDED
Lot Area	As per development permit	33,875 SF
Building Height Limit	40' From Ext. Grade (With site coverage < 75%)	40'
Front Yard Setback (Street X)	0'	0'
Street Side yard Setback(STREET Y&Z)	0'	0'
Rear Yard Setback (New Property Line)	0'	0'
Parking Spaces	78	83

MAXIMUM LOT COVERAGE

NON-PERMIABLE SURFACES
BUILDING FOOTPRINT. . . . . 24,130 SF
POOL. . . . . 485 SF
SPA . . . . . 142 SF
WATER FEATURE . . . . . 43 SF
LANDSCAPE WALLS . . . . . 417 SF
25,406 SF . . . . . 25,217 SF
(75% of lot) (74.4% of lot)

LANDSCAPE AREAS

PERMIABLE SURFACES
PAVERS . . . . . 3,270 SF
LANDSCAPE . . . . . 4,803 SF
DECK . . . . . 585 SF
8,468 SF Min. . . . . 8,658 SF

BUILDING INFORMATION

GROSS BUILDING AREA
HOTEL: 125 ROOMS
GROUND FLOOR - COMMON:. 2,680 SF
GROUND FLOOR - MAINT.: . . . . 2,243 SF
SECOND FLOOR:. . . . . 15,842 SF
THIRD FLOOR:. . . . . 22,360 SF
FOURTH FLOOR:. . . . . 21,735 SF
TOTAL:. . . . . 64,797 SF
RESTAURANT:
GROUND LEVEL: . . . . . 2,475 SF
PARKING:
GROUND LEVEL:. . . . . 15,590 SF
DEDICATED LOT: . . . . . 8,427 SF

UNIT COUNT
SECOND FLOOR:. . . . . 31 ROOMS
THIRD FLOOR:. . . . . 48 ROOMS
FOURTH FLOOR:. . . . . 46 ROOMS
TOTAL:. . . . . 125 ROOMS

LOT SIZE . . . . . 33,875 SF

PARKING CALCULATIONS:
Per Pacific Grove Municipal Code
Section 23.64.190 (g)
Parking space required for other uses allowed in any district and not set forth above shall be determined by the planning commission and set forth as a condition to the granting of the use of permit for such use.
Section 23.64.190 (e)
Not less than one parking space for each four guest rooms in any hotel

PARKING REQUIRED
EMPLOYEE 5
1 / 4 GUEST ROOMS. . . . . 125 ROOMS 32
1 / 150 SF MEETING . . . . . 931 SF 6
1 / 300 SF KITCHEN . . . . . 875 SF 3
1 / 50 SF DINING. . . . . 1,600 SF 32
TOTAL: 78
DEDICATED HOLMAN SPACES 14
TOTAL REQUIRED 92

PARKING PROVIDED
On-Site Valet 55
On-Site Holman Dedicated 14
Off-Site Valet 28
TOTAL 97

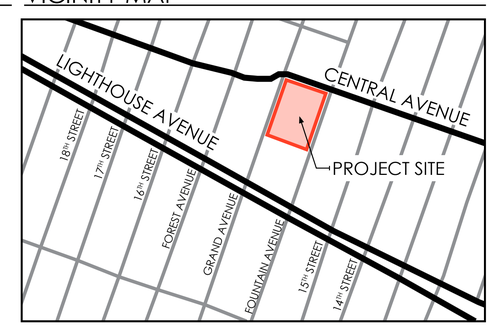
PROJECT INFORMATION

OWNER:
MR. NADER AGHA
449 ALVARADO STREET
MONTEREY, CA 93490

ARCHITECT:
VICTOR MONTGOMERY AIA
RRM DESIGN GROUP
3765 SOUTH HIGUERA STREET
SUITE 102
SAN LUIS OBISPO, CA 93401

SITE INFORMATION:
STREET ADDRESS:157 GRAND AVE.
APN: 006-173-001
ZONING: C-1-T

VICINITY MAP



SHEET INDEX

A.1 TITLE SHEET
A.2 ARCHITECTURAL SITE PLAN
A.3 DEMOLITION PLAN
A.4 OFF-SITE PARKING SITE PLAN
A.5 HOTEL ENTRY PERSPECTIVE
L.1 CONCEPTUAL LANDSCAPE PLAN
L.2 CONCEPTUAL PLANTING PLAN
A.6 GROUND FLOOR PLAN
A.7 SECOND FLOOR PLAN
A.8 THIRD FLOOR PLAN
A.9 FOURTH FLOOR PLAN
A.10 ROOF PLAN
A.11 EGRESS PLANS
A.12 BUILDING SECTIONS
A.13 BUILDING ELEVATIONS
A.14 BUILDING ELEVATIONS
A.15 BUILDING ELEVATIONS
A.16 CENTRAL AVE. & GRAND AVE. PERSPECTIVE
A.17 COLORS AND MATERIALS

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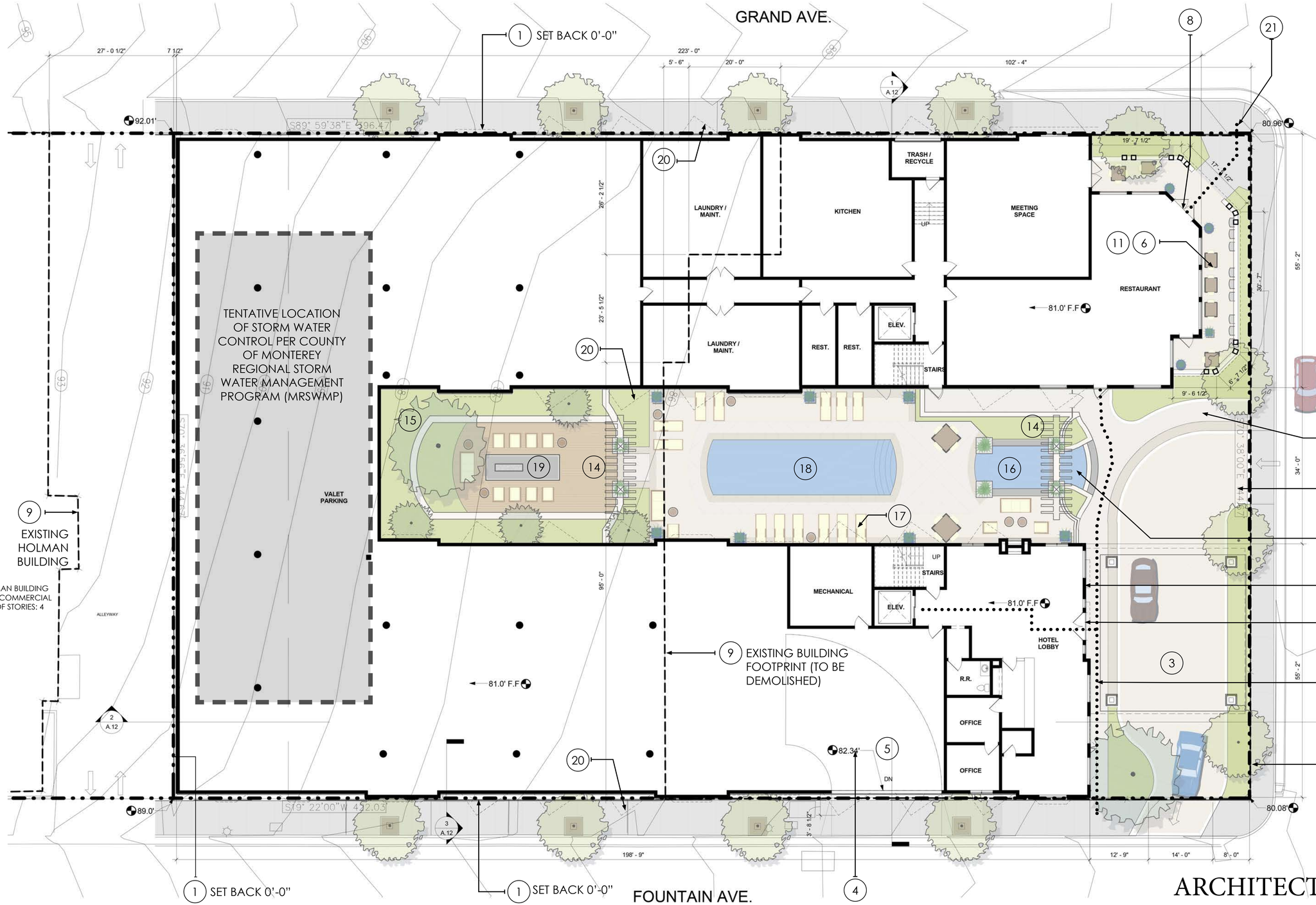
0123-01-CO15 DATE: MAY 03, 2016

HOTEL DURRELL - PACIFIC GROVE

A.1



KEYED NOTES

1. Property Line
2. Vehicular Entry
3. Hotel Drop-Off
4. Valet/Garage Entry
5. Driveway Ramp
6. Outdoor Dining
7. Hotel Entry
8. Restaurant Entry
9. Existing Building
10. Walkway(s)
11. Patio
12. Trash Enclosure
13. Water Feature
14. Garden Arbor
15. Unpaved Area
16. Jacuzzi/Spa Pool
17. Pool Deck Furniture
18. Lap Pool
19. Fire Pit and Lounge Furniture
20. Balcony Overhang Above, See Sheets A.6 Ground Floor Plan and A.12 Section 3 for dimensions
21. Accessible Path of Travel

ARCHITECTURAL SITE PLAN

SCALE: 1"=10'

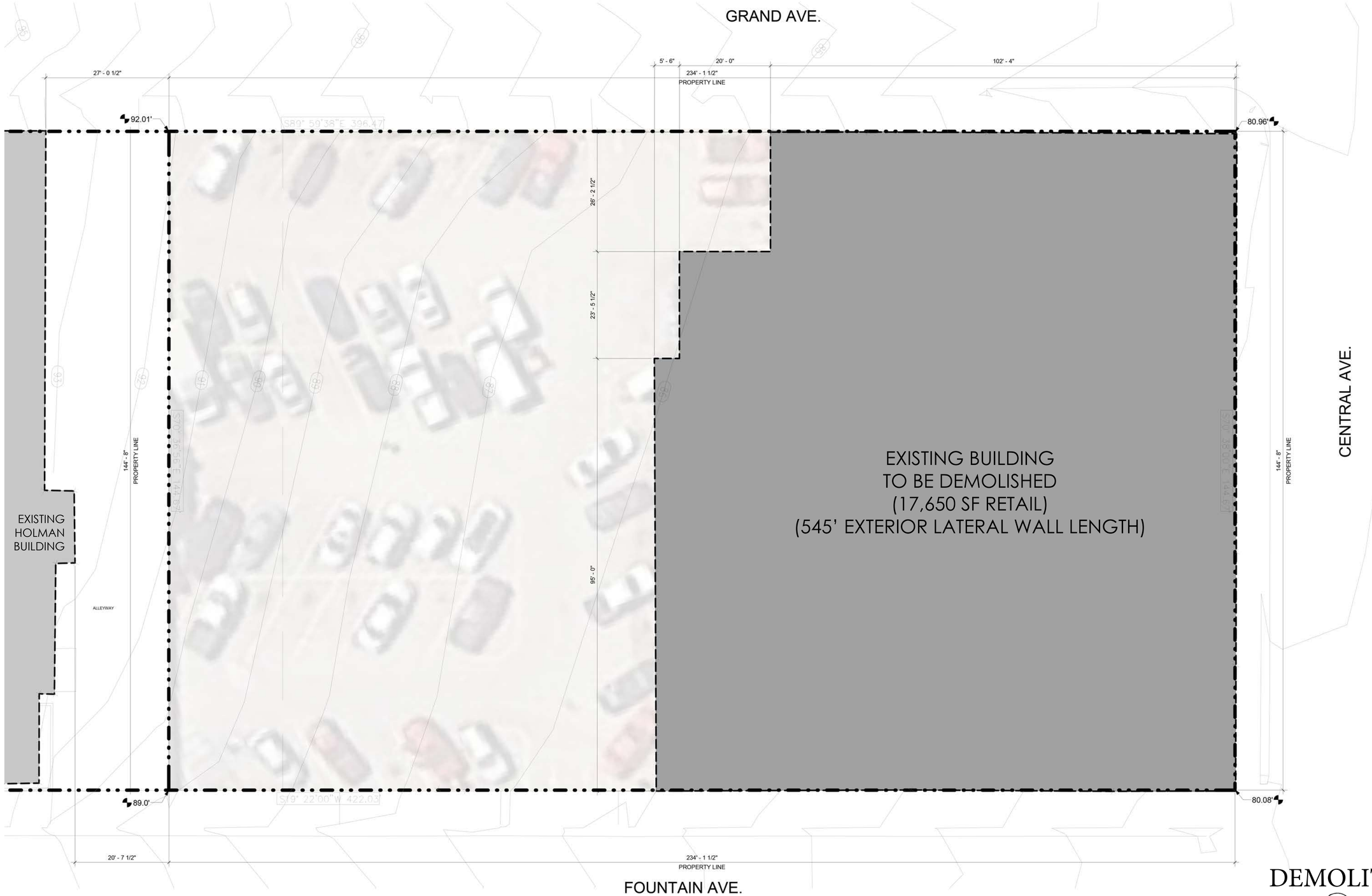
0 5 10 20 30

rrm design group

0123-01-CO15 DATE: MAY 03, 2016

HOTEL DURRELL - PACIFIC GROVE

A.2



DEMOLITION PLAN

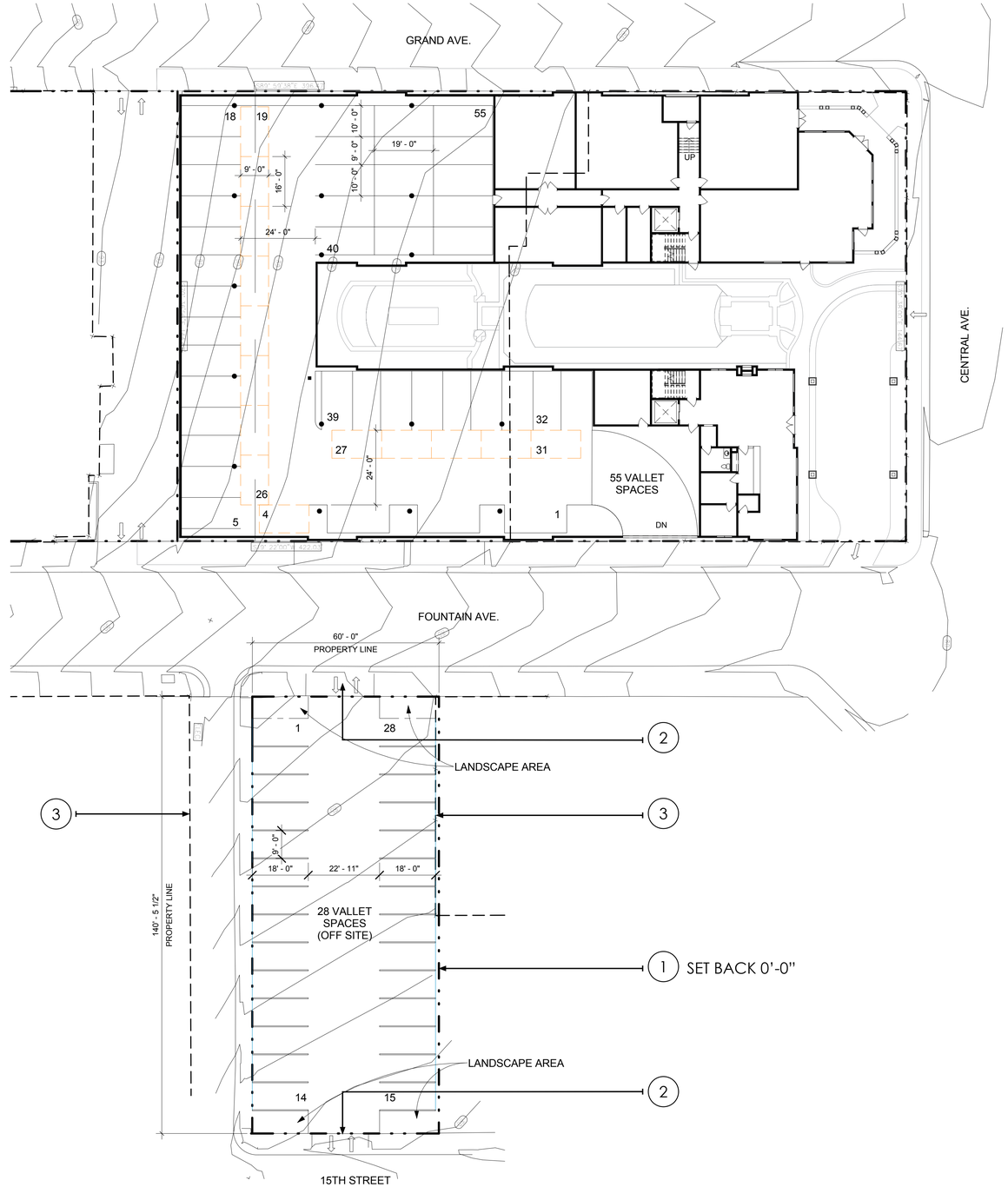
SCALE: 1"=10'

rrm design group

0123-01-CO15 DATE: MAY 03, 2016

HOTEL DURRELL - PACIFIC GROVE

A.3



KEYED NOTES

1. Property Line
2. Valet/Garage Entry
3. Existing Building

OFF-SITE PARKING SITE PLAN

SCALE: 1"=20'

0 10 20 40 60

rrm design group

0123-01-CO15 DATE: MAY 03, 2016

HOTEL DURRELL - PACIFIC GROVE

A.4

HOTEL ENTRY PERSPECTIVE

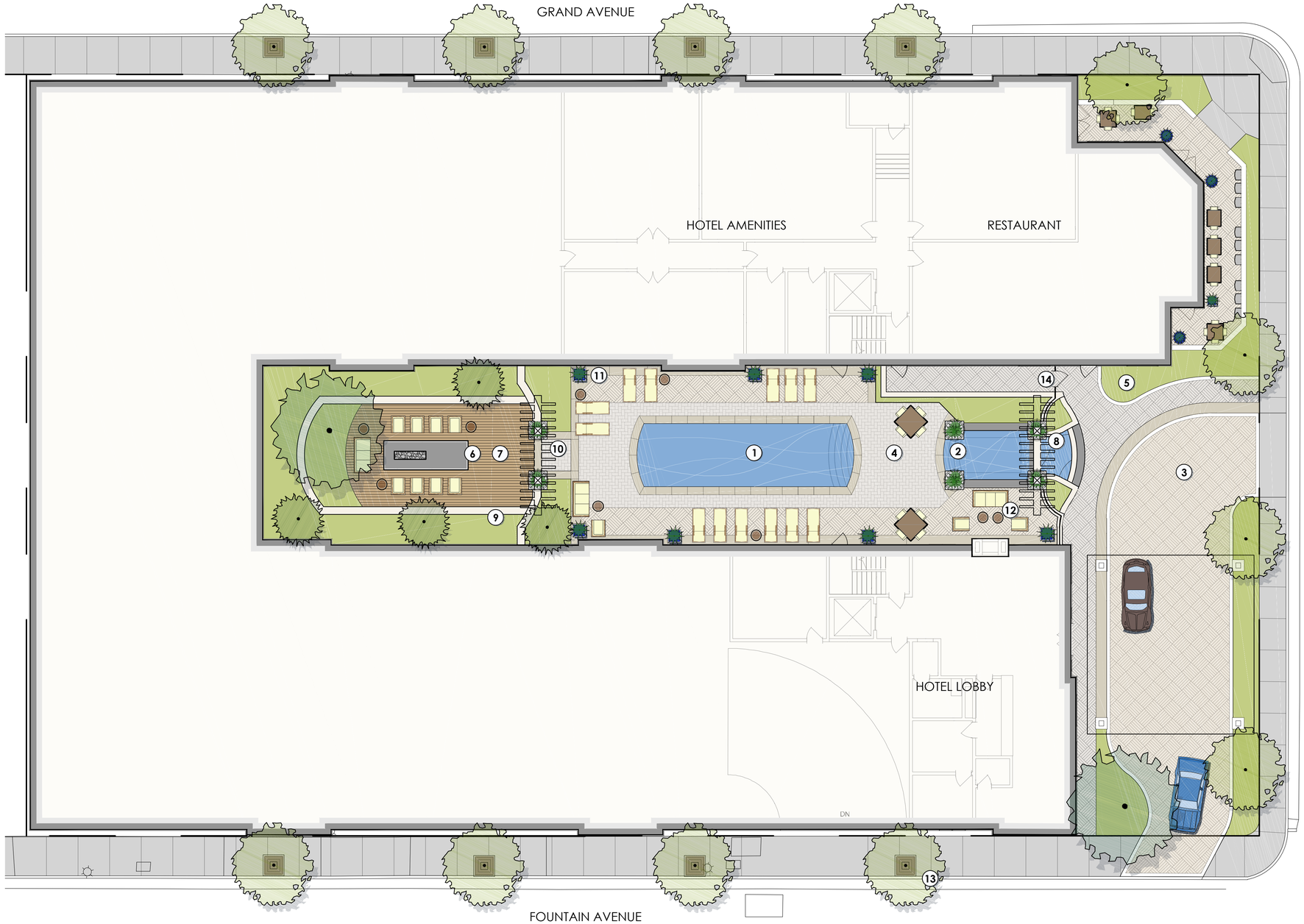
CORNER OF CENTRAL AVE. AND FOUNTAIN AVE.

rrm design group

0123-01-CO15 DATE: MAY 03, 2016

HOTEL DURRELL - PACIFIC GROVE

A.5



IRRIGATION DESIGN CRITERIA:

THE IRRIGATION DESIGN WILL COMPLY WITH THE LOCAL AND THE STATE WATER CONSERVATION REQUIREMENTS. THE WATER CONSERVATION METHOD FOR THE NEW LANDSCAPE PLANT MATERIAL HAS A LOW TO MEDIUM WATER USE.

A WEATHER SENSING, 'SMART CONTROLLER' WILL BE USED TO MONITOR THE IRRIGATION WATER AND MANAGE DAILY WATER CONSUMPTION TO THE MINIMUM REQUIREMENTS FOR EACH HYDROZONE.

ALL TREES, POTTERY, SHRUB AND GROUNDCOVER AREAS WILL BE IRRIGATED ON SEPARATE HYDROZONES, SO THAT ONCE ESTABLISHED, WATER CAN BE REGULATED IN A MORE EFFICIENT MANNER.

TREES AND POTTERY WILL BE IRRIGATED BY BUBBLERS. ALL OTHER PLANTING WILL RECEIVE DRIP IRRIGATION.

LANDSCAPE PLAN KEY:

1. POOL - 485sf
2. SPA - 142sf
3. DECORATIVE VEHICULAR PERMEABLE PAVERS, TYP.
4. DECORATIVE PEDESTRIAN PERMEABLE PAVERS, TYP.
5. PLANTING, TYP. SEE PLANTING LEGEND.
6. FIRE TABLE
7. WOODEN DECKING WITH LOUNGE SEATING
8. WATER WALL FOUNTAIN WITH BUILT IN SEATING
9. LANDSCAPE PLANTER WALL, TYP.
10. DECORATIVE OVERHEAD ARBOR WITH VINES IN POTS AT BASE
11. POTTERY, TYP.
12. SEATING AT DOUBLE SIDED FIREPLACE
13. CITY APPROVED STREET TREE AND TREE GRATE, TYP.
14. DECORATIVE FENCING AND EGRESS GATE

GRAPHIC SCALE

10 0 5 10 20 40

(In Feet)
1 inch = 10 feet

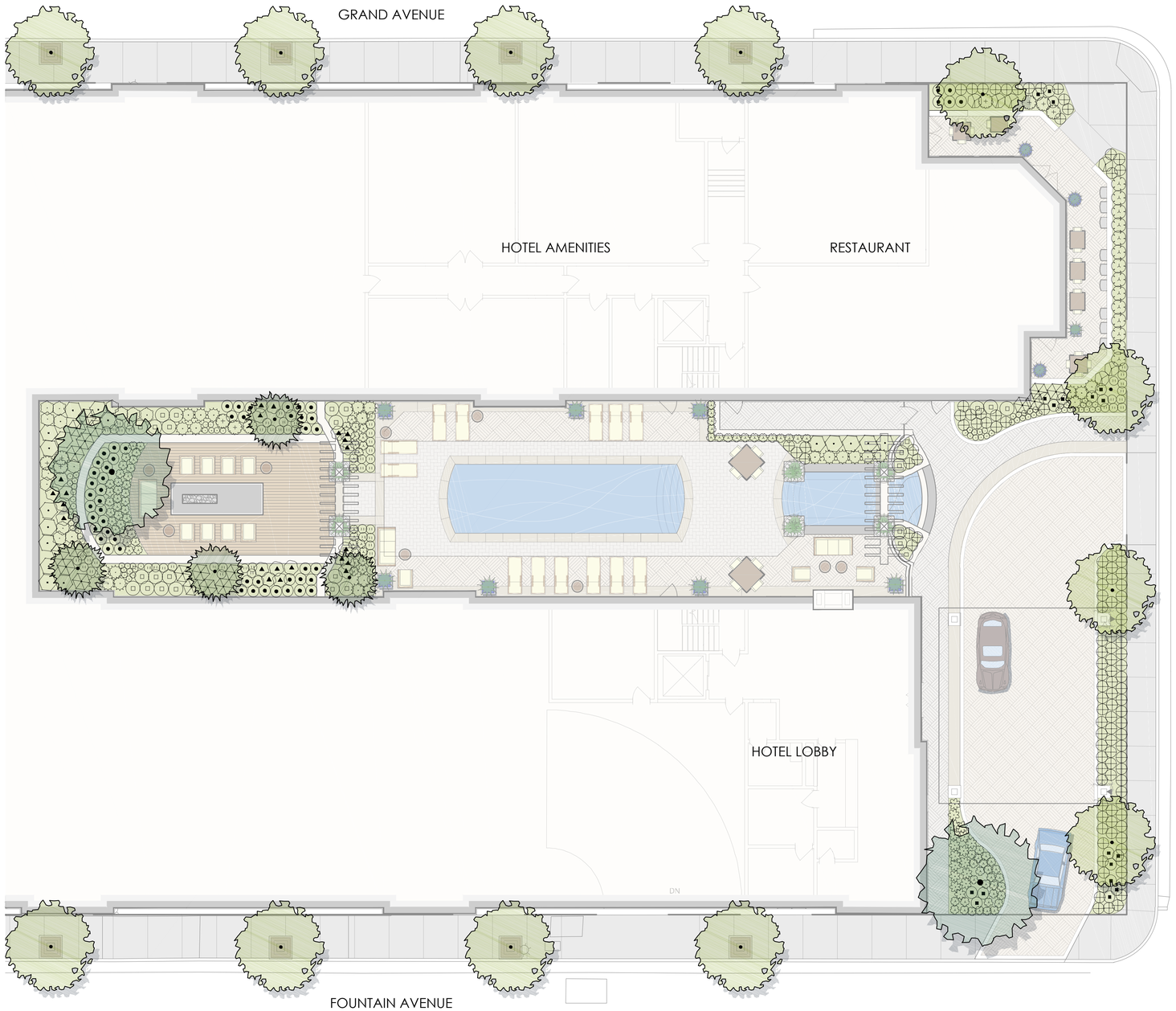
CONCEPTUAL LANDSCAPE PLAN

rrm design group

0123-01-CO15 DATE: MAY 03, 2016

HOTEL DURRELL - PACIFIC GROVE

L.1



PROPOSED PLANT SCHEDULE:

