

Tentative Parcel Map No. 37231 – Rancho Estudillo Plaza

Air Quality and Greenhouse Gas Impact Study City of San Jacinto, CA

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1.0 Introduction

1.1 Purpose of Analysis and Study Objectives

This air quality and greenhouse gas (GHG) analysis was prepared to evaluate whether the estimated criteria pollutants and GHG emissions generated from the project would cause a significant impact to the air resources in the project area. This assessment was conducted within the context of the California Environmental Quality Act (CEQA, California Public Resources Code Sections 21000, et seq.). The assessment is consistent with the methodology and emission factors endorsed by South Coast Air Quality Management District (SCAQMD), California Air Resource Board (CARB), and the United States Environmental Protection Agency (US EPA).

1.2 Project Summary

1.2.1 Site Location

The project site is located at the northeast corner of Sanderson Avenue and 7th Street, in the City of San Jacinto, California, as shown in Exhibit A. The site is currently zoned as Low Density Residential with a proposed rezoning to General Commercial. Land uses surrounding the site include residential to the north, south and west, with vacant residential land use to the east.

1.2.2 Project Description

The Project proposes to develop 3,200 square feet fast food restaurant with drive-thru, 5,100 square feet of fast food restaurant with drive-thru, a gas station with 12 vehicle fueling positions and a 2,940 square convenience store and 42,800 square feet of retail uses with approximately 341 parking spaces on approximately 8.84 acres. Exhibit B demonstrates the site plan for the project.

Construction activities within the Project area will consist of light demolition, on-site grading, building, paving, and architectural coating. Table 1 summarizes the land use description for the Project Site.

Table 1: Land Use Summary

Land Use	Unit Amount	Size Metric
Non-asphalt/landscaping	1.06	Acres
Parking/Asphalt	341	Spaces
Fast Food Restaurant with drive thru	8.30	TSF
Convenience Market w/gas pumps ¹	12	Pumps
Retail	42.80	TSF
¹ Convenience Market is 2,940 SF		

1.2.3 Sensitive Receptors

Sensitive receptors are considered land uses or other types of population groups that are more sensitive to air pollution than others due to their exposure. Sensitive population groups include

children, the elderly, the acutely and chronically ill, and those with cardio-respiratory diseases. For CEQA purposes, a sensitive receptor would be a location where a sensitive individual could remain for 24-hours or longer, such as residencies, hospitals, and schools (etc).

The closest existing sensitive receptors (to the site area) are residential land uses located directly north and south of the project site.

1.3 Executive Summary of Findings and Mitigation Measures

The following is a summary of the analysis results:

Construction-Source Emissions

Project construction-source emissions would not exceed applicable regional thresholds of significance established by the SCAQMD with mitigation. For localized emissions, the project will not exceed applicable Localized Significance Thresholds (LSTs) established by the SCAQMD.

Project construction-source emissions would not conflict with the Basin Air Quality Management Plan (AQMP). As discussed herein, the project will comply with all applicable SCAQMD construction-source emission reduction rules and guidelines. Project construction source emissions would not cause or substantively contribute to violation of the California Ambient Air Quality Standards (CAAQS) or National Ambient Air Quality Standards (NAAQS).

Established requirements addressing construction equipment operations, and construction material use, storage, and disposal requirements act to minimize odor impacts that may result from construction activities. Moreover, construction-source odor emissions would be temporary, short-term, and intermittent in nature and would not result in persistent impacts that would affect substantial numbers of people. Potential construction-source odor impacts are therefore considered less-than-significant.

Operational-Source Emissions

The project operational-sourced emissions would not exceed applicable regional thresholds of significance established by the SCAQMD. Project operational-source emissions would not result in or cause a significant localized air quality impact as discussed in the Operations-Related Local Air Quality Impacts section of this report. Additionally, project-related traffic will not cause or result in CO concentrations exceeding applicable state and/or federal standards (CO “hotspots”). Project operational-source emissions would therefore not adversely affect sensitive receptors within the vicinity of the project.

Project operational-source emissions would not conflict with the Basin Air Quality Management Plan (AQMP). The project's emissions meet SCAQMD regional thresholds and will not result in a significant cumulative impact. The project does not propose any such uses or activities that would result in potentially significant operational-source odor impacts. Potential operational-source odor impacts are therefore considered less-than significant.

Project-related GHG emissions meet the SCAQMD draft threshold and are also considered to be less than significant. The project also complies with the goals of the CARB Scoping Plan, AB-32 and SB-32.

Mitigation Measures

A. Construction Measures

Adherence to SCAQMD Rule 403 is required.

