

Ceres Gateway - Full Build-Out - Stanislaus County, Annual

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Stanislaus County, Annual

Appendix A-1

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Fast Food Restaurant with Drive Thru	4.53	1000sqft	0.91	4,529.00	0
Fast Food Restaurant with Drive Thru	2.42	1000sqft	1.11	2,418.00	0
Fast Food Restaurant with Drive Thru	3.97	1000sqft	1.20	3,974.00	0
Fast Food Restaurant with Drive Thru	2.15	1000sqft	1.47	2,155.00	0
High Turnover (Sit Down Restaurant)	2.03	1000sqft	0.00	2,027.00	0
Strip Mall	6.69	1000sqft	0.00	6,690.00	0
Fast Food Restaurant with Drive Thru	2.60	1000sqft	0.62	2,600.00	0
Fast Food Restaurant with Drive Thru	2.51	1000sqft	0.91	2,512.00	0
Strip Mall	1.50	1000sqft	0.00	1,500.00	0
Convenience Market With Gas Pumps	6.44	1000sqft	1.86	6,437.00	0
Parking Lot	572.00	Space	0.00	0.00	0
Hotel	80.00	Room	2.29	64,000.00	0
Strip Mall	7.50	1000sqft	1.05	7,500.00	0
Strip Mall	7.80	1000sqft	0.75	7,800.00	0
Strip Mall	11.40	1000sqft	1.42	11,400.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	46
Climate Zone	3			Operational Year	2021
Utility Company	Turlock Irrigation District				

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CO2 Intensity (lb/MW hr) 790 CH4 Intensity (lb/MW hr) 0.029 N2O Intensity (lb/MW hr) 0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Total project area is 13.66 acres per project Site Plan. Total acreage includes a Freestanding Pylon Sign on 0.07 acres (Parcel 8).

Land Use - Parking lot acreage included all uses (572 parking spaces). Does not include freestanding pylon sign on 0.07 acres (Parcel 8). Lot acreage for High Turnover Restaurant and Strip Mall (2,027 sq.ft. and 6,690 sq. ft.) is included in the 1.47 acres. Lot acreage for Strip Mall (1,500 sq. ft.) is included in the 0.91 acres. Parking lot includes 305 parking spaces - acreage included in each associated land use type.

Construction Phase - No demolition necessary as the site is vacant and undeveloped. Construction values are set to default.

Vehicle Trips - Trip rates based on Trip Generation Analysis by Fehr & Peers, July 2019.

Energy Use -

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation -

Area Mitigation -

Water Mitigation -

Table Name	Column Name	Default Value	New Value
tblLandUse	LandUseSquareFeet	4,530.00	4,529.00
tblLandUse	LandUseSquareFeet	2,420.00	2,418.00
tblLandUse	LandUseSquareFeet	3,970.00	3,974.00
tblLandUse	LandUseSquareFeet	2,150.00	2,155.00
tblLandUse	LandUseSquareFeet	2,030.00	2,027.00
tblLandUse	LandUseSquareFeet	2,510.00	2,512.00
tblLandUse	LandUseSquareFeet	6,440.00	6,437.00
tblLandUse	LandUseSquareFeet	228,800.00	0.00
tblLandUse	LandUseSquareFeet	116,160.00	64,000.00
tblLandUse	LotAcreage	0.10	0.91
tblLandUse	LotAcreage	0.06	1.11

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tblLandUse	LotAcreage	0.09	1.20
tblLandUse	LotAcreage	0.05	1.47
tblLandUse	LotAcreage	0.05	0.00
tblLandUse	LotAcreage	0.15	0.00
tblLandUse	LotAcreage	0.06	0.62
tblLandUse	LotAcreage	0.06	0.91
tblLandUse	LotAcreage	0.03	0.00
tblLandUse	LotAcreage	0.15	1.86
tblLandUse	LotAcreage	5.15	0.00
tblLandUse	LotAcreage	2.67	2.29
tblLandUse	LotAcreage	0.17	1.05
tblLandUse	LotAcreage	0.18	0.75
tblLandUse	LotAcreage	0.26	1.42
tblVehicleTrips	ST_TR	1,448.33	837.58
tblVehicleTrips	ST_TR	722.03	470.95
tblVehicleTrips	ST_TR	42.04	37.75
tblVehicleTrips	ST_TR	8.19	4.09
tblVehicleTrips	SU_TR	1,182.08	837.58
tblVehicleTrips	SU_TR	542.72	470.95
tblVehicleTrips	SU_TR	20.43	37.75
tblVehicleTrips	SU_TR	5.95	4.09
tblVehicleTrips	WD_TR	845.60	837.58
tblVehicleTrips	WD_TR	496.12	470.95
tblVehicleTrips	WD_TR	44.32	37.75
tblVehicleTrips	WD_TR	8.17	4.09

2.0 Emissions Summary

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Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	3-1-2020	5-31-2020	1.3598	1.3598
2	6-1-2020	8-31-2020	0.7985	0.7985
3	9-1-2020	11-30-2020	0.7908	0.7908
4	12-1-2020	2-28-2021	0.7350	0.7350
5	3-1-2021	5-31-2021	0.7250	0.7250
6	6-1-2021	8-31-2021	1.1756	1.1756
		Highest	1.3598	1.3598