TREES	BOTANICAL NAME	COMMON NAME	CONT
	MAGNOLIA X SOULANGIANA	SAUCER MAGNOLIA MULTI-TRUNK	36"BOX
	OLEA EUROPAEA `SWAN HILL` TM	SWAN HILL OLIVE	FIELD GROWN
	PYRUS CALLERYANA `CHANTICLEER`	CHANTICLEER PEAR	24"BOX
SHRUBS	**BOTANICAL NAME**	**COMMON NAME**	**CONT**
	ALPINIA ZERUMBET `VARIEGATA`	VARIEGATED SHELL GINGER	5 GAL
	ANIGOZANTHOS SPECIES	KANGAROO PAW	5 GAL
	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	FEATHER REED GRASS	5 GAL
	CAREX DIVULSA	BERKELEY SEDGE	1 GAL
	CHONDROPETALUM TECTORUM `EL CAMPO`	CAPE RUSH	5 GAL
	DIANELLA CAERULEA `CASSA BLUE`	CASSA BLUE FLAX LILY	3 GAL
	FICUS PUMILA `VARIEGATA`	VARIEGATED CREEPING FIG	5 GAL
	HARDENBERGIA VIOLACEA	LILAC VINE	15GA STAKED
	HEUCHERA SANGUINEA	CORAL BELLS	1 GAL
	HYDRANGEA QUERCIFOLIA `SNOW QUEEN`	SNOW QUEEN OAKLEAF HYDRANGEA	5 GAL
	LEUCADENDRON X `WILSON'S WONDER`	CONEBUSH	5 GAL
	LOMANDRA LONGIFOLIA `BREEZE`	DWARF MAT RUSH	5 GAL
	LOROPETALUM CHINENSE `PETITE DELIGHT`	PETITE DELIGHT FRINGE	5 GAL
	NEPHROLEPIS CORDIFOLIA	TUBEROUS SWORD FERN	5 GAL
	PHORMIUM X `SEA JADE`	NEW ZEALAND FLAX	5 GAL
	PHORMIUM X `SHIRAZ`	NEW ZEALAND FLAX	5 GAL
	POLYGALA FRUTICOSA `PETITE BUTTERFLY`	SWEET PEA SHRUB	5 GAL
	SOLANUM JASMINOIDES	POTATO VINE	15GA STAKED
	WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	5 GAL

GRAPHIC SCALE
10 0 5 10 20 40
(In Feet)
1 inch = 10 feet

CONCEPTUAL PLANTING PLAN

rrm design group

0123-01-CO15 DATE: MAY 03, 2016

HOTEL DURRELL - PACIFIC GROVE

L.2

KEYED NOTES

1. Property Line
2. Vehicular Entry
3. Hotel Drop-Off
4. Valet/Garage Entry
5. Driveway Ramp
6. Outdoor Dining
7. Hotel Entry
8. Restaurant Entry
9. Existing Building
10. Walkway(s)
11. Patio
12. Trash Enclosure
13. Tandem Stall Valet Parking Area
14. Valet Aisle Parking Spaces (Compact)
15. Balcony Overhang Above

GROUND FLOOR PLAN

SCALE: 1"=10'

rrm design group

0123-01-CO15 DATE: MAY 03, 2016

HOTEL DURRELL - PACIFIC GROVE

A.6

KEYED NOTES

1. Lounge
2. Exit Stairway
3. Elevator
4. Ice Machine
5. Accessible Room

SECOND FLOOR PLAN

SCALE: 1"=10'

rrm design group

0123-01-CO15 DATE: MAY 03, 2016

HOTEL DURRELL - PACIFIC GROVE

A.7

KEYED NOTES

1. Lounge
2. Exit Stairway
3. Elevator
4. Ice Machine
5. Accessible Room

THIRD FLOOR PLAN

SCALE: 1"=10'

rrm design group

0123-01-CO15 DATE: MAY 03, 2016

HOTEL DURRELL - PACIFIC GROVE

A.8

KEYED NOTES

1. Lounge
2. Exit Stairway
3. Elevator
4. Ice Machine
5. Accessible Room

FOURTH FLOOR PLAN

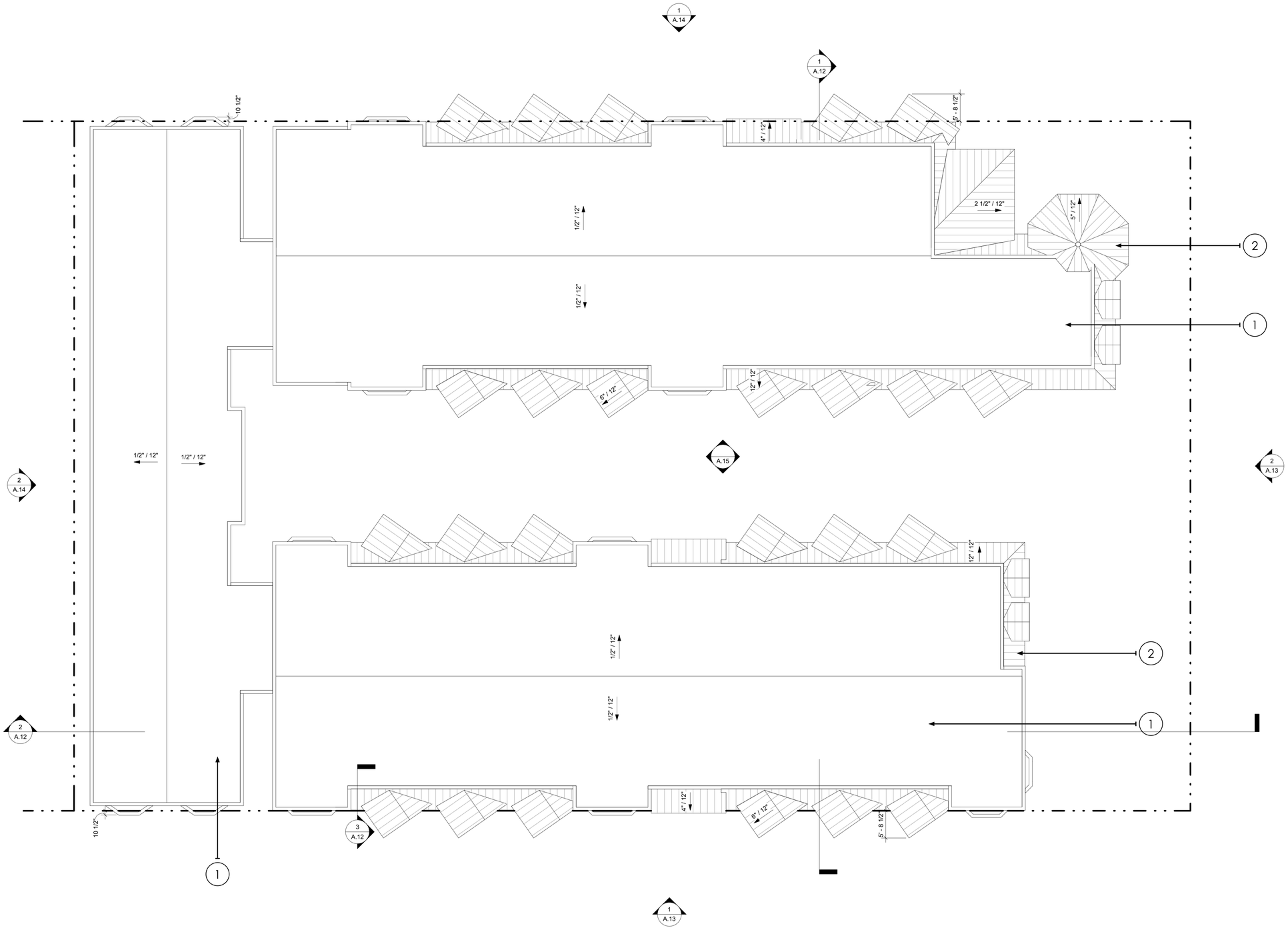
SCALE: 1"=10'

rrm design group

0123-01-CO15 DATE: MAY 03, 2016

HOTEL DURRELL - PACIFIC GROVE

A.9



KEYED NOTES

1. Flat Roof
2. Standing Seam Metal Roof

ROOF PLAN

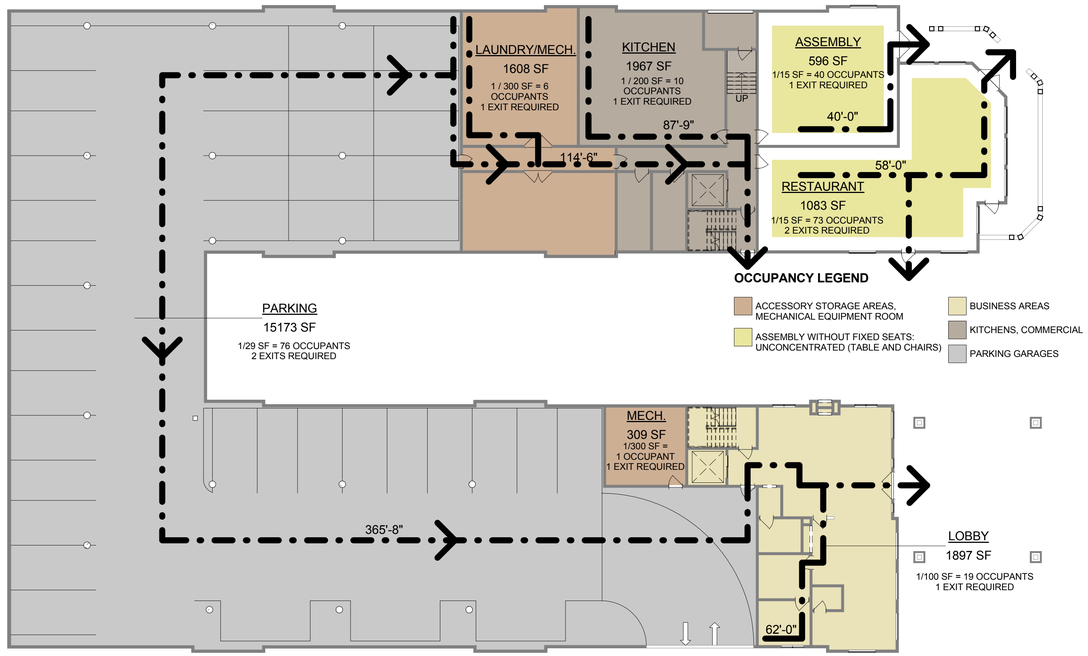
SCALE: 1"=10'

rrm design group

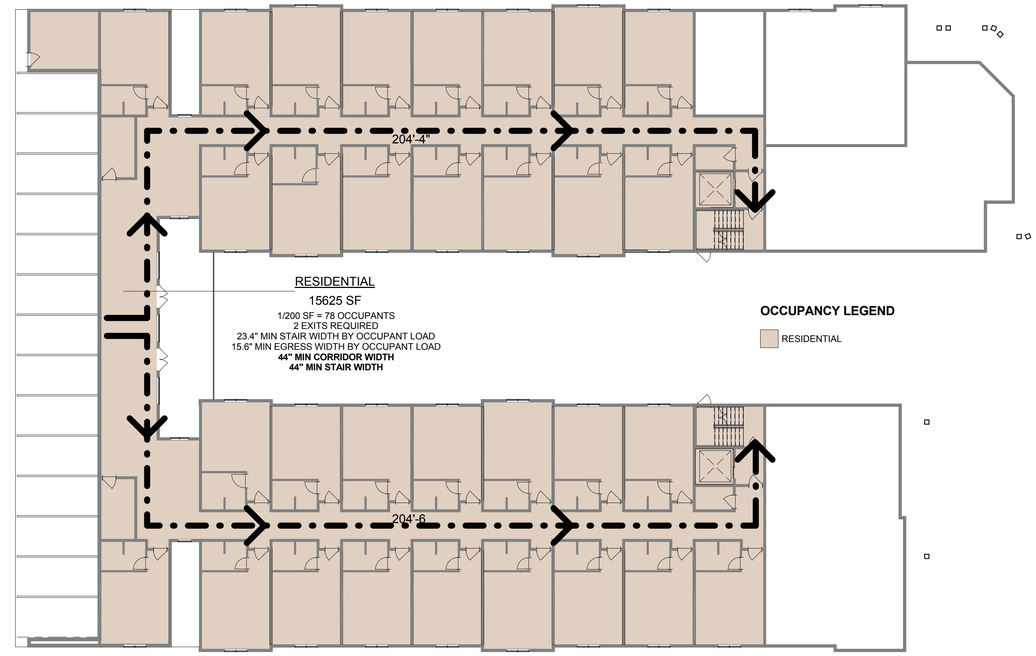
0123-01-CO15 DATE: MAY 03, 2016

HOTEL DURRELL - PACIFIC GROVE

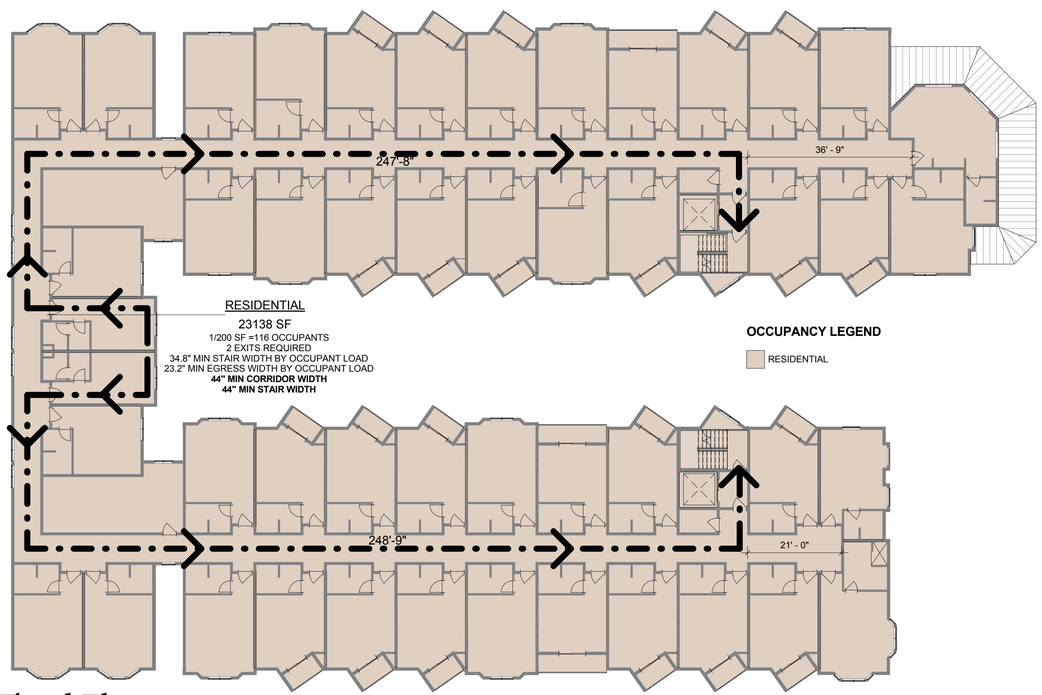
A.10



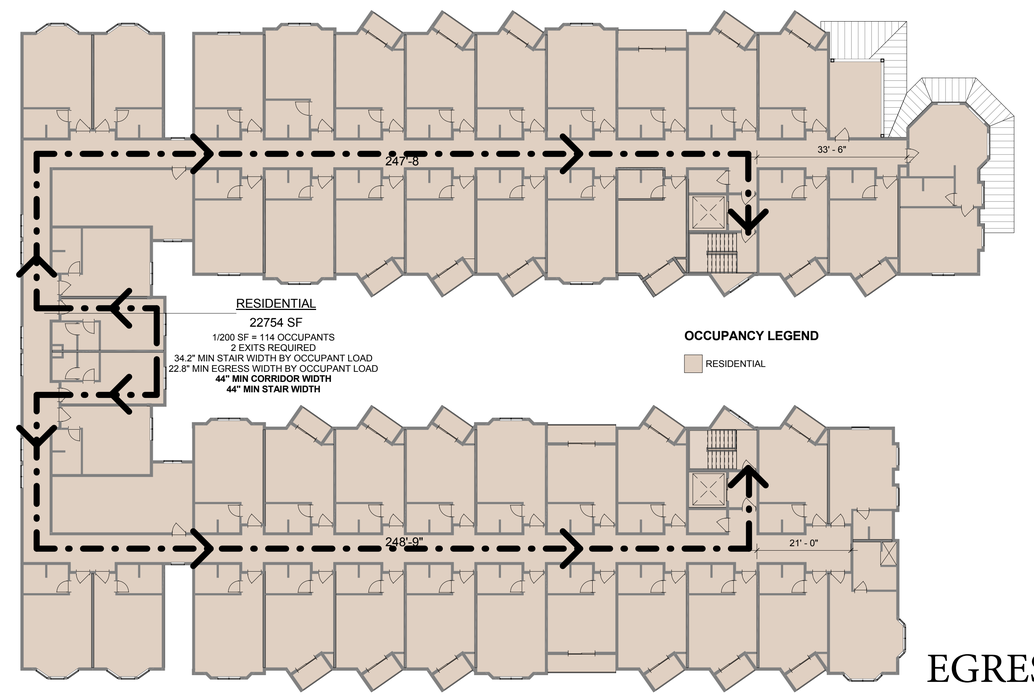
Ground Floor



Second Floor



Third Floor



Fourth Floor

EGRESS PLANS

SCALE: 1/16"=1'

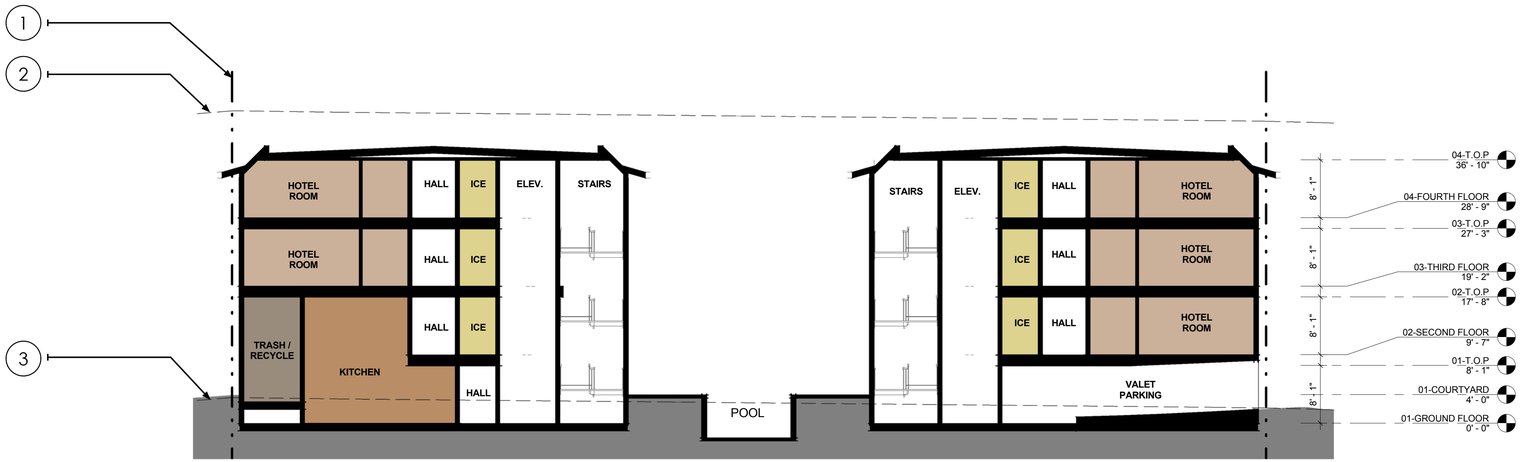
0 8 16 32 48

rrm design group

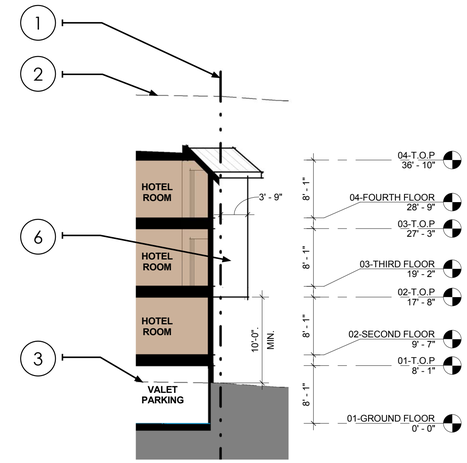
0123-01-CO15 DATE: MAY 03, 2016

HOTEL DURRELL - PACIFIC GROVE

A.11



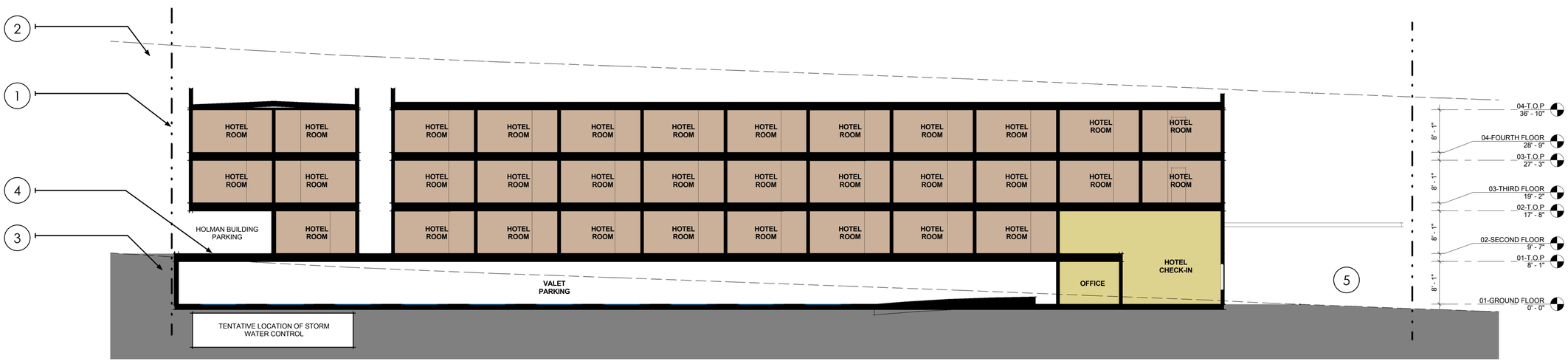
Section 1



Section 3

KEYED NOTES

1. Property Line
2. 40' Height limit from existing grade
3. Existing Grade
4. Holman Building Parking
5. Hotel Drop Off
6. Hotel Room Balcony



Section 2

BUILDING SECTIONS

SCALE: 1"=10'

rrm design group

0123-01-CO15 DATE: MAY 03, 2016

HOTEL DURRELL - PACIFIC GROVE

A.12

1. FOUNTAIN AVE. ELEVATION

2. CENTRAL AVE. ELEVATION

KEYED NOTES

1. 40' Height limit from existing grade
2. Horizontal Siding
3. Stone Veneer
4. Signage
5. Metal Roofing
6. Painted Trim and Paneling
7. Holman Building
8. Property Line

BUILDING ELEVATIONS

SCALE: 1"=10'

rrm design group

0123-01-CO15 DATE: MAY 03, 2016

HOTEL DURRELL - PACIFIC GROVE

A.13

1. GRAND AVE. ELEVATION

2. ALLEYWAY ELEVATION

KEYED NOTES

1. 40' Height limit from existing grade
2. Horizontal Siding
3. Stone Veneer
4. Signage
5. Metal Roofing
6. Painted Trim and Paneling
7. Holman Building
8. Property Line
9. Cement Plaster

BUILDING ELEVATIONS

SCALE: 1"=10'

rrm design group

0123-01-CO15 DATE: MAY 03, 2016

HOTEL DURRELL - PACIFIC GROVE

A.14

1. COURTYARD ELEVATION

2. COURTYARD ELEVATION

KEYED NOTES

1. 40' Height limit from existing grade
2. Horizontal Siding
3. Stone Veneer
4. Exterior Fireplace
5. Metal Roofing
6. Painted Trim and Paneling
7. Holman Building
8. Property Line
9. Dedicated Holman Parking
10. Valet Parking

BUILDING ELEVATIONS

SCALE: 1"=10'

rrm design group

0123-01-CO15 DATE: MAY 03, 2016

HOTEL DURRELL - PACIFIC GROVE

A.15

CENTRAL AVE. & GRAND AVE. PERSPECTIVE

rrm design group

0123-01-CO15 DATE: MAY 03, 2016

HOTEL DURRELL - PACIFIC GROVE

A.16

1. HORIZONTAL SIDING:
SHERWIN WILLIAMS PAINT
SVELTE SAGE SW6165

2. HORIZONTAL SIDING:
SHERWIN WILLIAMS PAINT
MUSLIN SW6133

3. TRIM, FACIA AND PANELING:
SHERWIN WILLIAMS PAINT
PURE WHITE SW7005

4. STONE:
EL DORADO STONE
RUSTIC LEDGE IN PINETOP

5. AWNINGS:
SUNBRELLA FABRICS IN COCOA

6. METAL ROOFING:
STANDING SEAM METAL ROOF
AEP SPAN IN PARCHMENT

7. WINDOW FRAMES:
WHITE VINYL WINDOWS

COLOR MATERIALS

rrm design group

0123-01-CO15 DATE: MAY 03, 2016

HOTEL DURRELL - PACIFIC GROVE

A.17

Appendix B – Air Quality and Greenhouse Gas Emissions

Pacific Grove Hotel

Monterey County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Hotel	125.00	Room	0.55	65,322.00	0
Quality Restaurant	2.48	1000sqft	0.00	2,475.00	0
Recreational Swimming Pool	0.67	1000sqft	0.00	670.00	0
Parking Lot	24.02	1000sqft	0.55	24,017.00	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)	641.35	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Hotel footprint = 0.55 acre. 3-Story hotel building = 65,322 sf. Restaurant is within hotel.

