



AIR QUALITY AND GREENHOUSE GAS ASSESSMENT

PROPOSED GAS STATION & CAR WASH
DEVELOPMENT
NEC CHICAGO AVENUE & VAN BUREN BLVD
WOODCREST, CALIFORNIA

SALEM PROJECT NO. 3-418-1060
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TABLE OF CONTENTS

Job No. 3-418-1060

1.0	INTRODUCTON	1
2.0	EXISTING CONDITIONS	1
2.1	Current Development.....	1
2.2	Regulatory Setting	1
3.0	THRESHOLDS OF SIGNIFICANCE.....	3
4.0	IMPACTS	5
4.1	Construction.....	5
4.2	Operational Impacts	6
4.3	Odors.....	8
4.4	Project's Contribution to Criteria Pollutants.....	8
4.5	Health Risk for Gas Station Operations.....	9
5.0	GREENHOUSE GAS EVALUATION.....	9
6.0	CONCLUSIONS	10

APPENDICES

CalEEMod Model Outputs Local Significant Threshold.....	A
CalEEMod Model Outputs Green House Gases	A
Health Risk for Gas Station Use	B



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1.0 INTRODUCTON

This report presents an assessment of potential air quality and greenhouse gas (GHG) impacts associated with the proposed retail project to be constructed at the NEC Chicago Avenue and Van Buren Boulevard, Woodcrest, California (subject property).

Site Development is approximately 118,000 square feet (2.70 acres) to be final graded and will include:

- 3,800 sf Gas Station
- 1,500 sf Quick Serve Restaurant
- 4,450 sf Car Wash
- 48 space Parking Lot

GHG impacts will be attributable to emissions associated with construction and operational emissions including traffic and energy use. This report presents an evaluation of existing conditions at the subject property, thresholds of significance, and potential air quality and GHG impacts associated with construction and operation of the project.

2.0 EXISTING CONDITIONS

2.1 Current Development

The subject property is currently vacant field with minimum offsite improvement surrounding the property. New offsite and onsite improvements will be required to allow for site development, building, and vehicle and pedestrian access to the new site development.

2.2 Regulatory Setting

The United States Environmental Protection Agency (EPA) defines air quality by ambient air concentrations of specific pollutants that have been shown to be of concern with respect to health and welfare of the general public. The EPA is responsible for enforcing the Federal Clean Air Act (CAA) of 1970 and its 1977 and 1990 Amendments. The CAA required the EPA to establish National Ambient Air Quality Standards (NAAQS), which identify concentrations of pollutants in the ambient air below which no adverse effects on the public health and welfare are anticipated.

In response, the EPA established both primary and secondary standards for several pollutants (called "criteria" pollutants). Primary standards are designed to protect human health with an adequate margin of safety. Secondary standards are designed to protect property and the public welfare from air pollutants in the atmosphere.

The Federal CAA allows states to adopt ambient air quality standards and other regulations provided they are at least as stringent as federal standards. More stringent California Ambient Air Quality Standards (CAAQS) have been adapted by the California Air Resources Board (ARB) for the six criteria pollutants through the California Clean Air Act of 1988 (CCAA). The CCAA also established California Ambient Air Quality Standards (CAAQS) for additional pollutants, including sulfates, hydrogen sulfide, vinyl chloride and visibility-reducing particles (see Table 1 for NAAQS and CAAQS.).

Areas that do not meet the NAAQS or the CAAQS for a particular pollutant are considered to be “Nonattainment Areas” for that pollutant. In September 1997, the EPA promulgated 8-hour O₃ and 24-hour and annual PM_{2.5} national standards. As a result, this action has initiated a new planning process to monitor and evaluate emission control measures for these pollutants.

The South Coast Air Basin (SCAB) is classified as an Extreme Nonattainment Area for the NAAQS for O₃ for all Averaging Times and a Nonattainment Area for the NAAQS PM_{2.5} for all Averaging times. The SCAB is also designated as a Maintenance Area for the NAAQS for CO and NO₂. The SCAB is also considered a Serious Nonattainment Area for the CAAQS pollutant PM₁₀. The area is considered unclassified or Attainment for all other NAAQS and CAAQS for the other criteria pollutants.

The California ARB is the state regulatory agency with authority to enforce regulations to both achieve and maintain the NAAQS and CAAQS. The ARB is responsible for the development, adoption, and enforcement of the state’s motor vehicle emissions program, as well as the adoption of the CAAQS. The ARB also reviews operations and programs of the local air districts, and requires each air district with jurisdiction over a nonattainment area to develop its own strategy for achieving the NAAQS and CAAQS.

The local air district has the primary responsibility for the development and implementation of rules and regulations designed to attain the NAAQS and CAAQS, as well as the permitting of new or modified sources, development of air quality management plans, and adoption and enforcement of air pollution regulations. The South Coast Air Quality Management District (SCAQMD) is the local agency responsible for the administration and enforcement of air quality regulations for the SCAB.

The SCAQMD and the Southern California Association of Governments (SCAG) are responsible for developing and implementing the clean air plan for attainment and maintenance of the ambient air quality standards in the SCAB. The most recently adopted air quality plan in the SCAB is the 2016 Air Quality Management Plan (AQMP), which was adopted by the Board in March 2017.

Table 1 presents a summary of the ambient air quality standards adopted by the federal and California Clean Air Acts.

TABLE 1
Ambient Air Quality Standards

POLLUTANT	AVERAGE TIME	CALIFORNIA STANDARDS CONCENTRATION	CALIFORNIA STANDARDS METHODS	NATIONAL STANDARDS PRIMARY	NATIONAL STANDARDS SECONDARY	NATIONAL STANDARDS METHOD
Ozone (O ₃)	1 hour	0.09 ppm (180 µg/m ³)	Ultraviolet Photometry			Ultraviolet Photometry
	8 hour	0.070 ppm (137 µg/m ³)		0.070 ppm (137 µg/m ³)	0.070 ppm (137 µg/m ³)	
Carbon Monoxide (CO)	1 Hour	20 ppm (23 mg/m ³)	Non-Dispersive Infrared Photometry (NDIR)	35 ppm (40 µg/m ³)	—	Non-Dispersive Infrared Spectroscopy (NDIR)
	8 Hour	9.0 ppm (10 mg/m ³)		9 ppm (10 µg/m ³)	—	
Nitrogen Dioxide (NO ₂)	Annual	0.030 ppm (56 µg/m ³)	Gas Phase Chemiluminescence	0.053 ppm (100 µg/m ³)	0.053 ppm (100 µg/m ³)	Gas Phase Chemiluminescence
	1 hour	0.18 ppm (338 µg/m ³)		0.100 ppm (188 µg/m ³)	-	

TABLE 1 (cont'd)
Ambient Air Quality Standards

POLLUTANT	AVERAGE TIME	CALIFORNIA STANDARDS CONCENTRATION	CALIFORNIA STANDARDS METHODS	NATIONAL STANDARDS PRIMARY	NATIONAL STANDARDS SECONDARY	NATIONAL STANDARDS METHOD	
Sulfur Dioxide (SO ₂)	24 hours	0.04 ppm (105 µg/m ³)	Ultraviolet Fluorescence	0.14 ppm (for certain areas)		Pararosaniline	
	3 hours	--			0.5 ppm (1300 µg/m ³)		
	1 hour	0.25 ppm (655 µg/m ³)		75 ppb (196 µg/m ³)			
	Annual	-		0.030 ppm (for certain areas)	-		
Respirable Particulate Matter (PM ₁₀)	24 hours	50 µg/m ³	Gravimetric or Beta Attenuation	150 µg/m ³	150 µg/m ³	Inertial Separation and Gravimetric Analysis	
	Annual Arithmetic Mean	20 µg/m ³					
Fine Particulate Matter (PM _{2.5})	Annual Arithmetic Mean	12 µg/m ³	Gravimetric or Beta Attenuation	12.0 µg/m ³	15 µg/m ³	Inertial Separation and Gravimetric Analysis	
	24 hours			35 µg/m ³	35 µg/m ³		
Sulfates	24 hours	25 µg/m ³	Ion Chromatography	No National Standards			
Lead	30-day Average	1.5 µg/m ³	Atomic Absorption			Atomic Absorption	
	Calendar Quarter			1.5 µg/m ³	1.5 µg/m ³		
	3-Month Rolling			0.15 µg/m ³	0.15 µg/m ³		
Hydrogen Sulfide	1 hour	0.03 ppm (42 µg/m ³)	Ultraviolet Fluorescence	No National Standards			
Vinyl Chloride	24 hours	0.010 ppm (26 µg/m ³)	Gas Chromatography	No National Standards			

ppm= parts per million; µg/m³ = micrograms per cubic meter ; mg/m³= milligrams per cubic meter Source: California Air Resources Board, www.arb.ca.gov, 2016

3.0 THRESHOLDS OF SIGNIFICANCE

The SCAQMD has adopted CEQA significance thresholds as of 2015 (SCAQMD 2015), which provide guidance on the requirements for evaluating potential air quality impacts and on thresholds of significance under CEQA. The SCAQMD has identified numerical emission thresholds for significance for construction and operation for a project. The project-level numerical thresholds are summarized in Table 2.

TABLE 2
SCAQMD Significance Thresholds

POLLUTANT	CONSTRUCTION	OPERATION
<i>Criteria Pollutants Mass Daily Thresholds</i>		
NO _x	100 lbs/day	55 lbs/day
ROG (VOC)	75 lbs/day	55 lbs/day
PM ₁₀	150 lbs/day	150 lbs/day

TABLE 2 (cont'd)
SCAQMD Significance Thresholds

POLLUTANT	CONSTRUCTION	OPERATION
PM _{2.5}	55 lbs/day	55 lbs/day
SO _x	150 lbs/day	150 lbs/day
CO	550 lbs/day	550 lbs/day
Lead	3 lbs/day	3 lbs/day
TAC, AHM, and Odor Thresholds		
Toxic Air Contaminants (TACs)	Maximum Incremental Cancer Risk ≥ 10 in 1 million Cancer Burden > 0.5 (in areas ≥ 1 in a million) Chronic and Acute Hazard Index ≥ 1.0 (project increment)	
Odor	Project creates an odor nuisance pursuant to SCAQMD Rule 402	
GHG	10,000 MT/yr CO ₂ eq for industrial facilities	
Ambient Air Quality for Criteria Pollutants		
NO ₂ 1-hour average Annual arithmetic mean	SCAQMD is in attainment; project is significant if it causes or contributes to an exceedance of the following attainment standards 0.18 ppm (state) 0.03 ppm (state) and 0.0534 ppm (federal)	
PM10 24-hour average Annual geometric mean	10.4 µg/m ³ construction & 2.5 µg/m ³ operation 1.0 µg/m ³	
PM2.5 24-hour average	10.4 µg/m ³ construction & 2.5 µg/m ³ operation	
SO ₂ 1-hour average 24-hour average	0.25 ppm (state) & 0.075 ppm (federal – 99 th percentile) 0.04 ppm (state)	
Sulfate 24-hour average	25 µg/m ³ (state)	
CO 1-hour average 8-hour average	SCAQMD is in attainment; project is significant if it causes or contributes to an exceedance of the following attainment standards 20 ppm (state) and 35 ppm (federal) 9.0 ppm (state/federal)	
Lead 30-day average Rolling 3-month average Quarterly average	1.5 µg/m ³ (state) 0.15 µg/m ³ (federal) 1.5 µg/m ³ (federal)	

µg/m³ = microgram per cubic meter; ppm = parts per million; MT = Metric Ton

To further evaluate the potential for significant impacts associated with the project, the SCAQMD's *Final Localized Significance Threshold Methodology* (SCAQMD 2008) can be considered to evaluate whether a project's emissions could cause a localized exceedance of an ambient air quality standard. The Localized Significance Threshold (LST) Methodology provides a look-up table for construction and operational emissions based on the emission rate, location, and distance from receptors, and provides a methodology for air dispersion modeling to evaluate whether a construction or operation could cause an exceedance of an ambient air quality standard. The LST lookup tables (SCAQMD 2009) are applicable only to sources that are five acres or less in site disturbance per day.

The subject site is 2.7 acres in size, the screening air dispersion modeling approach used to assess the significance of localized construction impacts on receptors in the project vicinity using the 5-acre disturbance values in all cases. The LST Methodology only applied to impacts to NO₂, CO, PM_{2.5} and PM10 concentrations.

According to the LST Methodology, the project is in Source Receptor Area, 23 Metropolitan Riverside County. LSTs for the Project are shown in Table 3, based on the disturbance per day and the distance to the nearest receptor.

Based on a review of the site location and aerial maps of the vicinity, the distance to the nearest receptor is estimated to be 25 meters. The LSTs for a 5-acre disturbance per day and 25-meter distance were used to evaluate the potential significance of impacts.

TABLE 3
SCAQMD Localized Significance Thresholds for Construction and Operation, lb/day

PROJECT SITE	AREA OF DISTURBANCE	DISTANCE TO NEAREST RECEPTOR, METERS	POLLUTANT					
			NOX*	CO*	PM10 CONST	PM10 OPERATION	PM2.5 CONST	P2.5 OPERATION
Gas Station & Car Wash	5	25	270	1,577	13	4	8	2

*Construction or Operation - The impacts associated with construction and operation of the project were evaluated for significance based on these significance criteria.