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	0.5782	6.0000e-005	6.5800e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.0128	0.0128	3.0000e-005	0.0000	0.0136
Energy	0.0340	0.3091	0.2596	1.8500e-003		0.0235	0.0235		0.0235	0.0235	0.0000	849.1218	849.1218	0.0253	0.0101	852.7521
Mobile	4.4057	36.8966	31.0572	0.1071	5.2689	0.1012	5.3701	1.4172	0.0954	1.5126	0.0000	9,946.8659	9,946.8659	1.2299	0.0000	9,977.6132
Waste						0.0000	0.0000		0.0000	0.0000	67.6670	0.0000	67.6670	3.9990	0.0000	167.6422
Water						0.0000	0.0000		0.0000	0.0000	3.5612	24.8924	28.4536	0.3667	8.8300e-003	40.2509
Total	5.0179	37.2057	31.3234	0.1090	5.2689	0.1247	5.3936	1.4172	0.1189	1.5361	71.2283	10,820.8929	10,892.1212	5.6209	0.0189	11,038.2720

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2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.5782	6.0000e-005	6.5800e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.0128	0.0128	3.0000e-005	0.0000	0.0136
Energy	0.0340	0.3091	0.2596	1.8500e-003		0.0235	0.0235		0.0235	0.0235	0.0000	849.1218	849.1218	0.0253	0.0101	852.7521
Mobile	4.4057	36.8966	31.0572	0.1071	5.2689	0.1012	5.3701	1.4172	0.0954	1.5126	0.0000	9,946.8659	9,946.8659	1.2299	0.0000	9,977.6132
Waste						0.0000	0.0000		0.0000	0.0000	67.6670	0.0000	67.6670	3.9990	0.0000	167.6422
Water						0.0000	0.0000		0.0000	0.0000	3.5612	24.8924	28.4536	0.3667	8.8300e-003	40.2509
Total	5.0179	37.2057	31.3234	0.1090	5.2689	0.1247	5.3936	1.4172	0.1189	1.5361	71.2283	10,820.8929	10,892.1212	5.6209	0.0189	11,038.2720

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	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

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Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	3/1/2020	3/13/2020	5	10	
2	Grading	Grading	3/14/2020	4/24/2020	5	30	
3	Building Construction	Building Construction	4/25/2020	6/18/2021	5	300	
4	Paving	Paving	6/19/2021	7/16/2021	5	20	
5	Architectural Coating	Architectural Coating	7/17/2021	8/13/2021	5	20	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 75

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 188,313; Non-Residential Outdoor: 62,771; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

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Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Grading	Scrapers	2	8.00	367	0.48
Grading	Excavators	2	8.00	158	0.38
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Paving	Pavers	2	8.00	130	0.42
Paving	Rollers	2	8.00	80	0.38
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Paving	Paving Equipment	2	8.00	132	0.36
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Building Construction	Welders	1	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
Architectural Coating	1	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	49.00	21.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

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3.1 Mitigation Measures Construction

3.2 Site Preparation - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0903	0.0000	0.0903	0.0497	0.0000	0.0497	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0204	0.2121	0.1076	1.9000e-004		0.0110	0.0110		0.0101	0.0101	0.0000	16.7153	16.7153	5.4100e-003	0.0000	16.8505
Total	0.0204	0.2121	0.1076	1.9000e-004	0.0903	0.0110	0.1013	0.0497	0.0101	0.0598	0.0000	16.7153	16.7153	5.4100e-003	0.0000	16.8505

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive 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	4.0000e-004	2.7000e-004	2.9000e-003	1.0000e-005	7.2000e-004	1.0000e-005	7.2000e-004	1.9000e-004	1.0000e-005	2.0000e-004	0.0000	0.6617	0.6617	2.0000e-005	0.0000	0.6622
Total	4.0000e-004	2.7000e-004	2.9000e-003	1.0000e-005	7.2000e-004	1.0000e-005	7.2000e-004	1.9000e-004	1.0000e-005	2.0000e-004	0.0000	0.6617	0.6617	2.0000e-005	0.0000	0.6622

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3.2 Site Preparation - 2020

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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					0.0903	0.0000	0.0903	0.0497	0.0000	0.0497	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0204	0.2121	0.1076	1.9000e-004		0.0110	0.0110		0.0101	0.0101	0.0000	16.7153	16.7153	5.4100e-003	0.0000	16.8505
Total	0.0204	0.2121	0.1076	1.9000e-004	0.0903	0.0110	0.1013	0.0497	0.0101	0.0598	0.0000	16.7153	16.7153	5.4100e-003	0.0000	16.8505

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive 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	4.0000e-004	2.7000e-004	2.9000e-003	1.0000e-005	7.2000e-004	1.0000e-005	7.2000e-004	1.9000e-004	1.0000e-005	2.0000e-004	0.0000	0.6617	0.6617	2.0000e-005	0.0000	0.6622
Total	4.0000e-004	2.7000e-004	2.9000e-003	1.0000e-005	7.2000e-004	1.0000e-005	7.2000e-004	1.9000e-004	1.0000e-005	2.0000e-004	0.0000	0.6617	0.6617	2.0000e-005	0.0000	0.6622