Construction Phase - Building construction, paving, and painting assumed to occur simultaneously

Demolition -

Vehicle Trips - Trip generation per Traffic Impact Memo

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	200.00
tblConstructionPhase	NumDays	10.00	200.00
tblConstructionPhase	PhaseEndDate	8/20/2018	11/13/2017
tblConstructionPhase	PhaseEndDate	8/20/2018	11/13/2017
tblConstructionPhase	PhaseStartDate	11/14/2017	2/7/2017
tblConstructionPhase	PhaseStartDate	11/14/2017	2/7/2017
tblLandUse	LandUseSquareFeet	181,500.00	65,322.00
tblLandUse	LotAcreage	4.17	0.55
tblLandUse	LotAcreage	0.06	0.00
tblLandUse	LotAcreage	0.02	0.00
tblProjectCharacteristics	OperationalYear	2014	2017
tblVehicleTrips	ST_TR	8.19	5.97
tblVehicleTrips	ST_TR	94.36	0.00
tblVehicleTrips	ST_TR	20.87	0.00
tblVehicleTrips	SU_TR	5.95	5.97
tblVehicleTrips	SU_TR	72.16	0.00
tblVehicleTrips	SU_TR	26.73	0.00
tblVehicleTrips	WD_TR	8.17	5.97
tblVehicleTrips	WD_TR	89.95	0.00
tblVehicleTrips	WD_TR	32.93	0.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2017	12.9232	35.0563	30.7842	0.0482	5.8653	2.1581	7.1727	2.9711	2.0549	4.1739	0.0000	4,524.8009	4,524.8009	0.8982	0.0000	4,543.6634
Total	**12.9232**	**35.0563**	**30.7842**	**0.0482**	**5.8653**	**2.1581**	**7.1727**	**2.9711**	**2.0549**	**4.1739**	**0.0000**	**4,524.8009**	**4,524.8009**	**0.8982**	**0.0000**	**4,543.6634**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2017	12.9232	35.0563	30.7842	0.0482	5.8653	2.1581	7.1727	2.9711	2.0549	4.1739	0.0000	4,524.8009	4,524.8009	0.8982	0.0000	4,543.6634
Total	**12.9232**	**35.0563**	**30.7842**	**0.0482**	**5.8653**	**2.1581**	**7.1727**	**2.9711**	**2.0549**	**4.1739**	**0.0000**	**4,524.8009**	**4,524.8009**	**0.8982**	**0.0000**	**4,543.6634**

	ROG	**NOx**	**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	2.4200	1.5000e-004	0.0158	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0333	0.0333	9.0000e-005		0.0353
Energy	0.1050	0.9541	0.8014	5.7200e-003		0.0725	0.0725		0.0725	0.0725		1,144.8697	1,144.8697	0.0219	0.0210	1,151.8372
Mobile	2.8301	5.8186	27.6319	0.0480	3.0050	0.0715	3.0765	0.8030	0.0658	0.8687		4,071.6373	4,071.6373	0.2135		4,076.1199
Total	**5.3550**	**6.7728**	**28.4491**	**0.0537**	**3.0050**	**0.1440**	**3.1491**	**0.8030**	**0.1383**	**0.9413**		**5,216.5404**	**5,216.5404**	**0.2355**	**0.0210**	**5,227.9924**

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	2.4200	1.5000e-004	0.0158	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0333	0.0333	9.0000e-005		0.0353
Energy	0.1050	0.9541	0.8014	5.7200e-003		0.0725	0.0725		0.0725	0.0725		1,144.8697	1,144.8697	0.0219	0.0210	1,151.8372
Mobile	2.8301	5.8186	27.6319	0.0480	3.0050	0.0715	3.0765	0.8030	0.0658	0.8687		4,071.6373	4,071.6373	0.2135		4,076.1199
Total	**5.3550**	**6.7728**	**28.4491**	**0.0537**	**3.0050**	**0.1440**	**3.1491**	**0.8030**	**0.1383**	**0.9413**		**5,216.5404**	**5,216.5404**	**0.2355**	**0.0210**	**5,227.9924**

	ROG	NOx	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	1/1/2017	1/27/2017	5	20	
2	Site Preparation	Site Preparation	1/28/2017	1/31/2017	5	2	
3	Grading	Grading	2/1/2017	2/6/2017	5	4	
4	Building Construction	Building Construction	2/7/2017	11/13/2017	5	200	
5	Paving	Paving	2/7/2017	11/13/2017	5	200	
6	Architectural Coating	Architectural Coating	2/7/2017	11/13/2017	5	200	

Acres of Grading (Site Preparation Phase): 1

Acres of Grading (Grading Phase): 1.5

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 103,781; Non-Residential Outdoor: 34,594 (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	1	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Cranes	1	6.00	226	0.29
Building Construction	Forklifts	1	6.00	89	0.20
Site Preparation	Graders	1	8.00	174	0.41
Paving	Pavers	1	6.00	125	0.42
Paving	Rollers	1	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	8.00	255	0.40
Grading	Rubber Tired Dozers	1	6.00	255	0.40
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Grading	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Graders	1	6.00	174	0.41
Paving	Paving Equipment	1	8.00	130	0.36
Site Preparation	Rubber Tired Dozers	1	7.00	255	0.40
Building Construction	Welders	3	8.00	46	0.45

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	5	13.00	0.00	113.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	3	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	39.00	15.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	13.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.2493	0.0000	1.2493	0.1892	0.0000	0.1892			0.0000			0.0000
Off-Road	2.7216	26.5855	20.8712	0.0245		1.6062	1.6062		1.5022	1.5022		2,457.4682	2,457.4682	0.6235		2,470.5620
Total	**2.7216**	**26.5855**	**20.8712**	**0.0245**	**1.2493**	**1.6062**	**2.8555**	**0.1892**	**1.5022**	**1.6914**		**2,457.4682**	**2,457.4682**	**0.6235**		**2,470.5620**

3.2 Demolition - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1179	1.2947	1.3510	4.1500e-003	0.0983	0.0197	0.1179	0.0269	0.0181	0.0450		411.6004	411.6004	2.8300e-003		411.6598
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	0.0554	0.0767	0.8058	1.3900e-003	0.1068	1.0600e-003	0.1079	0.0283	9.7000e-004	0.0293		111.8791	111.8791	7.3000e-003		112.0325
Total	**0.1734**	**1.3715**	**2.1568**	**5.5400e-003**	**0.2051**	**0.0207**	**0.2258**	**0.0552**	**0.0191**	**0.0743**		**523.4795**	**523.4795**	**0.0101**		**523.6923**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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					1.2493	0.0000	1.2493	0.1892	0.0000	0.1892			0.0000			0.0000
Off-Road	2.7216	26.5855	20.8712	0.0245		1.6062	1.6062		1.5022	1.5022	0.0000	2,457.4682	2,457.4682	0.6235		2,470.5620
Total	**2.7216**	**26.5855**	**20.8712**	**0.0245**	**1.2493**	**1.6062**	**2.8555**	**0.1892**	**1.5022**	**1.6914**	**0.0000**	**2,457.4682**	**2,457.4682**	**0.6235**		**2,470.5620**

3.2 Demolition - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1179	1.2947	1.3510	4.1500e-003	0.0983	0.0197	0.1179	0.0269	0.0181	0.0450		411.6004	411.6004	2.8300e-003		411.6598
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	0.0554	0.0767	0.8058	1.3900e-003	0.1068	1.0600e-003	0.1079	0.0283	9.7000e-004	0.0293		111.8791	111.8791	7.3000e-003		112.0325
Total	**0.1734**	**1.3715**	**2.1568**	**5.5400e-003**	**0.2051**	**0.0207**	**0.2258**	**0.0552**	**0.0191**	**0.0743**		**523.4795**	**523.4795**	**0.0101**		**523.6923**

3.3 Site Preparation - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					5.7996	0.0000	5.7996	2.9537	0.0000	2.9537			0.0000			0.0000
Off-Road	2.3109	24.2288	15.9299	0.0171		1.3067	1.3067		1.2022	1.2022		1,752.1239	1,752.1239	0.5369		1,763.3977
Total	**2.3109**	**24.2288**	**15.9299**	**0.0171**	**5.7996**	**1.3067**	**7.1063**	**2.9537**	**1.2022**	**4.1559**		**1,752.1239**	**1,752.1239**	**0.5369**		**1,763.3977**

3.3 Site Preparation - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	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	0.0341	0.0472	0.4959	8.6000e-004	0.0657	6.5000e-004	0.0664	0.0174	6.0000e-004	0.0180		68.8487	68.8487	4.4900e-003		68.9431
Total	**0.0341**	**0.0472**	**0.4959**	**8.6000e-004**	**0.0657**	**6.5000e-004**	**0.0664**	**0.0174**	**6.0000e-004**	**0.0180**		**68.8487**	**68.8487**	**4.4900e-003**		**68.9431**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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					5.7996	0.0000	5.7996	2.9537	0.0000	2.9537			0.0000			0.0000
Off-Road	2.3109	24.2288	15.9299	0.0171		1.3067	1.3067		1.2022	1.2022	0.0000	1,752.1239	1,752.1239	0.5369		1,763.3977
Total	**2.3109**	**24.2288**	**15.9299**	**0.0171**	**5.7996**	**1.3067**	**7.1063**	**2.9537**	**1.2022**	**4.1559**	**0.0000**	**1,752.1239**	**1,752.1239**	**0.5369**		**1,763.3977**

3.3 Site Preparation - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	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	0.0341	0.0472	0.4959	8.6000e-004	0.0657	6.5000e-004	0.0664	0.0174	6.0000e-004	0.0180		68.8487	68.8487	4.4900e-003		68.9431
Total	**0.0341**	**0.0472**	**0.4959**	**8.6000e-004**	**0.0657**	**6.5000e-004**	**0.0664**	**0.0174**	**6.0000e-004**	**0.0180**		**68.8487**	**68.8487**	**4.4900e-003**		**68.9431**

3.4 Grading - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					4.9143	0.0000	4.9143	2.5256	0.0000	2.5256			0.0000			0.0000
Off-Road	1.8844	19.7889	13.1786	0.0141		1.0661	1.0661		0.9808	0.9808		1,439.1894	1,439.1894	0.4410		1,448.4496
Total	**1.8844**	**19.7889**	**13.1786**	**0.0141**	**4.9143**	**1.0661**	**5.9804**	**2.5256**	**0.9808**	**3.5064**		**1,439.1894**	**1,439.1894**	**0.4410**		**1,448.4496**

3.4 Grading - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	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	0.0341	0.0472	0.4959	8.6000e-004	0.0657	6.5000e-004	0.0664	0.0174	6.0000e-004	0.0180		68.8487	68.8487	4.4900e-003		68.9431
Total	**0.0341**	**0.0472**	**0.4959**	**8.6000e-004**	**0.0657**	**6.5000e-004**	**0.0664**	**0.0174**	**6.0000e-004**	**0.0180**		**68.8487**	**68.8487**	**4.4900e-003**		**68.9431**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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					4.9143	0.0000	4.9143	2.5256	0.0000	2.5256			0.0000			0.0000
Off-Road	1.8844	19.7889	13.1786	0.0141		1.0661	1.0661		0.9808	0.9808	0.0000	1,439.1894	1,439.1894	0.4410		1,448.4496
Total	**1.8844**	**19.7889**	**13.1786**	**0.0141**	**4.9143**	**1.0661**	**5.9804**	**2.5256**	**0.9808**	**3.5064**	**0.0000**	**1,439.1894**	**1,439.1894**	**0.4410**		**1,448.4496**

3.4 Grading - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	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	0.0341	0.0472	0.4959	8.6000e-004	0.0657	6.5000e-004	0.0664	0.0174	6.0000e-004	0.0180		68.8487	68.8487	4.4900e-003		68.9431
Total	**0.0341**	**0.0472**	**0.4959**	**8.6000e-004**	**0.0657**	**6.5000e-004**	**0.0664**	**0.0174**	**6.0000e-004**	**0.0180**		**68.8487**	**68.8487**	**4.4900e-003**		**68.9431**

3.5 Building Construction - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.9546	19.1088	14.3110	0.0220		1.2257	1.2257		1.1823	1.1823		2,034.2860	2,034.2860	0.4268		2,043.2497
Total	**2.9546**	**19.1088**	**14.3110**	**0.0220**		**1.2257**	**1.2257**		**1.1823**	**1.1823**		**2,034.2860**	**2,034.2860**	**0.4268**		**2,043.2497**

3.5 Building Construction - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	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	0.1705	1.3101	1.8553	3.5000e-003	0.0987	0.0210	0.1197	0.0281	0.0193	0.0474		345.0443	345.0443	2.7100e-003		345.1012
Worker	0.1663	0.2302	2.4174	4.1800e-003	0.3204	3.1700e-003	0.3235	0.0850	2.9100e-003	0.0879		335.6372	335.6372	0.0219		336.0974
Total	**0.3368**	**1.5404**	**4.2727**	**7.6800e-003**	**0.4191**	**0.0241**	**0.4433**	**0.1131**	**0.0222**	**0.1352**		**680.6816**	**680.6816**	**0.0246**		**681.1985**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.9546	19.1088	14.3110	0.0220		1.2257	1.2257		1.1823	1.1823	0.0000	2,034.2860	2,034.2860	0.4268		2,043.2497
Total	**2.9546**	**19.1088**	**14.3110**	**0.0220**		**1.2257**	**1.2257**		**1.1823**	**1.1823**	**0.0000**	**2,034.2860**	**2,034.2860**	**0.4268**		**2,043.2497**

3.5 Building Construction - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	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	0.1705	1.3101	1.8553	3.5000e-003	0.0987	0.0210	0.1197	0.0281	0.0193	0.0474		345.0443	345.0443	2.7100e-003		345.1012
Worker	0.1663	0.2302	2.4174	4.1800e-003	0.3204	3.1700e-003	0.3235	0.0850	2.9100e-003	0.0879		335.6372	335.6372	0.0219		336.0974
Total	**0.3368**	**1.5404**	**4.2727**	**7.6800e-003**	**0.4191**	**0.0241**	**0.4433**	**0.1131**	**0.0222**	**0.1352**		**680.6816**	**680.6816**	**0.0246**		**681.1985**

3.6 Paving - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.1857	12.0981	9.0308	0.0133		0.7333	0.7333		0.6755	0.6755		1,347.6575	1,347.6575	0.4052		1,356.1677
Paving	7.2100e-003					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.1929**	**12.0981**	**9.0308**	**0.0133**		**0.7333**	**0.7333**		**0.6755**	**0.6755**		**1,347.6575**	**1,347.6575**	**0.4052**		**1,356.1677**

3.6 Paving - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	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	0.0554	0.0767	0.8058	1.3900e-003	0.1068	1.0600e-003	0.1079	0.0283	9.7000e-004	0.0293		111.8791	111.8791	7.3000e-003		112.0325
Total	**0.0554**	**0.0767**	**0.8058**	**1.3900e-003**	**0.1068**	**1.0600e-003**	**0.1079**	**0.0283**	**9.7000e-004**	**0.0293**		**111.8791**	**111.8791**	**7.3000e-003**		**112.0325**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	1.1857	12.0981	9.0308	0.0133		0.7333	0.7333		0.6755	0.6755	0.0000	1,347.6575	1,347.6575	0.4052		1,356.1677
Paving	7.2100e-003					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.1929**	**12.0981**	**9.0308**	**0.0133**		**0.7333**	**0.7333**		**0.6755**	**0.6755**	**0.0000**	**1,347.6575**	**1,347.6575**	**0.4052**		**1,356.1677**

3.6 Paving - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	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	0.0554	0.0767	0.8058	1.3900e-003	0.1068	1.0600e-003	0.1079	0.0283	9.7000e-004	0.0293		111.8791	111.8791	7.3000e-003		112.0325
Total	**0.0554**	**0.0767**	**0.8058**	**1.3900e-003**	**0.1068**	**1.0600e-003**	**0.1079**	**0.0283**	**9.7000e-004**	**0.0293**		**111.8791**	**111.8791**	**7.3000e-003**		**112.0325**

3.7 Architectural Coating - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	8.0171					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3323	2.1850	1.8681	2.9700e-003		0.1733	0.1733		0.1733	0.1733		281.4481	281.4481	0.0297		282.0721
Total	**8.3494**	**2.1850**	**1.8681**	**2.9700e-003**		**0.1733**	**0.1733**		**0.1733**	**0.1733**		**281.4481**	**281.4481**	**0.0297**		**282.0721**

3.7 Architectural Coating - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	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	0.0341	0.0472	0.4959	8.6000e-004	0.0657	6.5000e-004	0.0664	0.0174	6.0000e-004	0.0180		68.8487	68.8487	4.4900e-003		68.9431
Total	**0.0341**	**0.0472**	**0.4959**	**8.6000e-004**	**0.0657**	**6.5000e-004**	**0.0664**	**0.0174**	**6.0000e-004**	**0.0180**		**68.8487**	**68.8487**	**4.4900e-003**		**68.9431**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	8.0171					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3323	2.1850	1.8681	2.9700e-003		0.1733	0.1733		0.1733	0.1733	0.0000	281.4481	281.4481	0.0297		282.0721
Total	**8.3494**	**2.1850**	**1.8681**	**2.9700e-003**		**0.1733**	**0.1733**		**0.1733**	**0.1733**	**0.0000**	**281.4481**	**281.4481**	**0.0297**		**282.0721**

3.7 Architectural Coating - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	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	0.0341	0.0472	0.4959	8.6000e-004	0.0657	6.5000e-004	0.0664	0.0174	6.0000e-004	0.0180		68.8487	68.8487	4.4900e-003		68.9431
Total	**0.0341**	**0.0472**	**0.4959**	**8.6000e-004**	**0.0657**	**6.5000e-004**	**0.0664**	**0.0174**	**6.0000e-004**	**0.0180**		**68.8487**	**68.8487**	**4.4900e-003**		**68.9431**

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	2.8301	5.8186	27.6319	0.0480	3.0050	0.0715	3.0765	0.8030	0.0658	0.8687		4,071.6373	4,071.6373	0.2135		4,076.1199
Unmitigated	2.8301	5.8186	27.6319	0.0480	3.0050	0.0715	3.0765	0.8030	0.0658	0.8687		4,071.6373	4,071.6373	0.2135		4,076.1199

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Hotel	746.25	746.25	746.25	1,417,823	1,417,823
Parking Lot	0.00	0.00	0.00		
Quality Restaurant	0.00	0.00	0.00		
Recreational Swimming Pool	0.00	0.00	0.00		
Total	746.25	746.25	746.25	1,417,823	1,417,823

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
Hotel	9.50	7.30	7.30	19.40	61.60	19.00	58	38	4
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Quality Restaurant	9.50	7.30	7.30	12.00	69.00	19.00	38	18	44
Recreational Swimming Pool	9.50	7.30	7.30	33.00	48.00	19.00	52	39	9

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

4.4 Fleet Mix

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	0.1050	0.9541	0.8014	5.7200e-003		0.0725	0.0725		0.0725	0.0725		1,144.8697	1,144.8697	0.0219	0.0210	1,151.8372
NaturalGas Unmitigated	0.1050	0.9541	0.8014	5.7200e-003		0.0725	0.0725		0.0725	0.0725		1,144.8697	1,144.8697	0.0219	0.0210	1,151.8372

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					
Quality Restaurant	1431.02	0.0154	0.1403	0.1179	8.4000e-004		0.0107	0.0107		0.0107	0.0107		168.3558	168.3558	3.2300e-003	3.0900e-003	169.3804
Recreational Swimming Pool	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
Hotel	8300.37	0.0895	0.8138	0.6836	4.8800e-003		0.0619	0.0619		0.0619	0.0619		976.5139	976.5139	0.0187	0.0179	982.4568
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.1049**	**0.9541**	**0.8014**	**5.7200e-003**		**0.0725**	**0.0725**		**0.0725**	**0.0725**		**1,144.8697**	**1,144.8697**	**0.0220**	**0.0210**	**1,151.8372**

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					
Recreational Swimming Pool	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
Hotel	8.30037	0.0895	0.8138	0.6836	4.8800e-003		0.0619	0.0619		0.0619	0.0619		976.5139	976.5139	0.0187	0.0179	982.4568
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	1.43102	0.0154	0.1403	0.1179	8.4000e-004		0.0107	0.0107		0.0107	0.0107		168.3558	168.3558	3.2300e-003	3.0900e-003	169.3804
Total		**0.1049**	**0.9541**	**0.8014**	**5.7200e-003**		**0.0725**	**0.0725**		**0.0725**	**0.0725**		**1,144.8697**	**1,144.8697**	**0.0220**	**0.0210**	**1,151.8372**

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	2.4200	1.5000e-004	0.0158	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0333	0.0333	9.0000e-005		0.0353
Unmitigated	2.4200	1.5000e-004	0.0158	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0333	0.0333	9.0000e-005		0.0353

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	0.4393					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.9792					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.5300e-003	1.5000e-004	0.0158	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0333	0.0333	9.0000e-005		0.0353
Total	**2.4200**	**1.5000e-004**	**0.0158**	**0.0000**		**6.0000e-005**	**6.0000e-005**		**6.0000e-005**	**6.0000e-005**		**0.0333**	**0.0333**	**9.0000e-005**		**0.0353**

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	0.4393					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.9792					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.5300e-003	1.5000e-004	0.0158	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0333	0.0333	9.0000e-005		0.0353
Total	**2.4200**	**1.5000e-004**	**0.0158**	**0.0000**		**6.0000e-005**	**6.0000e-005**		**6.0000e-005**	**6.0000e-005**		**0.0333**	**0.0333**	**9.0000e-005**		**0.0353**

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

Pacific Grove Hotel

Monterey County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Hotel	125.00	Room	0.55	65,322.00	0
Quality Restaurant	2.48	1000sqft	0.00	2,475.00	0
Recreational Swimming Pool	0.67	1000sqft	0.00	670.00	0
Parking Lot	24.02	1000sqft	0.55	24,017.00	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)	641.35	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Hotel footprint = 0.55 acre. 3-Story hotel building = 65,322 sf. Restaurant is within hotel.

Construction Phase - Building construction, paving, and painting assumed to occur simultaneously

Demolition -

Vehicle Trips - Trip generation per Traffic Impact Memo

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	200.00
tblConstructionPhase	NumDays	10.00	200.00
tblConstructionPhase	PhaseEndDate	8/20/2018	11/13/2017
tblConstructionPhase	PhaseEndDate	8/20/2018	11/13/2017
tblConstructionPhase	PhaseStartDate	11/14/2017	2/7/2017
tblConstructionPhase	PhaseStartDate	11/14/2017	2/7/2017
tblLandUse	LandUseSquareFeet	181,500.00	65,322.00
tblLandUse	LotAcreage	4.17	0.55
tblLandUse	LotAcreage	0.06	0.00
tblLandUse	LotAcreage	0.02	0.00
tblProjectCharacteristics	OperationalYear	2014	2017
tblVehicleTrips	ST_TR	8.19	5.97
tblVehicleTrips	ST_TR	94.36	0.00
tblVehicleTrips	ST_TR	20.87	0.00
tblVehicleTrips	SU_TR	5.95	5.97
tblVehicleTrips	SU_TR	72.16	0.00
tblVehicleTrips	SU_TR	26.73	0.00
tblVehicleTrips	WD_TR	8.17	5.97
tblVehicleTrips	WD_TR	89.95	0.00
tblVehicleTrips	WD_TR	32.93	0.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2017	12.9815	35.2166	32.1757	0.0478	5.8653	2.1584	7.1727	2.9711	2.0552	4.1739	0.0000	4,489.4990	4,489.4990	0.8983	0.0000	4,508.3631
Total	**12.9815**	**35.2166**	**32.1757**	**0.0478**	**5.8653**	**2.1584**	**7.1727**	**2.9711**	**2.0552**	**4.1739**	**0.0000**	**4,489.4990**	**4,489.4990**	**0.8983**	**0.0000**	**4,508.3631**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2017	12.9815	35.2166	32.1757	0.0478	5.8653	2.1584	7.1727	2.9711	2.0552	4.1739	0.0000	4,489.4990	4,489.4990	0.8983	0.0000	4,508.3631
Total	**12.9815**	**35.2166**	**32.1757**	**0.0478**	**5.8653**	**2.1584**	**7.1727**	**2.9711**	**2.0552**	**4.1739**	**0.0000**	**4,489.4990**	**4,489.4990**	**0.8983**	**0.0000**	**4,508.3631**

	ROG	**NOx**	**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	2.4200	1.5000e-004	0.0158	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0333	0.0333	9.0000e-005		0.0353
Energy	0.1050	0.9541	0.8014	5.7200e-003		0.0725	0.0725		0.0725	0.0725		1,144.8697	1,144.8697	0.0219	0.0210	1,151.8372
Mobile	3.1001	6.6083	33.3510	0.0457	3.0050	0.0721	3.0771	0.8030	0.0663	0.8693		3,873.6937	3,873.6937	0.2136		3,878.1800
Total	**5.6250**	**7.5625**	**34.1682**	**0.0514**	**3.0050**	**0.1447**	**3.1497**	**0.8030**	**0.1389**	**0.9419**		**5,018.5967**	**5,018.5967**	**0.2357**	**0.0210**	**5,030.0524**

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	2.4200	1.5000e-004	0.0158	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0333	0.0333	9.0000e-005		0.0353
Energy	0.1050	0.9541	0.8014	5.7200e-003		0.0725	0.0725		0.0725	0.0725		1,144.8697	1,144.8697	0.0219	0.0210	1,151.8372
Mobile	3.1001	6.6083	33.3510	0.0457	3.0050	0.0721	3.0771	0.8030	0.0663	0.8693		3,873.6937	3,873.6937	0.2136		3,878.1800
Total	**5.6250**	**7.5625**	**34.1682**	**0.0514**	**3.0050**	**0.1447**	**3.1497**	**0.8030**	**0.1389**	**0.9419**		**5,018.5967**	**5,018.5967**	**0.2357**	**0.0210**	**5,030.0524**

	ROG	NOx	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	1/1/2017	1/27/2017	5	20	
2	Site Preparation	Site Preparation	1/28/2017	1/31/2017	5	2	
3	Grading	Grading	2/1/2017	2/6/2017	5	4	
4	Building Construction	Building Construction	2/7/2017	11/13/2017	5	200	
5	Paving	Paving	2/7/2017	11/13/2017	5	200	
6	Architectural Coating	Architectural Coating	2/7/2017	11/13/2017	5	200	

Acres of Grading (Site Preparation Phase): 1

Acres of Grading (Grading Phase): 1.5

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 103,781; Non-Residential Outdoor: 34,594 (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	1	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Cranes	1	6.00	226	0.29
Building Construction	Forklifts	1	6.00	89	0.20
Site Preparation	Graders	1	8.00	174	0.41
Paving	Pavers	1	6.00	125	0.42
Paving	Rollers	1	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	8.00	255	0.40
Grading	Rubber Tired Dozers	1	6.00	255	0.40
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Grading	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Graders	1	6.00	174	0.41
Paving	Paving Equipment	1	8.00	130	0.36
Site Preparation	Rubber Tired Dozers	1	7.00	255	0.40
Building Construction	Welders	3	8.00	46	0.45

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	5	13.00	0.00	113.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	3	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	39.00	15.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	13.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.2493	0.0000	1.2493	0.1892	0.0000	0.1892			0.0000			0.0000
Off-Road	2.7216	26.5855	20.8712	0.0245		1.6062	1.6062		1.5022	1.5022		2,457.4682	2,457.4682	0.6235		2,470.5620
Total	**2.7216**	**26.5855**	**20.8712**	**0.0245**	**1.2493**	**1.6062**	**2.8555**	**0.1892**	**1.5022**	**1.6914**		**2,457.4682**	**2,457.4682**	**0.6235**		**2,470.5620**

3.2 Demolition - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1409	1.3733	2.1123	4.1600e-003	0.0983	0.0198	0.1180	0.0269	0.0182	0.0451		410.6183	410.6183	2.8700e-003		410.6786
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	0.0580	0.0966	0.8223	1.3000e-003	0.1068	1.0600e-003	0.1079	0.0283	9.7000e-004	0.0293		104.8137	104.8137	7.3000e-003		104.9671
Total	**0.1990**	**1.4699**	**2.9345**	**5.4600e-003**	**0.2051**	**0.0208**	**0.2259**	**0.0552**	**0.0191**	**0.0744**		**515.4320**	**515.4320**	**0.0102**		**515.6457**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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					1.2493	0.0000	1.2493	0.1892	0.0000	0.1892			0.0000			0.0000
Off-Road	2.7216	26.5855	20.8712	0.0245		1.6062	1.6062		1.5022	1.5022	0.0000	2,457.4682	2,457.4682	0.6235		2,470.5620
Total	**2.7216**	**26.5855**	**20.8712**	**0.0245**	**1.2493**	**1.6062**	**2.8555**	**0.1892**	**1.5022**	**1.6914**	**0.0000**	**2,457.4682**	**2,457.4682**	**0.6235**		**2,470.5620**