4.0 IMPACTS

The proposed retail Development improvements to be constructed include both construction and operational impacts. Construction impacts include emissions associated with site grading/preparation, utilities installation, construction of a building, and paving. Operational impacts include emissions associated with the project, including traffic, at full build-out. Construction is summarized in Table 4 below.

Table 4
Construction Summary for Project Site – Phase I

AREA DISTURBED	CONSTRUCTION SUMMARY	PARKING SPACES	APPROXIMATE DURATION
3,800 sf	Gast Station	-	4 Months
1,500 sf	Quick Serve Restaurant	-	4 Months
4,450 sf	Car Wash	-	4 Months
-	Parking Lot	48	4 Months

4.1 Construction

Emissions of pollutants such as fugitive dust that are generated during construction are generally highest near the construction site. Emissions from the construction phase of the project were estimated through the use of the CalEEMod Model (ENVIRON 2016). It was assumed that heavy construction equipment would be operating at the site for eight hours per day, five days per week during project construction. In addition, it was assumed that, in accordance with the requirements of the SCAQMD Rule 403, fugitive dust controls would be utilized during construction, including watering of active sites a minimum of three times daily.

For the purpose of estimating emissions from the application of architectural coatings, it was assumed that water-based coatings that would be compliant with SCAQMD Regulations would be used for both exterior and interior surfaces. Within the CalEEMod Model, this assumption was included by assigning all architectural coating a no or low VOC content.

Tables 5 and 6 provide summaries of the emission estimates for construction and operation of all proposed site improvements. These projected emissions assume standard measures are implemented to reduce emissions, as calculated with the CalEEMod Model, and are compared to the regional and localized significance thresholds. The localized significance thresholds are applicable only to on-site emissions and do not consider emissions occurring on roadways during travel to and from the site. Refer to Appendix A for detailed model output files.

Table 5 includes projected emissions for all steps of construction, averaged over the project's projected construction duration. These steps include: Grading Site, Site Preparation, Building Construction, Paving, and Architectural Coatings. Note that projected emissions for all pollutants during construction are below both the SCAQMD's Air Quality Significance Thresholds as well as the Localized Significance Thresholds.

During Construction diesel-fired equipment will be operated and will result in the release of diesel particulate matter which is a listed carcinogen and toxic air contaminant in the State of California. The earthwork phase is the phase of construction in which the majority of diesel-fired equipment will be used. Because this duration is very short it is expected that the release of diesel will not have a negative impact to surrounding receptors.

Construction of the project would be short-term and temporary. Thus the emissions associated with construction would not result in a significant impact on the ambient air quality. Because emissions are less than the significance levels, they would not conflict or obstruct the implementation of the AQMP or applicable portions of the SIP. Project construction would also not result in emission of any odor compounds that would cause a nuisance or significant impact to nearby receptors. The impacts associated with Project construction are therefore not considered significant.

Project construction would also not result in emission of any odor compounds that would cause a nuisance or significant impact to nearby receptors. The impacts associated with Project construction are therefore not considered significant.

Construction of the project would be short-term and temporary, therefore a cumulatively increase in the surrounding emissions associated with the area would not result in a significant impact on the ambient air quality. In addition because emissions are less than the significance levels they do not expose sensitive receptors to substantial pollutant concentrations.

Based on the above project analyst of the construction phase, the project construction phase will not conflict or obstruct the implementation of the AQMP or applicable portions of the SIP.

TABLE 5
Estimated Construction Emissions
Annual LBS/Day (unless otherwise shown)

EMISSION SOURCE	ROG	NOX	CO	SOx	PM10	PM2.5
Significance Criteria	75	-	-	150	-	-
Localized Significance Thresholds	-	270	1577	-	13	8
Project Construction Emissions Phase I						
Retail Development Summer Peak	19.39	9.4	8.0	0.014	0.87	0.63
Retail Development Winter Peak	19.39	9.4	7.99	0.013	0.87	0.63
Significant?	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>

4.2 Operational Impacts

The main operational impacts associated with the Project would be impacts associated with traffic. Minor impacts would be associated with energy use and area sources.

To address whether the Project would result in emissions that would violate any air quality standard or contribute substantially to an existing or proposed air quality violation, the emissions associated with Project-generated traffic and area sources were compared with the SCAQMD's quantitative significance criteria. Default trip generation rates in the CalEEMod Model were modified based on the traffic study and the trip rate distance was modified to show more accurate distances traveled to estimate emissions from

vehicles traveling to and from the project development. The CalEEMod Model contains emission factors from the EMFAC2014 model, which is the latest version of the Caltrans emission factor model for on-road traffic. Project-related traffic was assumed to be comprised of a mixture of vehicles in accordance with the CalEEMod Model default outputs for traffic. This assumption includes light duty autos and light duty trucks (i.e., small trucks, SUVs, and vans) as well as medium- and heavy-duty vehicles that may be traveling to the facility to make deliveries. For conservative purposes, emission factors representing the vehicle mix for 2020 were used to estimate emissions as 2020 is the first year of full operation; based on the results of the EMFAC2014 model for subsequent years, emissions would decrease on an annual basis from 2020 onward due to phase-out of higher polluting vehicles and implementation of more stringent emission standards that are taken into account in the EMFAC2014 model. Emissions associated with area sources (energy use and landscaping activities) were estimated using the default assumptions in the CalEEMod Model.

Table 6 below presents the results of the CalEEMod emission calculations in lbs/day for operations, as an annual average considering the project's design features, along with a comparison with the SCAQMD Air Quality Significance Thresholds for Operations. The calculation assumed that the project would be constructed to current Title 24 buildings standards, and would use low-flow plumbing fixtures.

The gas station will operations will follow and be in compliance with SCAQMD Rule 461, including compliance with applicable SCAQMD Rules, including, but not limited to, Rule 201 – Permit to Construct, Rule 203 – Permit to Operate, and Rule 1401 – New Source Review of Toxic Air Containments.

TABLE 6
Estimated Operational Emissions, LBS/Day (unless otherwise shown)

EMISSION SOURCE	ROG	NOx	CO	SO _X	PM10	PM2.5
Significance Criteria, Operations	75	-	-	150	-	-
Localized Significance thresholds	-	270	2075	-	4	3
Project Construction Emissions Phase I						
Retail Development Summer Peak	31.3*	65.3	68.4	0.11	2.2	0.86
Retail Development Winter Peak	30.3*	63.8	79.6	0.11	2.2	0.87
Significant?	No	No	No	No	No	No

*Operation – The ROG calculation includes the gasoline vapor that may escape the vapor recovery system of the gasoline pump. Throughput is estimate at 416,667 gallons per month. The vapor escape factor ratio is estimate at 0.9 per 1000 gallons per day.

Based on the estimates of the emissions associated with project operations, the emissions are below the significance criteria. In addition because the emissions are less than the significance levels, they would not conflict or obstruct the implementation of the AQMP or applicable portions of the SIP. It should be noted that the emissions from vehicles are projected to decrease with time due to phase-out of older, more polluting vehicles and increasingly stringent emissions standards.

Projects involving traffic impacts may result in the formation of locally high concentrations of CO, known as CO “hot spots.” It is not anticipated that the project would have a significant impact on traffic in the area, and no intersections would degrade to unacceptable levels. The intersections in the project area would therefore operate at an acceptable LOS and would not experience CO “hot spots” because traffic congestion would not result. This has been confirmed in the traffic study for this project and development.

The gas station operations will follow and be in compliance with SCAQMD Rule 461, including compliance with applicable SCAQMD Rules, including, but not limited to, Rule 201 – Permit to Construct, Rule 203 – Permit to Operate, and Rule 1401 – New Source Review of Toxic Air Containments.

In reviewing the project data, location and area a cumulatively increase in the surrounding emissions

associated with the area would not result in a significant impact on the ambient air quality. In addition because emissions are less than the significance levels they do not expose sensitive receptors to substantial pollutant concentrations.

Based on the above project analyst of the operational phase, the project will not conflict or obstruct the implementation of the AQMP or applicable portions of the SIP.

4.3 Odors

During construction, diesel equipment operating at the site may generate some nuisance odors; however, due to the distance of sensitive receptors to the project site and the temporary nature of construction, odors associated with project construction would not be significant.

Land uses associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting activities, refineries, landfills, dairies, and fiberglass molding operations. These land uses are not proposed for the retail project in Woodcrest, CA. Odor impacts would not be significant.

4.4 Project's Contribution to Criteria Pollutants

Pursuant to the Sierra Club v. Friant Ranch Supreme Court Ruling (Case No. S219783, December 24, 2018), which found on page 6 of the ruling that EIRs need to “makes a reasonable effort to substantively connect a project’s air quality impacts to likely health consequences.” Also, on page 24 of the ruling it states “The Court of Appeal identified several ways in which the EIR could have framed the analysis so as to adequately inform the public and decision makers of possible adverse health effects. The County could have, for example, identified the Project’s impact on the days of nonattainment per year.”

The Air Basin has been designated by EPA for the national standards as a non-attainment area for O₃, PM2.5, and partial non-attainment for lead. In addition, PM10 has been designated by the State as non-attainment. It should be noted that VOC and NOx are O₃ precursors, as such they have been considered as non-attainment pollutants. According to the Final 2016 Air Quality Management Plan, prepared by SCAQMD, March 2017, in 2016 the total emissions of: VOC was 500 tons per year; NOx was 522 tons per year; SOx was 18 tons per year; and PM2.5 was 66 tons per year. The project contribution to each criteria pollutant in the South Coast Air Basin is shown below.

Table7
Project's Contribution to Criteria Pollutants in the South Coast Air Basin

Emissions Source	Maximum Daily Emissions (pounds/day)					
	VOC	NOx	CO	SOx	PM10	PM2.5
Project Emissions ¹	31.3	65.8	79.6	0.11	2.2	0.87
Total Emissions in Air Basin ²	1,000,000	1,044,000	4,246,000	36,000	132,000	132,000
Project's Percent of Air Emissions	0.00313%	0.0063%	0.0018%	0.000306%	0.0016%	0.0065%

Notes:

1 From the project's total operational emissions.

2 Since the Final 2016 AQMP did not provide the total PM10 annual emissions in the Air Basin, the PM2.5 emissions, which is a subset of PM10 was utilized instead.

Source: SCAQMD, 2017.

As shown above, the project would increase criteria pollutant emissions by as much as 0.0063 percent for PM10 in the South Coast Air Basin. Due to these nominal increases in the Basin-wide criteria pollutant emissions, no increases in days of non-attainment are anticipated to occur from operation of the proposed project. As such, operation of the project is not anticipated to result in a quantitative increase in premature deaths, asthma in children, days children will miss school, asthma-related emergency room visits, or an

increase in acute bronchitis among children due to the criteria pollutants created by the proposed project. Impacts would be less than significant.

4.5 Health Risk for Gas Station Operations

CalEEMod quantifies mobile source emissions (e.g., trip visits by patrons) associated with operating a gasoline service station, CalEEMod does not quantify the operational stationary source emissions from the storage tanks and fueling equipment.

Sensitive receptors are people that have an increased sensitivity to air pollution or environmental contaminants. Sensitive receptors include schools, daycare centers, nursing homes, elderly care facilities, hospitals, and residential dwelling units. The Proposed Project has the potential to expose nearby residents located within 25 meters of the Proposed Project to toxic air contaminants, such as benzene, which is a known carcinogen. The potential health impacts to sensitive receptors from the exposures to benzene during the operation of the Proposed Project have been reviewed and based on the SCAQM health risk tool the Gas Station throughput of Gasoline at 416,667 gallons per month or 5.0 million gallons per year will not have a significant impact to the sensitivity receptors in this area.

5.0 GREENHOUSE GAS EVALUATION

According to the California Natural Resources Agency, “due to the global nature of GHG emissions and their potential effects, GHG emissions will typically be addressed in a cumulative impacts analysis.” According to Appendix G of the CEQA Guidelines, the following criteria may be considered to establish the significance of GHG emissions:

Would the project:

- Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

As discussed in Section 15064.4 of the CEQA Guidelines, the determination of the significance of greenhouse gas emissions calls for a careful judgment by the lead agency, consistent with the provisions in Section 15064. Section 15064.4 further provides that a lead agency should make a good-faith effort, based to the extent possible on scientific and factual data, to describe, calculate or estimate the amount of GHG emissions resulting from a project. A lead agency shall have discretion to determine, in the context of a particular project, whether to:

- Use a model or methodology to quantify greenhouse gas emissions resulting from a project, and which model or methodology to use. The lead agency has discretion to select the model or methodology it considers most appropriate provided it supports its decision with substantial evidence. The lead agency should explain the limitations of the particular model or methodology selected for use; and/or
- Rely on a qualitative analysis or performance based standards.

Section 15064.4 also advises a lead agency to consider the following factors, among others, when assessing the significance of impacts from greenhouse gas emissions on the environment:

1. The extent to which the project may increase or reduce greenhouse gas emissions as compared to the existing environmental setting;
2. Whether the project emissions exceed a threshold of significance that the lead agency determines applies to the project; and

3. The extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of greenhouse gas emissions.

On December 5, 2008, the SCAQMD Governing Board adopted the staff proposal for an interim GHG significance threshold for projects where the SCAQMD is lead agency. On September 28, 2010, the SCAQMD has recommended a threshold of a 3,000 CO₂e (carbon dioxide equivalent) as a Tier 3 threshold for all residential and commercial land uses under CEQA. For the purpose of this evaluation, a threshold of 3,000 CO₂e is used to assess significance of greenhouse gas emissions.