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3.3 Grading - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1301	0.0000	0.1301	0.0540	0.0000	0.0540	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0668	0.7530	0.4794	9.3000e-004		0.0326	0.0326		0.0300	0.0300	0.0000	81.7264	81.7264	0.0264	0.0000	82.3872
Total	0.0668	0.7530	0.4794	9.3000e-004	0.1301	0.0326	0.1627	0.0540	0.0300	0.0840	0.0000	81.7264	81.7264	0.0264	0.0000	82.3872

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.3500e-003	9.1000e-004	9.6500e-003	2.0000e-005	2.4000e-003	2.0000e-005	2.4200e-003	6.4000e-004	2.0000e-005	6.5000e-004	0.0000	2.2056	2.2056	7.0000e-005	0.0000	2.2073
Total	1.3500e-003	9.1000e-004	9.6500e-003	2.0000e-005	2.4000e-003	2.0000e-005	2.4200e-003	6.4000e-004	2.0000e-005	6.5000e-004	0.0000	2.2056	2.2056	7.0000e-005	0.0000	2.2073

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3.3 Grading - 2020

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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					0.1301	0.0000	0.1301	0.0540	0.0000	0.0540	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0668	0.7530	0.4794	9.3000e-004		0.0326	0.0326		0.0300	0.0300	0.0000	81.7263	81.7263	0.0264	0.0000	82.3871
Total	0.0668	0.7530	0.4794	9.3000e-004	0.1301	0.0326	0.1627	0.0540	0.0300	0.0840	0.0000	81.7263	81.7263	0.0264	0.0000	82.3871

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.3500e-003	9.1000e-004	9.6500e-003	2.0000e-005	2.4000e-003	2.0000e-005	2.4200e-003	6.4000e-004	2.0000e-005	6.5000e-004	0.0000	2.2056	2.2056	7.0000e-005	0.0000	2.2073
Total	1.3500e-003	9.1000e-004	9.6500e-003	2.0000e-005	2.4000e-003	2.0000e-005	2.4200e-003	6.4000e-004	2.0000e-005	6.5000e-004	0.0000	2.2056	2.2056	7.0000e-005	0.0000	2.2073

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3.4 Building Construction - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1897	1.7172	1.5079	2.4100e-003		0.1000	0.1000		0.0940	0.0940	0.0000	207.2909	207.2909	0.0506	0.0000	208.5552
Total	0.1897	1.7172	1.5079	2.4100e-003		0.1000	0.1000		0.0940	0.0940	0.0000	207.2909	207.2909	0.0506	0.0000	208.5552

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	7.0800e-003	0.2298	0.0395	5.3000e-004	0.0124	1.2200e-003	0.0137	3.5900e-003	1.1600e-003	4.7600e-003	0.0000	50.2583	50.2583	4.2600e-003	0.0000	50.3647
Worker	0.0197	0.0134	0.1411	3.6000e-004	0.0350	2.7000e-004	0.0353	9.3100e-003	2.5000e-004	9.5600e-003	0.0000	32.2423	32.2423	1.0100e-003	0.0000	32.2676
Total	0.0268	0.2432	0.1807	8.9000e-004	0.0475	1.4900e-003	0.0490	0.0129	1.4100e-003	0.0143	0.0000	82.5006	82.5006	5.2700e-003	0.0000	82.6323

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3.4 Building Construction - 2020

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.1897	1.7172	1.5079	2.4100e-003		0.1000	0.1000		0.0940	0.0940	0.0000	207.2907	207.2907	0.0506	0.0000	208.5550
Total	0.1897	1.7172	1.5079	2.4100e-003		0.1000	0.1000		0.0940	0.0940	0.0000	207.2907	207.2907	0.0506	0.0000	208.5550

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	7.0800e-003	0.2298	0.0395	5.3000e-004	0.0124	1.2200e-003	0.0137	3.5900e-003	1.1600e-003	4.7600e-003	0.0000	50.2583	50.2583	4.2600e-003	0.0000	50.3647
Worker	0.0197	0.0134	0.1411	3.6000e-004	0.0350	2.7000e-004	0.0353	9.3100e-003	2.5000e-004	9.5600e-003	0.0000	32.2423	32.2423	1.0100e-003	0.0000	32.2676
Total	0.0268	0.2432	0.1807	8.9000e-004	0.0475	1.4900e-003	0.0490	0.0129	1.4100e-003	0.0143	0.0000	82.5006	82.5006	5.2700e-003	0.0000	82.6323

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3.4 Building Construction - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1150	1.0546	1.0028	1.6300e-003		0.0580	0.0580		0.0545	0.0545	0.0000	140.1406	140.1406	0.0338	0.0000	140.9858
Total	0.1150	1.0546	1.0028	1.6300e-003		0.0580	0.0580		0.0545	0.0545	0.0000	140.1406	140.1406	0.0338	0.0000	140.9858

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive 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	3.8800e-003	0.1411	0.0232	3.5000e-004	8.4100e-003	3.8000e-004	8.7900e-003	2.4300e-003	3.6000e-004	2.7900e-003	0.0000	33.6543	33.6543	2.7800e-003	0.0000	33.7238
Worker	0.0123	8.0400e-003	0.0869	2.3000e-004	0.0237	1.8000e-004	0.0239	6.3000e-003	1.6000e-004	6.4600e-003	0.0000	21.1062	21.1062	6.1000e-004	0.0000	21.1215
Total	0.0162	0.1492	0.1101	5.8000e-004	0.0321	5.6000e-004	0.0327	8.7300e-003	5.2000e-004	9.2500e-003	0.0000	54.7605	54.7605	3.3900e-003	0.0000	54.8454