3.2 Demolition - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1409	1.3733	2.1123	4.1600e-003	0.0983	0.0198	0.1180	0.0269	0.0182	0.0451		410.6183	410.6183	2.8700e-003		410.6786
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	0.0580	0.0966	0.8223	1.3000e-003	0.1068	1.0600e-003	0.1079	0.0283	9.7000e-004	0.0293		104.8137	104.8137	7.3000e-003		104.9671
Total	**0.1990**	**1.4699**	**2.9345**	**5.4600e-003**	**0.2051**	**0.0208**	**0.2259**	**0.0552**	**0.0191**	**0.0744**		**515.4320**	**515.4320**	**0.0102**		**515.6457**

3.3 Site Preparation - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					5.7996	0.0000	5.7996	2.9537	0.0000	2.9537			0.0000			0.0000
Off-Road	2.3109	24.2288	15.9299	0.0171		1.3067	1.3067		1.2022	1.2022		1,752.1239	1,752.1239	0.5369		1,763.3977
Total	**2.3109**	**24.2288**	**15.9299**	**0.0171**	**5.7996**	**1.3067**	**7.1063**	**2.9537**	**1.2022**	**4.1559**		**1,752.1239**	**1,752.1239**	**0.5369**		**1,763.3977**

3.3 Site Preparation - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	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	0.0357	0.0595	0.5060	8.0000e-004	0.0657	6.5000e-004	0.0664	0.0174	6.0000e-004	0.0180		64.5008	64.5008	4.4900e-003		64.5951
Total	**0.0357**	**0.0595**	**0.5060**	**8.0000e-004**	**0.0657**	**6.5000e-004**	**0.0664**	**0.0174**	**6.0000e-004**	**0.0180**		**64.5008**	**64.5008**	**4.4900e-003**		**64.5951**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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					5.7996	0.0000	5.7996	2.9537	0.0000	2.9537			0.0000			0.0000
Off-Road	2.3109	24.2288	15.9299	0.0171		1.3067	1.3067		1.2022	1.2022	0.0000	1,752.1239	1,752.1239	0.5369		1,763.3977
Total	**2.3109**	**24.2288**	**15.9299**	**0.0171**	**5.7996**	**1.3067**	**7.1063**	**2.9537**	**1.2022**	**4.1559**	**0.0000**	**1,752.1239**	**1,752.1239**	**0.5369**		**1,763.3977**

3.3 Site Preparation - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	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	0.0357	0.0595	0.5060	8.0000e-004	0.0657	6.5000e-004	0.0664	0.0174	6.0000e-004	0.0180		64.5008	64.5008	4.4900e-003		64.5951
Total	**0.0357**	**0.0595**	**0.5060**	**8.0000e-004**	**0.0657**	**6.5000e-004**	**0.0664**	**0.0174**	**6.0000e-004**	**0.0180**		**64.5008**	**64.5008**	**4.4900e-003**		**64.5951**

3.4 Grading - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					4.9143	0.0000	4.9143	2.5256	0.0000	2.5256			0.0000			0.0000
Off-Road	1.8844	19.7889	13.1786	0.0141		1.0661	1.0661		0.9808	0.9808		1,439.1894	1,439.1894	0.4410		1,448.4496
Total	**1.8844**	**19.7889**	**13.1786**	**0.0141**	**4.9143**	**1.0661**	**5.9804**	**2.5256**	**0.9808**	**3.5064**		**1,439.1894**	**1,439.1894**	**0.4410**		**1,448.4496**

3.4 Grading - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	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	0.0357	0.0595	0.5060	8.0000e-004	0.0657	6.5000e-004	0.0664	0.0174	6.0000e-004	0.0180		64.5008	64.5008	4.4900e-003		64.5951
Total	**0.0357**	**0.0595**	**0.5060**	**8.0000e-004**	**0.0657**	**6.5000e-004**	**0.0664**	**0.0174**	**6.0000e-004**	**0.0180**		**64.5008**	**64.5008**	**4.4900e-003**		**64.5951**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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					4.9143	0.0000	4.9143	2.5256	0.0000	2.5256			0.0000			0.0000
Off-Road	1.8844	19.7889	13.1786	0.0141		1.0661	1.0661		0.9808	0.9808	0.0000	1,439.1894	1,439.1894	0.4410		1,448.4496
Total	**1.8844**	**19.7889**	**13.1786**	**0.0141**	**4.9143**	**1.0661**	**5.9804**	**2.5256**	**0.9808**	**3.5064**	**0.0000**	**1,439.1894**	**1,439.1894**	**0.4410**		**1,448.4496**

3.4 Grading - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	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	0.0357	0.0595	0.5060	8.0000e-004	0.0657	6.5000e-004	0.0664	0.0174	6.0000e-004	0.0180		64.5008	64.5008	4.4900e-003		64.5951
Total	**0.0357**	**0.0595**	**0.5060**	**8.0000e-004**	**0.0657**	**6.5000e-004**	**0.0664**	**0.0174**	**6.0000e-004**	**0.0180**		**64.5008**	**64.5008**	**4.4900e-003**		**64.5951**

3.5 Building Construction - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.9546	19.1088	14.3110	0.0220		1.2257	1.2257		1.1823	1.1823		2,034.2860	2,034.2860	0.4268		2,043.2497
Total	**2.9546**	**19.1088**	**14.3110**	**0.0220**		**1.2257**	**1.2257**		**1.1823**	**1.1823**		**2,034.2860**	**2,034.2860**	**0.4268**		**2,043.2497**

3.5 Building Construction - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	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	0.2168	1.3787	3.1707	3.5000e-003	0.0987	0.0213	0.1200	0.0281	0.0196	0.0476		342.3517	342.3517	2.7900e-003		342.4102
Worker	0.1741	0.2899	2.4668	3.9100e-003	0.3204	3.1700e-003	0.3235	0.0850	2.9100e-003	0.0879		314.4412	314.4412	0.0219		314.9013
Total	**0.3909**	**1.6686**	**5.6375**	**7.4100e-003**	**0.4191**	**0.0244**	**0.4436**	**0.1131**	**0.0225**	**0.1355**		**656.7929**	**656.7929**	**0.0247**		**657.3115**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.9546	19.1088	14.3110	0.0220		1.2257	1.2257		1.1823	1.1823	0.0000	2,034.2860	2,034.2860	0.4268		2,043.2497
Total	**2.9546**	**19.1088**	**14.3110**	**0.0220**		**1.2257**	**1.2257**		**1.1823**	**1.1823**	**0.0000**	**2,034.2860**	**2,034.2860**	**0.4268**		**2,043.2497**

3.5 Building Construction - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	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	0.2168	1.3787	3.1707	3.5000e-003	0.0987	0.0213	0.1200	0.0281	0.0196	0.0476		342.3517	342.3517	2.7900e-003		342.4102
Worker	0.1741	0.2899	2.4668	3.9100e-003	0.3204	3.1700e-003	0.3235	0.0850	2.9100e-003	0.0879		314.4412	314.4412	0.0219		314.9013
Total	**0.3909**	**1.6686**	**5.6375**	**7.4100e-003**	**0.4191**	**0.0244**	**0.4436**	**0.1131**	**0.0225**	**0.1355**		**656.7929**	**656.7929**	**0.0247**		**657.3115**

3.6 Paving - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.1857	12.0981	9.0308	0.0133		0.7333	0.7333		0.6755	0.6755		1,347.6575	1,347.6575	0.4052		1,356.1677
Paving	7.2100e-003					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.1929**	**12.0981**	**9.0308**	**0.0133**		**0.7333**	**0.7333**		**0.6755**	**0.6755**		**1,347.6575**	**1,347.6575**	**0.4052**		**1,356.1677**

3.6 Paving - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	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	0.0580	0.0966	0.8223	1.3000e-003	0.1068	1.0600e-003	0.1079	0.0283	9.7000e-004	0.0293		104.8137	104.8137	7.3000e-003		104.9671
Total	**0.0580**	**0.0966**	**0.8223**	**1.3000e-003**	**0.1068**	**1.0600e-003**	**0.1079**	**0.0283**	**9.7000e-004**	**0.0293**		**104.8137**	**104.8137**	**7.3000e-003**		**104.9671**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	1.1857	12.0981	9.0308	0.0133		0.7333	0.7333		0.6755	0.6755	0.0000	1,347.6575	1,347.6575	0.4052		1,356.1677
Paving	7.2100e-003					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.1929**	**12.0981**	**9.0308**	**0.0133**		**0.7333**	**0.7333**		**0.6755**	**0.6755**	**0.0000**	**1,347.6575**	**1,347.6575**	**0.4052**		**1,356.1677**

3.6 Paving - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	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	0.0580	0.0966	0.8223	1.3000e-003	0.1068	1.0600e-003	0.1079	0.0283	9.7000e-004	0.0293		104.8137	104.8137	7.3000e-003		104.9671
Total	**0.0580**	**0.0966**	**0.8223**	**1.3000e-003**	**0.1068**	**1.0600e-003**	**0.1079**	**0.0283**	**9.7000e-004**	**0.0293**		**104.8137**	**104.8137**	**7.3000e-003**		**104.9671**

3.7 Architectural Coating - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	8.0171					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3323	2.1850	1.8681	2.9700e-003		0.1733	0.1733		0.1733	0.1733		281.4481	281.4481	0.0297		282.0721
Total	**8.3494**	**2.1850**	**1.8681**	**2.9700e-003**		**0.1733**	**0.1733**		**0.1733**	**0.1733**		**281.4481**	**281.4481**	**0.0297**		**282.0721**

3.7 Architectural Coating - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	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	0.0357	0.0595	0.5060	8.0000e-004	0.0657	6.5000e-004	0.0664	0.0174	6.0000e-004	0.0180		64.5008	64.5008	4.4900e-003		64.5951
Total	**0.0357**	**0.0595**	**0.5060**	**8.0000e-004**	**0.0657**	**6.5000e-004**	**0.0664**	**0.0174**	**6.0000e-004**	**0.0180**		**64.5008**	**64.5008**	**4.4900e-003**		**64.5951**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	8.0171					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3323	2.1850	1.8681	2.9700e-003		0.1733	0.1733		0.1733	0.1733	0.0000	281.4481	281.4481	0.0297		282.0721
Total	**8.3494**	**2.1850**	**1.8681**	**2.9700e-003**		**0.1733**	**0.1733**		**0.1733**	**0.1733**	**0.0000**	**281.4481**	**281.4481**	**0.0297**		**282.0721**

3.7 Architectural Coating - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	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	0.0357	0.0595	0.5060	8.0000e-004	0.0657	6.5000e-004	0.0664	0.0174	6.0000e-004	0.0180		64.5008	64.5008	4.4900e-003		64.5951
Total	**0.0357**	**0.0595**	**0.5060**	**8.0000e-004**	**0.0657**	**6.5000e-004**	**0.0664**	**0.0174**	**6.0000e-004**	**0.0180**		**64.5008**	**64.5008**	**4.4900e-003**		**64.5951**

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	3.1001	6.6083	33.3510	0.0457	3.0050	0.0721	3.0771	0.8030	0.0663	0.8693		3,873.6937	3,873.6937	0.2136		3,878.1800
Unmitigated	3.1001	6.6083	33.3510	0.0457	3.0050	0.0721	3.0771	0.8030	0.0663	0.8693		3,873.6937	3,873.6937	0.2136		3,878.1800

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Hotel	746.25	746.25	746.25	1,417,823	1,417,823
Parking Lot	0.00	0.00	0.00		
Quality Restaurant	0.00	0.00	0.00		
Recreational Swimming Pool	0.00	0.00	0.00		
Total	746.25	746.25	746.25	1,417,823	1,417,823

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
Hotel	9.50	7.30	7.30	19.40	61.60	19.00	58	38	4
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Quality Restaurant	9.50	7.30	7.30	12.00	69.00	19.00	38	18	44
Recreational Swimming Pool	9.50	7.30	7.30	33.00	48.00	19.00	52	39	9

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

4.4 Fleet Mix

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	0.1050	0.9541	0.8014	5.7200e-003		0.0725	0.0725		0.0725	0.0725		1,144.8697	1,144.8697	0.0219	0.0210	1,151.8372
NaturalGas Unmitigated	0.1050	0.9541	0.8014	5.7200e-003		0.0725	0.0725		0.0725	0.0725		1,144.8697	1,144.8697	0.0219	0.0210	1,151.8372

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					
Quality Restaurant	1431.02	0.0154	0.1403	0.1179	8.4000e-004		0.0107	0.0107		0.0107	0.0107		168.3558	168.3558	3.2300e-003	3.0900e-003	169.3804
Recreational Swimming Pool	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
Hotel	8300.37	0.0895	0.8138	0.6836	4.8800e-003		0.0619	0.0619		0.0619	0.0619		976.5139	976.5139	0.0187	0.0179	982.4568
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.1049**	**0.9541**	**0.8014**	**5.7200e-003**		**0.0725**	**0.0725**		**0.0725**	**0.0725**		**1,144.8697**	**1,144.8697**	**0.0220**	**0.0210**	**1,151.8372**

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					
Quality Restaurant	1.43102	0.0154	0.1403	0.1179	8.4000e-004		0.0107	0.0107		0.0107	0.0107		168.3558	168.3558	3.2300e-003	3.0900e-003	169.3804
Recreational Swimming Pool	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
Hotel	8.30037	0.0895	0.8138	0.6836	4.8800e-003		0.0619	0.0619		0.0619	0.0619		976.5139	976.5139	0.0187	0.0179	982.4568
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.1049**	**0.9541**	**0.8014**	**5.7200e-003**		**0.0725**	**0.0725**		**0.0725**	**0.0725**		**1,144.8697**	**1,144.8697**	**0.0220**	**0.0210**	**1,151.8372**

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	2.4200	1.5000e-004	0.0158	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0333	0.0333	9.0000e-005		0.0353
Unmitigated	2.4200	1.5000e-004	0.0158	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0333	0.0333	9.0000e-005		0.0353

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	0.4393					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.9792					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.5300e-003	1.5000e-004	0.0158	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0333	0.0333	9.0000e-005		0.0353
Total	**2.4200**	**1.5000e-004**	**0.0158**	**0.0000**		**6.0000e-005**	**6.0000e-005**		**6.0000e-005**	**6.0000e-005**		**0.0333**	**0.0333**	**9.0000e-005**		**0.0353**

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	0.4393					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.9792					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.5300e-003	1.5000e-004	0.0158	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0333	0.0333	9.0000e-005		0.0353
Total	**2.4200**	**1.5000e-004**	**0.0158**	**0.0000**		**6.0000e-005**	**6.0000e-005**		**6.0000e-005**	**6.0000e-005**		**0.0333**	**0.0333**	**9.0000e-005**		**0.0353**

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

Existing Onsite Operations - Pacific Grove Hotel Project

Monterey County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Strip Mall	17.65	1000sqft	0.41	17,650.00	0
Parking Lot	21.03	1000sqft	0.48	21,025.00	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)	641.35	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

Construction Phase - No construction this model

Vehicle Trips - Trip generation per Traffic Impact Memo

Table Name	Column Name	Default Value	New Value
tblProjectCharacteristics	OperationalYear	2014	2017
tblVehicleTrips	ST_TR	42.04	44.50
tblVehicleTrips	SU_TR	20.43	44.50
tblVehicleTrips	WD_TR	44.32	44.50

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2017	85.0752	2.2027	2.0540	3.2900e-003	0.0246	0.1736	0.1982	6.5400e-003	0.1736	0.1801	0.0000	307.2663	307.2663	0.0314	0.0000	307.9257
Total	**85.0752**	**2.2027**	**2.0540**	**3.2900e-003**	**0.0246**	**0.1736**	**0.1982**	**6.5400e-003**	**0.1736**	**0.1801**	**0.0000**	**307.2663**	**307.2663**	**0.0314**	**0.0000**	**307.9257**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2017	85.0752	2.2027	2.0540	3.2900e-003	0.0246	0.1736	0.1982	6.5400e-003	0.1736	0.1801	0.0000	307.2663	307.2663	0.0314	0.0000	307.9257
Total	**85.0752**	**2.2027**	**2.0540**	**3.2900e-003**	**0.0246**	**0.1736**	**0.1982**	**6.5400e-003**	**0.1736**	**0.1801**	**0.0000**	**307.2663**	**307.2663**	**0.0314**	**0.0000**	**307.9257**

	ROG	NOx	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	0.9441	4.0000e-005	4.0200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		8.4600e-003	8.4600e-003	2.0000e-005		8.9600e-003
Energy	1.3000e-003	0.0118	9.9200e-003	7.0000e-005		9.0000e-004	9.0000e-004		9.0000e-004	9.0000e-004		14.1655	14.1655	2.7000e-004	2.6000e-004	14.2517
Mobile	2.7991	5.2367	25.1940	0.0413	2.5637	0.0623	2.6260	0.6850	0.0574	0.7424		3,506.5832	3,506.5832	0.1884		3,510.5396
Total	**3.7445**	**5.2485**	**25.2079**	**0.0414**	**2.5637**	**0.0633**	**2.6269**	**0.6850**	**0.0583**	**0.7433**		**3,520.7571**	**3,520.7571**	**0.1887**	**2.6000e-004**	**3,524.8002**

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	0.9441	4.0000e-005	4.0200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		8.4600e-003	8.4600e-003	2.0000e-005		8.9600e-003
Energy	1.3000e-003	0.0118	9.9200e-003	7.0000e-005		9.0000e-004	9.0000e-004		9.0000e-004	9.0000e-004		14.1655	14.1655	2.7000e-004	2.6000e-004	14.2517
Mobile	2.7991	5.2367	25.1940	0.0413	2.5637	0.0623	2.6260	0.6850	0.0574	0.7424		3,506.5832	3,506.5832	0.1884		3,510.5396
Total	**3.7445**	**5.2485**	**25.2079**	**0.0414**	**2.5637**	**0.0633**	**2.6269**	**0.6850**	**0.0583**	**0.7433**		**3,520.7571**	**3,520.7571**	**0.1887**	**2.6000e-004**	**3,524.8002**

	ROG	NOx	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	Architectural Coating	Architectural Coating	6/15/2017	6/21/2017	5	5	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 27,421; Non-Residential Outdoor: 9,140 (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

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
Architectural Coating	1	3.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Architectural Coating - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	84.7301					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3323	2.1850	1.8681	2.9700e-003		0.1733	0.1733		0.1733	0.1733		281.4481	281.4481	0.0297		282.0721
Total	**85.0624**	**2.1850**	**1.8681**	**2.9700e-003**		**0.1733**	**0.1733**		**0.1733**	**0.1733**		**281.4481**	**281.4481**	**0.0297**		**282.0721**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0128	0.0177	0.1860	3.2000e-004	0.0246	2.4000e-004	0.0249	6.5400e-003	2.2000e-004	6.7600e-003		25.8183	25.8183	1.6900e-003		25.8536
Total	**0.0128**	**0.0177**	**0.1860**	**3.2000e-004**	**0.0246**	**2.4000e-004**	**0.0249**	**6.5400e-003**	**2.2000e-004**	**6.7600e-003**		**25.8183**	**25.8183**	**1.6900e-003**		**25.8536**

3.2 Architectural Coating - 2017

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	84.7301					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3323	2.1850	1.8681	2.9700e-003		0.1733	0.1733		0.1733	0.1733	0.0000	281.4481	281.4481	0.0297		282.0721
Total	**85.0624**	**2.1850**	**1.8681**	**2.9700e-003**		**0.1733**	**0.1733**		**0.1733**	**0.1733**	**0.0000**	**281.4481**	**281.4481**	**0.0297**		**282.0721**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0128	0.0177	0.1860	3.2000e-004	0.0246	2.4000e-004	0.0249	6.5400e-003	2.2000e-004	6.7600e-003		25.8183	25.8183	1.6900e-003		25.8536
Total	**0.0128**	**0.0177**	**0.1860**	**3.2000e-004**	**0.0246**	**2.4000e-004**	**0.0249**	**6.5400e-003**	**2.2000e-004**	**6.7600e-003**		**25.8183**	**25.8183**	**1.6900e-003**		**25.8536**

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	2.7991	5.2367	25.1940	0.0413	2.5637	0.0623	2.6260	0.6850	0.0574	0.7424		3,506.5832	3,506.5832	0.1884		3,510.5396
Unmitigated	2.7991	5.2367	25.1940	0.0413	2.5637	0.0623	2.6260	0.6850	0.0574	0.7424		3,506.5832	3,506.5832	0.1884		3,510.5396

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Parking Lot	0.00	0.00	0.00		
Strip Mall	785.43	785.43	785.43	1,209,580	1,209,580
Total	785.43	785.43	785.43	1,209,580	1,209,580

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
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Strip Mall	9.50	7.30	7.30	16.60	64.40	19.00	45	40	15

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	1.3000e-003	0.0118	9.9200e-003	7.0000e-005		9.0000e-004	9.0000e-004		9.0000e-004	9.0000e-004		14.1655	14.1655	2.7000e-004	2.6000e-004	14.2517
NaturalGas Unmitigated	1.3000e-003	0.0118	9.9200e-003	7.0000e-005		9.0000e-004	9.0000e-004		9.0000e-004	9.0000e-004		14.1655	14.1655	2.7000e-004	2.6000e-004	14.2517

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					
Strip Mall	120.407	1.3000e-003	0.0118	9.9200e-003	7.0000e-005		9.0000e-004	9.0000e-004		9.0000e-004	9.0000e-004		14.1655	14.1655	2.7000e-004	2.6000e-004	14.2517
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**1.3000e-003**	**0.0118**	**9.9200e-003**	**7.0000e-005**		**9.0000e-004**	**9.0000e-004**		**9.0000e-004**	**9.0000e-004**		**14.1655**	**14.1655**	**2.7000e-004**	**2.6000e-004**	**14.2517**

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					
Strip Mall	0.120407	1.3000e-003	0.0118	9.9200e-003	7.0000e-005		9.0000e-004	9.0000e-004		9.0000e-004	9.0000e-004		14.1655	14.1655	2.7000e-004	2.6000e-004	14.2517
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**1.3000e-003**	**0.0118**	**9.9200e-003**	**7.0000e-005**		**9.0000e-004**	**9.0000e-004**		**9.0000e-004**	**9.0000e-004**		**14.1655**	**14.1655**	**2.7000e-004**	**2.6000e-004**	**14.2517**

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	0.9441	4.0000e-005	4.0200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		8.4600e-003	8.4600e-003	2.0000e-005		8.9600e-003
Unmitigated	0.9441	4.0000e-005	4.0200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		8.4600e-003	8.4600e-003	2.0000e-005		8.9600e-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	0.1161					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.8277					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	3.9000e-004	4.0000e-005	4.0200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		8.4600e-003	8.4600e-003	2.0000e-005		8.9600e-003
Total	**0.9441**	**4.0000e-005**	**4.0200e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**		**8.4600e-003**	**8.4600e-003**	**2.0000e-005**		**8.9600e-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	0.1161					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.8277					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	3.9000e-004	4.0000e-005	4.0200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		8.4600e-003	8.4600e-003	2.0000e-005		8.9600e-003
Total	**0.9441**	**4.0000e-005**	**4.0200e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**		**8.4600e-003**	**8.4600e-003**	**2.0000e-005**		**8.9600e-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

Existing Onsite Operations - Pacific Grove Hotel Project

Monterey County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Strip Mall	17.65	1000sqft	0.41	17,650.00	0
Parking Lot	21.03	1000sqft	0.48	21,025.00	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)	641.35	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

Construction Phase - No construction this model

Vehicle Trips - Trip generation per Traffic Impact Memo

Table Name	Column Name	Default Value	New Value
tblProjectCharacteristics	OperationalYear	2014	2017
tblVehicleTrips	ST_TR	42.04	44.50
tblVehicleTrips	SU_TR	20.43	44.50
tblVehicleTrips	WD_TR	44.32	44.50

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2017	85.0758	2.2073	2.0578	3.2700e-003	0.0246	0.1736	0.1982	6.5400e-003	0.1736	0.1801	0.0000	305.6358	305.6358	0.0314	0.0000	306.2952
Total	**85.0758**	**2.2073**	**2.0578**	**3.2700e-003**	**0.0246**	**0.1736**	**0.1982**	**6.5400e-003**	**0.1736**	**0.1801**	**0.0000**	**305.6358**	**305.6358**	**0.0314**	**0.0000**	**306.2952**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2017	85.0758	2.2073	2.0578	3.2700e-003	0.0246	0.1736	0.1982	6.5400e-003	0.1736	0.1801	0.0000	305.6358	305.6358	0.0314	0.0000	306.2952
Total	**85.0758**	**2.2073**	**2.0578**	**3.2700e-003**	**0.0246**	**0.1736**	**0.1982**	**6.5400e-003**	**0.1736**	**0.1801**	**0.0000**	**305.6358**	**305.6358**	**0.0314**	**0.0000**	**306.2952**

	ROG	NOx	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	0.9441	4.0000e-005	4.0200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		8.4600e-003	8.4600e-003	2.0000e-005		8.9600e-003
Energy	1.3000e-003	0.0118	9.9200e-003	7.0000e-005		9.0000e-004	9.0000e-004		9.0000e-004	9.0000e-004		14.1655	14.1655	2.7000e-004	2.6000e-004	14.2517
Mobile	3.0858	5.9371	31.4514	0.0394	2.5637	0.0630	2.6267	0.6850	0.0580	0.7430		3,336.4982	3,336.4982	0.1886		3,340.4585
Total	**4.0312**	**5.9489**	**31.4653**	**0.0394**	**2.5637**	**0.0639**	**2.6276**	**0.6850**	**0.0589**	**0.7439**		**3,350.6722**	**3,350.6722**	**0.1889**	**2.6000e-004**	**3,354.7192**

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	0.9441	4.0000e-005	4.0200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		8.4600e-003	8.4600e-003	2.0000e-005		8.9600e-003
Energy	1.3000e-003	0.0118	9.9200e-003	7.0000e-005		9.0000e-004	9.0000e-004		9.0000e-004	9.0000e-004		14.1655	14.1655	2.7000e-004	2.6000e-004	14.2517
Mobile	3.0858	5.9371	31.4514	0.0394	2.5637	0.0630	2.6267	0.6850	0.0580	0.7430		3,336.4982	3,336.4982	0.1886		3,340.4585
Total	**4.0312**	**5.9489**	**31.4653**	**0.0394**	**2.5637**	**0.0639**	**2.6276**	**0.6850**	**0.0589**	**0.7439**		**3,350.6722**	**3,350.6722**	**0.1889**	**2.6000e-004**	**3,354.7192**

	ROG	NOx	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	Architectural Coating	Architectural Coating	6/15/2017	6/21/2017	5	5	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 27,421; Non-Residential Outdoor: 9,140 (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