The proposed project would generate an estimated total of 73.4 metric tons of CO₂e emissions during construction. The SCAQMD recommends amortizing construction emissions over a period of 30 years to estimate the contribution of construction emissions to operational emissions over the project lifetime. Amortized over 30 years, the construction of the project will generate approximately 2.44 metric tons of CO₂e on an annualized basis.

Based on the results of the CalEEMod Model, the project would generate a total of 968 metric tons of CO₂e emissions annually from operations. By adding the amortized construction emissions results with the operational annual CO₂e emissions the project will produce 970.44 metric tons over a 30 year period. This cumulative level is below the SCAQMD's recommended Tier 3 threshold of 3,000 metric tons of CO₂e emissions for residential and commercial land uses. Therefore the proposed project is not expected to have a significant cumulative impact on greenhouse gas emissions.

6.0 CONCLUSIONS

The air quality and GHG analysis for the proposed project in Woodcrest, CA evaluated emissions associated with both the construction and operation of the project. Emissions associated with construction and operation were compared with significance thresholds developed by the SCAQMD, which provide a conservative means of evaluating whether project emissions would cause a significant impact on the ambient air quality or whether further evaluation is warranted. Emissions associated with construction and operation are below the significance thresholds for all phases and pollutants. Thus the emissions associated with construction and operation of the project would not result in a significant impact.

7.0 REFERENCES

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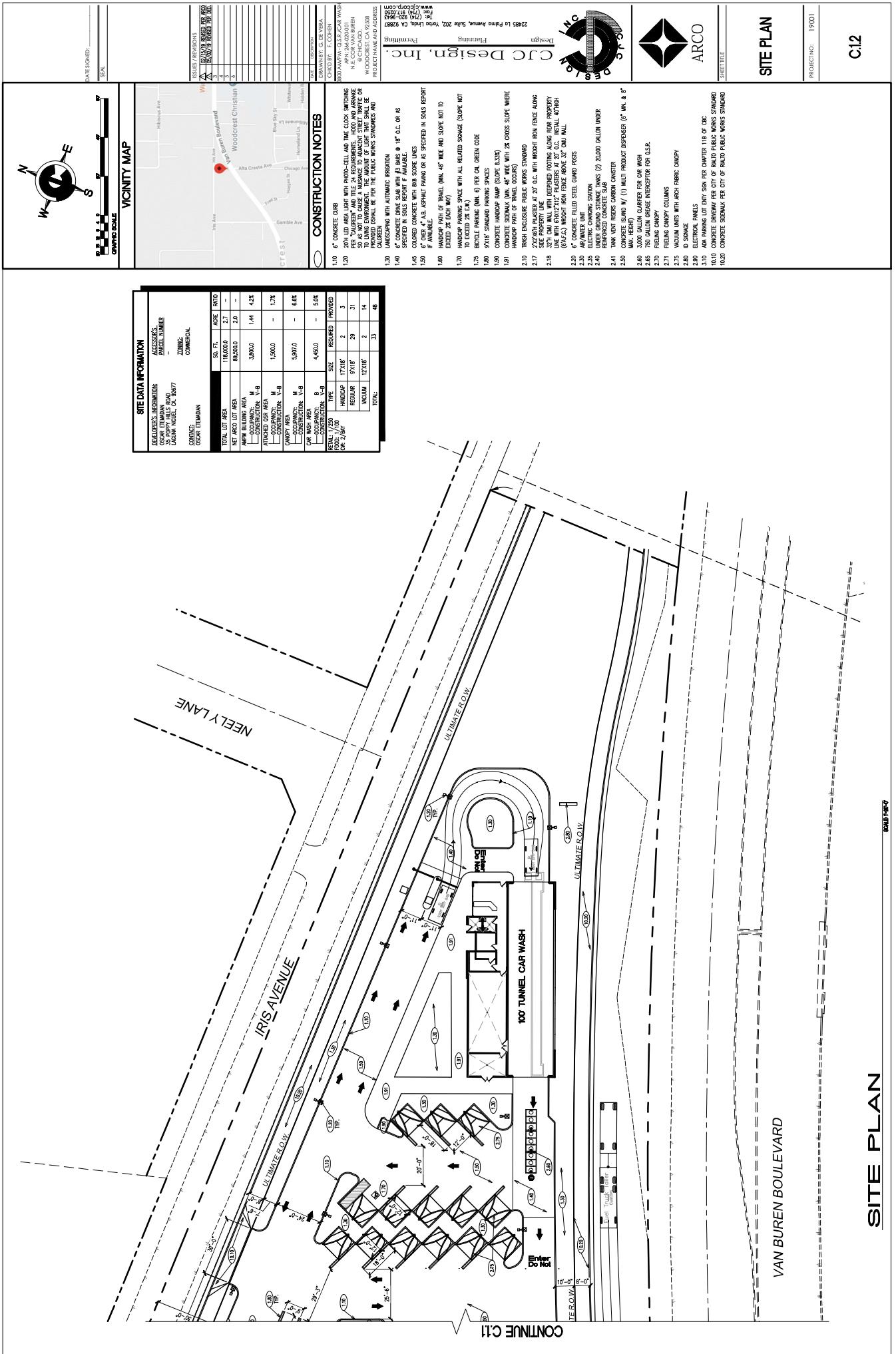
We appreciate the opportunity to assist you with this project. If you have any questions, or if we may be of further assistance, please do not hesitate to contact our office at (909) 980-6455.

Respectfully submitted,

SALEM Engineering Group, Inc.



Roy Arnold, PE
Project Engineer



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Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Annual

Gas Station and Car Wash Woodcrest

South Coast AQMD Air District, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Convenience Market With Gas Pumps	3.80	1000sqft	0.09	3,800.00	0
High Turnover (Sit Down Restaurant)	1.50	1000sqft	0.03	1,500.00	0
Fast Food Restaurant with Drive Thru	4.45	1000sqft	0.10	4,450.00	0
Parking Lot	48.00	Space	0.43	19,200.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	10			Operational Year	2020
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

Vehicle Trips - Trip rate and distance update to reflect distance traveled

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation -

Area Mitigation -

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Table Name	Column Name	Default Value	New Value
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblVehicleTrips	CC_TL	8.40	3.00
tblVehicleTrips	CC_TL	8.40	3.00
tblVehicleTrips	CC_TL	8.40	3.00
tblVehicleTrips	CNW_TL	6.90	2.00
tblVehicleTrips	CNW_TL	6.90	3.00
tblVehicleTrips	CNW_TL	6.90	3.00
tblVehicleTrips	CW_TL	16.60	5.00
tblVehicleTrips	CW_TL	16.60	5.00
tblVehicleTrips	CW_TL	16.60	5.00
tblVehicleTrips	ST_TR	1,448.33	845.60
tblVehicleTrips	ST_TR	722.03	496.12
tblVehicleTrips	SU_TR	1,182.08	845.60
tblVehicleTrips	SU_TR	542.72	496.12

2.0 Emissions Summary

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Annual

2.1 Overall Construction**Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr												MT/yr			
2020	0.1036	0.5455	0.4731	8.2000e-004	0.0104	0.0306	0.0410	2.9700e-003	0.0282	0.0312	0.0000	72.8752	72.8752	0.0188	0.0000	73.3462
Maximum	0.1036	0.5455	0.4731	8.2000e-004	0.0104	0.0306	0.0410	2.9700e-003	0.0282	0.0312	0.0000	72.8752	72.8752	0.0188	0.0000	73.3462

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr												MT/yr			
2020	0.1036	0.5455	0.4731	8.2000e-004	9.7900e-003	0.0306	0.0403	2.7000e-003	0.0282	0.0309	0.0000	72.8751	72.8751	0.0188	0.0000	73.3461
Maximum	0.1036	0.5455	0.4731	8.2000e-004	9.7900e-003	0.0306	0.0403	2.7000e-003	0.0282	0.0309	0.0000	72.8751	72.8751	0.0188	0.0000	73.3461

	ROG	NOx	CO	SO2	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	5.96	0.00	1.51	9.09	0.00	0.87	0.00	0.00	0.00	0.00	0.00	0.00

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Annual

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	1-1-2020	3-31-2020	0.3273	0.3273
2	4-1-2020	6-30-2020	0.3175	0.3175
		Highest	0.3273	0.3273

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	0.0413	1.0000e-005	7.4000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	1.4300e-003	1.4300e-003	0.0000	0.0000	1.5300e-003		
Energy	8.8200e-003	0.0802	0.0673	4.8000e-004		6.0900e-003	6.0900e-003		6.0900e-003	6.0900e-003	0.0000	194.7169	194.7169	6.1100e-003	2.5200e-003	195.6199	
Mobile	1.1444	4.7559	6.6748	0.0128	0.6420	0.0144	0.6563	0.1721	0.0134	0.1855	0.0000	1,185.6181	1,185.6181	0.1147	0.0000	1,188.4847	
Waste						0.0000	0.0000		0.0000	0.0000	16.3469	0.0000	16.3469	0.9661	0.0000	40.4987	
Water						0.0000	0.0000		0.0000	0.0000	0.6623	9.6793	10.3416	0.0684	1.6900e-003	12.5554	
Total	1.1946	4.8361	6.7429	0.0132	0.6420	0.0204	0.6624	0.1721	0.0195	0.1916	17.0091	1,390.0157	1,407.0249	1.1553	4.2100e-003	1,437.1602	

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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	0.0413	1.0000e-005	7.4000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.4300e-003	1.4300e-003	0.0000	0.0000	1.5300e-003	
Energy	8.8200e-003	0.0802	0.0673	4.8000e-004		6.0900e-003	6.0900e-003		6.0900e-003	6.0900e-003	0.0000	194.7169	194.7169	6.1100e-003	2.5200e-003	195.6199	
Mobile	1.0936	4.3593	5.3950	7.6800e-003	0.2135	9.2700e-003	0.2227	0.0572	8.6300e-003	0.0658	0.0000	717.6698	717.6698	0.0943	0.0000	720.0265	
Waste						0.0000	0.0000		0.0000	0.0000	16.3469	0.0000	16.3469	0.9661	0.0000	40.4987	
Water						0.0000	0.0000		0.0000	0.0000	0.6623	9.6793	10.3416	0.0684	1.6900e-003	12.5554	
Total	1.1437	4.4395	5.4630	8.1600e-003	0.2135	0.0154	0.2288	0.0572	0.0147	0.0719	17.0091	922.0675	939.0766	1.1349	4.2100e-003	968.7020	

	ROG	NOx	CO	SO2	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	4.26	8.20	18.98	38.37	66.75	24.85	65.46	66.75	24.51	62.45	0.00	33.66	33.26	1.77	0.00	32.60

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	Demolition	Demolition	1/1/2020	1/14/2020	5	10	
2	Site Preparation	Site Preparation	1/15/2020	1/15/2020	5	1	
3	Grading	Grading	1/16/2020	1/17/2020	5	2	
4	Building Construction	Building Construction	1/18/2020	6/5/2020	5	100	
5	Paving	Paving	6/6/2020	6/12/2020	5	5	
6	Architectural Coating	Architectural Coating	6/13/2020	6/19/2020	5	5	

Acres of Grading (Site Preparation Phase): 0.5

Acres of Grading (Grading Phase): 0

Acres of Paving: 0.43

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 14,625; Non-Residential Outdoor: 4,875; Striped Parking Area: 1,152 (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
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	12.00	5.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	2.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Annual

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Demolition - 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	4.3400e-003	0.0394	0.0381	6.0000e-005		2.3400e-003	2.3400e-003		2.2300e-003	2.2300e-003	0.0000	5.2038	5.2038	9.8000e-004	0.0000	5.2284	
Total	4.3400e-003	0.0394	0.0381	6.0000e-005		2.3400e-003	2.3400e-003		2.2300e-003	2.2300e-003	0.0000	5.2038	5.2038	9.8000e-004	0.0000	5.2284	

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Annual

3.2 Demolition - 2020**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Worker	2.2000e-004	1.7000e-004	1.8900e-003	1.0000e-005	5.5000e-004	0.0000	5.5000e-004	1.5000e-004	0.0000	1.5000e-004	0.0000	0.4938	0.4938	1.0000e-005	0.0000	0.4942	
Total	2.2000e-004	1.7000e-004	1.8900e-003	1.0000e-005	5.5000e-004	0.0000	5.5000e-004	1.5000e-004	0.0000	1.5000e-004	0.0000	0.4938	0.4938	1.0000e-005	0.0000	0.4942	

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	4.3400e-003	0.0394	0.0381	6.0000e-005		2.3400e-003	2.3400e-003		2.2300e-003	2.2300e-003	0.0000	5.2038	5.2038	9.8000e-004	0.0000	5.2284	
Total	4.3400e-003	0.0394	0.0381	6.0000e-005		2.3400e-003	2.3400e-003		2.2300e-003	2.2300e-003	0.0000	5.2038	5.2038	9.8000e-004	0.0000	5.2284	

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Annual

3.2 Demolition - 2020**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Worker	2.2000e-004	1.7000e-004	1.8900e-003	1.0000e-005	5.5000e-004	0.0000	5.5000e-004	1.5000e-004	0.0000	1.5000e-004	0.0000	0.4938	0.4938	1.0000e-005	0.0000	0.4942	
Total	2.2000e-004	1.7000e-004	1.8900e-003	1.0000e-005	5.5000e-004	0.0000	5.5000e-004	1.5000e-004	0.0000	1.5000e-004	0.0000	0.4938	0.4938	1.0000e-005	0.0000	0.4942	