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3.4 Building Construction - 2021

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.1150	1.0546	1.0028	1.6300e-003		0.0580	0.0580		0.0545	0.0545	0.0000	140.1404	140.1404	0.0338	0.0000	140.9856
Total	0.1150	1.0546	1.0028	1.6300e-003		0.0580	0.0580		0.0545	0.0545	0.0000	140.1404	140.1404	0.0338	0.0000	140.9856

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive 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	3.8800e-003	0.1411	0.0232	3.5000e-004	8.4100e-003	3.8000e-004	8.7900e-003	2.4300e-003	3.6000e-004	2.7900e-003	0.0000	33.6543	33.6543	2.7800e-003	0.0000	33.7238
Worker	0.0123	8.0400e-003	0.0869	2.3000e-004	0.0237	1.8000e-004	0.0239	6.3000e-003	1.6000e-004	6.4600e-003	0.0000	21.1062	21.1062	6.1000e-004	0.0000	21.1215
Total	0.0162	0.1492	0.1101	5.8000e-004	0.0321	5.6000e-004	0.0327	8.7300e-003	5.2000e-004	9.2500e-003	0.0000	54.7605	54.7605	3.3900e-003	0.0000	54.8454

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3.5 Paving - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0126	0.1292	0.1465	2.3000e-004		6.7800e-003	6.7800e-003		6.2400e-003	6.2400e-003	0.0000	20.0235	20.0235	6.4800e-003	0.0000	20.1854
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0126	0.1292	0.1465	2.3000e-004		6.7800e-003	6.7800e-003		6.2400e-003	6.2400e-003	0.0000	20.0235	20.0235	6.4800e-003	0.0000	20.1854

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive 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	6.2000e-004	4.1000e-004	4.4000e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.0680	1.0680	3.0000e-005	0.0000	1.0687
Total	6.2000e-004	4.1000e-004	4.4000e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.0680	1.0680	3.0000e-005	0.0000	1.0687

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3.5 Paving - 2021

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0126	0.1292	0.1465	2.3000e-004		6.7800e-003	6.7800e-003		6.2400e-003	6.2400e-003	0.0000	20.0235	20.0235	6.4800e-003	0.0000	20.1854
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0126	0.1292	0.1465	2.3000e-004		6.7800e-003	6.7800e-003		6.2400e-003	6.2400e-003	0.0000	20.0235	20.0235	6.4800e-003	0.0000	20.1854

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive 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	6.2000e-004	4.1000e-004	4.4000e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.0680	1.0680	3.0000e-005	0.0000	1.0687
Total	6.2000e-004	4.1000e-004	4.4000e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.0680	1.0680	3.0000e-005	0.0000	1.0687

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3.6 Architectural Coating - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.8728					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.1900e-003	0.0153	0.0182	3.0000e-005		9.4000e-004	9.4000e-004		9.4000e-004	9.4000e-004	0.0000	2.5533	2.5533	1.8000e-004	0.0000	2.5576
Total	0.8750	0.0153	0.0182	3.0000e-005		9.4000e-004	9.4000e-004		9.4000e-004	9.4000e-004	0.0000	2.5533	2.5533	1.8000e-004	0.0000	2.5576

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive 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	4.1000e-004	2.7000e-004	2.9300e-003	1.0000e-005	8.0000e-004	1.0000e-005	8.0000e-004	2.1000e-004	1.0000e-005	2.2000e-004	0.0000	0.7120	0.7120	2.0000e-005	0.0000	0.7125
Total	4.1000e-004	2.7000e-004	2.9300e-003	1.0000e-005	8.0000e-004	1.0000e-005	8.0000e-004	2.1000e-004	1.0000e-005	2.2000e-004	0.0000	0.7120	0.7120	2.0000e-005	0.0000	0.7125

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3.6 Architectural Coating - 2021

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.8728					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.1900e-003	0.0153	0.0182	3.0000e-005		9.4000e-004	9.4000e-004		9.4000e-004	9.4000e-004	0.0000	2.5533	2.5533	1.8000e-004	0.0000	2.5576
Total	0.8750	0.0153	0.0182	3.0000e-005		9.4000e-004	9.4000e-004		9.4000e-004	9.4000e-004	0.0000	2.5533	2.5533	1.8000e-004	0.0000	2.5576

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive 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	4.1000e-004	2.7000e-004	2.9300e-003	1.0000e-005	8.0000e-004	1.0000e-005	8.0000e-004	2.1000e-004	1.0000e-005	2.2000e-004	0.0000	0.7120	0.7120	2.0000e-005	0.0000	0.7125
Total	4.1000e-004	2.7000e-004	2.9300e-003	1.0000e-005	8.0000e-004	1.0000e-005	8.0000e-004	2.1000e-004	1.0000e-005	2.2000e-004	0.0000	0.7120	0.7120	2.0000e-005	0.0000	0.7125