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
Architectural Coating	1	3.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Architectural Coating - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	84.7301					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3323	2.1850	1.8681	2.9700e-003		0.1733	0.1733		0.1733	0.1733		281.4481	281.4481	0.0297		282.0721
Total	**85.0624**	**2.1850**	**1.8681**	**2.9700e-003**		**0.1733**	**0.1733**		**0.1733**	**0.1733**		**281.4481**	**281.4481**	**0.0297**		**282.0721**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0134	0.0223	0.1898	3.0000e-004	0.0246	2.4000e-004	0.0249	6.5400e-003	2.2000e-004	6.7600e-003		24.1878	24.1878	1.6900e-003		24.2232
Total	**0.0134**	**0.0223**	**0.1898**	**3.0000e-004**	**0.0246**	**2.4000e-004**	**0.0249**	**6.5400e-003**	**2.2000e-004**	**6.7600e-003**		**24.1878**	**24.1878**	**1.6900e-003**		**24.2232**

3.2 Architectural Coating - 2017

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	84.7301					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3323	2.1850	1.8681	2.9700e-003		0.1733	0.1733		0.1733	0.1733	0.0000	281.4481	281.4481	0.0297		282.0721
Total	**85.0624**	**2.1850**	**1.8681**	**2.9700e-003**		**0.1733**	**0.1733**		**0.1733**	**0.1733**	**0.0000**	**281.4481**	**281.4481**	**0.0297**		**282.0721**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0134	0.0223	0.1898	3.0000e-004	0.0246	2.4000e-004	0.0249	6.5400e-003	2.2000e-004	6.7600e-003		24.1878	24.1878	1.6900e-003		24.2232
Total	**0.0134**	**0.0223**	**0.1898**	**3.0000e-004**	**0.0246**	**2.4000e-004**	**0.0249**	**6.5400e-003**	**2.2000e-004**	**6.7600e-003**		**24.1878**	**24.1878**	**1.6900e-003**		**24.2232**

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	3.0858	5.9371	31.4514	0.0394	2.5637	0.0630	2.6267	0.6850	0.0580	0.7430		3,336.4982	3,336.4982	0.1886		3,340.4585
Unmitigated	3.0858	5.9371	31.4514	0.0394	2.5637	0.0630	2.6267	0.6850	0.0580	0.7430		3,336.4982	3,336.4982	0.1886		3,340.4585

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Parking Lot	0.00	0.00	0.00		
Strip Mall	785.43	785.43	785.43	1,209,580	1,209,580
Total	785.43	785.43	785.43	1,209,580	1,209,580

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
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Strip Mall	9.50	7.30	7.30	16.60	64.40	19.00	45	40	15

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	1.3000e-003	0.0118	9.9200e-003	7.0000e-005		9.0000e-004	9.0000e-004		9.0000e-004	9.0000e-004		14.1655	14.1655	2.7000e-004	2.6000e-004	14.2517
NaturalGas Unmitigated	1.3000e-003	0.0118	9.9200e-003	7.0000e-005		9.0000e-004	9.0000e-004		9.0000e-004	9.0000e-004		14.1655	14.1655	2.7000e-004	2.6000e-004	14.2517

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					
Strip Mall	120.407	1.3000e-003	0.0118	9.9200e-003	7.0000e-005		9.0000e-004	9.0000e-004		9.0000e-004	9.0000e-004		14.1655	14.1655	2.7000e-004	2.6000e-004	14.2517
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**1.3000e-003**	**0.0118**	**9.9200e-003**	**7.0000e-005**		**9.0000e-004**	**9.0000e-004**		**9.0000e-004**	**9.0000e-004**		**14.1655**	**14.1655**	**2.7000e-004**	**2.6000e-004**	**14.2517**

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					
Strip Mall	0.120407	1.3000e-003	0.0118	9.9200e-003	7.0000e-005		9.0000e-004	9.0000e-004		9.0000e-004	9.0000e-004		14.1655	14.1655	2.7000e-004	2.6000e-004	14.2517
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**1.3000e-003**	**0.0118**	**9.9200e-003**	**7.0000e-005**		**9.0000e-004**	**9.0000e-004**		**9.0000e-004**	**9.0000e-004**		**14.1655**	**14.1655**	**2.7000e-004**	**2.6000e-004**	**14.2517**

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	0.9441	4.0000e-005	4.0200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		8.4600e-003	8.4600e-003	2.0000e-005		8.9600e-003
Unmitigated	0.9441	4.0000e-005	4.0200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		8.4600e-003	8.4600e-003	2.0000e-005		8.9600e-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	0.1161					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.8277					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	3.9000e-004	4.0000e-005	4.0200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		8.4600e-003	8.4600e-003	2.0000e-005		8.9600e-003
Total	**0.9441**	**4.0000e-005**	**4.0200e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**		**8.4600e-003**	**8.4600e-003**	**2.0000e-005**		**8.9600e-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	0.1161					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.8277					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	3.9000e-004	4.0000e-005	4.0200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		8.4600e-003	8.4600e-003	2.0000e-005		8.9600e-003
Total	**0.9441**	**4.0000e-005**	**4.0200e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**		**8.4600e-003**	**8.4600e-003**	**2.0000e-005**		**8.9600e-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

Pacific Grove Hotel

Monterey County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Hotel	125.00	Room	0.55	65,322.00	0
Quality Restaurant	2.48	1000sqft	0.00	2,475.00	0
Recreational Swimming Pool	0.67	1000sqft	0.00	670.00	0
Parking Lot	24.02	1000sqft	0.55	24,017.00	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)	641.35	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Hotel footprint = 0.55 acre. 3-Story hotel building = 65,322 sf. Restaurant is within hotel.

Construction Phase - Building construction, paving, and painting assumed to occur simultaneously

Demolition -

Vehicle Trips - Trip generation per Traffic Impact Memo

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	200.00
tblConstructionPhase	NumDays	10.00	200.00
tblConstructionPhase	PhaseEndDate	8/20/2018	11/13/2017
tblConstructionPhase	PhaseEndDate	8/20/2018	11/13/2017
tblConstructionPhase	PhaseStartDate	11/14/2017	2/7/2017
tblConstructionPhase	PhaseStartDate	11/14/2017	2/7/2017
tblLandUse	LandUseSquareFeet	181,500.00	65,322.00
tblLandUse	LotAcreage	4.17	0.55
tblLandUse	LotAcreage	0.06	0.00
tblLandUse	LotAcreage	0.02	0.00
tblProjectCharacteristics	OperationalYear	2014	2017
tblVehicleTrips	ST_TR	8.19	5.97
tblVehicleTrips	ST_TR	94.36	0.00
tblVehicleTrips	ST_TR	20.87	0.00
tblVehicleTrips	SU_TR	5.95	5.97
tblVehicleTrips	SU_TR	72.16	0.00
tblVehicleTrips	SU_TR	26.73	0.00
tblVehicleTrips	WD_TR	8.17	5.97
tblVehicleTrips	WD_TR	89.95	0.00
tblVehicleTrips	WD_TR	32.93	0.00

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2017	1.3292	3.8600	3.4076	5.1300e-003	0.0876	0.2355	0.3231	0.0259	0.2239	0.2498	0.0000	439.0340	439.0340	0.0885	0.0000	440.8932
Total	**1.3292**	**3.8600**	**3.4076**	**5.1300e-003**	**0.0876**	**0.2355**	**0.3231**	**0.0259**	**0.2239**	**0.2498**	**0.0000**	**439.0340**	**439.0340**	**0.0885**	**0.0000**	**440.8932**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2017	1.3292	3.8600	3.4076	5.1300e-003	0.0876	0.2355	0.3231	0.0259	0.2239	0.2498	0.0000	439.0335	439.0335	0.0885	0.0000	440.8928
Total	**1.3292**	**3.8600**	**3.4076**	**5.1300e-003**	**0.0876**	**0.2355**	**0.3231**	**0.0259**	**0.2239**	**0.2498**	**0.0000**	**439.0335**	**439.0335**	**0.0885**	**0.0000**	**440.8928**

	ROG	**NOx**	**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	0.4416	2.0000e-005	1.9800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.7800e-003	3.7800e-003	1.0000e-005	0.0000	4.0000e-003
Energy	0.0192	0.1741	0.1463	1.0400e-003		0.0132	0.0132		0.0132	0.0132	0.0000	380.7681	380.7681	0.0123	5.2600e-003	382.6578
Mobile	0.5210	1.1442	5.4076	8.3300e-003	0.5293	0.0130	0.5423	0.1418	0.0120	0.1538	0.0000	642.1160	642.1160	0.0352	0.0000	642.8555
Waste						0.0000	0.0000		0.0000	0.0000	15.1269	0.0000	15.1269	0.8940	0.0000	33.9003
Water						0.0000	0.0000		0.0000	0.0000	1.2574	6.6710	7.9283	0.1294	3.1100e-003	11.6113
Total	**0.9817**	**1.3184**	**5.5559**	**9.3700e-003**	**0.5293**	**0.0263**	**0.5555**	**0.1418**	**0.0252**	**0.1671**	**16.3842**	**1,029.5589**	**1,045.9431**	**1.0709**	**8.3700e-003**	**1,071.0289**

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	0.4416	2.0000e-005	1.9800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.7800e-003	3.7800e-003	1.0000e-005	0.0000	4.0000e-003
Energy	0.0192	0.1741	0.1463	1.0400e-003		0.0132	0.0132		0.0132	0.0132	0.0000	380.7681	380.7681	0.0123	5.2600e-003	382.6578
Mobile	0.5210	1.1442	5.4076	8.3300e-003	0.5293	0.0130	0.5423	0.1418	0.0120	0.1538	0.0000	642.1160	642.1160	0.0352	0.0000	642.8555
Waste						0.0000	0.0000		0.0000	0.0000	15.1269	0.0000	15.1269	0.8940	0.0000	33.9003
Water						0.0000	0.0000		0.0000	0.0000	1.2574	6.6710	7.9283	0.1294	3.1100e-003	11.6093
Total	**0.9817**	**1.3184**	**5.5559**	**9.3700e-003**	**0.5293**	**0.0263**	**0.5555**	**0.1418**	**0.0252**	**0.1671**	**16.3842**	**1,029.5589**	**1,045.9431**	**1.0709**	**8.3700e-003**	**1,071.0269**

	ROG	NOx	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	1/1/2017	1/27/2017	5	20	
2	Site Preparation	Site Preparation	1/28/2017	1/31/2017	5	2	
3	Grading	Grading	2/1/2017	2/6/2017	5	4	
4	Building Construction	Building Construction	2/7/2017	11/13/2017	5	200	
5	Paving	Paving	2/7/2017	11/13/2017	5	200	
6	Architectural Coating	Architectural Coating	2/7/2017	11/13/2017	5	200	

Acres of Grading (Site Preparation Phase): 1

Acres of Grading (Grading Phase): 1.5

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 103,781; Non-Residential Outdoor: 34,594 (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	1	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Cranes	1	6.00	226	0.29
Building Construction	Forklifts	1	6.00	89	0.20
Site Preparation	Graders	1	8.00	174	0.41
Paving	Pavers	1	6.00	125	0.42
Paving	Rollers	1	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	8.00	255	0.40
Grading	Rubber Tired Dozers	1	6.00	255	0.40
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Grading	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Graders	1	6.00	174	0.41
Paving	Paving Equipment	1	8.00	130	0.36
Site Preparation	Rubber Tired Dozers	1	7.00	255	0.40
Building Construction	Welders	3	8.00	46	0.45

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	5	13.00	0.00	113.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	3	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	39.00	15.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	13.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0125	0.0000	0.0125	1.8900e-003	0.0000	1.8900e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0272	0.2659	0.2087	2.4000e-004		0.0161	0.0161		0.0150	0.0150	0.0000	22.2938	22.2938	5.6600e-003	0.0000	22.4126
Total	**0.0272**	**0.2659**	**0.2087**	**2.4000e-004**	**0.0125**	**0.0161**	**0.0286**	**1.8900e-003**	**0.0150**	**0.0169**	**0.0000**	**22.2938**	**22.2938**	**5.6600e-003**	**0.0000**	**22.4126**

3.2 Demolition - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.2900e-003	0.0135	0.0172	4.0000e-005	9.5000e-004	2.0000e-004	1.1500e-003	2.6000e-004	1.8000e-004	4.4000e-004	0.0000	3.7302	3.7302	3.0000e-005	0.0000	3.7308
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	5.4000e-004	8.8000e-004	7.8000e-003	1.0000e-005	1.0300e-003	1.0000e-005	1.0400e-003	2.7000e-004	1.0000e-005	2.8000e-004	0.0000	0.9564	0.9564	7.0000e-005	0.0000	0.9578
Total	**1.8300e-003**	**0.0144**	**0.0250**	**5.0000e-005**	**1.9800e-003**	**2.1000e-004**	**2.1900e-003**	**5.3000e-004**	**1.9000e-004**	**7.2000e-004**	**0.0000**	**4.6866**	**4.6866**	**1.0000e-004**	**0.0000**	**4.6885**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0125	0.0000	0.0125	1.8900e-003	0.0000	1.8900e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0272	0.2659	0.2087	2.4000e-004		0.0161	0.0161		0.0150	0.0150	0.0000	22.2938	22.2938	5.6600e-003	0.0000	22.4125
Total	**0.0272**	**0.2659**	**0.2087**	**2.4000e-004**	**0.0125**	**0.0161**	**0.0286**	**1.8900e-003**	**0.0150**	**0.0169**	**0.0000**	**22.2938**	**22.2938**	**5.6600e-003**	**0.0000**	**22.4125**

3.2 Demolition - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.2900e-003	0.0135	0.0172	4.0000e-005	9.5000e-004	2.0000e-004	1.1500e-003	2.6000e-004	1.8000e-004	4.4000e-004	0.0000	3.7302	3.7302	3.0000e-005	0.0000	3.7308
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	5.4000e-004	8.8000e-004	7.8000e-003	1.0000e-005	1.0300e-003	1.0000e-005	1.0400e-003	2.7000e-004	1.0000e-005	2.8000e-004	0.0000	0.9564	0.9564	7.0000e-005	0.0000	0.9578
Total	**1.8300e-003**	**0.0144**	**0.0250**	**5.0000e-005**	**1.9800e-003**	**2.1000e-004**	**2.1900e-003**	**5.3000e-004**	**1.9000e-004**	**7.2000e-004**	**0.0000**	**4.6866**	**4.6866**	**1.0000e-004**	**0.0000**	**4.6885**

3.3 Site Preparation - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					5.8000e-003	0.0000	5.8000e-003	2.9500e-003	0.0000	2.9500e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.3100e-003	0.0242	0.0159	2.0000e-005		1.3100e-003	1.3100e-003		1.2000e-003	1.2000e-003	0.0000	1.5895	1.5895	4.9000e-004	0.0000	1.5997
Total	**2.3100e-003**	**0.0242**	**0.0159**	**2.0000e-005**	**5.8000e-003**	**1.3100e-003**	**7.1100e-003**	**2.9500e-003**	**1.2000e-003**	**4.1500e-003**	**0.0000**	**1.5895**	**1.5895**	**4.9000e-004**	**0.0000**	**1.5997**

3.3 Site Preparation - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	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	3.0000e-005	5.0000e-005	4.8000e-004	0.0000	6.0000e-005	0.0000	6.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0589	0.0589	0.0000	0.0000	0.0589
Total	**3.0000e-005**	**5.0000e-005**	**4.8000e-004**	**0.0000**	**6.0000e-005**	**0.0000**	**6.0000e-005**	**2.0000e-005**	**0.0000**	**2.0000e-005**	**0.0000**	**0.0589**	**0.0589**	**0.0000**	**0.0000**	**0.0589**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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					5.8000e-003	0.0000	5.8000e-003	2.9500e-003	0.0000	2.9500e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.3100e-003	0.0242	0.0159	2.0000e-005		1.3100e-003	1.3100e-003		1.2000e-003	1.2000e-003	0.0000	1.5895	1.5895	4.9000e-004	0.0000	1.5997
Total	**2.3100e-003**	**0.0242**	**0.0159**	**2.0000e-005**	**5.8000e-003**	**1.3100e-003**	**7.1100e-003**	**2.9500e-003**	**1.2000e-003**	**4.1500e-003**	**0.0000**	**1.5895**	**1.5895**	**4.9000e-004**	**0.0000**	**1.5997**

3.3 Site Preparation - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	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	3.0000e-005	5.0000e-005	4.8000e-004	0.0000	6.0000e-005	0.0000	6.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0589	0.0589	0.0000	0.0000	0.0589
Total	**3.0000e-005**	**5.0000e-005**	**4.8000e-004**	**0.0000**	**6.0000e-005**	**0.0000**	**6.0000e-005**	**2.0000e-005**	**0.0000**	**2.0000e-005**	**0.0000**	**0.0589**	**0.0589**	**0.0000**	**0.0000**	**0.0589**

3.4 Grading - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					9.8300e-003	0.0000	9.8300e-003	5.0500e-003	0.0000	5.0500e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.7700e-003	0.0396	0.0264	3.0000e-005		2.1300e-003	2.1300e-003		1.9600e-003	1.9600e-003	0.0000	2.6112	2.6112	8.0000e-004	0.0000	2.6280
Total	**3.7700e-003**	**0.0396**	**0.0264**	**3.0000e-005**	**9.8300e-003**	**2.1300e-003**	**0.0120**	**5.0500e-003**	**1.9600e-003**	**7.0100e-003**	**0.0000**	**2.6112**	**2.6112**	**8.0000e-004**	**0.0000**	**2.6280**

3.4 Grading - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	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	7.0000e-005	1.1000e-004	9.6000e-004	0.0000	1.3000e-004	0.0000	1.3000e-004	3.0000e-005	0.0000	4.0000e-005	0.0000	0.1177	0.1177	1.0000e-005	0.0000	0.1179
Total	**7.0000e-005**	**1.1000e-004**	**9.6000e-004**	**0.0000**	**1.3000e-004**	**0.0000**	**1.3000e-004**	**3.0000e-005**	**0.0000**	**4.0000e-005**	**0.0000**	**0.1177**	**0.1177**	**1.0000e-005**	**0.0000**	**0.1179**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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					9.8300e-003	0.0000	9.8300e-003	5.0500e-003	0.0000	5.0500e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.7700e-003	0.0396	0.0264	3.0000e-005		2.1300e-003	2.1300e-003		1.9600e-003	1.9600e-003	0.0000	2.6112	2.6112	8.0000e-004	0.0000	2.6280
Total	**3.7700e-003**	**0.0396**	**0.0264**	**3.0000e-005**	**9.8300e-003**	**2.1300e-003**	**0.0120**	**5.0500e-003**	**1.9600e-003**	**7.0100e-003**	**0.0000**	**2.6112**	**2.6112**	**8.0000e-004**	**0.0000**	**2.6280**

3.4 Grading - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	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	7.0000e-005	1.1000e-004	9.6000e-004	0.0000	1.3000e-004	0.0000	1.3000e-004	3.0000e-005	0.0000	4.0000e-005	0.0000	0.1177	0.1177	1.0000e-005	0.0000	0.1179
Total	**7.0000e-005**	**1.1000e-004**	**9.6000e-004**	**0.0000**	**1.3000e-004**	**0.0000**	**1.3000e-004**	**3.0000e-005**	**0.0000**	**4.0000e-005**	**0.0000**	**0.1177**	**0.1177**	**1.0000e-005**	**0.0000**	**0.1179**

3.5 Building Construction - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2955	1.9109	1.4311	2.2000e-003		0.1226	0.1226		0.1182	0.1182	0.0000	184.5473	184.5473	0.0387	0.0000	185.3605
Total	**0.2955**	**1.9109**	**1.4311**	**2.2000e-003**		**0.1226**	**0.1226**		**0.1182**	**0.1182**	**0.0000**	**184.5473**	**184.5473**	**0.0387**	**0.0000**	**185.3605**

3.5 Building Construction - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	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	0.0192	0.1361	0.2492	3.5000e-004	9.6000e-003	2.1100e-003	0.0117	2.7400e-003	1.9400e-003	4.6800e-003	0.0000	31.1993	31.1993	2.5000e-004	0.0000	31.2045
Worker	0.0163	0.0264	0.2340	3.9000e-004	0.0310	3.2000e-004	0.0313	8.2400e-003	2.9000e-004	8.5300e-003	0.0000	28.6908	28.6908	1.9900e-003	0.0000	28.7326
Total	**0.0355**	**0.1624**	**0.4832**	**7.4000e-004**	**0.0406**	**2.4300e-003**	**0.0430**	**0.0110**	**2.2300e-003**	**0.0132**	**0.0000**	**59.8901**	**59.8901**	**2.2400e-003**	**0.0000**	**59.9371**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.2955	1.9109	1.4311	2.2000e-003		0.1226	0.1226		0.1182	0.1182	0.0000	184.5471	184.5471	0.0387	0.0000	185.3603
Total	**0.2955**	**1.9109**	**1.4311**	**2.2000e-003**		**0.1226**	**0.1226**		**0.1182**	**0.1182**	**0.0000**	**184.5471**	**184.5471**	**0.0387**	**0.0000**	**185.3603**

3.5 Building Construction - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	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	0.0192	0.1361	0.2492	3.5000e-004	9.6000e-003	2.1100e-003	0.0117	2.7400e-003	1.9400e-003	4.6800e-003	0.0000	31.1993	31.1993	2.5000e-004	0.0000	31.2045
Worker	0.0163	0.0264	0.2340	3.9000e-004	0.0310	3.2000e-004	0.0313	8.2400e-003	2.9000e-004	8.5300e-003	0.0000	28.6908	28.6908	1.9900e-003	0.0000	28.7326
Total	**0.0355**	**0.1624**	**0.4832**	**7.4000e-004**	**0.0406**	**2.4300e-003**	**0.0430**	**0.0110**	**2.2300e-003**	**0.0132**	**0.0000**	**59.8901**	**59.8901**	**2.2400e-003**	**0.0000**	**59.9371**

3.6 Paving - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1186	1.2098	0.9031	1.3300e-003		0.0733	0.0733		0.0676	0.0676	0.0000	122.2574	122.2574	0.0368	0.0000	123.0295
Paving	7.2000e-004					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.1193**	**1.2098**	**0.9031**	**1.3300e-003**		**0.0733**	**0.0733**		**0.0676**	**0.0676**	**0.0000**	**122.2574**	**122.2574**	**0.0368**	**0.0000**	**123.0295**

3.6 Paving - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	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	5.4300e-003	8.7900e-003	0.0780	1.3000e-004	0.0103	1.1000e-004	0.0104	2.7500e-003	1.0000e-004	2.8400e-003	0.0000	9.5636	9.5636	6.6000e-004	0.0000	9.5775
Total	**5.4300e-003**	**8.7900e-003**	**0.0780**	**1.3000e-004**	**0.0103**	**1.1000e-004**	**0.0104**	**2.7500e-003**	**1.0000e-004**	**2.8400e-003**	**0.0000**	**9.5636**	**9.5636**	**6.6000e-004**	**0.0000**	**9.5775**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.1186	1.2098	0.9031	1.3300e-003		0.0733	0.0733		0.0676	0.0676	0.0000	122.2573	122.2573	0.0368	0.0000	123.0293
Paving	7.2000e-004					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.1193**	**1.2098**	**0.9031**	**1.3300e-003**		**0.0733**	**0.0733**		**0.0676**	**0.0676**	**0.0000**	**122.2573**	**122.2573**	**0.0368**	**0.0000**	**123.0293**

3.6 Paving - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	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	5.4300e-003	8.7900e-003	0.0780	1.3000e-004	0.0103	1.1000e-004	0.0104	2.7500e-003	1.0000e-004	2.8400e-003	0.0000	9.5636	9.5636	6.6000e-004	0.0000	9.5775
Total	**5.4300e-003**	**8.7900e-003**	**0.0780**	**1.3000e-004**	**0.0103**	**1.1000e-004**	**0.0104**	**2.7500e-003**	**1.0000e-004**	**2.8400e-003**	**0.0000**	**9.5636**	**9.5636**	**6.6000e-004**	**0.0000**	**9.5775**

3.7 Architectural Coating - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.8017					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0332	0.2185	0.1868	3.0000e-004		0.0173	0.0173		0.0173	0.0173	0.0000	25.5325	25.5325	2.7000e-003	0.0000	25.5892
Total	**0.8349**	**0.2185**	**0.1868**	**3.0000e-004**		**0.0173**	**0.0173**		**0.0173**	**0.0173**	**0.0000**	**25.5325**	**25.5325**	**2.7000e-003**	**0.0000**	**25.5892**

3.7 Architectural Coating - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	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	3.3400e-003	5.4100e-003	0.0480	8.0000e-005	6.3600e-003	7.0000e-005	6.4200e-003	1.6900e-003	6.0000e-005	1.7500e-003	0.0000	5.8853	5.8853	4.1000e-004	0.0000	5.8939
Total	**3.3400e-003**	**5.4100e-003**	**0.0480**	**8.0000e-005**	**6.3600e-003**	**7.0000e-005**	**6.4200e-003**	**1.6900e-003**	**6.0000e-005**	**1.7500e-003**	**0.0000**	**5.8853**	**5.8853**	**4.1000e-004**	**0.0000**	**5.8939**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.8017					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0332	0.2185	0.1868	3.0000e-004		0.0173	0.0173		0.0173	0.0173	0.0000	25.5325	25.5325	2.7000e-003	0.0000	25.5891
Total	**0.8349**	**0.2185**	**0.1868**	**3.0000e-004**		**0.0173**	**0.0173**		**0.0173**	**0.0173**	**0.0000**	**25.5325**	**25.5325**	**2.7000e-003**	**0.0000**	**25.5891**

3.7 Architectural Coating - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	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	3.3400e-003	5.4100e-003	0.0480	8.0000e-005	6.3600e-003	7.0000e-005	6.4200e-003	1.6900e-003	6.0000e-005	1.7500e-003	0.0000	5.8853	5.8853	4.1000e-004	0.0000	5.8939
Total	**3.3400e-003**	**5.4100e-003**	**0.0480**	**8.0000e-005**	**6.3600e-003**	**7.0000e-005**	**6.4200e-003**	**1.6900e-003**	**6.0000e-005**	**1.7500e-003**	**0.0000**	**5.8853**	**5.8853**	**4.1000e-004**	**0.0000**	**5.8939**

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	0.5210	1.1442	5.4076	8.3300e-003	0.5293	0.0130	0.5423	0.1418	0.0120	0.1538	0.0000	642.1160	642.1160	0.0352	0.0000	642.8555
Unmitigated	0.5210	1.1442	5.4076	8.3300e-003	0.5293	0.0130	0.5423	0.1418	0.0120	0.1538	0.0000	642.1160	642.1160	0.0352	0.0000	642.8555

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Hotel	746.25	746.25	746.25	1,417,823	1,417,823
Parking Lot	0.00	0.00	0.00		
Quality Restaurant	0.00	0.00	0.00		
Recreational Swimming Pool	0.00	0.00	0.00		
Total	746.25	746.25	746.25	1,417,823	1,417,823

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
Hotel	9.50	7.30	7.30	19.40	61.60	19.00	58	38	4
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Quality Restaurant	9.50	7.30	7.30	12.00	69.00	19.00	38	18	44
Recreational Swimming Pool	9.50	7.30	7.30	33.00	48.00	19.00	52	39	9

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

4.4 Fleet Mix

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	191.2220	191.2220	8.6500e-003	1.7900e-003	191.9582
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	191.2220	191.2220	8.6500e-003	1.7900e-003	191.9582
NaturalGas Mitigated	0.0192	0.1741	0.1463	1.0400e-003		0.0132	0.0132		0.0132	0.0132	0.0000	189.5460	189.5460	3.6300e-003	3.4800e-003	190.6996
NaturalGas Unmitigated	0.0192	0.1741	0.1463	1.0400e-003		0.0132	0.0132		0.0132	0.0132	0.0000	189.5460	189.5460	3.6300e-003	3.4800e-003	190.6996