3.3 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					2.7000e-004	0.0000	2.7000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.4000e-004	4.2200e-003	2.0500e-003	0.0000	2.7000e-004	1.7000e-004	1.7000e-004	1.5000e-004	1.5000e-004	0.0000	0.4280	0.4280	1.4000e-004	0.0000	0.4314	
Total	3.4000e-004	4.2200e-003	2.0500e-003	0.0000	2.7000e-004	1.7000e-004	4.4000e-004	3.0000e-005	1.5000e-004	1.8000e-004	0.0000	0.4280	0.4280	1.4000e-004	0.0000	0.4314

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3.3 Site Preparation - 2020**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Worker	1.0000e-005	1.0000e-005	9.0000e-005	0.0000	3.0000e-005	0.0000	3.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0247	0.0247	0.0000	0.0000	0.0247	
Total	1.0000e-005	1.0000e-005	9.0000e-005	0.0000	3.0000e-005	0.0000	3.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0247	0.0247	0.0000	0.0000	0.0247	

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					1.0000e-004	0.0000	1.0000e-004	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Off-Road	3.4000e-004	4.2200e-003	2.0500e-003	0.0000		1.7000e-004	1.7000e-004		1.5000e-004	1.5000e-004	0.0000	0.4280	0.4280	1.4000e-004	0.0000	0.4314	
Total	3.4000e-004	4.2200e-003	2.0500e-003	0.0000	1.0000e-004	1.7000e-004	2.7000e-004	1.0000e-005	1.5000e-004	1.6000e-004	0.0000	0.4280	0.4280	1.4000e-004	0.0000	0.4314	

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Annual

3.3 Site Preparation - 2020**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Worker	1.0000e-005	1.0000e-005	9.0000e-005	0.0000	3.0000e-005	0.0000	3.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0247	0.0247	0.0000	0.0000	0.0247	
Total	1.0000e-005	1.0000e-005	9.0000e-005	0.0000	3.0000e-005	0.0000	3.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0247	0.0247	0.0000	0.0000	0.0247	

3.4 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					7.5000e-004	0.0000	7.5000e-004	4.1000e-004	0.0000	4.1000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	8.7000e-004	7.8700e-003	7.6200e-003	1.0000e-005	4.7000e-004	4.7000e-004	4.7000e-004	4.5000e-004	4.5000e-004	0.0000	1.0408	1.0408	2.0000e-004	0.0000	1.0457	
Total	8.7000e-004	7.8700e-003	7.6200e-003	1.0000e-005	7.5000e-004	4.7000e-004	1.2200e-003	4.1000e-004	4.5000e-004	8.6000e-004	0.0000	1.0408	1.0408	2.0000e-004	0.0000	1.0457

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Annual

3.4 Grading - 2020**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr										MT/yr						
Hauling	0.0000	0.0000	0.0000	0.0000	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-005	3.0000e-005	3.8000e-004	0.0000	1.1000e-004	0.0000	1.1000e-004	3.0000e-005	0.0000	3.0000e-005	0.0988	0.0988	0.0000	0.0000	0.0000	0.0988	
Total	4.0000e-005	3.0000e-005	3.8000e-004	0.0000	1.1000e-004	0.0000	1.1000e-004	3.0000e-005	0.0000	3.0000e-005	0.0988	0.0988	0.0000	0.0000	0.0000	0.0988	

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr										MT/yr						
Fugitive Dust					2.9000e-004	0.0000	2.9000e-004	1.6000e-004	0.0000	1.6000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Off-Road	8.7000e-004	7.8700e-003	7.6200e-003	1.0000e-005	2.9000e-004	4.7000e-004	4.7000e-004	4.5000e-004	4.5000e-004	0.0000	1.0408	1.0408	2.0000e-004	0.0000	1.0457		
Total	8.7000e-004	7.8700e-003	7.6200e-003	1.0000e-005	2.9000e-004	4.7000e-004	7.6000e-004	1.6000e-004	4.5000e-004	6.1000e-004	0.0000	1.0408	1.0408	2.0000e-004	0.0000	1.0457	

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Annual

3.4 Grading - 2020**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	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-005	3.0000e-005	3.8000e-004	0.0000	1.1000e-004	0.0000	1.1000e-004	3.0000e-005	0.0000	3.0000e-005	0.0988	0.0988	0.0000	0.0000	0.0000	0.0988
Total	4.0000e-005	3.0000e-005	3.8000e-004	0.0000	1.1000e-004	0.0000	1.1000e-004	3.0000e-005	0.0000	3.0000e-005	0.0988	0.0988	0.0000	0.0000	0.0000	0.0988

3.5 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	0.0431	0.4426	0.3694	5.7000e-004		0.0261	0.0261		0.0240	0.0240	0.0000	50.0302	50.0302	0.0162	0.0000	50.4348
Total	0.0431	0.4426	0.3694	5.7000e-004		0.0261	0.0261		0.0240	0.0240	0.0000	50.0302	50.0302	0.0162	0.0000	50.4348

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Annual

3.5 Building Construction - 2020**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	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	8.4000e-004	0.0267	6.6100e-003	6.0000e-005	1.5800e-005	1.3000e-004	1.7100e-003	4.5000e-004	1.3000e-004	5.8000e-004	0.0000	6.1488	6.1488	4.0000e-004	0.0000	6.1589	
Worker	2.6800e-003	2.0500e-003	0.0227	7.0000e-005	6.5800e-003	5.0000e-005	6.6300e-003	1.7500e-003	5.0000e-005	1.8000e-003	0.0000	5.9260	5.9260	1.7000e-004	0.0000	5.9303	
Total	3.5200e-003	0.0287	0.0293	1.3000e-004	8.1600e-003	1.8000e-004	8.3400e-003	2.2000e-003	1.8000e-004	2.3800e-003	0.0000	12.0748	12.0748	5.7000e-004	0.0000	12.0891	

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	0.0431	0.4426	0.3694	5.7000e-004		0.0261	0.0261		0.0240	0.0240	0.0000	50.0302	50.0302	0.0162	0.0000	50.4347	
Total	0.0431	0.4426	0.3694	5.7000e-004		0.0261	0.0261		0.0240	0.0240	0.0000	50.0302	50.0302	0.0162	0.0000	50.4347	

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Annual

3.5 Building Construction - 2020**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	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	8.4000e-004	0.0267	6.6100e-003	6.0000e-005	1.5800e-005	1.3000e-004	1.7100e-003	4.5000e-004	1.3000e-004	5.8000e-004	0.0000	6.1488	6.1488	4.0000e-004	0.0000	6.1589	
Worker	2.6800e-003	2.0500e-003	0.0227	7.0000e-005	6.5800e-003	5.0000e-005	6.6300e-003	1.7500e-003	5.0000e-005	1.8000e-003	0.0000	5.9260	5.9260	1.7000e-004	0.0000	5.9303	
Total	3.5200e-003	0.0287	0.0293	1.3000e-004	8.1600e-003	1.8000e-004	8.3400e-003	2.2000e-003	1.8000e-004	2.3800e-003	0.0000	12.0748	12.0748	5.7000e-004	0.0000	12.0891	

3.6 Paving - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	1.9300e-003	0.0181	0.0178	3.0000e-005		9.9000e-004	9.9000e-004		9.2000e-004	9.2000e-004	0.0000	2.3482	2.3482	6.8000e-004	0.0000	2.3653
Paving	5.6000e-004					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	2.4900e-003	0.0181	0.0178	3.0000e-005		9.9000e-004	9.9000e-004		9.2000e-004	9.2000e-004	0.0000	2.3482	2.3482	6.8000e-004	0.0000	2.3653

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Annual

3.6 Paving - 2020**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.0000e-004	1.5000e-004	1.7000e-003	0.0000	4.9000e-004	0.0000	5.0000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.4445	0.4445	1.0000e-005	0.0000	0.4448
Total	2.0000e-004	1.5000e-004	1.7000e-003	0.0000	4.9000e-004	0.0000	5.0000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.4445	0.4445	1.0000e-005	0.0000	0.4448

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	1.9300e-003	0.0181	0.0178	3.0000e-005		9.9000e-004	9.9000e-004		9.2000e-004	9.2000e-004	0.0000	2.3482	2.3482	6.8000e-004	0.0000	2.3653
Paving	5.6000e-004					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	2.4900e-003	0.0181	0.0178	3.0000e-005		9.9000e-004	9.9000e-004		9.2000e-004	9.2000e-004	0.0000	2.3482	2.3482	6.8000e-004	0.0000	2.3653

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Annual

3.6 Paving - 2020**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.0000e-004	1.5000e-004	1.7000e-003	0.0000	4.9000e-004	0.0000	5.0000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.4445	0.4445	1.0000e-005	0.0000	0.4448
Total	2.0000e-004	1.5000e-004	1.7000e-003	0.0000	4.9000e-004	0.0000	5.0000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.4445	0.4445	1.0000e-005	0.0000	0.4448

3.7 Architectural Coating - 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					
Archit. Coating	0.0479						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	6.1000e-004	4.2100e-003	4.5800e-003	1.0000e-005		2.8000e-004	2.8000e-004		2.8000e-004	2.8000e-004	0.0000	0.6383	0.6383	5.0000e-005	0.0000	0.6396
Total	0.0485	4.2100e-003	4.5800e-003	1.0000e-005		2.8000e-004	2.8000e-004		2.8000e-004	2.8000e-004	0.0000	0.6383	0.6383	5.0000e-005	0.0000	0.6396

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Annual

3.7 Architectural Coating - 2020**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Worker	2.0000e-005	2.0000e-005	1.9000e-004	0.0000	5.0000e-005	0.0000	6.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0494	0.0494	0.0000	0.0000	0.0494	
Total	2.0000e-005	2.0000e-005	1.9000e-004	0.0000	5.0000e-005	0.0000	6.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0494	0.0494	0.0000	0.0000	0.0494	

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	0.0479						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Off-Road	6.1000e-004	4.2100e-003	4.5800e-003	1.0000e-005		2.8000e-004	2.8000e-004		2.8000e-004	2.8000e-004	0.0000	0.6383	0.6383	5.0000e-005	0.0000	0.6396	
Total	0.0485	4.2100e-003	4.5800e-003	1.0000e-005		2.8000e-004	2.8000e-004		2.8000e-004	2.8000e-004	0.0000	0.6383	0.6383	5.0000e-005	0.0000	0.6396	

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Annual

3.7 Architectural Coating - 2020**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Worker	2.0000e-005	2.0000e-005	1.9000e-004	0.0000	5.0000e-005	0.0000	6.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0494	0.0494	0.0000	0.0000	0.0494	
Total	2.0000e-005	2.0000e-005	1.9000e-004	0.0000	5.0000e-005	0.0000	6.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0494	0.0494	0.0000	0.0000	0.0494	

4.0 Operational Detail - Mobile**4.1 Mitigation Measures Mobile**

Increase Density

Increase Diversity

Improve Walkability Design

Improve Destination Accessibility

Improve Pedestrian Network

Provide Traffic Calming Measures

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Annual

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Mitigated	1.0936	4.3593	5.3950	7.6800e-003	0.2135	9.2700e-003	0.2227	0.0572	8.6300e-003	0.0658	0.0000	717.6698	717.6698	0.0943	0.0000	720.0265	
Unmitigated	1.1444	4.7559	6.6748	0.0128	0.6420	0.0144	0.6563	0.1721	0.0134	0.1855	0.0000	1,185.618 1	1,185.618 1	0.1147	0.0000	1,188.484 7	

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated		Mitigated	
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT	Annual VMT	Annual VMT
Convenience Market With Gas Pumps	3,213.28	3,213.28	3213.28	712,313		236,844	
Fast Food Restaurant with Drive Thru	2,207.73	2,207.73	2207.73	878,006		291,937	
High Turnover (Sit Down Restaurant)	190.73	237.56	197.76	99,266		33,006	
Parking Lot	0.00	0.00	0.00				
Total	5,611.74	5,658.57	5,618.77	1,689,585		561,787	

4.3 Trip Type Information

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	5.00	3.00	2.00	0.80	80.20	19.00	14	21	65
Fast Food Restaurant with Drive	5.00	3.00	3.00	2.20	78.80	19.00	29	21	50
High Turnover (Sit Down)	5.00	3.00	3.00	8.50	72.50	19.00	37	20	43
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Annual

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Convenience Market With Gas Pumps	0.547828	0.043645	0.199892	0.122290	0.016774	0.005862	0.020637	0.032653	0.002037	0.001944	0.004777	0.000705	0.000956
Fast Food Restaurant with Drive Thru	0.547828	0.043645	0.199892	0.122290	0.016774	0.005862	0.020637	0.032653	0.002037	0.001944	0.004777	0.000705	0.000956
High Turnover (Sit Down Restaurant)	0.547828	0.043645	0.199892	0.122290	0.016774	0.005862	0.020637	0.032653	0.002037	0.001944	0.004777	0.000705	0.000956
Parking Lot	0.547828	0.043645	0.199892	0.122290	0.016774	0.005862	0.020637	0.032653	0.002037	0.001944	0.004777	0.000705	0.000956