4.0 Operational Detail - Mobile

Ceres Gateway - Full Build-Out - Stanislaus County, Annual

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	4.4057	36.8966	31.0572	0.1071	5.2689	0.1012	5.3701	1.4172	0.0954	1.5126	0.0000	9,946.8659	9,946.8659	1.2299	0.0000	9,977.6132
Unmitigated	4.4057	36.8966	31.0572	0.1071	5.2689	0.1012	5.3701	1.4172	0.0954	1.5126	0.0000	9,946.8659	9,946.8659	1.2299	0.0000	9,977.6132

4.2 Trip Summary Information

Ceres Gateway - Full Build-Out - Stanislaus County, Annual

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Convenience Market With Gas Pumps	5,394.02	5,394.02	5394.02	2,893,373	2,893,373
Fast Food Restaurant with Drive Thru	2,133.40	2,133.40	2133.40	1,993,292	1,993,292
Fast Food Restaurant with Drive Thru	1,139.70	1,139.70	1139.70	1,064,849	1,064,849
Fast Food Restaurant with Drive Thru	1,869.67	1,869.67	1869.67	1,746,881	1,746,881
Fast Food Restaurant with Drive Thru	1,012.54	1,012.54	1012.54	946,044	946,044
Fast Food Restaurant with Drive Thru	1,224.47	1,224.47	1224.47	1,144,053	1,144,053
Fast Food Restaurant with Drive Thru	1,182.08	1,182.08	1182.08	1,104,451	1,104,451
High Turnover (Sit Down Restaurant)	258.11	321.49	267.64	311,564	311,564
Strip Mall	252.55	252.55	252.55	388,931	388,931
Strip Mall	56.63	56.63	56.63	87,204	87,204
Strip Mall	283.13	283.13	283.13	436,022	436,022
Strip Mall	294.45	294.45	294.45	453,463	453,463
Strip Mall	430.35	430.35	430.35	662,753	662,753
Parking Lot	0.00	0.00	0.00		
Hotel	327.20	327.20	327.20	621,657	621,657
Total	15,858.30	15,921.67	15,867.82	13,854,538	13,854,538

4.3 Trip Type Information

Ceres Gateway - Full Build-Out - Stanislaus County, Annual

Land Use	Miles			Trip %			Trip Purpose %		
	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
Convenience Market With Gas	9.50	7.30	7.30	0.80	80.20	19.00	14	21	65
Fast Food Restaurant with Drive	9.50	7.30	7.30	2.20	78.80	19.00	29	21	50
Fast Food Restaurant with Drive	9.50	7.30	7.30	2.20	78.80	19.00	29	21	50
Fast Food Restaurant with Drive	9.50	7.30	7.30	2.20	78.80	19.00	29	21	50
Fast Food Restaurant with Drive	9.50	7.30	7.30	2.20	78.80	19.00	29	21	50
Fast Food Restaurant with Drive	9.50	7.30	7.30	2.20	78.80	19.00	29	21	50
Fast Food Restaurant with Drive	9.50	7.30	7.30	2.20	78.80	19.00	29	21	50
High Turnover (Sit Down	9.50	7.30	7.30	8.50	72.50	19.00	37	20	43
Strip Mall	9.50	7.30	7.30	16.60	64.40	19.00	45	40	15
Strip Mall	9.50	7.30	7.30	16.60	64.40	19.00	45	40	15
Strip Mall	9.50	7.30	7.30	16.60	64.40	19.00	45	40	15
Strip Mall	9.50	7.30	7.30	16.60	64.40	19.00	45	40	15
Strip Mall	9.50	7.30	7.30	16.60	64.40	19.00	45	40	15
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Hotel	9.50	7.30	7.30	19.40	61.60	19.00	58	38	4

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Convenience Market With Gas Pumps	0.509246	0.034164	0.173036	0.129334	0.024846	0.005682	0.027468	0.086660	0.001831	0.001147	0.004743	0.000856	0.000987
Fast Food Restaurant with Drive Thru	0.509246	0.034164	0.173036	0.129334	0.024846	0.005682	0.027468	0.086660	0.001831	0.001147	0.004743	0.000856	0.000987
High Turnover (Sit Down Restaurant)	0.509246	0.034164	0.173036	0.129334	0.024846	0.005682	0.027468	0.086660	0.001831	0.001147	0.004743	0.000856	0.000987
Strip Mall	0.509246	0.034164	0.173036	0.129334	0.024846	0.005682	0.027468	0.086660	0.001831	0.001147	0.004743	0.000856	0.000987
Parking Lot	0.509246	0.034164	0.173036	0.129334	0.024846	0.005682	0.027468	0.086660	0.001831	0.001147	0.004743	0.000856	0.000987
Hotel	0.509246	0.034164	0.173036	0.129334	0.024846	0.005682	0.027468	0.086660	0.001831	0.001147	0.004743	0.000856	0.000987

5.0 Energy Detail

Historical Energy Use: N

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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	512.6396	512.6396	0.0188	3.8900e-003	514.2703	
Electricity Unmitigated							0.0000	0.0000		0.0000	0.0000	512.6396	512.6396	0.0188	3.8900e-003	514.2703	
NaturalGas Mitigated	0.0340	0.3091	0.2596	1.8500e-003			0.0235	0.0235		0.0235	0.0235	0.0000	336.4823	336.4823	6.4500e-003	6.1700e-003	338.4818
NaturalGas Unmitigated	0.0340	0.3091	0.2596	1.8500e-003			0.0235	0.0235		0.0235	0.0235	0.0000	336.4823	336.4823	6.4500e-003	6.1700e-003	338.4818