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					
Quality Restaurant	522324	2.8200e-003	0.0256	0.0215	1.5000e-004		1.9500e-003	1.9500e-003		1.9500e-003	1.9500e-003	0.0000	27.8732	27.8732	5.3000e-004	5.1000e-004	28.0428
Recreational Swimming Pool	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
Hotel	3.02963e+006	0.0163	0.1485	0.1248	8.9000e-004		0.0113	0.0113		0.0113	0.0113	0.0000	161.6728	161.6728	3.1000e-003	2.9600e-003	162.6567
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0192**	**0.1741**	**0.1463**	**1.0400e-003**		**0.0132**	**0.0132**		**0.0132**	**0.0132**	**0.0000**	**189.5460**	**189.5460**	**3.6300e-003**	**3.4700e-003**	**190.6996**

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	tons/yr										MT/yr					
Quality Restaurant	522324	2.8200e-003	0.0256	0.0215	1.5000e-004		1.9500e-003	1.9500e-003		1.9500e-003	1.9500e-003	0.0000	27.8732	27.8732	5.3000e-004	5.1000e-004	28.0428
Recreational Swimming Pool	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
Hotel	3.02963e+006	0.0163	0.1485	0.1248	8.9000e-004		0.0113	0.0113		0.0113	0.0113	0.0000	161.6728	161.6728	3.1000e-003	2.9600e-003	162.6567
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0192**	**0.1741**	**0.1463**	**1.0400e-003**		**0.0132**	**0.0132**		**0.0132**	**0.0132**	**0.0000**	**189.5460**	**189.5460**	**3.6300e-003**	**3.4700e-003**	**190.6996**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Hotel	551318	160.3846	7.2500e-003	1.5000e-003	161.0021
Parking Lot	21135	6.1484	2.8000e-004	6.0000e-005	6.1721
Quality Restaurant	84867.8	24.6890	1.1200e-003	2.3000e-004	24.7841
Recreational Swimming Pool	0	0.0000	0.0000	0.0000	0.0000
Total		**191.2220**	**8.6500e-003**	**1.7900e-003**	**191.9582**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Hotel	551318	160.3846	7.2500e-003	1.5000e-003	161.0021
Parking Lot	21135	6.1484	2.8000e-004	6.0000e-005	6.1721
Quality Restaurant	84867.8	24.6890	1.1200e-003	2.3000e-004	24.7841
Recreational Swimming Pool	0	0.0000	0.0000	0.0000	0.0000
Total		**191.2220**	**8.6500e-003**	**1.7900e-003**	**191.9582**

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	0.4416	2.0000e-005	1.9800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.7800e-003	3.7800e-003	1.0000e-005	0.0000	4.0000e-003
Unmitigated	0.4416	2.0000e-005	1.9800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.7800e-003	3.7800e-003	1.0000e-005	0.0000	4.0000e-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	tons/yr										MT/yr					
Architectural Coating	0.0802					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.3612					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.9000e-004	2.0000e-005	1.9800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.7800e-003	3.7800e-003	1.0000e-005	0.0000	4.0000e-003
Total	**0.4416**	**2.0000e-005**	**1.9800e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**	**0.0000**	**3.7800e-003**	**3.7800e-003**	**1.0000e-005**	**0.0000**	**4.0000e-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	tons/yr										MT/yr					
Architectural Coating	0.0802					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.3612					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.9000e-004	2.0000e-005	1.9800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.7800e-003	3.7800e-003	1.0000e-005	0.0000	4.0000e-003
Total	**0.4416**	**2.0000e-005**	**1.9800e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**	**0.0000**	**3.7800e-003**	**3.7800e-003**	**1.0000e-005**	**0.0000**	**4.0000e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	7.9283	0.1294	3.1100e-003	11.6093
Unmitigated	7.9283	0.1294	3.1100e-003	11.6113

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Hotel	3.17085 / 0.352316	6.3560	0.1036	2.4900e-003	9.3026
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	0.752764 / 0.0480487	1.4727	0.0246	5.9000e-004	2.1721
Recreational Swimming Pool	0.0396259 / 0.0242869	0.0997	1.3000e-003	3.0000e-005	0.1366
Total		**7.9284**	**0.1294**	**3.1100e-003**	**11.6113**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Hotel	3.17085 / 0.352316	6.3560	0.1036	2.4900e-003	9.3010
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	0.752764 / 0.0480487	1.4727	0.0246	5.9000e-004	2.1717
Recreational Swimming Pool	0.0396259 / 0.0242868	0.0997	1.2900e-003	3.0000e-005	0.1366
Total		**7.9284**	**0.1294**	**3.1100e-003**	**11.6093**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	15.1269	0.8940	0.0000	33.9003
Unmitigated	15.1269	0.8940	0.0000	33.9003

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Hotel	68.44	13.8927	0.8210	0.0000	31.1344
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	2.26	0.4588	0.0271	0.0000	1.0281
Recreational Swimming Pool	3.82	0.7754	0.0458	0.0000	1.7378
Total		**15.1269**	**0.8940**	**0.0000**	**33.9003**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Hotel	68.44	13.8927	0.8210	0.0000	31.1344
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	2.26	0.4588	0.0271	0.0000	1.0281
Recreational Swimming Pool	3.82	0.7754	0.0458	0.0000	1.7378
Total		**15.1269**	**0.8940**	**0.0000**	**33.9003**

9.0 Operational Offroad

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

10.0 Vegetation

Existing Onsite Operations - Pacific Grove Hotel Project

Monterey County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Strip Mall	17.65	1000sqft	0.41	17,650.00	0
Parking Lot	21.03	1000sqft	0.48	21,025.00	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)	641.35	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

Construction Phase - No construction this model

Vehicle Trips - Trip generation per Traffic Impact Memo

Table Name	Column Name	Default Value	New Value
tblProjectCharacteristics	OperationalYear	2014	2017
tblVehicleTrips	ST_TR	42.04	44.50
tblVehicleTrips	SU_TR	20.43	44.50
tblVehicleTrips	WD_TR	44.32	44.50

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2017	0.2127	5.5100e-003	5.1200e-003	1.0000e-005	6.0000e-005	4.3000e-004	4.9000e-004	2.0000e-005	4.3000e-004	4.5000e-004	0.0000	0.6935	0.6935	7.0000e-005	0.0000	0.6950
Total	**0.2127**	**5.5100e-003**	**5.1200e-003**	**1.0000e-005**	**6.0000e-005**	**4.3000e-004**	**4.9000e-004**	**2.0000e-005**	**4.3000e-004**	**4.5000e-004**	**0.0000**	**0.6935**	**0.6935**	**7.0000e-005**	**0.0000**	**0.6950**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2017	0.2127	5.5100e-003	5.1200e-003	1.0000e-005	6.0000e-005	4.3000e-004	4.9000e-004	2.0000e-005	4.3000e-004	4.5000e-004	0.0000	0.6935	0.6935	7.0000e-005	0.0000	0.6950
Total	**0.2127**	**5.5100e-003**	**5.1200e-003**	**1.0000e-005**	**6.0000e-005**	**4.3000e-004**	**4.9000e-004**	**2.0000e-005**	**4.3000e-004**	**4.5000e-004**	**0.0000**	**0.6935**	**0.6935**	**7.0000e-005**	**0.0000**	**0.6950**

	ROG	NOx	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	0.1723	0.0000	5.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	9.6000e-004	9.6000e-004	0.0000	0.0000	1.0200e-003
Energy	2.4000e-004	2.1500e-003	1.8100e-003	1.0000e-005		1.6000e-004	1.6000e-004		1.6000e-004	1.6000e-004	0.0000	67.7510	67.7510	3.0000e-003	6.5000e-004	68.0171
Mobile	0.5165	1.0286	5.0394	7.1800e-003	0.4515	0.0114	0.4629	0.1210	0.0105	0.1315	0.0000	553.1578	553.1578	0.0311	0.0000	553.8106
Waste						0.0000	0.0000		0.0000	0.0000	3.7614	0.0000	3.7614	0.2223	0.0000	8.4296
Water						0.0000	0.0000		0.0000	0.0000	0.4148	2.8739	3.2886	0.0427	1.0300e-003	4.5061
Total	**0.6890**	**1.0308**	**5.0418**	**7.1900e-003**	**0.4515**	**0.0115**	**0.4631**	**0.1210**	**0.0106**	**0.1316**	**4.1762**	**623.7837**	**627.9599**	**0.2991**	**1.6800e-003**	**634.7644**

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	0.1723	0.0000	5.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	9.6000e-004	9.6000e-004	0.0000	0.0000	1.0200e-003
Energy	2.4000e-004	2.1500e-003	1.8100e-003	1.0000e-005		1.6000e-004	1.6000e-004		1.6000e-004	1.6000e-004	0.0000	67.7510	67.7510	3.0000e-003	6.5000e-004	68.0171
Mobile	0.5165	1.0286	5.0394	7.1800e-003	0.4515	0.0114	0.4629	0.1210	0.0105	0.1315	0.0000	553.1578	553.1578	0.0311	0.0000	553.8106
Waste						0.0000	0.0000		0.0000	0.0000	3.7614	0.0000	3.7614	0.2223	0.0000	8.4296
Water						0.0000	0.0000		0.0000	0.0000	0.4148	2.8739	3.2886	0.0427	1.0300e-003	4.5055
Total	**0.6890**	**1.0308**	**5.0418**	**7.1900e-003**	**0.4515**	**0.0115**	**0.4631**	**0.1210**	**0.0106**	**0.1316**	**4.1762**	**623.7837**	**627.9599**	**0.2991**	**1.6800e-003**	**634.7637**

	ROG	**NOx**	**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	Architectural Coating	Architectural Coating	6/15/2017	6/21/2017	5	5	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 27,421; Non-Residential Outdoor: 9,140 (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

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
Architectural Coating	1	3.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Architectural Coating - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.2118					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	8.3000e-004	5.4600e-003	4.6700e-003	1.0000e-005		4.3000e-004	4.3000e-004		4.3000e-004	4.3000e-004	0.0000	0.6383	0.6383	7.0000e-005	0.0000	0.6397
Total	**0.2127**	**5.4600e-003**	**4.6700e-003**	**1.0000e-005**		**4.3000e-004**	**4.3000e-004**		**4.3000e-004**	**4.3000e-004**	**0.0000**	**0.6383**	**0.6383**	**7.0000e-005**	**0.0000**	**0.6397**

3.2 Architectural Coating - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	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	3.0000e-005	5.0000e-005	4.5000e-004	0.0000	6.0000e-005	0.0000	6.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0552	0.0552	0.0000	0.0000	0.0553
Total	**3.0000e-005**	**5.0000e-005**	**4.5000e-004**	**0.0000**	**6.0000e-005**	**0.0000**	**6.0000e-005**	**2.0000e-005**	**0.0000**	**2.0000e-005**	**0.0000**	**0.0552**	**0.0552**	**0.0000**	**0.0000**	**0.0553**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.2118					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	8.3000e-004	5.4600e-003	4.6700e-003	1.0000e-005		4.3000e-004	4.3000e-004		4.3000e-004	4.3000e-004	0.0000	0.6383	0.6383	7.0000e-005	0.0000	0.6397
Total	**0.2127**	**5.4600e-003**	**4.6700e-003**	**1.0000e-005**		**4.3000e-004**	**4.3000e-004**		**4.3000e-004**	**4.3000e-004**	**0.0000**	**0.6383**	**0.6383**	**7.0000e-005**	**0.0000**	**0.6397**

3.2 Architectural Coating - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	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	3.0000e-005	5.0000e-005	4.5000e-004	0.0000	6.0000e-005	0.0000	6.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0552	0.0552	0.0000	0.0000	0.0553
Total	**3.0000e-005**	**5.0000e-005**	**4.5000e-004**	**0.0000**	**6.0000e-005**	**0.0000**	**6.0000e-005**	**2.0000e-005**	**0.0000**	**2.0000e-005**	**0.0000**	**0.0552**	**0.0552**	**0.0000**	**0.0000**	**0.0553**

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	0.5165	1.0286	5.0394	7.1800e-003	0.4515	0.0114	0.4629	0.1210	0.0105	0.1315	0.0000	553.1578	553.1578	0.0311	0.0000	553.8106
Unmitigated	0.5165	1.0286	5.0394	7.1800e-003	0.4515	0.0114	0.4629	0.1210	0.0105	0.1315	0.0000	553.1578	553.1578	0.0311	0.0000	553.8106

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Parking Lot	0.00	0.00	0.00		
Strip Mall	785.43	785.43	785.43	1,209,580	1,209,580
Total	785.43	785.43	785.43	1,209,580	1,209,580

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
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Strip Mall	9.50	7.30	7.30	16.60	64.40	19.00	45	40	15

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

4.4 Fleet Mix

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	65.4058	65.4058	2.9600e-003	6.1000e-004	65.6576
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	65.4058	65.4058	2.9600e-003	6.1000e-004	65.6576
NaturalGas Mitigated	2.4000e-004	2.1500e-003	1.8100e-003	1.0000e-005		1.6000e-004	1.6000e-004		1.6000e-004	1.6000e-004	0.0000	2.3453	2.3453	4.0000e-005	4.0000e-005	2.3595
NaturalGas Unmitigated	2.4000e-004	2.1500e-003	1.8100e-003	1.0000e-005		1.6000e-004	1.6000e-004		1.6000e-004	1.6000e-004	0.0000	2.3453	2.3453	4.0000e-005	4.0000e-005	2.3595

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					
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Strip Mall	43948.5	2.4000e-004	2.1500e-003	1.8100e-003	1.0000e-005		1.6000e-004	1.6000e-004		1.6000e-004	1.6000e-004	0.0000	2.3453	2.3453	4.0000e-005	4.0000e-005	2.3595
Total		**2.4000e-004**	**2.1500e-003**	**1.8100e-003**	**1.0000e-005**		**1.6000e-004**	**1.6000e-004**		**1.6000e-004**	**1.6000e-004**	**0.0000**	**2.3453**	**2.3453**	**4.0000e-005**	**4.0000e-005**	**2.3595**

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	tons/yr										MT/yr					
Strip Mall	43948.5	2.4000e-004	2.1500e-003	1.8100e-003	1.0000e-005		1.6000e-004	1.6000e-004		1.6000e-004	1.6000e-004	0.0000	2.3453	2.3453	4.0000e-005	4.0000e-005	2.3595
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**2.4000e-004**	**2.1500e-003**	**1.8100e-003**	**1.0000e-005**		**1.6000e-004**	**1.6000e-004**		**1.6000e-004**	**1.6000e-004**	**0.0000**	**2.3453**	**2.3453**	**4.0000e-005**	**4.0000e-005**	**2.3595**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Parking Lot	18502	5.3824	2.4000e-004	5.0000e-005	5.4032
Strip Mall	206329	60.0233	2.7100e-003	5.6000e-004	60.2544
Total		**65.4058**	**2.9500e-003**	**6.1000e-004**	**65.6576**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Parking Lot	18502	5.3824	2.4000e-004	5.0000e-005	5.4032
Strip Mall	206329	60.0233	2.7100e-003	5.6000e-004	60.2544
Total		**65.4058**	**2.9500e-003**	**6.1000e-004**	**65.6576**

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	0.1723	0.0000	5.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	9.6000e-004	9.6000e-004	0.0000	0.0000	1.0200e-003
Unmitigated	0.1723	0.0000	5.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	9.6000e-004	9.6000e-004	0.0000	0.0000	1.0200e-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	tons/yr										MT/yr					
Architectural Coating	0.0212					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1511					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	5.0000e-005	0.0000	5.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	9.6000e-004	9.6000e-004	0.0000	0.0000	1.0200e-003
Total	**0.1723**	**0.0000**	**5.0000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**9.6000e-004**	**9.6000e-004**	**0.0000**	**0.0000**	**1.0200e-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	tons/yr										MT/yr					
Architectural Coating	0.0212					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1511					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	5.0000e-005	0.0000	5.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	9.6000e-004	9.6000e-004	0.0000	0.0000	1.0200e-003
Total	**0.1723**	**0.0000**	**5.0000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**9.6000e-004**	**9.6000e-004**	**0.0000**	**0.0000**	**1.0200e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	3.2886	0.0427	1.0300e-003	4.5055
Unmitigated	3.2886	0.0427	1.0300e-003	4.5061

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Strip Mall	1.30738 / 0.801297	3.2886	0.0427	1.0300e-003	4.5061
Total		**3.2886**	**0.0427**	**1.0300e-003**	**4.5061**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Strip Mall	1.30738 / 0.801297	3.2886	0.0427	1.0300e-003	4.5055
Total		**3.2886**	**0.0427**	**1.0300e-003**	**4.5055**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Unmitigated	3.7614	0.2223	0.0000	8.4296
Mitigated	3.7614	0.2223	0.0000	8.4296

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Strip Mall	18.53	3.7614	0.2223	0.0000	8.4296
Total		**3.7614**	**0.2223**	**0.0000**	**8.4296**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Strip Mall	18.53	3.7614	0.2223	0.0000	8.4296
Total		**3.7614**	**0.2223**	**0.0000**	**8.4296**

9.0 Operational Offroad

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

10.0 Vegetation

APPENDIX C – CULTURAL RESOURCES

Appendix C

Chronology of Contacts with Native American Governments

1. August 26th, 2016: Request for City-wide project notification, per AB52 received from Esselen Nation.
2. September 1st, 2016: Letter from City to Louise J. Miranda Ramirez, Chairman, Ohlone/Costanoan-Esselen Nation providing project notification.
3. October 4th, 2016: In person meeting with City and Esselen Nation representatives to discuss project and potential impacts. Meeting took place at the City of Pacific Grove City Hall.
4. October 29th, 2016: City sent follow-up email to Louise J. Miranda Ramirez, Chairman, Ohlone/Costanoan-Esselen Nation requesting additional information to conclude Tribal consultation
5. No response to date was received and consultation is considered closed.

CITY OF PACIFIC GROVE

300 Forest Avenue, Pacific Grove, California 93950

AGENDA REPORT

TO:	City Council
FROM:	Anastazia Aziz, AICP, Senior Planner
MEETING DATE:	October 21, 2015
SUBJECT:	Historic Determination HD 12-0171 for 157 Grand Ave – 159 Fountain Ave.
CEQA STATUS:	Not a project

RECOMMENDATION

Adopt findings and determine that the Holman Garage, at 157 Grand Ave – 159 Fountain Ave. is ineligible for inclusion on the City's Historic Resources Inventory.

BACKGROUND

An Initial Historic Screening was conducted on May 9, 2012 by the Historic Resources Committee (HRC), and a determination of ineligible for the Historic Resources Inventory could not be made. More information was requested. A Phase 1 Historic Report by Richard Brandi dated August 2, 2012 and revised (per request by the Historic Resources Committee) on October 5, 2012 determined the structure is ineligible for the Pacific Grove Historic Resources Inventory, the California Register of Historical Resources, and the National Register of Historic Places.

At the November 14, 2012 Historic Resources Committee meeting, the item was discussed and continued to a date uncertain.

At the September 30, 2015 Historic Resources Committee meeting, the item was again discussed and on a motion made by Member Covell, seconded by member Hines, the Committee voted 2-2-0 (Mason and Sawyer opposed) to accept a Phase 1 Historic Report and to not add the property to the Historic Resources Inventory. As the motion failed to gain a majority, the motion did not pass.

On a motion by Chairperson Mason, seconded by Member Sawyer, the board then voted 4-0-0 to continue the item to the October 28th, 2015 HRC Meeting when the HRC was expected to have five Members.

At the October 7, 2014 City Council meeting, it was announced that, based on PGMC Chapter 23.74.040, Councilmembers Miller, Fischer, and Cuneo had called this item up for Council consideration.

DISCUSSION

Applicable General Plan Goals, Policies and Programs

Goal 1 of Chapter 7, Historic and Archaeological Resources, seeks to "provide for the identification, protection, preservation, and restoration of Pacific Grove's heritage of Victorian and other late

nineteenth century and early twentieth century historically and architecturally significant resources." The historic determination process implements this goal in evaluating resources for historicity.

Applicable Zoning Code Regulations
Pursuant to § 23.76.030, the Historic Resources Committee has the authority to determine whether or not the structure should be historic or not, based on the criteria listed in § 23.76.025. As concluded by the Phase 1 Historic Assessment, the property does not meet the eligibility criteria for listing on the Pacific Grove Historic Resources Inventory, the California Register of Historical Resources, and the National Register of Historic Places.

CEQA
This action is not a project under CEQA pursuant to S. 21065 in the CEQA Statute and Guidelines.

OPTIONS
1. Take no action.
2. Determine that the structure is historic and will be added to the City's Historic Resources Inventory, citing specific findings and conditions.

ATTACHMENT
1. Draft Resolution
2. Historic Resources Committee November 14, 2012 Agenda Report
3. September 30, 2015 HRC meeting minutes
4. Relative public comments

RESPECTFULLY SUBMITTED:

Anastazia Aziz, AICP, Senior Planner

Reviewed by:

THOMAS FRUTCHEY, City Manager

MEETING MINUTES

CITY OF PACIFIC GROVE

CITY COUNCIL

SPECIAL MEETING

Wednesday, October 21, 2015, 5:00 P.M.

Council Chamber – City Hall – 300 Forest Avenue, Pacific Grove, CA

CALL TO ORDER

Mayor Kampe called the meeting to order at 5:00 p.m. Present: Mayor Kampe, Mayor Pro Tem Huitt, Councilmembers Cuneo, Fischer, Lucius, Miller, and Peake.

CLOSED SESSION

A. Conference with Legal Counsel - Threatened Litigation, (Gov. Code §54956.9(d))
One Case

MEETING MINUTES

CITY OF PACIFIC GROVE
CITY COUNCIL
REGULAR MEETING

Wednesday, October 21, 2015, 6:00 P.M.
Council Chamber – City Hall – 300 Forest Avenue, Pacific Grove, CA

CALL TO ORDER
Mayor Kampe called the meeting to order at 6:00 p.m. Present: Mayor Kampe, Mayor Pro Tem Huitt, Councilmembers Cuneo, Fischer, Lucius, Miller, and Peake.

PLEDGE OF ALLEGIANCE
Mayor Kampe led the pledge of allegiance.

1. **APPROVAL OF AGENDA**
Upon motion by Councilmember Cuneo, the City Council voted 7-0 to approve the agenda.

2. **PRESENTATIONS**
None.

3. **COUNCIL AND STAFF ANNOUNCEMENTS (City-Related Items Only)**
A. Report on Closed Session by City Attorney
City Attorney Dave Laredo reported Council met during the special meeting to consider one item of threatened litigation. The Council did discuss issues and a threat of litigation to the proposed Admission Tax that have been expressed in meetings and in writing by the Attorneys representing the Monterey Bay Aquarium. No specific conclusion or reportable action was taken by Council.

Council and staff made general announcements.

City Manager Tom Frutchey announced those selected for the Short Term Vacation Rental Adhoc Task Force as Robin Aeschliman, Tom Akeman, Alka Joshi, Jan Leasure and Ahnalisa Miller.

4. **GENERAL PUBLIC COMMENT**
Public comment was received from the following: Jill Kleiss, Jay Spingarn, Jane Haines, Sam Rashkin, Pastor Jim Nelson, Tia Sukin, Lee Willoughby, Maureen Mason, Lynn Bohnen, Robert Sanukjian, Steve Thomas, Jeff Beckham, Marge Bergediere, and Kim Worrell.

CONSENT AGENDA

Action: Consent Agenda Item No. 6A was pulled and considered as Agenda Item 12B.
Action: Upon motion by Councilmember Cuneo, Council voted 7-0 to approve the reminder of the Consent Agenda.
Action: Upon a second motion by Councilmember Cuneo, Council voted 7-0 to include approval of the amended Minutes referenced via Errata.

5. APPROVAL OF CITY COUNCIL MEETING MINUTES

A. Minutes of the October 7, 2015 City Council Special and Regular Meetings
Action: Approved Minutes.

6. RESOLUTIONS

A. Contract Amendment with Elizabeth Schalau for Human Resources Services **This item was pulled and considered as item 12B.**
Reference: Thomas Frutchey, City Manager
Recommended Action: Adopt a resolution approving Amendment No. 2 to an existing contract with Elizabeth Schalau for human resources services.

7. ORDINANCES

A. Condominium Ordinance for the C-1-T (Light Commercial/Hotel/ Condominium District
Action: Held second reading and adopted Condominium Ordinance 15-019 for the C-1-T District (Holman Building) as required by the voters in their approval of Measure E in June, 1994.

8. REPORTS – INFORMATION ONLY

A. Status of the City's MPWMD Water Allocation
Action: Received a report on the status of the City's water reserves per the August 2015 Monterey Peninsula Water Management District (MPWMD) monthly allocation report.

9. REPORTS – REQUIRING ACTION

A. Adopt a Resolution Amending Council Policies 400-5 *Investments* and 400-6 *Budget and Financial Management*; and Establishing Council Policies 400-7 *City Credit Card* and 400-8 *Cash Handling*
Action: Adopted Resolution No. 15-055 Amending Council Policies 400-5 *Investments* and 400-6 *Budget and Financial Management*; and Establishing Council Policies 400-7 *City Credit Card* and 400-8 *Cash Handling*

B. Pacific Grove Pony Baseball/Softball request to host a movie at Muni Softball Park, on November 6, 2015
Action: Approved Pacific Grove Pony League's request to show a "Movie in the Park" at the Municipal Ballpark on Friday, November 6th, 2015.

10. MEETING MINUTES OF COMMISSIONS, BOARDS, AND COMMITTEES

A. Business Improvement District Committee Meeting Minutes: August 5, 2015 and October 7, 2015
Action: Received Minutes.

B. Beautification and Natural Resources Commission Meeting Minutes: September 15, 2015
Action: Received Minutes.

C. Economic Development Commission Meeting Minutes: September 15, 2015
Action: Received Minutes.

REGULAR AGENDA

11. PUBLIC HEARINGS

A. Historic Determination (HD) 12-0171 for 157 Grand Ave – 159 Fountain Ave.
Mayor Kampe took the vote of Councilmembers for Call-up: Councilmembers Miller, Cuneo, and Fischer with each outlining their reason for call-up. City Attorney determined call-up reasons were adequate.
Victor Montgomery and Richard Brandi spoke on behalf of the Applicant.
Public comment was received from the following: Don Murphy, Jeff Beckham, Moe Ammar, and Cosmo Bua.
Action: Upon motion by Councilmember Huitt, the Council voted 3-4, Councilmembers Cuneo, Lucius, Fischer and Miller dissenting, to take no action tonight and refer the matter back to the Historic Resource Commission (HRC) to allow the HRC to take final action at their October 28, 2015 meeting, which they have committed to do. Motion failed.
Action: Upon a second motion by Councilmember Lucius, the Council voted 5-2, Councilmembers Huitt and Peake dissenting, to adopt Resolution No. 15-056, adopt findings and determine that the Holman Garage, at 157 Grand Ave – 159 Fountain Ave, is ineligible for inclusion in the City's Historic Resources Inventory.