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	107.4455	107.4455	4.4400e-003	9.2000e-004	107.8299	
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	107.4455	107.4455	4.4400e-003	9.2000e-004	107.8299	
NaturalGas Mitigated	8.8200e-003	0.0802	0.0673	4.8000e-004		6.0900e-003	6.0900e-003		6.0900e-003	6.0900e-003	0.0000	87.2714	87.2714	1.6700e-003	1.6000e-003	87.7900	
NaturalGas Unmitigated	8.8200e-003	0.0802	0.0673	4.8000e-004		6.0900e-003	6.0900e-003		6.0900e-003	6.0900e-003	0.0000	87.2714	87.2714	1.6700e-003	1.6000e-003	87.7900	

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Annual

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					
Convenience Market With Gas Pumps	8436	5.0000e-005	4.1000e-004	3.5000e-004	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005	0.0000	0.4502	0.4502	1.0000e-005	1.0000e-005	0.4529	
Fast Food Restaurant with Drive Thru	1.21681e+006	6.5600e-003	0.0597	0.0501	3.6000e-004		4.5300e-003	4.5300e-003		4.5300e-003	4.5300e-003	0.0000	64.9335	64.9335	1.2400e-003	1.1900e-003	65.3194	
High Turnover (Sit Down Restaurant)	410160	2.2100e-003	0.0201	0.0169	1.2000e-004		1.5300e-003	1.5300e-003		1.5300e-003	1.5300e-003	0.0000	21.8877	21.8877	4.2000e-004	4.0000e-004	22.0178	
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		8.8200e-003	0.0802	0.0673	4.8000e-004		6.0900e-003	6.0900e-003		6.0900e-003	6.0900e-003	0.0000	87.2714	87.2714	1.6700e-003	1.6000e-003	87.7900	

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Annual

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					
Convenience Market With Gas Pumps	8436	5.0000e-005	4.1000e-004	3.5000e-004	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005	0.0000	0.4502	0.4502	1.0000e-005	1.0000e-005	0.4529	
Fast Food Restaurant with Drive Thru	1.21681e+006	6.5600e-003	0.0597	0.0501	3.6000e-004		4.5300e-003	4.5300e-003		4.5300e-003	4.5300e-003	0.0000	64.9335	64.9335	1.2400e-003	1.1900e-003	65.3194	
High Turnover (Sit Down Restaurant)	410160	2.2100e-003	0.0201	0.0169	1.2000e-004		1.5300e-003	1.5300e-003		1.5300e-003	1.5300e-003	0.0000	21.8877	21.8877	4.2000e-004	4.0000e-004	22.0178	
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		8.8200e-003	0.0802	0.0673	4.8000e-004		6.0900e-003	6.0900e-003		6.0900e-003	6.0900e-003	0.0000	87.2714	87.2714	1.6700e-003	1.6000e-003	87.7900	

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Annual

5.3 Energy by Land Use - Electricity**Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Convenience Market With Gas Pumps	47994	15.2919	6.3000e-004	1.3000e-004	15.3466
Fast Food Restaurant with Drive Thru	211286	67.3203	2.7800e-003	5.8000e-004	67.5611
High Turnover (Sit Down Restaurant)	71220	22.6922	9.4000e-004	1.9000e-004	22.7734
Parking Lot	6720	2.1411	9.0000e-005	2.0000e-005	2.1488
Total		107.4455	4.4400e-003	9.2000e-004	107.8299

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Annual

5.3 Energy by Land Use - Electricity**Mitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Convenience Market With Gas Pumps	47994	15.2919	6.3000e-004	1.3000e-004	15.3466
Fast Food Restaurant with Drive Thru	211286	67.3203	2.7800e-003	5.8000e-004	67.5611
High Turnover (Sit Down Restaurant)	71220	22.6922	9.4000e-004	1.9000e-004	22.7734
Parking Lot	6720	2.1411	9.0000e-005	2.0000e-005	2.1488
Total		107.4455	4.4400e-003	9.2000e-004	107.8299

6.0 Area Detail**6.1 Mitigation Measures Area**

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

Use Low VOC Cleaning Supplies

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Annual

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0413	1.0000e-005	7.4000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.4300e-003	1.4300e-003	0.0000	0.0000	1.5300e-003	
Unmitigated	0.0413	1.0000e-005	7.4000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.4300e-003	1.4300e-003	0.0000	0.0000	1.5300e-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	4.7900e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0365					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	7.0000e-005	1.0000e-005	7.4000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.4300e-003	1.4300e-003	0.0000	0.0000	1.5300e-003
Total	0.0413	1.0000e-005	7.4000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.4300e-003	1.4300e-003	0.0000	0.0000	1.5300e-003

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Annual

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	4.7900e-003						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0365						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	7.0000e-005	1.0000e-005	7.4000e-004	0.0000			0.0000	0.0000		0.0000	0.0000	1.4300e-003	1.4300e-003	0.0000	0.0000	1.5300e-003
Total	0.0413	1.0000e-005	7.4000e-004	0.0000			0.0000	0.0000		0.0000	0.0000	1.4300e-003	1.4300e-003	0.0000	0.0000	1.5300e-003

7.0 Water Detail**7.1 Mitigation Measures Water**

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Annual

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	10.3416	0.0684	1.6900e-003	12.5554
Unmitigated	10.3416	0.0684	1.6900e-003	12.5554

7.2 Water by Land Use**Unmitigated**

	Indoor/Out door Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Convenience Market With Gas Pumps	0.281476 / 0.172517	1.8678	9.2500e-003	2.3000e-004	2.1680
Fast Food Restaurant with Drive Thru	1.35073 / 0.0862165	6.3376	0.0443	1.0900e-003	7.7687
High Turnover (Sit Down Restaurant)	0.455301 / 0.0290617	2.1363	0.0149	3.7000e-004	2.6187
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		10.3416	0.0684	1.6900e-003	12.5554

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Annual

7.2 Water by Land Use**Mitigated**

	Indoor/Out door Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Convenience Market With Gas Pumps	0.281476 / 0.172517	1.8678	9.2500e-003	2.3000e-004	2.1680
Fast Food Restaurant with Drive Thru	1.35073 / 0.0862165	6.3376	0.0443	1.0900e-003	7.7687
High Turnover (Sit Down Restaurant)	0.455301 / 0.0290617	2.1363	0.0149	3.7000e-004	2.6187
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		10.3416	0.0684	1.6900e-003	12.5554

8.0 Waste Detail**8.1 Mitigation Measures Waste**

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Annual

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	16.3469	0.9661	0.0000	40.4987
Unmitigated	16.3469	0.9661	0.0000	40.4987

8.2 Waste by Land UseUnmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Convenience Market With Gas Pumps	11.42	2.3182	0.1370	0.0000	5.7431
Fast Food Restaurant with Drive Thru	51.26	10.4053	0.6149	0.0000	25.7787
High Turnover (Sit Down Restaurant)	17.85	3.6234	0.2141	0.0000	8.9768
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		16.3469	0.9661	0.0000	40.4987

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Annual

8.2 Waste by Land Use**Mitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Convenience Market With Gas Pumps	11.42	2.3182	0.1370	0.0000	5.7431
Fast Food Restaurant with Drive Thru	51.26	10.4053	0.6149	0.0000	25.7787
High Turnover (Sit Down Restaurant)	17.85	3.6234	0.2141	0.0000	8.9768
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		16.3469	0.9661	0.0000	40.4987

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

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

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Annual

Equipment Type	Number
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11.0 Vegetation

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Summer

Gas Station and Car Wash Woodcrest

South Coast AQMD Air District, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Convenience Market With Gas Pumps	3.80	1000sqft	0.09	3,800.00	0
High Turnover (Sit Down Restaurant)	1.50	1000sqft	0.03	1,500.00	0
Fast Food Restaurant with Drive Thru	4.45	1000sqft	0.10	4,450.00	0
Parking Lot	48.00	Space	0.43	19,200.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	10			Operational Year	2020
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

Vehicle Trips - Trip rate and distance update to reflect distance traveled

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation -

Area Mitigation -

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Summer

Table Name	Column Name	Default Value	New Value
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblVehicleTrips	CC_TL	8.40	3.00
tblVehicleTrips	CC_TL	8.40	3.00
tblVehicleTrips	CC_TL	8.40	3.00
tblVehicleTrips	CNW_TL	6.90	2.00
tblVehicleTrips	CNW_TL	6.90	3.00
tblVehicleTrips	CNW_TL	6.90	3.00
tblVehicleTrips	CW_TL	16.60	5.00
tblVehicleTrips	CW_TL	16.60	5.00
tblVehicleTrips	CW_TL	16.60	5.00
tblVehicleTrips	ST_TR	1,448.33	845.60
tblVehicleTrips	ST_TR	722.03	496.12
tblVehicleTrips	SU_TR	1,182.08	845.60
tblVehicleTrips	SU_TR	542.72	496.12

2.0 Emissions Summary

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Summer

2.1 Overall Construction (Maximum Daily Emission)**Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day												lb/day			
2020	19.3956	9.4135	8.0314	0.0141	0.8645	0.5260	1.3326	0.4434	0.4840	0.8899	0.0000	1,377.532 4	1,377.532 4	0.3693	0.0000	1,386.764 6
Maximum	19.3956	9.4135	8.0314	0.0141	0.8645	0.5260	1.3326	0.4434	0.4840	0.8899	0.0000	1,377.532 4	1,377.532 4	0.3693	0.0000	1,386.764 6

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day												lb/day			
2020	19.3956	9.4135	8.0314	0.0141	0.4054	0.5260	0.8734	0.1910	0.4840	0.6375	0.0000	1,377.532 4	1,377.532 4	0.3693	0.0000	1,386.764 6
Maximum	19.3956	9.4135	8.0314	0.0141	0.4054	0.5260	0.8734	0.1910	0.4840	0.6375	0.0000	1,377.532 4	1,377.532 4	0.3693	0.0000	1,386.764 6

	ROG	NOx	CO	SO2	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	53.11	0.00	34.46	56.92	0.00	28.36	0.00	0.00	0.00	0.00	0.00	0.00

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Summer

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	0.2266	5.0000e-005	5.9300e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0126	0.0126	3.0000e-005			0.0135
Energy	0.0483	0.4393	0.3690	2.6400e-003		0.0334	0.0334		0.0334	0.0334	527.1246	527.1246	0.0101	9.6600e-003		530.2570
Mobile	7.0020	26.3035	34.5146	0.0737	3.6342	0.0785	3.7127	0.9724	0.0733	1.0458	7,552.6492	7,552.6492	0.6716			7,569.4402
Total	7.2770	26.7428	34.8895	0.0763	3.6342	0.1119	3.7461	0.9724	0.1067	1.0792	8,079.7864	8,079.7864	0.6818	9.6600e-003	8,099.7107	

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	0.2266	5.0000e-005	5.9300e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0126	0.0126	3.0000e-005			0.0135
Energy	0.0483	0.4393	0.3690	2.6400e-003		0.0334	0.0334		0.0334	0.0334	527.1246	527.1246	0.0101	9.6600e-003		530.2570
Mobile	6.7130	24.2554	26.7564	0.0443	1.2084	0.0502	1.2586	0.3233	0.0468	0.3701	4,568.0590	4,568.0590	0.5433			4,581.6416
Total	6.9880	24.6947	27.1313	0.0469	1.2084	0.0836	1.2920	0.3233	0.0802	0.4035	5,095.1962	5,095.1962	0.5534	9.6600e-003	5,111.9121	

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Summer

	ROG	NOx	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	3.97	7.66	22.24	38.54	66.75	25.27	65.51	66.75	24.89	62.61	0.00	36.94	36.94	18.82	0.00	36.89

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	1/1/2020	1/14/2020	5	10	
2	Site Preparation	Site Preparation	1/15/2020	1/15/2020	5	1	
3	Grading	Grading	1/16/2020	1/17/2020	5	2	
4	Building Construction	Building Construction	1/18/2020	6/5/2020	5	100	
5	Paving	Paving	6/6/2020	6/12/2020	5	5	
6	Architectural Coating	Architectural Coating	6/13/2020	6/19/2020	5	5	

Acres of Grading (Site Preparation Phase): 0.5

Acres of Grading (Grading Phase): 0

Acres of Paving: 0.43

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 14,625; Non-Residential Outdoor: 4,875; Striped Parking Area: 1,152 (Architectural Coating – sqft)

OffRoad Equipment

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Summer

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	12.00	5.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	2.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Summer

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Demolition - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8674	7.8729	7.6226	0.0120		0.4672	0.4672		0.4457	0.4457	1,147.235 2	1,147.235 2	0.2169			1,152.657 8
Total	0.8674	7.8729	7.6226	0.0120		0.4672	0.4672		0.4457	0.4457	1,147.235 2	1,147.235 2	0.2169			1,152.657 8

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Summer

3.2 Demolition - 2020**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0452	0.0304	0.4088	1.1500e-003	0.1118	8.5000e-004	0.1126	0.0296	7.8000e-004	0.0304	114.4418	114.4418	3.2900e-003	114.5240		
Total	0.0452	0.0304	0.4088	1.1500e-003	0.1118	8.5000e-004	0.1126	0.0296	7.8000e-004	0.0304	114.4418	114.4418	3.2900e-003			114.5240

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8674	7.8729	7.6226	0.0120		0.4672	0.4672		0.4457	0.4457	0.0000	1,147.2352	1,147.2352	0.2169		1,152.6578
Total	0.8674	7.8729	7.6226	0.0120		0.4672	0.4672		0.4457	0.4457	0.0000	1,147.2352	1,147.2352	0.2169		1,152.6578