5.2 Energy by Land Use - NaturalGas

Unmitigated

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	Natural Gas 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					
Convenience Market With Gas Pumps	68875.9	3.7000e-004	3.3800e-003	2.8400e-003	2.0000e-005		2.6000e-004	2.6000e-004		2.6000e-004	2.6000e-004	0.0000	3.6755	3.6755	7.0000e-005	7.0000e-005	3.6973
Fast Food Restaurant with Drive Thru	453455	2.4500e-003	0.0222	0.0187	1.3000e-004		1.6900e-003	1.6900e-003		1.6900e-003	1.6900e-003	0.0000	24.1981	24.1981	4.6000e-004	4.4000e-004	24.3419
Fast Food Restaurant with Drive Thru	508796	2.7400e-003	0.0249	0.0210	1.5000e-004		1.9000e-003	1.9000e-003		1.9000e-003	1.9000e-003	0.0000	27.1513	27.1513	5.2000e-004	5.0000e-004	27.3126
Fast Food Restaurant with Drive Thru	528575	2.8500e-003	0.0259	0.0218	1.6000e-004		1.9700e-003	1.9700e-003		1.9700e-003	1.9700e-003	0.0000	28.2068	28.2068	5.4000e-004	5.2000e-004	28.3744
Fast Food Restaurant with Drive Thru	547092	2.9500e-003	0.0268	0.0225	1.6000e-004		2.0400e-003	2.0400e-003		2.0400e-003	2.0400e-003	0.0000	29.1949	29.1949	5.6000e-004	5.4000e-004	29.3684
Fast Food Restaurant with Drive Thru	836209	4.5100e-003	0.0410	0.0344	2.5000e-004		3.1200e-003	3.1200e-003		3.1200e-003	3.1200e-003	0.0000	44.6233	44.6233	8.6000e-004	8.2000e-004	44.8885
Fast Food Restaurant with Drive Thru	952992	5.1400e-003	0.0467	0.0392	2.8000e-004		3.5500e-003	3.5500e-003		3.5500e-003	3.5500e-003	0.0000	50.8553	50.8553	9.7000e-004	9.3000e-004	51.1575
High Turnover (Sit Down Restaurant)	426521	2.3000e-003	0.0209	0.0176	1.3000e-004		1.5900e-003	1.5900e-003		1.5900e-003	1.5900e-003	0.0000	22.7608	22.7608	4.4000e-004	4.2000e-004	22.8961
Hotel	1.6096e+006	8.6800e-003	0.0789	0.0663	4.7000e-004		6.0000e-003	6.0000e-003		6.0000e-003	6.0000e-003	0.0000	85.8944	85.8944	1.6500e-003	1.5700e-003	86.4048
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	121980	6.6000e-004	5.9800e-003	5.0200e-003	4.0000e-005		4.5000e-004	4.5000e-004		4.5000e-004	4.5000e-004	0.0000	6.5093	6.5093	1.2000e-004	1.2000e-004	6.5480
Strip Mall	16050	9.0000e-005	7.9000e-004	6.6000e-004	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005	0.0000	0.8565	0.8565	2.0000e-005	2.0000e-005	0.8616
Strip Mall	71583	3.9000e-004	3.5100e-003	2.9500e-003	2.0000e-005		2.7000e-004	2.7000e-004		2.7000e-004	2.7000e-004	0.0000	3.8199	3.8199	7.0000e-005	7.0000e-005	3.8426
Strip Mall	80250	4.3000e-004	3.9300e-003	3.3000e-003	2.0000e-005		3.0000e-004	3.0000e-004		3.0000e-004	3.0000e-004	0.0000	4.2825	4.2825	8.0000e-005	8.0000e-005	4.3079
Strip Mall	83460	4.5000e-004	4.0900e-003	3.4400e-003	2.0000e-005		3.1000e-004	3.1000e-004		3.1000e-004	3.1000e-004	0.0000	4.4537	4.4537	9.0000e-005	8.0000e-005	4.4802
Total		0.0340	0.3091	0.2596	1.8500e-003		0.0235	0.0235		0.0235	0.0235	0.0000	336.4823	336.4823	6.4500e-003	6.1800e-003	338.4818

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5.2 Energy by Land Use - Natural Gas