B. Cal-Am Pump House Historic Demolition Permit, 260 Sinex Avenue
Mayor Kampe took the vote of Councilmembers for Call-up: Councilmembers Miller, Cuneo, and Fischer with each outlining their reason for call-up.
City Attorney determined call-up reasons were adequate.
Public comment was received from the following: Cal-Am Representative Ian Crooks, Jeff Beckham, Sally Moore, Lynn Mason, Cosmo Bua, Barbara Thomas, and Lynn Bohnen.
Action: Upon motion by Councilmember Fischer, the Council voted 6-1, Councilmember Miller dissenting, to
1. Hold a public hearing certifying the Environmental Impact Report (EIR) Pump House;
2. Adopt Resolution No. 15-057, including the recommended Findings and Statement of Overriding Considerations;
3. Approve a Mitigation Monitoring and Reporting Program and approve the

project;
4. Direct the City Manager or designee to approve the Historic Demolition Permit (HDP14-405) to demolish the Pump House. Given the historic importance of the site, require Cal-Am to install a memorial plaque approved by the City, install landscaping approved by the City, install one or more above-ground, non-working valves or other demonstrative aids, approved by the City, to assist the public in visualizing the nature of the pump house infrastructure; and donate the land and improvements to the City. City approval shall not be unreasonably withheld.
5. Direct City staff to explore enforcement actions for Cal-Am's non-compliance with the Historic Preservation Ordinance, as it neglected to perform the maintenance necessary to protect an historic resource.
6. Authorize the City Manager to amend these documents and actions, as appropriate, in order to best achieve the Council's intent.

Upon motion by Councilmember Cuneo, the Council voted 7-0 to change the order of the Agenda as follows: 12A, 11D, 11C, and 12B, to ensure that the highest urgency items were addressed.

12. UNFINISHED AND ONGOING BUSINESS

A. Polling and outreach services contract award; preliminary fiscal health analysis report; report on unanticipated extraordinary expenditures; and update on revenue measure options
Public comment was received from the following: Don Murphy.
Action: Upon motion by Councilmember Fischer, the Council voted 6-1, Councilmember Miller dissenting, to:
1. Adopt Resolution No. 15-058 to authorize the City Manager to execute a contract with the Lew Edwards Group in conjunction with Fairbank, Maslin, Maullin, Metz & Associates for polling and outreach services in an amount not to exceed $70,625;
2. Receive a preliminary Fiscal Health Diagnostic Report;
3. Receive a report of unanticipated extraordinary expenditures for FY 2015-16;
4. Receive an update on revenue measure options

11. D. Ordinance amending the classification schedule for the Human Resources Manager position
No public comment was received.
Action: Upon motion by Councilmember Fischer, the Council voted 6-1, Councilmember Miller dissenting, to introduce and hold first reading of an ordinance to amend the classification schedule for the Human Resources Manager position and direct that publication of the ordinance will be satisfied by publication of a summary, approved by the City Attorney.

12. B. Contract Amendment with Elizabeth Schalau for Human Resources Services **This item was pulled from Consent Item Agenda 6A.**
No public comment was received.
Action: Upon motion by Councilmember Cuneo, the Council voted 6-1,

Councilmember Miller dissenting, to adopt Resolution No. 15-054 approving Amendment No. 2 to an existing contract with Elizabeth Schalau for human resources services.

11. C. Short Term Vacation Rentals (STVR) Fees
Reference: Terri C. Schaeffer, Housing Program Coordinator/Code Compliance Officer
Public comment was received from the following: Thom Akeman, Robert Sanukjian, Barbara Thomas, Evan Ollinger, and Joy Colangelo.
Action: Upon motion by Councilmember Lucius, the Council voted 6-1, Councilmember Peake dissenting, that this matter be tabled until after the newly formed Short Term Vacation Rental Task Force has an opportunity to meet and review this matter.

13. NEW BUSINESS
None.

14. FULL PRESENTATIONS
None.

15. REPORTS OF COUNCIL MEMBERS AND OTHER CITY REPRESENTATIVES

A. Meeting Report: League of California Cities Annual Conference, September 30 – October 2, 2015
Action: Received report.

B. Meeting Report: League of California Cities Annual Conference, September 30 – October 2, 2015
Action: Received report.

C. Meeting Report: League of California Cities Annual Conference, September 30 – October 2, 2015
Action: Received report.

D. Community Human Services Minutes of Regular Meeting: September 17, 2015
Action: Received report.

E. Monterey Regional Water Pollution Control Agency Summary of Recent Actions: October 2015
Action: Received report.

F. Preventing Alcohol Related Traumas on the Peninsula (PARTS) Coalition Meeting: October 15, 2015
Action: Received report.

ADJOURNMENT

Council adjourned the regular meeting at 9:55 p.m.

Respectfully Submitted,

Sandra Kandell
Deputy City Clerk

Approved by Mayor: Bill Kampe Date 11/5/15

Attest by City Manager: Thomas Frutchey Date 11-6-15

Phase I Report on Holman's Garage

Conducted for:

Nader Agha
542 Lighthouse Avenue
Pacific Grove, CA 93950

Prepared by:

Richard Brandi
Architectural Historian
125 Dorchester Way
San Francisco, CA 94127

August 2, 2012

Phase I Report on Holman's Garage

Summary

This report represents a Phase I Historic Assessment pursuant to the Pacific Grove Guidelines for Historic Assessments dated March 24, 2008 and amended April 2, 2009. This report concludes that Holman's Garage at 156-162 Fountain Avenue (APN 006-173-001-000) is not eligible for the National Register of Historic Places, California Register of Historical Resources, or Pacific Grove Historic Resources Inventory.

Methods

This review was conducted by Richard Brandi who holds an M.A. in Historic Preservation from Goucher College, Maryland and a B.A. from U.C. Berkeley. He is listed as a qualified historian with the City of Pacific Grove, the County of Monterey, and the California Historical Resources Information System. With over 10 years of professional experience in architectural history and historic preservation, Mr. Brandi meets the requirements of a Qualified Professional as set forth by the Secretary of the Interior.

The sources used for this report are the property file maintained by the City of Pacific Grove Community Development Department, historic Sanborn maps, the Historic Context Statement for the City of Pacific Grove, newspaper files at the Pacific Grove Library reference section, city directories, Pat Hathaway's California Views Historical Photo Collection, and the Pacific Grove Museum of Natural History photo collection. A site visit was made to the building on June 19, 2012.

Holman's Garage.

Historic Context

Holman's Garage was build for Wilford R. Holman, a prominent Pacific Grove developer and businessman, during the period that the Pacific Grove Historic Context Statement calls, "Pacific Grove Comes of Age" (1903-1926). During this period, intense building took place in Pacific Grove's business district. Holman was the son of R.L. Holman, a wealthy businessman who died in 1909. Wilford Holman built a department store and a garage on the site of the former El Carmelo Hotel. This department store replaced an earlier store built in 1904 on Lighthouse Avenue (no longer extant). [1]

During the 1920s, a number of new shops, markets, theaters and social halls were built along Lighthouse Avenue. Two buildings set the tone for new architectural styles and construction techniques that would guide future commercial development, E. C. Smith's neoclassical two-story bank at 569 Lighthouse Avenue in 1916 (extant) and the reinforced concrete Holman's department store in 1924. Holman's department store was heralded as one of the largest between San Francisco and Los Angeles. In 1931, a third floor and fourth floor solarium were added. In 1919, Wilford had constructed a large reinforced concrete auto garage, repair and supply store that spanned the entire block between Fountain and Grand Avenues south of Central Avenue (extant but altered).[2]

After the turn of the 20th century and particularly with the introduction of Ford's Model T in 1908, the automobile quickly gained popularity. Echoing a national trend, many parking lots, service stations and other auto-related buildings were constructed during the 1910s and 1920s in Pacific Grove. For example, Thomas A. Work constructed a two-story, reinforced concrete auto garage and salesroom at 174 Grand Avenue behind his buildings on Lighthouse Avenue (extant). By 1914, another large reinforced concrete auto garage had been built on the site of the old Mammoth Stable building, spanning the entire block between Fountain and Grand (extant). A former store at 307 Forest Avenue was also enlarged around this time and converted to an auto garage and repair shop. As more automobiles appeared in the city, old stable buildings were converted to garages.[3]

Holman's garage was part of the trend to capitalize on the demands of the early automobile. Many cars were built using wood bodies and some had canvas or open tops that were vulnerable to the rain. Few houses at the time had garages and public garages were used to store and service automobiles and were rented on a daily or monthly basis.[4] Holman's Garage was designed and used for this purpose and not as a place to park while shopping at Holman's department store. There was ample parking on the street or in the vacant lot between the department store and garage.

Construction and Use History

The construction history of the building is incomplete but the salient changes can be ascertained. The original construction permit has not been located. Construction of the garage was completed in 1919 or 1921.[5] The rectangular-shaped, one-story building has a gable roof with false fronts on Fountain and Grand Avenues. The building occupies the

corner end of the block formed by Fountain, Central and Grand Avenues. The building walls are reinforced concrete and the roof is made up of wood trusses. The area south of the building is vacant. The building is visible from all four sides. The garage originally was designed to hold 90 cars according to Sanborn maps. It also served as an automobile showroom for Durant automobiles in 1922.[6]

A 1923 photo shows the building with eight identical skylights. The false fronts consisted of stepped parapets on both the Fountain and Grand Avenues façades. The parapets were divided into four parts with recessed panels separated with a raised central portion and terminated with a cornice. Shed roofs were located on each façade above the windows and were clad with sheet metal shingles. The Fountain Street façade had five large plate glass windows and a single automobile door near the corner of Center Avenue. The corner of the building was angled to allow an automobile to drive up to a gasoline pump. Horizontal light stands projected over the façade. Although the building had similar looking façades on Fountain and Grand Avenues, the primary façade was on Fountain Avenue. See Appendix, Figures 1, 2.

The 1926 Sanborn map shows a gas and oil station on the corner with an address of 150 Fountain. It shows the former auto display area as an auto supplier with an address of 60 Fountain. See Appendix, Figure 3.

Historic photos could not be found for the Grand Avenue façade, but a 1987 photo shows a large automobile door and loading dock in the left bay, two personnel doors and four multiple pane windows in the other bays. The 1926 Sanborn map shows the loading dock with an address of 151 Grand Ave. See Appendix, Figure 4.

The south façade facing the parking lot had eight similar size windows. The Central Avenue façade had 10 windows. Doors are not evident on either façade. See Appendix, Figures 1and 2.

Alterations

In 1931, the corner of the garage at Fountain and Central Avenues was altered by cutting four arched openings into the Central Avenue façade to provide for automobile entrances as part of a remodeling for an enlarged service station. See Appendix, Figure 5.

In 1938, a shed was added to the south side of the building on Fountain Avenue. This alteration is believed to be the restaurant shown on the 1962 Sanborn map which is now Mando’s cafe. This original shed building was extended rearward to its present length sometime after 1937.

Records indicate a number of permits were issued for the building although further details are not available:[7]

Permit	Date	Location	Description of Work on Permit
502	1/12/1931	SW corner Fountain and Central	Remodel bdg and service station to make 63'x26' service station
1360	12/15/1938	156 Fountain	Addition for storage
2817	11/12/1947	162 Fountain	Change store front
3711	5/22/1950	Left hand Grand	Cut door rear store
1191	11/1/1952	Central and Fountain	Remodel
1492	1/19/1957	Fountain and Central	Sign
2471	11/30/1960	162 Fountain	Remodel
2497	1/2/1961	152 Fountain	Sign

The 1962 Sanborn map shows that a store has been inserted into what had been the auto entrance on Fountain Avenue. The permits do not indicate when this change occurred. See Appendix, Figure 6.

The building was used as a garage until it became a warehouse for Holman's department store at an unknown date. It was later used by Ford's department store as a warehouse. The portion of the building along Fountain Avenue was occupied by retail store fronts for many years.

At some point, the shed roofs were reclad with wood shingles. Also the recessed panels on the stepped parapet on the Fountain Avenue façade were removed. Many additional skylights were added on the roof. A series of alterations were made to the south façade so that only one window now remains. The arched openings for automobiles on Central Avenue were filled in and replaced with windows.

In the late 1980s, the Grand Avenue side of the building was altered when it was subdivided into a series of professional offices and shops. During this alteration, the Grand Avenue façade was changed with the insertion of a new personnel entrance in the middle of the façade. The automobile door, loading dock, and existing personnel entrances were removed and replaced with new windows.[8]

The cumulative effect of these alterations is to significantly alter the appearance of the building from the time when it was used as an automobile garage. The building had a relatively simple design and the removal of most of the original detailing compromises the building's integrity as explained below. See Appendix, Figures 7, 8, 9, 10.

Period of Significance

Based on the construction history, the appropriate period of significance corresponds to the time when the building was used as a garage. Available permits do not indicate when it ceased to be used as a garage but they suggest that it could have occurred between 1947 and 1960. The building is therefore assigned a period of significance of 1921-1960 when it was used for automobile related services. The period of significance may be revised if further research determines the precise date when the building was no longer used for automobile services.

Eligibility

National Register of Historic Places

The *National Register of Historic Places* [9](NRHP) evaluates a property's historic significance based on the following four criteria:

> Criterion A (Event): Properties that are associated with events that have made a significant contribution to the broad patterns of our history.
>
> Criterion B (Person): Properties that are associated with the lives of persons significant in our past.
>
> Criterion C (Design/Construction): Properties that embody the distinctive characteristics of a type, period or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
>
> Criterion D (Information Potential): Properties that have yielded, or may be likely to yield, information important to prehistory or history.

In addition to historic significance, an NRHP evaluation includes a determination of physical integrity, or the property's ability to convey its historic significance. Integrity consists of seven aspects: location, design, setting, materials, workmanship, feeling, and association.

Criterion A (Event)

To be potentially eligible for *individual* listing on the NRHP, a structure must usually be more than 50 years old, must have historic significance, and must retain its physical integrity. Since the building was constructed approximately 91 years ago, it meets the age requirement. However, it does not appear to possess sufficient association with events that have made a significant contribution to the broad patterns of our history, at either the local, state or national level.

Although constructed during the growth of Pacific Grove's business district during the 1920s, it was one of many buildings built during that period. It is no more strongly associated with this event than other buildings built during the period. For a structure to be eligible under NRHP, Criteria A, "Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A: the property's specific association must be considered important as well…Moreover, the property must have an important association with the event or historic trends, and it must retain historic integrity.[10]" Similarly, the garage was one constructed along with other auto related buildings constructed during the 1920s, but such association is insufficient for meeting Criterion A.

Criterion B (Person)

Although built for Wilford Holman, a historically significant person, the garage is not associated with the things that make Holman significant. As the Historic Context Statement says:

> …commercial buildings from this period may be significant for their association with persons important to Pacific Grove's history, such as prominent businessmen T.A. Work and Wilford Holman. If this is the case, however, the building should be compared to other associated properties to identify which property(s) best represent that person's achievements or reasons for being significant. [11]

Holman is strongly associated for his department store, not for a garage which passed out of usage as a garage many years ago. The garage was built as a separate business activity distinct from the department store. In other words, Holman is not known for having a garage, he is known for his department store. Thus the former garage does not "best represent" Holman's achievements in Pacific Grove and it does not therefore qualify under Criterion (B). The garage is not related functionally to the department store and thus is not related to the historical significance of the department store.

Criterion C (Design/Construction)

Properties may qualify for listing if they 1) embody the distinctive characteristics of a type, period or method of construction, 2) represent the work of a master, 3) possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.

<u>1. Distinctive characteristics of a type, period or method of construction</u>

The building was built in 1921 with reinforced concrete. According to the Historic Context Statement, many reinforced concrete garages were constructed in Pacific Grove during this period and the structure does not embody the distinctive characteristics of a type, period or method of construction.

2. Represent the work of a master

The designer or architect, if any, responsible the Holman Garage is not known.

3. Possesses high artistic values or represent a significant and distinguishable entity.

According to the NRHP, "a property is eligible for its high artistic values if it so fully articulates a particular concept of design that it expresses an aesthetic ideal. A property is not eligible, however, if it does not express aesthetic ideals or design concepts more fully than other properties of its type."[12] The building is typical of other garages built during the 1910s and 1920s and does not possess high artistic values. Nor does it represent a significant and distinguishable entity

Criterion D (Information Potential)

Archival research provided no indication that the building has the potential to yield information important to prehistory or history.

California Register of Historical Resources

The *California Register of Historical Resources*[13] (CRHR) evaluates a resource's historic significance based on the following four criteria that are very similar to the National Register:

> Criterion 1 (Event): Resources associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
>
> Criterion 2 (Person): Resources associated with the lives of persons important to local, California or national history.
>
> Criterion 3 (Design/Construction): Resources that embody the distinctive characteristics of a type, period, region or method of construction, or that represent the work of a master or possess high artistic values.
>
> Criterion 4 (Information Potential): Resources that have yielded or have the potential to yield information important to the prehistory or history of the local area, California or the nation.

For the reasons outlined above under the discussion for the National Register, the building is not eligible for listing under the California Register of Historic Resources.

Pacific Grove Historic Preservation Evaluation Criteria

The City of Pacific Grove criteria for historic resources (Chapter 23.76.025 Evaluation Criteria) lists several criteria for local listing which are similar to the criteria of the National Register and California Register:

(a) Whether the structure has significant character, interest or value as part of the development, heritage or cultural characteristics of the city of Pacific Grove, the state of California, or the United States;

(b) Whether it is the site of a significant historic event;

(c) Whether it is strongly identified with a person who, or an organization which, significantly contributed to the culture, history or development of the city of Pacific Grove;

(d) Whether it is a particularly good example of a period or style;

(e) Whether it is one of the few remaining examples in the city of Pacific Grove possessing distinguishing characteristics of an architectural type or specimen;

(f) Whether it is a notable work of an architect or master builder whose individual work has significantly influenced the development of the city of Pacific Grove;

(g) Whether it embodies elements of architectural design, detail, materials or craftsmanship that represent a significant architectural innovation;

(h) Whether it has a unique location or singular physical characteristics representing an established and familiar visual feature of a neighborhood, community, or of the city of Pacific Grove;

(i) Whether it retains the integrity of the original design;

(j) Whether it contributes to the architectural aesthetics and continuity of the street;

(k) Whether it is located within a geographically definable area possessing a concentration of historic properties which visually contribute to each other and are unified aesthetically.

Criteria (a) through (g) and (j) are similar to the criteria identified by the National and California Registers. Therefore, for the reasons outlined above under the discussion for the National Register, the building is not eligible for listing under those eight Pacific Grove Historic Preservation Evaluation criteria. Three of the Pacific Grove criteria are different from those identified by the National Register and California Register.

(h) Whether it has a unique location or singular physical characteristics representing an established and familiar visual feature of a neighborhood, community, or of the city of Pacific Grove.

(i) Whether it retains the integrity of the original design.

(k) Whether it is located within a geographically definable area possessing a concentration of historic properties which visually contribute to each other and are unified aesthetically.

Criterion (h) is somewhat vague and broad since every building has a unique location. The former garage does not have "singular characteristics" as there are a number of other reinforced concrete garages extant in Pacific Grove. The former garage is a familiar feature but this alone, absent it also having "a unique location or singular physical characteristics," fails to meet criterion (h).

Criterion (i) relates to integrity and will be addressed in the next section.

Criterion (k) relates to a geographic concentration of historic properties that not only visually contribute to one another but also are unified aesthetically. The area around Holman's Garage does not qualify under this criterion as the buildings in this area vary greatly in age, appearance, and architectural style.

Integrity

The evaluation of historic significance is a two-step process. First, the historic significance of the property must be established. If the property appears to possess historic significance, then a determination is made of its physical integrity, that is, its authenticity as evidenced by the survival of characteristics that existed during the resource's period of significance. Since the building does not possess historic significance, there was no need to evaluate its physical integrity.

However, Holman's Garage was assessed for its physical integrity. The Historic Context Statement gives clear guidance concerning the issue of integrity. Since the context statement has been officially adopted by the city, it is the controlling authority for determining eligibility.[14]

> In order to be eligible for listing in the local, state, or national historic registers, a commercial property must retain sufficient integrity to convey its significance as part of commercial development during this period. While most buildings undergo change over time, alterations should not significantly change the essential historic character of the buildings….The aspects of integrity deemed most important for this period are location, design, materials, association and feeling.[15]

The context statement lists the minimum eligibility requirements to the local register. A property should meet all five requirements:

- Clear example of commercial architecture from this period.
- Retains original form and roofline.
- Substantially retains the original pattern of window and doors. Storefront alterations, particularly in multi-story commercial buildings, can be acceptable.
- Retains at least some of its original ornamentation, if applicable. The retention of entry, window and/or roofline ornamentation should be considered most important.
- Replacement of doors and windows may be acceptable as long as they conform, or substantially conform, to the original door/window pattern and the size of the openings.[16]

The former garage is no longer a clear example of commercial architecture from its period of significance (1921-1960). The stripping of detailing on the Fountain Avenue façade, the multiple additions on the south façade, and the insertion of a large personnel entrance and alterations on the Grand Avenue façade obscure its historic commercial origins. The former garage does not retain its original pattern of windows and doors. It also does not retain its original ornamentation. The replacement doors and windows do not substantially conform to the originals or to those extant during the period of significance. The building fails to meet four of the five minimum eligibility requirements established in the Historic Context Statement. Therefore, even if the building was considered to be historically significant under any criterion, its loss of integrity makes it ineligible for listing on the National Register of Historic Places, California Register of Historical Resources and Pacific Grove Historic Resources Inventory.

Conclusion

The former Holman's Garage is not eligible for the listing on the National Register of Historic Places, California Register of Historical Resources and Pacific Grove Historic Resources Inventory.

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[1] Page & Turnbull, Inc., *City of Pacific Grove Historic Context Statement*, Final, October 31, 2011, pages 120-122.
[2] Ibid pages 158-159.
[3] Ibid pages 162-163.
[4] William Kostura, "Van News Auto Row Support Structures, A Survey of Automobile-Related Buildings along the Van Ness Corridor," 2010, page 36.
[5] The Historic Context Statement (page 158) gives a date of 1919 but the Pacific Grove Historical Society gives a date of 1921, The Board and Batten Newsletter, August/September 2002, page 2. This report assigns a date of construction of 1921.
[6] *Pacific Gove Daily Review*, May 1, 1922.
[7] City of Pacific Grove Community Development Department Property File.

[8] Use Permit Application No. 2014-87, City of Pacific Grove Staff Report, September 3, 1987.
[9] http://www.cr.nps.gov/nr/publications/bulletins/nrb15/.
[10] http://www.cr.nps.gov/nr/publications/bulletins/nrb15/nrb15_6.htm#crit%20a.
[11] Page & Turnbull, Inc., *City of Pacific Grove Historic Context Statement*, Final, October 31, 2011, pages 183-184.
[12] http://www.cr.nps.gov/nr/publications/bulletins/nrb15/nrb15_6.htm#crit%20a.
[13] http://ohp.parks.ca.gov/default.asp?page_id=21238.
[14] Page & Turnbull, Inc., *City of Pacific Grove Historic Context Statement*, Final, October 31, 2011. Approved by the Pacific Grove City Council on October 19, 2011.
[15] Ibid pages 183-184.
[16] Ibid.

Appendix

Richard Brandi

Phase 1 Report on Holman's Garage

Figure 1. Corner of Fountain and Central Avenues circa 1923. Source: Pat Hathaway Collection.

Figure 2. South side on Fountain Avenue circa 1923. Source: Pat Hathaway Collection.

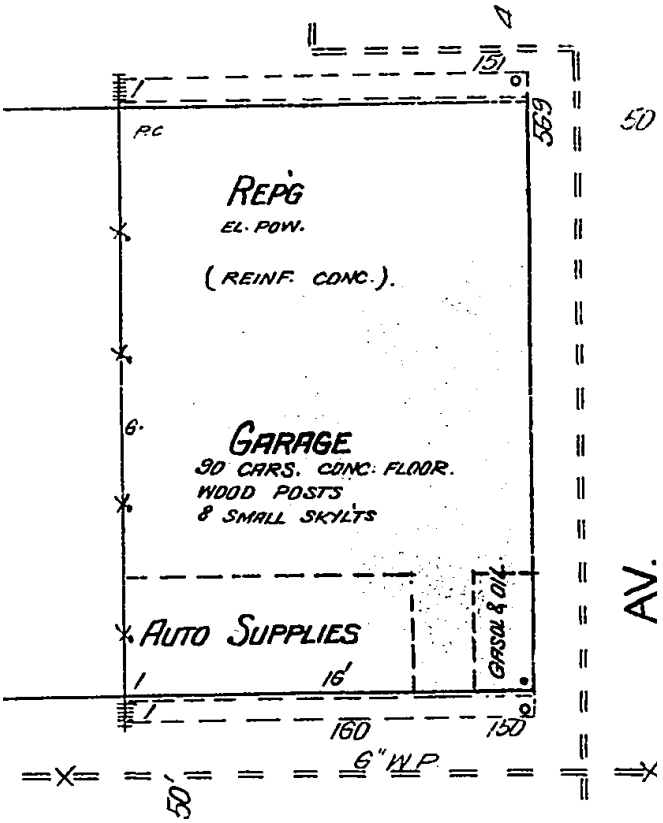

Figure 3. 1926 Sanborn map #8.

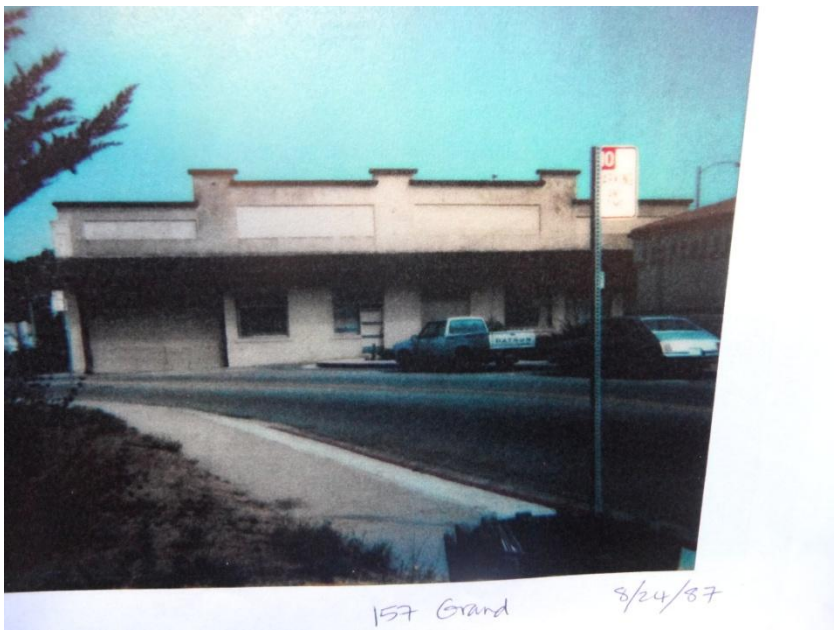

Figure 4. Grand Avenue in 1987. Source: City of Pacific Grove Property file.

Figure 5. Corner of Fountain and Central Avenues dated 1936. Source: Photo hanging on wall in the Pacific Grove Community Development Department.