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Summer

3.2 Demolition - 2020**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0452	0.0304	0.4088	1.1500e-003	0.1118	8.5000e-004	0.1126	0.0296	7.8000e-004	0.0304	114.4418	114.4418	3.2900e-003	114.5240		
Total	0.0452	0.0304	0.4088	1.1500e-003	0.1118	8.5000e-004	0.1126	0.0296	7.8000e-004	0.0304		114.4418	114.4418	3.2900e-003		114.5240

3.3 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	lb/day										lb/day					
Fugitive Dust					0.5303	0.0000	0.5303	0.0573	0.0000	0.0573		0.0000				0.0000
Off-Road	0.6853	8.4307	4.0942	9.7400e-003		0.3353	0.3353		0.3085	0.3085	943.4872	943.4872	0.3051			951.1158
Total	0.6853	8.4307	4.0942	9.7400e-003	0.5303	0.3353	0.8656	0.0573	0.3085	0.3658		943.4872	943.4872	0.3051		951.1158

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Summer

3.3 Site Preparation - 2020**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0226	0.0152	0.2044	5.7000e-004	0.0559	4.2000e-004	0.0563	0.0148	3.9000e-004	0.0152	57.2209	57.2209	1.6500e-003			57.2620
Total	0.0226	0.0152	0.2044	5.7000e-004	0.0559	4.2000e-004	0.0563	0.0148	3.9000e-004	0.0152	57.2209	57.2209	1.6500e-003			57.2620

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.2068	0.0000	0.2068	0.0223	0.0000	0.0223	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.6853	8.4307	4.0942	9.7400e-003		0.3353	0.3353		0.3085	0.3085	0.0000	943.4872	943.4872	0.3051		951.1158
Total	0.6853	8.4307	4.0942	9.7400e-003	0.2068	0.3353	0.5421	0.0223	0.3085	0.3309	0.0000	943.4872	943.4872	0.3051		951.1158

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Summer

3.3 Site Preparation - 2020**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0226	0.0152	0.2044	5.7000e-004	0.0559	4.2000e-004	0.0563	0.0148	3.9000e-004	0.0152	57.2209	57.2209	1.6500e-003	57.2620		
Total	0.0226	0.0152	0.2044	5.7000e-004	0.0559	4.2000e-004	0.0563	0.0148	3.9000e-004	0.0152	57.2209	57.2209	1.6500e-003	57.2620		

3.4 Grading - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.7528	0.0000	0.7528	0.4138	0.0000	0.4138	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.8674	7.8729	7.6226	0.0120		0.4672	0.4672		0.4457	0.4457	1,147.2352	1,147.2352	0.2169		1,152.6578	
Total	0.8674	7.8729	7.6226	0.0120	0.7528	0.4672	1.2200	0.4138	0.4457	0.8595	1,147.2352	1,147.2352	0.2169		1,152.6578	

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Summer

3.4 Grading - 2020**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0452	0.0304	0.4088	1.1500e-003	0.1118	8.5000e-004	0.1126	0.0296	7.8000e-004	0.0304	114.4418	114.4418	3.2900e-003	114.5240		
Total	0.0452	0.0304	0.4088	1.1500e-003	0.1118	8.5000e-004	0.1126	0.0296	7.8000e-004	0.0304	114.4418	114.4418	3.2900e-003			114.5240

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.2936	0.0000	0.2936	0.1614	0.0000	0.1614	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.8674	7.8729	7.6226	0.0120		0.4672	0.4672		0.4457	0.4457	0.0000	1,147.2352	1,147.2352	0.2169		1,152.6578
Total	0.8674	7.8729	7.6226	0.0120	0.2936	0.4672	0.7608	0.1614	0.4457	0.6070	0.0000	1,147.2352	1,147.2352	0.2169		1,152.6578

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Summer

3.4 Grading - 2020**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day											lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Worker	0.0452	0.0304	0.4088	1.1500e-003	0.1118	8.5000e-004	0.1126	0.0296	7.8000e-004	0.0304	114.4418	114.4418	3.2900e-003	114.5240			
Total	0.0452	0.0304	0.4088	1.1500e-003	0.1118	8.5000e-004	0.1126	0.0296	7.8000e-004	0.0304		114.4418	114.4418	3.2900e-003		114.5240	

3.5 Building Construction - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day											lb/day					
Off-Road	0.8617	8.8523	7.3875	0.0114		0.5224	0.5224		0.4806	0.4806	1,102.978 1	1,102.978 1	0.3567			1,111.8962	
Total	0.8617	8.8523	7.3875	0.0114		0.5224	0.5224		0.4806	0.4806		1,102.978 1	1,102.978 1	0.3567		1,111.8962	

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Summer

3.5 Building Construction - 2020**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	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	0.0164	0.5247	0.1249	1.2900e-003	0.0320	2.6000e-003	0.0346	9.2100e-003	2.4900e-003	0.0117	137.2242	137.2242	8.6200e-003	137.4396		
Worker	0.0543	0.0365	0.4906	1.3800e-003	0.1341	1.0200e-003	0.1352	0.0356	9.4000e-004	0.0365	137.3301	137.3301	3.9500e-003	137.4288		
Total	0.0707	0.5612	0.6155	2.6700e-003	0.1661	3.6200e-003	0.1698	0.0448	3.4300e-003	0.0482		274.5543	274.5543	0.0126		274.8684

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8617	8.8523	7.3875	0.0114		0.5224	0.5224		0.4806	0.4806	0.0000	1,102.978	1,102.978	0.3567		1,111.8962
Total	0.8617	8.8523	7.3875	0.0114		0.5224	0.5224		0.4806	0.4806	0.0000	1,102.978	1,102.978	0.3567		1,111.8962

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Summer

3.5 Building Construction - 2020**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day											lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	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	0.0164	0.5247	0.1249	1.2900e-003	0.0320	2.6000e-003	0.0346	9.2100e-003	2.4900e-003	0.0117	137.2242	137.2242	8.6200e-003	137.4396			
Worker	0.0543	0.0365	0.4906	1.3800e-003	0.1341	1.0200e-003	0.1352	0.0356	9.4000e-004	0.0365	137.3301	137.3301	3.9500e-003	137.4288			
Total	0.0707	0.5612	0.6155	2.6700e-003	0.1661	3.6200e-003	0.1698	0.0448	3.4300e-003	0.0482		274.5543	274.5543	0.0126		274.8684	

3.6 Paving - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.7716	7.2266	7.1128	0.0113		0.3950	0.3950		0.3669	0.3669	1,035.392	1,035.392	0.3016			1,042.932
Paving	0.2253					0.0000	0.0000		0.0000	0.0000	6	6	0.0000			0.0000
Total	0.9969	7.2266	7.1128	0.0113		0.3950	0.3950		0.3669	0.3669	1,035.392	1,035.392	0.3016			1,042.932

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Summer

3.6 Paving - 2020**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0814	0.0547	0.7359	2.0700e-003	0.2012	1.5300e-003	0.2027	0.0534	1.4100e-003	0.0548	205.9951	205.9951	5.9200e-003	206.1432		
Total	0.0814	0.0547	0.7359	2.0700e-003	0.2012	1.5300e-003	0.2027	0.0534	1.4100e-003	0.0548	205.9951	205.9951	5.9200e-003			206.1432

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.7716	7.2266	7.1128	0.0113		0.3950	0.3950		0.3669	0.3669	0.0000	1,035.3926	1,035.3926	0.3016		1,042.9323
Paving	0.2253					0.0000	0.0000		0.0000	0.0000		0.0000	0.0000			0.0000
Total	0.9969	7.2266	7.1128	0.0113		0.3950	0.3950		0.3669	0.3669	0.0000	1,035.3926	1,035.3926	0.3016		1,042.9323

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Summer

3.6 Paving - 2020**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0814	0.0547	0.7359	2.0700e-003	0.2012	1.5300e-003	0.2027	0.0534	1.4100e-003	0.0548	205.9951	205.9951	5.9200e-003	206.1432		
Total	0.0814	0.0547	0.7359	2.0700e-003	0.2012	1.5300e-003	0.2027	0.0534	1.4100e-003	0.0548	205.9951	205.9951	5.9200e-003	206.1432		

3.7 Architectural Coating - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	19.1444						0.0000	0.0000		0.0000	0.0000		0.0000			0.0000
Off-Road	0.2422	1.6838	1.8314	2.9700e-003		0.1109	0.1109		0.1109	0.1109		281.4481	281.4481	0.0218		281.9928
Total	19.3866	1.6838	1.8314	2.9700e-003		0.1109	0.1109		0.1109	0.1109		281.4481	281.4481	0.0218		281.9928

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Summer

3.7 Architectural Coating - 2020**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	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	9.0500e-003	6.0800e-003	0.0818	2.3000e-004	0.0224	1.7000e-004	0.0225	5.9300e-003	1.6000e-004	6.0800e-003	22.8884	22.8884	6.6000e-004	22.9048		
Total	9.0500e-003	6.0800e-003	0.0818	2.3000e-004	0.0224	1.7000e-004	0.0225	5.9300e-003	1.6000e-004	6.0800e-003	22.8884	22.8884	6.6000e-004	22.9048		

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	19.1444					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.2422	1.6838	1.8314	2.9700e-003		0.1109	0.1109	0.1109	0.1109	0.0000	281.4481	281.4481	0.0218	281.9928		
Total	19.3866	1.6838	1.8314	2.9700e-003		0.1109	0.1109	0.1109	0.1109	0.0000	281.4481	281.4481	0.0218		281.9928	

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Summer

3.7 Architectural Coating - 2020**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day											lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	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	9.0500e-003	6.0800e-003	0.0818	2.3000e-004	0.0224	1.7000e-004	0.0225	5.9300e-003	1.6000e-004	6.0800e-003	22.8884	22.8884	6.6000e-004	22.9048			
Total	9.0500e-003	6.0800e-003	0.0818	2.3000e-004	0.0224	1.7000e-004	0.0225	5.9300e-003	1.6000e-004	6.0800e-003	22.8884	22.8884	6.6000e-004	22.9048			

4.0 Operational Detail - Mobile**4.1 Mitigation Measures Mobile**

Increase Density

Increase Diversity

Improve Walkability Design

Improve Destination Accessibility

Improve Pedestrian Network

Provide Traffic Calming Measures

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day											lb/day					
Mitigated	6.7130	24.2554	26.7564	0.0443	1.2084	0.0502	1.2586	0.3233	0.0468	0.3701	4,568.059 0	4,568.059 0	0.5433		4,581.641 6		
Unmitigated	7.0020	26.3035	34.5146	0.0737	3.6342	0.0785	3.7127	0.9724	0.0733	1.0458	7,552.649 2	7,552.649 2	0.6716		7,569.440 2		

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated		Mitigated	
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT	Annual VMT	Annual VMT
Convenience Market With Gas Pumps	3,213.28	3,213.28	3213.28	712,313		236,844	
Fast Food Restaurant with Drive Thru	2,207.73	2,207.73	2207.73	878,006		291,937	
High Turnover (Sit Down Restaurant)	190.73	237.56	197.76	99,266		33,006	
Parking Lot	0.00	0.00	0.00				
Total	5,611.74	5,658.57	5,618.77	1,689,585		561,787	

4.3 Trip Type Information

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	5.00	3.00	2.00	0.80	80.20	19.00	14	21	65
Fast Food Restaurant with Drive	5.00	3.00	3.00	2.20	78.80	19.00	29	21	50
High Turnover (Sit Down)	5.00	3.00	3.00	8.50	72.50	19.00	37	20	43
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Summer

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Convenience Market With Gas Pumps	0.547828	0.043645	0.199892	0.122290	0.016774	0.005862	0.020637	0.032653	0.002037	0.001944	0.004777	0.000705	0.000956
Fast Food Restaurant with Drive Thru	0.547828	0.043645	0.199892	0.122290	0.016774	0.005862	0.020637	0.032653	0.002037	0.001944	0.004777	0.000705	0.000956
High Turnover (Sit Down Restaurant)	0.547828	0.043645	0.199892	0.122290	0.016774	0.005862	0.020637	0.032653	0.002037	0.001944	0.004777	0.000705	0.000956
Parking Lot	0.547828	0.043645	0.199892	0.122290	0.016774	0.005862	0.020637	0.032653	0.002037	0.001944	0.004777	0.000705	0.000956

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	0.0483	0.4393	0.3690	2.6400e-003		0.0334	0.0334		0.0334	0.0334	527.1246	527.1246	0.0101	9.6600e-003	530.2570	
NaturalGas Unmitigated	0.0483	0.4393	0.3690	2.6400e-003		0.0334	0.0334		0.0334	0.0334	527.1246	527.1246	0.0101	9.6600e-003	530.2570	

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Summer

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					
Convenience Market With Gas Pumps	23.1123	2.5000e-004	2.2700e-003	1.9000e-003	1.0000e-005		1.7000e-004	1.7000e-004		1.7000e-004	1.7000e-004		2.7191	2.7191	5.0000e-005	5.0000e-005	2.7353
Fast Food Restaurant with Drive Thru	3333.72	0.0360	0.3268	0.2745	1.9600e-003		0.0248	0.0248		0.0248	0.0248		392.2024	392.2024	7.5200e-003	7.1900e-003	394.5331
High Turnover (Sit Down Restaurant)	1123.73	0.0121	0.1102	0.0925	6.6000e-004		8.3700e-003	8.3700e-003		8.3700e-003	8.3700e-003		132.2031	132.2031	2.5300e-003	2.4200e-003	132.9887
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		0.0483	0.4393	0.3690	2.6300e-003		0.0334	0.0334		0.0334	0.0334		527.1246	527.1246	0.0101	9.6600e-003	530.2570