Mitigated

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	Natural Gas 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					
Convenience Market With Gas Pumps	68875.9	3.7000e-004	3.3800e-003	2.8400e-003	2.0000e-005		2.6000e-004	2.6000e-004		2.6000e-004	2.6000e-004	0.0000	3.6755	3.6755	7.0000e-005	7.0000e-005	3.6973
Fast Food Restaurant with Drive Thru	453455	2.4500e-003	0.0222	0.0187	1.3000e-004		1.6900e-003	1.6900e-003		1.6900e-003	1.6900e-003	0.0000	24.1981	24.1981	4.6000e-004	4.4000e-004	24.3419
Fast Food Restaurant with Drive Thru	508796	2.7400e-003	0.0249	0.0210	1.5000e-004		1.9000e-003	1.9000e-003		1.9000e-003	1.9000e-003	0.0000	27.1513	27.1513	5.2000e-004	5.0000e-004	27.3126
Fast Food Restaurant with Drive Thru	528575	2.8500e-003	0.0259	0.0218	1.6000e-004		1.9700e-003	1.9700e-003		1.9700e-003	1.9700e-003	0.0000	28.2068	28.2068	5.4000e-004	5.2000e-004	28.3744
Fast Food Restaurant with Drive Thru	547092	2.9500e-003	0.0268	0.0225	1.6000e-004		2.0400e-003	2.0400e-003		2.0400e-003	2.0400e-003	0.0000	29.1949	29.1949	5.6000e-004	5.4000e-004	29.3684
Fast Food Restaurant with Drive Thru	836209	4.5100e-003	0.0410	0.0344	2.5000e-004		3.1200e-003	3.1200e-003		3.1200e-003	3.1200e-003	0.0000	44.6233	44.6233	8.6000e-004	8.2000e-004	44.8885
Fast Food Restaurant with Drive Thru	952992	5.1400e-003	0.0467	0.0392	2.8000e-004		3.5500e-003	3.5500e-003		3.5500e-003	3.5500e-003	0.0000	50.8553	50.8553	9.7000e-004	9.3000e-004	51.1575
High Turnover (Sit Down Restaurant)	426521	2.3000e-003	0.0209	0.0176	1.3000e-004		1.5900e-003	1.5900e-003		1.5900e-003	1.5900e-003	0.0000	22.7608	22.7608	4.4000e-004	4.2000e-004	22.8961
Hotel	1.6096e+006	8.6800e-003	0.0789	0.0663	4.7000e-004		6.0000e-003	6.0000e-003		6.0000e-003	6.0000e-003	0.0000	85.8944	85.8944	1.6500e-003	1.5700e-003	86.4048
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	121980	6.6000e-004	5.9800e-003	5.0200e-003	4.0000e-005		4.5000e-004	4.5000e-004		4.5000e-004	4.5000e-004	0.0000	6.5093	6.5093	1.2000e-004	1.2000e-004	6.5480
Strip Mall	16050	9.0000e-005	7.9000e-004	6.6000e-004	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005	0.0000	0.8565	0.8565	2.0000e-005	2.0000e-005	0.8616
Strip Mall	71583	3.9000e-004	3.5100e-003	2.9500e-003	2.0000e-005		2.7000e-004	2.7000e-004		2.7000e-004	2.7000e-004	0.0000	3.8199	3.8199	7.0000e-005	7.0000e-005	3.8426
Strip Mall	80250	4.3000e-004	3.9300e-003	3.3000e-003	2.0000e-005		3.0000e-004	3.0000e-004		3.0000e-004	3.0000e-004	0.0000	4.2825	4.2825	8.0000e-005	8.0000e-005	4.3079
Strip Mall	83460	4.5000e-004	4.0900e-003	3.4400e-003	2.0000e-005		3.1000e-004	3.1000e-004		3.1000e-004	3.1000e-004	0.0000	4.4537	4.4537	9.0000e-005	8.0000e-005	4.4802
Total		0.0340	0.3091	0.2596	1.8500e-003		0.0235	0.0235		0.0235	0.0235	0.0000	336.4823	336.4823	6.4500e-003	6.1800e-003	338.4818

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5.3 Energy by Land Use - Electricity

Unmitigated

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Land Use	Electricity Use kWh/yr	Total CO2	CH4	N2O	CO2e
		MT/yr			
Convenience Market With Gas Pumps	52461.5	18.7990	6.9000e-004	1.4000e-004	18.8588
Fast Food Restaurant with Drive Thru	115127	41.2543	1.5100e-003	3.1000e-004	41.3855
Fast Food Restaurant with Drive Thru	131205	47.0158	1.7300e-003	3.6000e-004	47.1653
Fast Food Restaurant with Drive Thru	62430.3	22.3712	8.2000e-004	1.7000e-004	22.4423
Fast Food Restaurant with Drive Thru	70049.5	25.1014	9.2000e-004	1.9000e-004	25.1812
Fast Food Restaurant with Drive Thru	72772.6	26.0772	9.6000e-004	2.0000e-004	26.1602
Fast Food Restaurant with Drive Thru	75322	26.9907	9.9000e-004	2.0000e-004	27.0766
High Turnover (Sit Down Restaurant)	58722.2	21.0424	7.7000e-004	1.6000e-004	21.1093
Hotel	508160	182.0930	6.6800e-003	1.3800e-003	182.6723
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Strip Mall	12225	4.3807	1.6000e-004	3.0000e-005	4.3946
Strip Mall	54523.5	19.5378	7.2000e-004	1.5000e-004	19.6000
Strip Mall	61125	21.9034	8.0000e-004	1.7000e-004	21.9731
Strip Mall	63570	22.7795	8.4000e-004	1.7000e-004	22.8520
Strip Mall	92910	33.2932	1.2200e-003	2.5000e-004	33.3991
Total		512.6396	0.0188	3.8800e-003	514.2703

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5.3 Energy by Land Use - Electricity