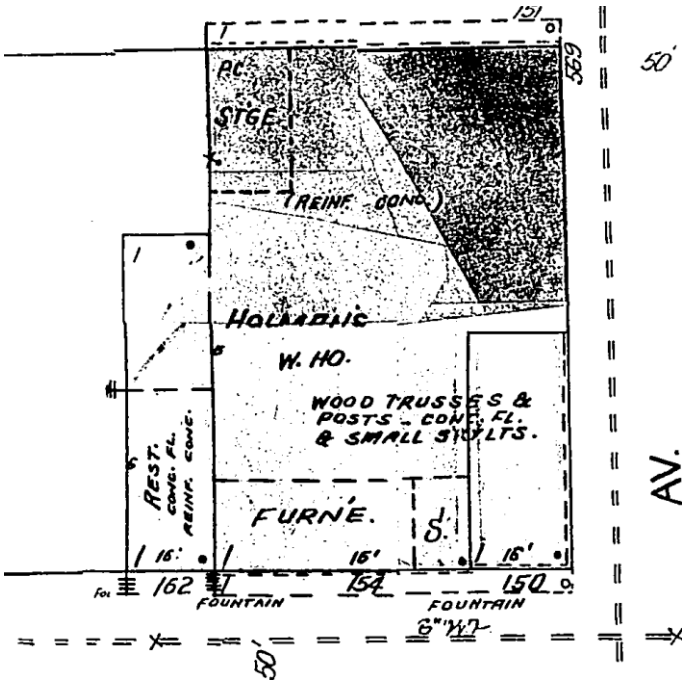

Figure 6. 1962 Sanborn map #8

Figure 7. Corner of Fountain and Central Avenue, 2012. Compare with Figure 1.

Figure 8. Grand Avenue facade, 2012. Compare with Figure 4.

Figure 9. South facade, 2012. Compare with Figure 2.

Figure 10. Close up showing remnants of original metal sheathing on shed roofs, 2012.

APPENDIX D – NOISE

TRAFFIC NOISE LEVELS

Project Name: Pacific Grove Hotel

Background Information

Model Description: FHWA Highway Noise Prediction Model (FHWA-RD-77-108) with California Vehicle Noise (CALVENO) Emission Levels.
Analysis Scenario(s): **Existing Conditions**
Source of Traffic Volumes: Hexagon
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%

Traffic Noise Levels

Analysis Condition Roadway Segment	Land Use	Lanes	Median Width	Peak Hour Volume	ADT Volume	Design Speed (mph)	Dist. from Center to Receptor[1]	Alpha Factor	Barrier Attn. dB(A)	Vehicle Mix Medium Trucks	Vehicle Mix Heavy Trucks	Peak Hour dB(A) L_{eq}	24-Hour dB(A) Ldn
Central Avenue													
West of Grand Avenue	Residential	2	0	19	118	25	35	0	0	1.8%	2.0%	48.8	45.7
East of Fountain Avenue	Commercial & Residence	2	0	19	118	25	35	0	0	1.8%	2.0%	48.8	45.7
Forest Avenue													
South of Central Avenue	Commercial	2	0	19	118	25	35	0	0	1.8%	2.0%	48.8	45.7
Lighthouse Avenue													
West of Grand Avenue	Residential	2	0	13	79	25	35	0	0	1.8%	2.0%	47.2	43.9
East of Fountain Avenue	Commercial & Residence	2	0	13	79	25	35	0	0	1.8%	2.0%	47.2	43.9

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Central Avenue													
West of Grand Avenue	Residential	2	0	14	112	25	35	0	0	1.8%	2.0%	47.5	45.5
East of Fountain Avenue	Commercial & Residence	2	0	14	112	25	35	0	0	1.8%	2.0%	47.5	45.5
Forest Avenue													
South of Central Avenue	Commercial	2	0	14	112	25	35	0	0	1.8%	2.0%	47.5	45.5
Lighthouse Avenue													
West of Grand Avenue	Residential	2	0	9	75	25	35	0	0	1.8%	2.0%	45.6	43.7
East of Fountain Avenue	Commercial & Residence	2	0	9	75	25	35	0	0	1.8%	2.0%	45.6	43.7

APPENDIX E – TRAFFIC AND TRANSPORTATION

HEXAGON TRANSPORTATION CONSULTANTS, INC.

Memorandum

To: Darcy Kremin, Michael Baker International

From: Kai-Ling Kuo, PE and Robert Del Rio, T.E.

Date: August 5, 2016

Subject: Pacific Grove Hotel Development Trip Generation and Operations Analysis

Introduction

Hexagon Transportation Consultants, Inc. has completed a trip generation and operations analysis for the proposed Pacific Grove Hotel development in Pacific Grove, CA. The project site is located along the south side of Central Avenue between Grand Avenue and Fountain Avenue. The project site is currently occupied by 17,500 square-feet (s.f.) of retail/restaurant uses and a surface parking lot. The project will consist of the replacement of the existing uses with a 125-room hotel. Parking for the project will be provided by an all valet 55-space ground floor parking garage. An additional 28 valet parking spaces will be provided within an existing off-site surface parking lot located between Fountain Avenue and 15th Street across the street from the project site.

The purpose of the trip generation and operations analysis is to estimate the traffic to be generated by the proposed hotel development and evaluate its effect on the roadway system. The analysis includes an evaluation of trip generation and existing operating conditions of intersections in the immediate vicinity of the project site. The study also includes an evaluation of parking and the project's effects on existing bicycle, pedestrian, and transit facilities.

Scope of Study

The study focuses on traffic operations at intersections in the immediate area of the project site. The analysis includes an evaluation of peak hour intersection level of service analysis at the following four study intersections:

- Grand Avenue and Central Avenue
- Fountain Avenue and Central Avenue
- Fountain Avenue and Lighthouse Avenue
- Grand Avenue and Lighthouse Avenue

Traffic conditions were evaluated for the following scenarios:

Existing Conditions. Existing conditions were represented by existing peak-hour traffic volumes on the existing roadway network. Existing traffic volumes were obtained from new peak-hour turning-movement counts conducted in June of 2016.

Existing Plus Project Conditions. Existing plus project peak-hour traffic volumes were estimated by adding to existing traffic volumes the additional traffic generated by the project. Existing plus project conditions were evaluated relative to existing conditions in order to determine the effects the project would have on the existing roadway network.

Trip Generation Estimates

Through empirical research, data have been collected that quantify the amount of traffic produced by common land uses. Thus, for the most common land uses there are standard trip generation rates that can be applied to help predict the future traffic increases that would result from a new development. The magnitude of traffic added to the roadway system by a particular development is estimated by multiplying the applicable trip generation rates by the size of the development. The trip generation rates contained in the Institute of Transportation Engineers (ITE), *Trip Generation, 9th Edition* were used for this study.

The existing retail/restaurant uses on the project site include a martial art studio, a window and door store, a fabric store, an antique store, a treasure shop, and a restaurant. Parking for the existing building is provided within the on-site surface parking lot and an off-site surface parking lot across Fountain Avenue. Trip generation counts were conducted at each of the four driveways of the on-site surface parking lot on June 1st, 2016 for the purpose of estimating the trips generated by the existing uses on -site. Based on the counts, 15 AM peak-hour trips and 32 PM peak-hour trips are generated at the on-site parking lot driveways. However, site observations indicated that the on-site surface parking lot and an off-site surface parking lot are shared by the project site uses, Holman Building to the south of the project on Lighthouse Avenue, and Monterey Credit Union on Fountain Avenue next to the off-site parking lot. Site observations also indicated that a portion of the on-site parking lot is currently used as the staging area for the construction of Holman Building and some costumers of the project site uses parked on the streets instead of in the parking lots. Due to the shared parking, construction staging, and use of on-street parking, the driveway counts at the on-site parking lot do not accurately reflect the vehicle trips generated by the project. Therefore, the vehicle trips generated by the existing uses on-site were estimated using the ITE trip generation rates for specialty retail centers. Based on the ITE trip rates, the existing uses are estimated to generate 20 AM peak-hour trips and 63 PM peak-hour trips.

The vehicle trips generated by the proposed hotel were estimated using the ITE trip generation rates for hotels. Trips associated with the existing uses were subtracted from the project-generated traffic to derive the net site-generated trips. After applying the existing trip credits, the proposed 125-room hotel is expected to generate 46 AM peak-hour trips and 12 PM peak-hour trips. The project trip generation estimates are presented in Table 1.

Project Conditions Intersection Operations Analysis

The effects of project traffic on the study roadways and critical intersections were evaluated based on intersection levels of service analysis and signal warrant checks.

Intersection Level of Service Analysis

Level of Service (LOS) is a qualitative description of operating conditions ranging from LOS A, or free-flow conditions with little or no delay, to LOS F, or jammed conditions with excessive delays. The intersections were analyzed using Synchro software and the *Highway Capacity Manual* (HCM) 2010 methodology for computing level of service at intersections. All of the study intersection are side-street stop-controlled intersections. For two-way stops or T-intersections, operations are determined by the average control delay for vehicles entering the intersection from the stop-controlled approaches on minor streets or from left-turn approaches on major streets during the peak hour. The level of service is reported based on the average control delay for the worst approach (i.e. the stop-controlled approach with the highest delay).

Traffic conditions were analyzed for the weekday AM and PM peak hours. The weekday AM peak hour of traffic is generally between 7:00 and 9:00 AM, and the weekday PM peak hour is typically between 4:00 and 6:00 PM. It is during these periods that the most congested traffic conditions occur on a typical weekday. Existing traffic volumes were obtained from new peak-hour intersection turning movement counts completed on June 1st, 2016. Intersection lane configurations were verified in the field by Hexagon.

The results of the intersection level of service show that all four study intersections are currently operating at LOS B conditions. The addition of project traffic would not result in the degradation of LOS or increase in average delay on the stop-control approaches by more than 1.0 second during each of the peak hours

analyzed (See Table 2). Therefore, the project will have no significant impact on intersections levels of service.

Traffic Signal Warrants

For unsignalized intersections, an assessment is made of the need for signalization of the intersection. This assessment is made on the basis of the Peak-hour Volume Signal Warrant, Warrant #3 described in the California *Manual on Uniform Traffic Control Devices*, 2012. This method makes no evaluation of intersection level of service, but simply provides an indication whether peak-hour traffic volumes are, or would be sufficient to justify installation of a traffic signal.

The signal warrant analysis showed that the peak-hour volume warrant would *not* be satisfied at any of the unsignalized study intersections under existing nor existing plus project conditions.

Cumulative Effects of Approved and Planned Projects

Cumulative effects of the proposed project and other approved or planned projects in the project vicinity were evaluated to determine whether the trips generated by these projects would adversely affect the performance of the study intersections.

One approved project (Holman Building residential development) and one planned project (Project Bella Hotel development) were developed in the project vicinity. The Holman Building project, currently under construction, would replace the existing vacant commercial space on the upper levels with 25 condominium units and replace the basement space with 33 parking spaces for the residential units. The CEQA compliance analysis prepared for the Holman Building project indicated that the project would generate 11 AM peak-hour trips and 13 PM peak-hour trips. The trips that will be added to the study intersections from the Holman Building project is negligible and would not result in a degradation of intersection levels of service.

The Project Bella would replace the existing site uses with a 225-room hotel on the site of the American Tin Cannery. Based on the scope of work prepared for the EIR for the project, the Bella hotel project is not projected to result in the addition of trips to the intersections evaluated in this study. Therefore, the proposed Bella hotel project would not result in a degradation of intersection levels of service at the study intersections.

Bicycle and Pedestrian Facilities

None of the roadways in the immediate vicinity of the project site provide Class II bicycle facilities (striped bike lanes).

Pedestrian facilities in the project area consist primarily of sidewalks along the streets in most residential and commercial areas in the vicinity of the project site including Central Avenue, Lighthouse Avenue, Grand Avenue, and Fountain Avenue.

Crosswalks are provided on all approaches at the Fountain Avenue/Lighthouse Avenue and Grand Avenue/Lighthouse Avenue intersections. However, crosswalks are not provided across Grand Avenue at the Grand Avenue/Central Avenue intersection and across Fountain Avenue at the Fountain Avenue/Central Avenue intersection.

It is expected that the project will result in an increase in pedestrian activity at each of the study intersections that are used to access the beach front to the north and Downtown to the south. The project will maintain a sidewalk along its frontage on Central Avenue. In addition, the project will include patio spaces and walkways along the building footprint along Central Avenue. Ideally, the missing crosswalks to cross Grand Avenue and Fountain Avenue along Central Avenue would be installed. However, the implementation of the missing crosswalks would require that the sidewalks at the corners of both the Grand Avenue/Central Avenue and Fountain Avenue/Central Avenue be extended into the intersections. The improvement cannot be completed by the proposed project since it would require adjustment of parcels that are not under the control of the project. There are no identified plans to implement pedestrian and bicycle improvements along

Central Avenue in the immediate project area. Therefore, the implementation of the missing crosswalks would need to be pursued with development of the adjacent parcels at each intersection.

Transit Services

Existing transit service to the study area is provided by the Monterey-Salinas Transit (MST). Two bus routes (Routes 1 and 2) serve the vicinity of the project area. The bus stops closest to the project site are located near the Fountain Avenue/Lighthouse Avenue intersection. Route 1 operates between Asiloma and Monterey via Lighthouse Avenue in the project vicinity. Route 2 operates between Pacific Grove and Carmel via Fountain Avenue in the project vicinity. Both bus routes operate with 1-hour headways.

Pedestrian access between the project site and the nearby bus stops is provided by the existing sidewalks on Lighthouse Avenue, Grand Avenue, and Fountain Avenue and crosswalks at the Fountain Avenue/Lighthouse Avenue and Grand Avenue/Lighthouse Avenue intersections.

Parking Demand Analysis

Per the City of Pacific Grove Municipal Code (Chapter 23.64.190 Off-street parking, storage), one parking space per 4 rooms is required for hotel uses. The planning commission may require additional parking at a ratio of one space for each 50 square feet of accessory dining area. The proposed hotel will include 125 rooms with 1,600 square feet of dining area. Based on the City's parking requirements, the proposed project is required to provide 64 off-street parking spaces. The project would meet the City's parking requirement by providing a total of 83 valet parking spaces (55 spaces on-site and 28 off-site spaces). In addition, on-street parking is available on the surrounding streets, including Central Avenue, Lighthouse Avenue, Grand Avenue, Fountain Avenue. Based on site observations, general occupancy of surrounding on-street parking was approximately 60 percent in the mid-afternoon on a weekday.

Figure 1
Site Location, Study Intersections, Project Trip Distributions, and Project Trip Assignments

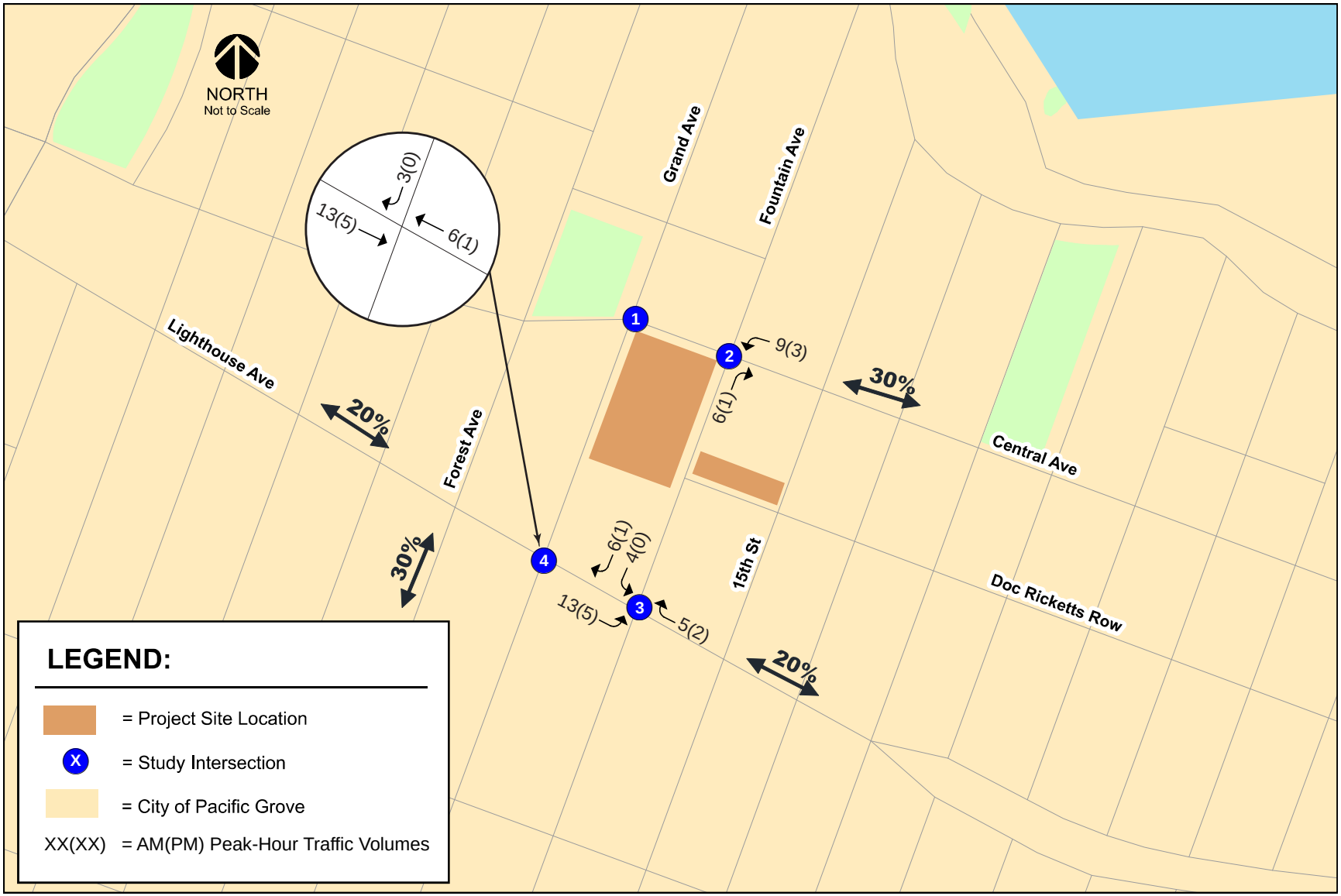

Figure 2
Site Plan

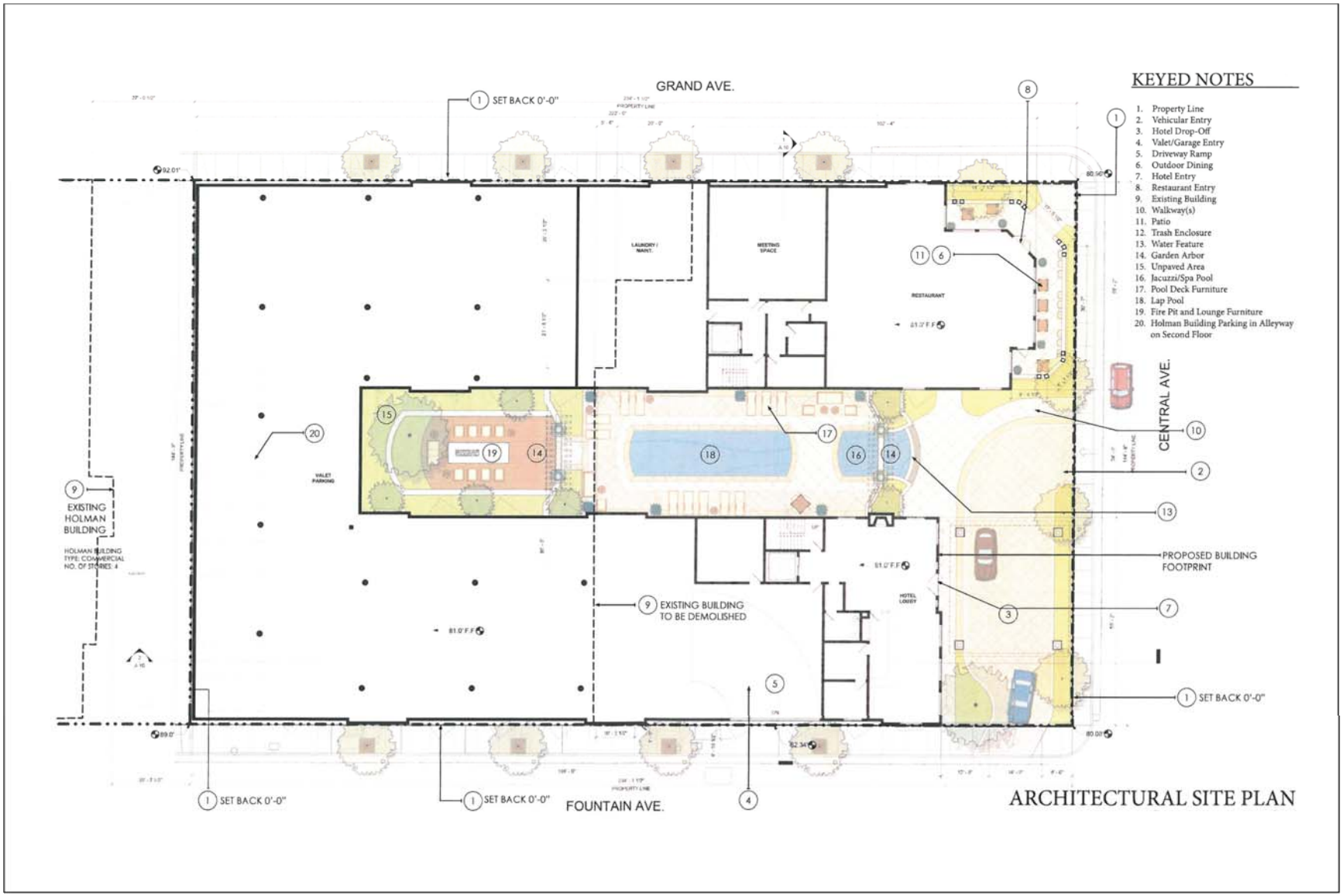

Figure 3
Pedestrian and Transit Facilities

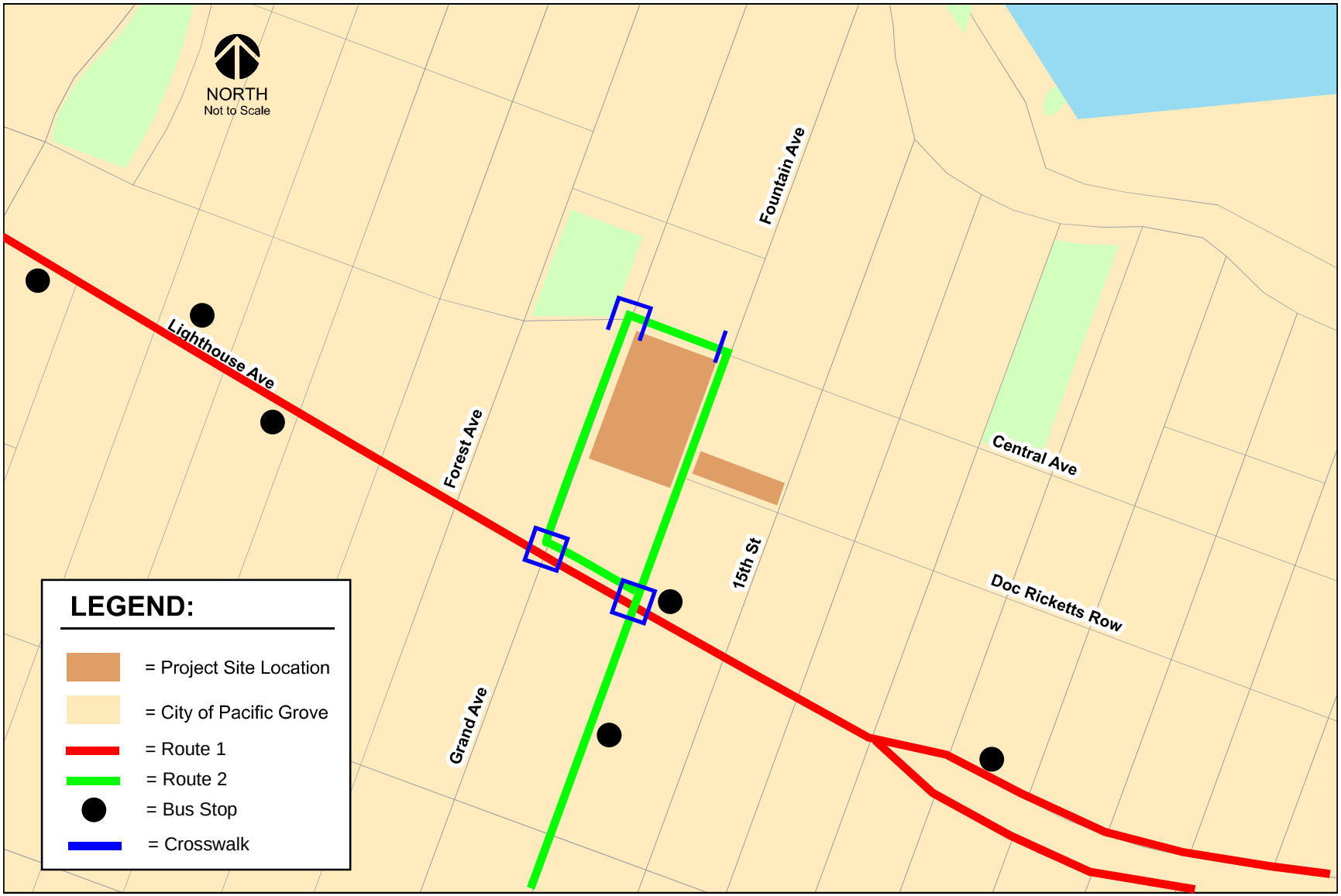

Table 1
Trip Generation Estimates

			Daily		AM Peak Hour					PM Peak Hour				
Land Use	Size	Unit	Rate	Trips	Rate	In %	In	Out	Total	Rate	In %	In	Out	Total
Proposed Development														
Hotel[1]	125	room	5.97	746	0.53	59%	39	27	66	0.60	51%	38	37	75
Existing Land Use														
Retail/Restaurant[2]	17.50	ksf	-44.91	(786)	1.14	62%	(12)	(8)	(20)	3.60	44%	(28)	(35)	(63)
Net Project Trips				**(40)**			**27**	**19**	**46**			**10**	**2**	**12**

Notes:
All rates are from: Institute of Transportation Engineers, Trip Generation, 9th Edition
1. Trips were calculated based on the hotel (Land Use 310) trip rates. Fitted curve equation was used for daily trips; average rates were used for AM and PM peak-hour trips because fitted curve equation is not available.
2. Daily and PM peak-hour trips were calculated based on the special retail center (Land Use 826) trip rates. AM peak-hour trips were calculated based on the shopping center (Land use 826) trip rate because the AM peak-hour trip rate for specialty retail center is not available. Fitted curve equations were used to calculate daily and peak-hour trips.

Table 2
Level of Service Summary

				Existing		Existing+Project	
ID	Intersection	Peak Hour	Count Date	Avg. Delay[1]	LOS	Avg. Delay[1]	LOS
1	Grand Avenue and Central Avenue	AM	6/1/2016	10.5	B	10.5	B
		PM	6/1/2016	10.5	B	10.5	B
2	Fountain Avenue and Central Avenue	AM	6/1/2016	11.9	B	12.2	B
		PM	6/1/2016	12.5	B	12.6	B
3	Fountain Avenue and Lighthouse Avenue	AM	6/1/2016	10.8	B	11.1	B
		PM	6/1/2016	13.0	B	13.1	B
4	Grand Avenue and Lighthouse Avenue	AM	6/1/2016	10.6	B	10.6	B
		PM	6/1/2016	11.1	B	11.1	B

Note:
1. The stop-controlled approach with the highest delay (seconds per vehicle) is reported for minor street stop-controlled intersections.