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Summer

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					
Convenience Market With Gas Pumps	0.0231123	2.5000e-004	2.2700e-003	1.9000e-003	1.0000e-005		1.7000e-004	1.7000e-004		1.7000e-004	1.7000e-004		2.7191	2.7191	5.0000e-005	5.0000e-005	2.7353
Fast Food Restaurant with Drive Thru	3.33372	0.0360	0.3268	0.2745	1.9600e-003		0.0248	0.0248		0.0248	0.0248		392.2024	392.2024	7.5200e-003	7.1900e-003	394.5331
High Turnover (Sit Down Restaurant)	1.12373	0.0121	0.1102	0.0925	6.6000e-004		8.3700e-003	8.3700e-003		8.3700e-003	8.3700e-003		132.2031	132.2031	2.5300e-003	2.4200e-003	132.9887
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		0.0483	0.4393	0.3690	2.6300e-003		0.0334	0.0334		0.0334	0.0334		527.1246	527.1246	0.0101	9.6600e-003	530.2570

6.0 Area Detail**6.1 Mitigation Measures Area**

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

Use Low VOC Cleaning Supplies

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.2266	5.0000e-005	5.9300e-003	0.0000		2.0000e-005	2.0000e-005	2.0000e-005	2.0000e-005	2.0000e-005	0.0126	0.0126	3.0000e-005		0.0135		
Unmitigated	0.2266	5.0000e-005	5.9300e-003	0.0000		2.0000e-005	2.0000e-005	2.0000e-005	2.0000e-005	2.0000e-005	0.0126	0.0126	3.0000e-005		0.0135		

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	0.0262					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.1999					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	5.6000e-004	5.0000e-005	5.9300e-003	0.0000		2.0000e-005	2.0000e-005	2.0000e-005	2.0000e-005	2.0000e-005	0.0126	0.0126	3.0000e-005		0.0135	
Total	0.2266	5.0000e-005	5.9300e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0126	0.0126	3.0000e-005		0.0135

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Summer

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	lb/day										lb/day					
Architectural Coating	0.0262						0.0000	0.0000		0.0000	0.0000		0.0000			0.0000
Consumer Products	0.1999						0.0000	0.0000		0.0000	0.0000		0.0000			0.0000
Landscaping	5.6000e-004	5.0000e-005	5.9300e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0126	0.0126	3.0000e-005		0.0135
Total	0.2266	5.0000e-005	5.9300e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0126	0.0126	3.0000e-005		0.0135

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
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10.0 Stationary Equipment**Fire Pumps and Emergency Generators**

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Summer

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

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

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Winter

Gas Station and Car Wash Woodcrest

South Coast AQMD Air District, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Convenience Market With Gas Pumps	3.80	1000sqft	0.09	3,800.00	0
High Turnover (Sit Down Restaurant)	1.50	1000sqft	0.03	1,500.00	0
Fast Food Restaurant with Drive Thru	4.45	1000sqft	0.10	4,450.00	0
Parking Lot	48.00	Space	0.43	19,200.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	10			Operational Year	2020
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

Vehicle Trips - Trip rate and distance update to reflect distance traveled

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation -

Area Mitigation -

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Winter

Table Name	Column Name	Default Value	New Value
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblVehicleTrips	CC_TL	8.40	3.00
tblVehicleTrips	CC_TL	8.40	3.00
tblVehicleTrips	CC_TL	8.40	3.00
tblVehicleTrips	CNW_TL	6.90	2.00
tblVehicleTrips	CNW_TL	6.90	3.00
tblVehicleTrips	CNW_TL	6.90	3.00
tblVehicleTrips	CW_TL	16.60	5.00
tblVehicleTrips	CW_TL	16.60	5.00
tblVehicleTrips	CW_TL	16.60	5.00
tblVehicleTrips	ST_TR	1,448.33	845.60
tblVehicleTrips	ST_TR	722.03	496.12
tblVehicleTrips	SU_TR	1,182.08	845.60
tblVehicleTrips	SU_TR	542.72	496.12

2.0 Emissions Summary

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Winter

2.1 Overall Construction (Maximum Daily Emission)**Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day												lb/day			
2020	19.3965	9.4164	7.9907	0.0139	0.8645	0.5260	1.3326	0.4434	0.4840	0.8899	0.0000	1,364.678 3	1,364.678 3	0.3697	0.0000	1,373.919 8
Maximum	19.3965	9.4164	7.9907	0.0139	0.8645	0.5260	1.3326	0.4434	0.4840	0.8899	0.0000	1,364.678 3	1,364.678 3	0.3697	0.0000	1,373.919 8

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day												lb/day			
2020	19.3965	9.4164	7.9907	0.0139	0.4054	0.5260	0.8734	0.1910	0.4840	0.6375	0.0000	1,364.678 3	1,364.678 3	0.3697	0.0000	1,373.919 8
Maximum	19.3965	9.4164	7.9907	0.0139	0.4054	0.5260	0.8734	0.1910	0.4840	0.6375	0.0000	1,364.678 3	1,364.678 3	0.3697	0.0000	1,373.919 8

	ROG	NOx	CO	SO2	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	53.11	0.00	34.46	56.92	0.00	28.36	0.00	0.00	0.00	0.00	0.00	0.00

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Winter

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	0.2266	5.0000e-005	5.9300e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0126	0.0126	3.0000e-005			0.0135
Energy	0.0483	0.4393	0.3690	2.6400e-003		0.0334	0.0334		0.0334	0.0334	527.1246	527.1246	0.0101	9.6600e-003		530.2570
Mobile	6.6007	25.8825	37.7980	0.0688	3.6342	0.0813	3.7155	0.9724	0.0760	1.0484	7,033.9130	7,033.9130	0.7281			7,052.1165
Total	6.8756	26.3218	38.1729	0.0714	3.6342	0.1147	3.7489	0.9724	0.1094	1.0818	7,561.0502	7,561.0502	0.7383	9.6600e-003	7,582.3870	

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	0.2266	5.0000e-005	5.9300e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0126	0.0126	3.0000e-005			0.0135
Energy	0.0483	0.4393	0.3690	2.6400e-003		0.0334	0.0334		0.0334	0.0334	527.1246	527.1246	0.0101	9.6600e-003		530.2570
Mobile	6.3205	23.7194	30.8886	0.0409	1.2084	0.0530	1.2614	0.3233	0.0494	0.3728	4,200.8760	4,200.8760	0.6041			4,215.9772
Total	6.5954	24.1587	31.2636	0.0435	1.2084	0.0864	1.2948	0.3233	0.0828	0.4062	4,728.0132	4,728.0132	0.6142	9.6600e-003	4,746.2477	

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Winter

	ROG	NOx	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	4.08	8.22	18.10	39.06	66.75	24.65	65.46	66.75	24.29	62.46	0.00	37.47	37.47	16.81	0.00	37.40

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	1/1/2020	1/14/2020	5	10	
2	Site Preparation	Site Preparation	1/15/2020	1/15/2020	5	1	
3	Grading	Grading	1/16/2020	1/17/2020	5	2	
4	Building Construction	Building Construction	1/18/2020	6/5/2020	5	100	
5	Paving	Paving	6/6/2020	6/12/2020	5	5	
6	Architectural Coating	Architectural Coating	6/13/2020	6/19/2020	5	5	

Acres of Grading (Site Preparation Phase): 0.5

Acres of Grading (Grading Phase): 0

Acres of Paving: 0.43

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 14,625; Non-Residential Outdoor: 4,875; Striped Parking Area: 1,152 (Architectural Coating – sqft)

OffRoad Equipment

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Winter

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	12.00	5.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	2.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Winter

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Demolition - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8674	7.8729	7.6226	0.0120		0.4672	0.4672		0.4457	0.4457	1,147.235 2	1,147.235 2	0.2169			1,152.657 8
Total	0.8674	7.8729	7.6226	0.0120		0.4672	0.4672		0.4457	0.4457	1,147.235 2	1,147.235 2	0.2169			1,152.657 8

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Winter

3.2 Demolition - 2020**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day											lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Worker	0.0494	0.0333	0.3681	1.0700e-003	0.1118	8.5000e-004	0.1126	0.0296	7.8000e-004	0.0304	107.0365	107.0365	3.0700e-003	107.1132			
Total	0.0494	0.0333	0.3681	1.0700e-003	0.1118	8.5000e-004	0.1126	0.0296	7.8000e-004	0.0304		107.0365	107.0365	3.0700e-003		107.1132	

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day											lb/day					
Off-Road	0.8674	7.8729	7.6226	0.0120		0.4672	0.4672		0.4457	0.4457	0.0000	1,147.2352	1,147.2352	0.2169		1,152.6578	
Total	0.8674	7.8729	7.6226	0.0120		0.4672	0.4672		0.4457	0.4457	0.0000	1,147.2352	1,147.2352	0.2169		1,152.6578	

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Winter

3.2 Demolition - 2020**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0494	0.0333	0.3681	1.0700e-003	0.1118	8.5000e-004	0.1126	0.0296	7.8000e-004	0.0304	107.0365	107.0365	3.0700e-003			107.1132
Total	0.0494	0.0333	0.3681	1.0700e-003	0.1118	8.5000e-004	0.1126	0.0296	7.8000e-004	0.0304		107.0365	107.0365	3.0700e-003		107.1132

3.3 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	lb/day										lb/day					
Fugitive Dust					0.5303	0.0000	0.5303	0.0573	0.0000	0.0573	0.0000	0.0000				0.0000
Off-Road	0.6853	8.4307	4.0942	9.7400e-003		0.3353	0.3353		0.3085	0.3085	943.4872	943.4872	0.3051			951.1158
Total	0.6853	8.4307	4.0942	9.7400e-003	0.5303	0.3353	0.8656	0.0573	0.3085	0.3658		943.4872	943.4872	0.3051		951.1158

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Winter

3.3 Site Preparation - 2020**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0247	0.0167	0.1840	5.4000e-004	0.0559	4.2000e-004	0.0563	0.0148	3.9000e-004	0.0152	53.5183	53.5183	1.5300e-003			53.5566
Total	0.0247	0.0167	0.1840	5.4000e-004	0.0559	4.2000e-004	0.0563	0.0148	3.9000e-004	0.0152		53.5183	53.5183	1.5300e-003		53.5566

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.2068	0.0000	0.2068	0.0223	0.0000	0.0223	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.6853	8.4307	4.0942	9.7400e-003		0.3353	0.3353		0.3085	0.3085	0.0000	943.4872	943.4872	0.3051		951.1158
Total	0.6853	8.4307	4.0942	9.7400e-003	0.2068	0.3353	0.5421	0.0223	0.3085	0.3309	0.0000	943.4872	943.4872	0.3051		951.1158

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Winter

3.3 Site Preparation - 2020**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0247	0.0167	0.1840	5.4000e-004	0.0559	4.2000e-004	0.0563	0.0148	3.9000e-004	0.0152	53.5183	53.5183	1.5300e-003			53.5566
Total	0.0247	0.0167	0.1840	5.4000e-004	0.0559	4.2000e-004	0.0563	0.0148	3.9000e-004	0.0152		53.5183	53.5183	1.5300e-003		53.5566

3.4 Grading - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.7528	0.0000	0.7528	0.4138	0.0000	0.4138			0.0000			0.0000
Off-Road	0.8674	7.8729	7.6226	0.0120		0.4672	0.4672		0.4457	0.4457	1,147.235 2	1,147.235 2	0.2169			1,152.657 8
Total	0.8674	7.8729	7.6226	0.0120	0.7528	0.4672	1.2200	0.4138	0.4457	0.8595		1,147.235 2	1,147.235 2	0.2169		1,152.657 8

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Winter

3.4 Grading - 2020**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0494	0.0333	0.3681	1.0700e-003	0.1118	8.5000e-004	0.1126	0.0296	7.8000e-004	0.0304	107.0365	107.0365	3.0700e-003	107.1132		
Total	0.0494	0.0333	0.3681	1.0700e-003	0.1118	8.5000e-004	0.1126	0.0296	7.8000e-004	0.0304		107.0365	107.0365	3.0700e-003		107.1132

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.2936	0.0000	0.2936	0.1614	0.0000	0.1614	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.8674	7.8729	7.6226	0.0120		0.4672	0.4672		0.4457	0.4457	0.0000	1,147.2352	1,147.2352	0.2169		1,152.6578
Total	0.8674	7.8729	7.6226	0.0120	0.2936	0.4672	0.7608	0.1614	0.4457	0.6070	0.0000	1,147.2352	1,147.2352	0.2169		1,152.6578

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Winter

3.4 Grading - 2020**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0494	0.0333	0.3681	1.0700e-003	0.1118	8.5000e-004	0.1126	0.0296	7.8000e-004	0.0304	107.0365	107.0365	3.0700e-003	107.1132		
Total	0.0494	0.0333	0.3681	1.0700e-003	0.1118	8.5000e-004	0.1126	0.0296	7.8000e-004	0.0304		107.0365	107.0365	3.0700e-003		107.1132

3.5 Building Construction - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8617	8.8523	7.3875	0.0114		0.5224	0.5224		0.4806	0.4806	1,102.978 1	1,102.978 1	0.3567			1,111.8962
Total	0.8617	8.8523	7.3875	0.0114		0.5224	0.5224		0.4806	0.4806		1,102.978 1	1,102.978 1	0.3567		1,111.8962