Mitigated

Ceres Gateway - Full Build-Out - Stanislaus County, Annual

Land Use	Electricity Use kWh/yr	Total CO2	CH4	N2O	CO2e
		MT/yr			
Convenience Market With Gas Pumps	52461.5	18.7990	6.9000e-004	1.4000e-004	18.8588
Fast Food Restaurant with Drive Thru	115127	41.2543	1.5100e-003	3.1000e-004	41.3855
Fast Food Restaurant with Drive Thru	131205	47.0158	1.7300e-003	3.6000e-004	47.1653
Fast Food Restaurant with Drive Thru	62430.3	22.3712	8.2000e-004	1.7000e-004	22.4423
Fast Food Restaurant with Drive Thru	70049.5	25.1014	9.2000e-004	1.9000e-004	25.1812
Fast Food Restaurant with Drive Thru	72772.6	26.0772	9.6000e-004	2.0000e-004	26.1602
Fast Food Restaurant with Drive Thru	75322	26.9907	9.9000e-004	2.0000e-004	27.0766
High Turnover (Sit Down Restaurant)	58722.2	21.0424	7.7000e-004	1.6000e-004	21.1093
Hotel	508160	182.0930	6.6800e-003	1.3800e-003	182.6723
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Strip Mall	12225	4.3807	1.6000e-004	3.0000e-005	4.3946
Strip Mall	54523.5	19.5378	7.2000e-004	1.5000e-004	19.6000
Strip Mall	61125	21.9034	8.0000e-004	1.7000e-004	21.9731
Strip Mall	63570	22.7795	8.4000e-004	1.7000e-004	22.8520
Strip Mall	92910	33.2932	1.2200e-003	2.5000e-004	33.3991
Total		512.6396	0.0188	3.8800e-003	514.2703

6.0 Area Detail

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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	0.5782	6.0000e-005	6.5800e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.0128	0.0128	3.0000e-005	0.0000	0.0136
Unmitigated	0.5782	6.0000e-005	6.5800e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.0128	0.0128	3.0000e-005	0.0000	0.0136

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	0.0873					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.4903					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	6.1000e-004	6.0000e-005	6.5800e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.0128	0.0128	3.0000e-005	0.0000	0.0136
Total	0.5782	6.0000e-005	6.5800e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.0128	0.0128	3.0000e-005	0.0000	0.0136

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6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0873					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.4903					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	6.1000e-004	6.0000e-005	6.5800e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.0128	0.0128	3.0000e-005	0.0000	0.0136
Total	0.5782	6.0000e-005	6.5800e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.0128	0.0128	3.0000e-005	0.0000	0.0136

7.0 Water Detail

7.1 Mitigation Measures Water

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	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	28.4536	0.3667	8.8300e-003	40.2509
Unmitigated	28.4536	0.3667	8.8300e-003	40.2509

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7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Convenience Market With Gas Pumps	0.477027 / 0.292371	1.4430	0.0156	3.8000e-004	1.9451
Fast Food Restaurant with Drive Thru	5.51824 / 0.352228	12.8921	0.1802	4.3300e-003	18.6881
High Turnover (Sit Down Restaurant)	0.616173 / 0.0393302	1.4396	0.0201	4.8000e-004	2.0867
Hotel	2.02934 / 0.225482	4.8614	0.0663	1.5900e-003	6.9933
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Strip Mall	2.58439 / 1.58398	7.8176	0.0845	2.0400e-003	10.5377
Total		28.4537	0.3667	8.8200e-003	40.2509

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7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Convenience Market With Gas Pumps	0.477027 / 0.292371	1.4430	0.0156	3.8000e-004	1.9451
Fast Food Restaurant with Drive Thru	5.51824 / 0.352228	12.8921	0.1802	4.3300e-003	18.6881
High Turnover (Sit Down Restaurant)	0.616173 / 0.0393302	1.4396	0.0201	4.8000e-004	2.0867
Hotel	2.02934 / 0.225482	4.8614	0.0663	1.5900e-003	6.9933
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Strip Mall	2.58439 / 1.58398	7.8176	0.0845	2.0400e-003	10.5377
Total		28.4537	0.3667	8.8200e-003	40.2509

8.0 Waste Detail

8.1 Mitigation Measures Waste

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Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	67.6670	3.9990	0.0000	167.6422
Unmitigated	67.6670	3.9990	0.0000	167.6422

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8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Convenience Market With Gas Pumps	19.35	3.9279	0.2321	0.0000	9.7311
Fast Food Restaurant with Drive Thru	209.41	42.5083	2.5122	0.0000	105.3126
High Turnover (Sit Down Restaurant)	24.16	4.9043	0.2898	0.0000	12.1501
Hotel	43.8	8.8910	0.5254	0.0000	22.0271
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Strip Mall	36.63	7.4356	0.4394	0.0000	18.4213
Total		67.6670	3.9990	0.0000	167.6422

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8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Convenience Market With Gas Pumps	19.35	3.9279	0.2321	0.0000	9.7311
Fast Food Restaurant with Drive Thru	209.41	42.5083	2.5122	0.0000	105.3126
High Turnover (Sit Down Restaurant)	24.16	4.9043	0.2898	0.0000	12.1501
Hotel	43.8	8.8910	0.5254	0.0000	22.0271
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Strip Mall	36.63	7.4356	0.4394	0.0000	18.4213
Total		67.6670	3.9990	0.0000	167.6422

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

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

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Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation