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Winter

3.5 Building Construction - 2020**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	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	0.0172	0.5241	0.1393	1.2500e-003	0.0320	2.6400e-003	0.0346	9.2100e-003	2.5200e-003	0.0117	133.2564	133.2564	9.2500e-003	133.4877		
Worker	0.0592	0.0400	0.4417	1.2900e-003	0.1341	1.0200e-003	0.1352	0.0356	9.4000e-004	0.0365	128.4438	128.4438	3.6800e-003	128.5359		
Total	0.0764	0.5641	0.5810	2.5400e-003	0.1661	3.6600e-003	0.1698	0.0448	3.4600e-003	0.0483		261.7002	261.7002	0.0129		262.0236

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8617	8.8523	7.3875	0.0114		0.5224	0.5224		0.4806	0.4806	0.0000	1,102.978 1	1,102.978 1	0.3567		1,111.8962
Total	0.8617	8.8523	7.3875	0.0114		0.5224	0.5224		0.4806	0.4806	0.0000	1,102.978 1	1,102.978 1	0.3567		1,111.8962

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Winter

3.5 Building Construction - 2020**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day											lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	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	0.0172	0.5241	0.1393	1.2500e-003	0.0320	2.6400e-003	0.0346	9.2100e-003	2.5200e-003	0.0117	133.2564	133.2564	9.2500e-003	133.4877			
Worker	0.0592	0.0400	0.4417	1.2900e-003	0.1341	1.0200e-003	0.1352	0.0356	9.4000e-004	0.0365	128.4438	128.4438	3.6800e-003	128.5359			
Total	0.0764	0.5641	0.5810	2.5400e-003	0.1661	3.6600e-003	0.1698	0.0448	3.4600e-003	0.0483		261.7002	261.7002	0.0129		262.0236	

3.6 Paving - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.7716	7.2266	7.1128	0.0113		0.3950	0.3950		0.3669	0.3669	1,035.392	1,035.392	0.3016			1,042.932
Paving	0.2253					0.0000	0.0000		0.0000	0.0000	6	6	0.0000			0.0000
Total	0.9969	7.2266	7.1128	0.0113		0.3950	0.3950		0.3669	0.3669	1,035.392	1,035.392	0.3016			1,042.932

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Winter

3.6 Paving - 2020**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0888	0.0599	0.6626	1.9300e-003	0.2012	1.5300e-003	0.2027	0.0534	1.4100e-003	0.0548	192.6657	192.6657	5.5300e-003	192.8038		
Total	0.0888	0.0599	0.6626	1.9300e-003	0.2012	1.5300e-003	0.2027	0.0534	1.4100e-003	0.0548		192.6657	192.6657	5.5300e-003		192.8038

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.7716	7.2266	7.1128	0.0113		0.3950	0.3950		0.3669	0.3669	0.0000	1,035.3926	1,035.3926	0.3016		1,042.9323
Paving	0.2253					0.0000	0.0000		0.0000	0.0000		0.0000	0.0000			0.0000
Total	0.9969	7.2266	7.1128	0.0113		0.3950	0.3950		0.3669	0.3669	0.0000	1,035.3926	1,035.3926	0.3016		1,042.9323

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Winter

3.6 Paving - 2020**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0888	0.0599	0.6626	1.9300e-003	0.2012	1.5300e-003	0.2027	0.0534	1.4100e-003	0.0548	192.6657	192.6657	5.5300e-003	192.8038		
Total	0.0888	0.0599	0.6626	1.9300e-003	0.2012	1.5300e-003	0.2027	0.0534	1.4100e-003	0.0548		192.6657	192.6657	5.5300e-003		192.8038

3.7 Architectural Coating - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	19.1444						0.0000	0.0000		0.0000	0.0000		0.0000			0.0000
Off-Road	0.2422	1.6838	1.8314	2.9700e-003		0.1109	0.1109		0.1109	0.1109		281.4481	281.4481	0.0218		281.9928
Total	19.3866	1.6838	1.8314	2.9700e-003		0.1109	0.1109		0.1109	0.1109		281.4481	281.4481	0.0218		281.9928

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Winter

3.7 Architectural Coating - 2020**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	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	9.8700e-003	6.6600e-003	0.0736	2.1000e-004	0.0224	1.7000e-004	0.0225	5.9300e-003	1.6000e-004	6.0800e-003	21.4073	21.4073	6.1000e-004	21.4227		
Total	9.8700e-003	6.6600e-003	0.0736	2.1000e-004	0.0224	1.7000e-004	0.0225	5.9300e-003	1.6000e-004	6.0800e-003	21.4073	21.4073	6.1000e-004	21.4227		

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	19.1444						0.0000	0.0000		0.0000	0.0000		0.0000			0.0000
Off-Road	0.2422	1.6838	1.8314	2.9700e-003		0.1109	0.1109		0.1109	0.1109	0.0000	281.4481	281.4481	0.0218		281.9928
Total	19.3866	1.6838	1.8314	2.9700e-003		0.1109	0.1109		0.1109	0.1109	0.0000	281.4481	281.4481	0.0218		281.9928

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Winter

3.7 Architectural Coating - 2020**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day											lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	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	9.8700e-003	6.6600e-003	0.0736	2.1000e-004	0.0224	1.7000e-004	0.0225	5.9300e-003	1.6000e-004	6.0800e-003	21.4073	21.4073	6.1000e-004	21.4227			
Total	9.8700e-003	6.6600e-003	0.0736	2.1000e-004	0.0224	1.7000e-004	0.0225	5.9300e-003	1.6000e-004	6.0800e-003	21.4073	21.4073	6.1000e-004			21.4227	

4.0 Operational Detail - Mobile**4.1 Mitigation Measures Mobile**

Increase Density

Increase Diversity

Improve Walkability Design

Improve Destination Accessibility

Improve Pedestrian Network

Provide Traffic Calming Measures

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day											lb/day					
Mitigated	6.3205	23.7194	30.8886	0.0409	1.2084	0.0530	1.2614	0.3233	0.0494	0.3728	4,200.876 0	4,200.876 0	0.6041		4,215.977 2		
Unmitigated	6.6007	25.8825	37.7980	0.0688	3.6342	0.0813	3.7155	0.9724	0.0760	1.0484	7,033.913 0	7,033.913 0	0.7281		7,052.1165		

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated		Mitigated	
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT	Annual VMT	Annual VMT
Convenience Market With Gas Pumps	3,213.28	3,213.28	3213.28	712,313		236,844	
Fast Food Restaurant with Drive Thru	2,207.73	2,207.73	2207.73	878,006		291,937	
High Turnover (Sit Down Restaurant)	190.73	237.56	197.76	99,266		33,006	
Parking Lot	0.00	0.00	0.00				
Total	5,611.74	5,658.57	5,618.77	1,689,585		561,787	

4.3 Trip Type Information

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	5.00	3.00	2.00	0.80	80.20	19.00	14	21	65
Fast Food Restaurant with Drive	5.00	3.00	3.00	2.20	78.80	19.00	29	21	50
High Turnover (Sit Down)	5.00	3.00	3.00	8.50	72.50	19.00	37	20	43
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Winter

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Convenience Market With Gas Pumps	0.547828	0.043645	0.199892	0.122290	0.016774	0.005862	0.020637	0.032653	0.002037	0.001944	0.004777	0.000705	0.000956
Fast Food Restaurant with Drive Thru	0.547828	0.043645	0.199892	0.122290	0.016774	0.005862	0.020637	0.032653	0.002037	0.001944	0.004777	0.000705	0.000956
High Turnover (Sit Down Restaurant)	0.547828	0.043645	0.199892	0.122290	0.016774	0.005862	0.020637	0.032653	0.002037	0.001944	0.004777	0.000705	0.000956
Parking Lot	0.547828	0.043645	0.199892	0.122290	0.016774	0.005862	0.020637	0.032653	0.002037	0.001944	0.004777	0.000705	0.000956

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	0.0483	0.4393	0.3690	2.6400e-003		0.0334	0.0334		0.0334	0.0334	527.1246	527.1246	0.0101	9.6600e-003	530.2570	
NaturalGas Unmitigated	0.0483	0.4393	0.3690	2.6400e-003		0.0334	0.0334		0.0334	0.0334	527.1246	527.1246	0.0101	9.6600e-003	530.2570	

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Winter

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					
Convenience Market With Gas Pumps	23.1123	2.5000e-004	2.2700e-003	1.9000e-003	1.0000e-005		1.7000e-004	1.7000e-004		1.7000e-004	1.7000e-004		2.7191	2.7191	5.0000e-005	5.0000e-005	2.7353
Fast Food Restaurant with Drive Thru	3333.72	0.0360	0.3268	0.2745	1.9600e-003		0.0248	0.0248		0.0248	0.0248		392.2024	392.2024	7.5200e-003	7.1900e-003	394.5331
High Turnover (Sit Down Restaurant)	1123.73	0.0121	0.1102	0.0925	6.6000e-004		8.3700e-003	8.3700e-003		8.3700e-003	8.3700e-003		132.2031	132.2031	2.5300e-003	2.4200e-003	132.9887
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		0.0483	0.4393	0.3690	2.6300e-003		0.0334	0.0334		0.0334	0.0334		527.1246	527.1246	0.0101	9.6600e-003	530.2570

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Winter

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					
Convenience Market With Gas Pumps	0.0231123	2.5000e-004	2.2700e-003	1.9000e-003	1.0000e-005		1.7000e-004	1.7000e-004		1.7000e-004	1.7000e-004		2.7191	2.7191	5.0000e-005	5.0000e-005	2.7353
Fast Food Restaurant with Drive Thru	3.33372	0.0360	0.3268	0.2745	1.9600e-003		0.0248	0.0248		0.0248	0.0248		392.2024	392.2024	7.5200e-003	7.1900e-003	394.5331
High Turnover (Sit Down Restaurant)	1.12373	0.0121	0.1102	0.0925	6.6000e-004		8.3700e-003	8.3700e-003		8.3700e-003	8.3700e-003		132.2031	132.2031	2.5300e-003	2.4200e-003	132.9887
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		0.0483	0.4393	0.3690	2.6300e-003		0.0334	0.0334		0.0334	0.0334		527.1246	527.1246	0.0101	9.6600e-003	530.2570

6.0 Area Detail**6.1 Mitigation Measures Area**

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

Use Low VOC Cleaning Supplies

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.2266	5.0000e-005	5.9300e-003	0.0000		2.0000e-005	2.0000e-005	2.0000e-005	2.0000e-005	2.0000e-005	0.0126	0.0126	3.0000e-005			0.0135	
Unmitigated	0.2266	5.0000e-005	5.9300e-003	0.0000		2.0000e-005	2.0000e-005	2.0000e-005	2.0000e-005	2.0000e-005	0.0126	0.0126	3.0000e-005			0.0135	

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	0.0262					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000	
Consumer Products	0.1999					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000	
Landscaping	5.6000e-004	5.0000e-005	5.9300e-003	0.0000		2.0000e-005	2.0000e-005	2.0000e-005	2.0000e-005	2.0000e-005	0.0126	0.0126	3.0000e-005			0.0135	
Total	0.2266	5.0000e-005	5.9300e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005			0.0126	0.0126	3.0000e-005		0.0135

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Winter

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	lb/day										lb/day					
Architectural Coating	0.0262						0.0000	0.0000		0.0000	0.0000		0.0000			0.0000
Consumer Products	0.1999						0.0000	0.0000		0.0000	0.0000		0.0000			0.0000
Landscaping	5.6000e-004	5.0000e-005	5.9300e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0126	0.0126	3.0000e-005		0.0135
Total	0.2266	5.0000e-005	5.9300e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0126	0.0126	3.0000e-005		0.0135

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
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10.0 Stationary Equipment**Fire Pumps and Emergency Generators**

Gas Station and Car Wash Woodcrest - South Coast AQMD Air District, Winter

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

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

APPENDIX

B



GASOLINE DISPENSING SERVICE STATION

(Procedure Version 8.1 & Package N, September 1, 2017) - Risk Tool V1.1

AN: Gas Station

Facility Name: Gas Station Woodcrest

Deem Complete Date: 2020

Storage Tank Type	Underground	million gallons /year
Annual Throughput	5	million gallons /year
T-BACT	YES	

MET Station	Riverside Airport
Distance to Resident	47 meter
Distance to Commercial	10 meter

MICR Calculation: MICR = MICR per 1 Million gallons/yr x Annual Throughput (Million gallons/yr)

HIA & HIC Calculation: Negligible compared to Cancer risk and is not calculated.

MICR Result

	Resident	Commercial
MICR	9.868	1.705
MICR ≤ 10	PASS	PASS

Interpolation for MICR from Nearest Distances

	Residential			Commercial		
	near	actual	far	near	actual	far
Distance (meter)	25	47	50	10	10	25
MICR (per 1 million gasoline gallon throughput per year)	4.141	1.9736	1.678	0.341	0.341	0.341

Look up from Table 12 - MICR for Underground Storage Tank

Station	Receptor	Downwind Distance (m)							
		25	50	75	100	200	300	500	1000
Riverside Airport	Resident	4.141	1.678	0.922	0.588	0.177	0.088	0.038	0.013
	Commercial	0.341	0.138	0.076	0.049	0.015	0.007	0.003	0.001