No construction mitigation required.

B. Operational Measures to Reduce GHG Emissions

Mitigation Measure 1. The project applicant shall require that: all faucets, toilets and showers installed in the proposed structures utilize low-flow fixtures that would reduce indoor water demand by 20% per CalGreen Standards, water-efficient landscaping practices are employed on-site.

Mitigation Measure 2. The project applicant shall require recycling programs that reduces waste to landfills by a minimum of 75 percent (per AB 341).

Mitigation Measure 3. The project applicant shall provide sidewalks that connect on and offsite.

Mitigation Measure 4. The project applicant will ensure that Energy Star appliances are used onsite, wherever appliances are required.

Exhibit A Location Map

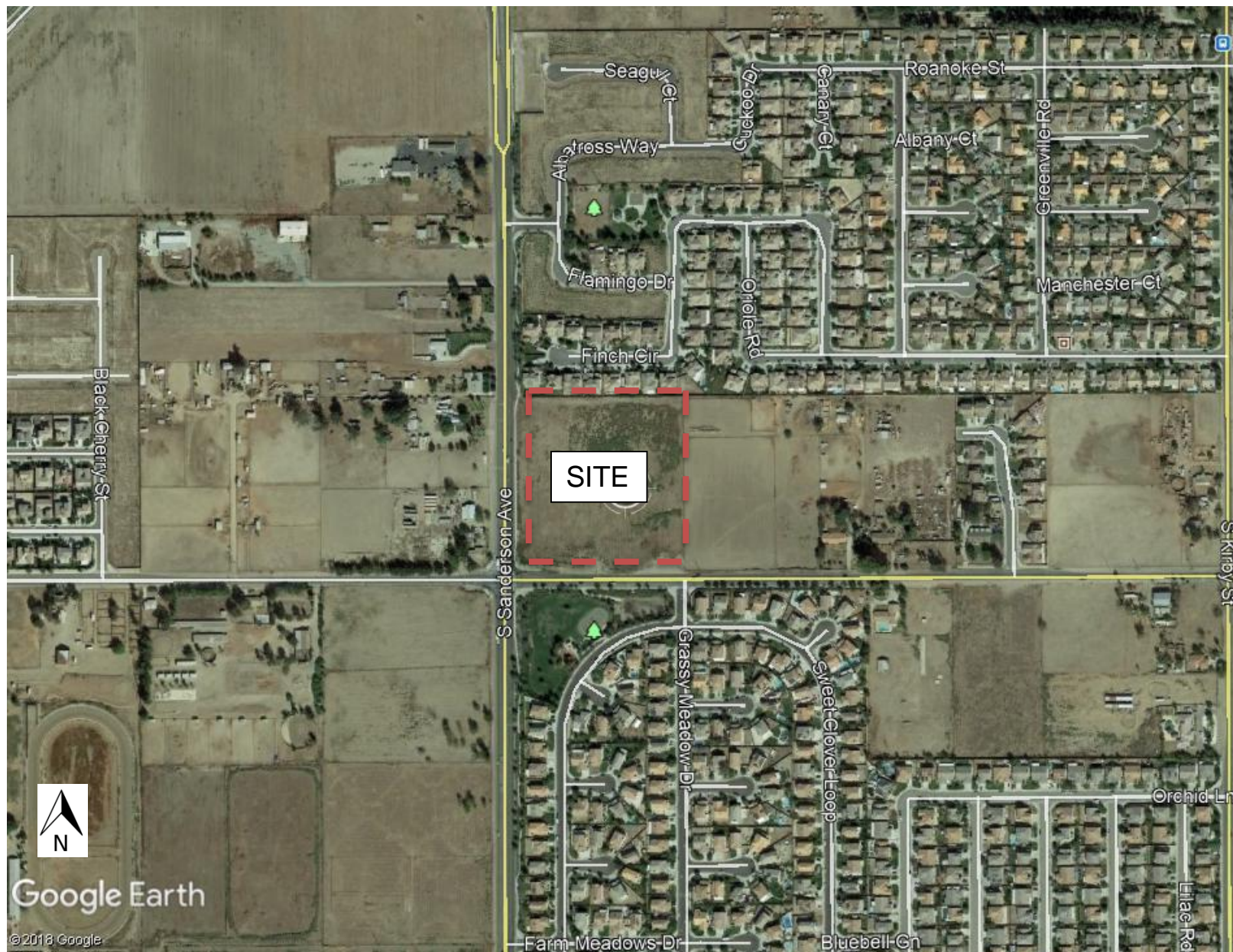
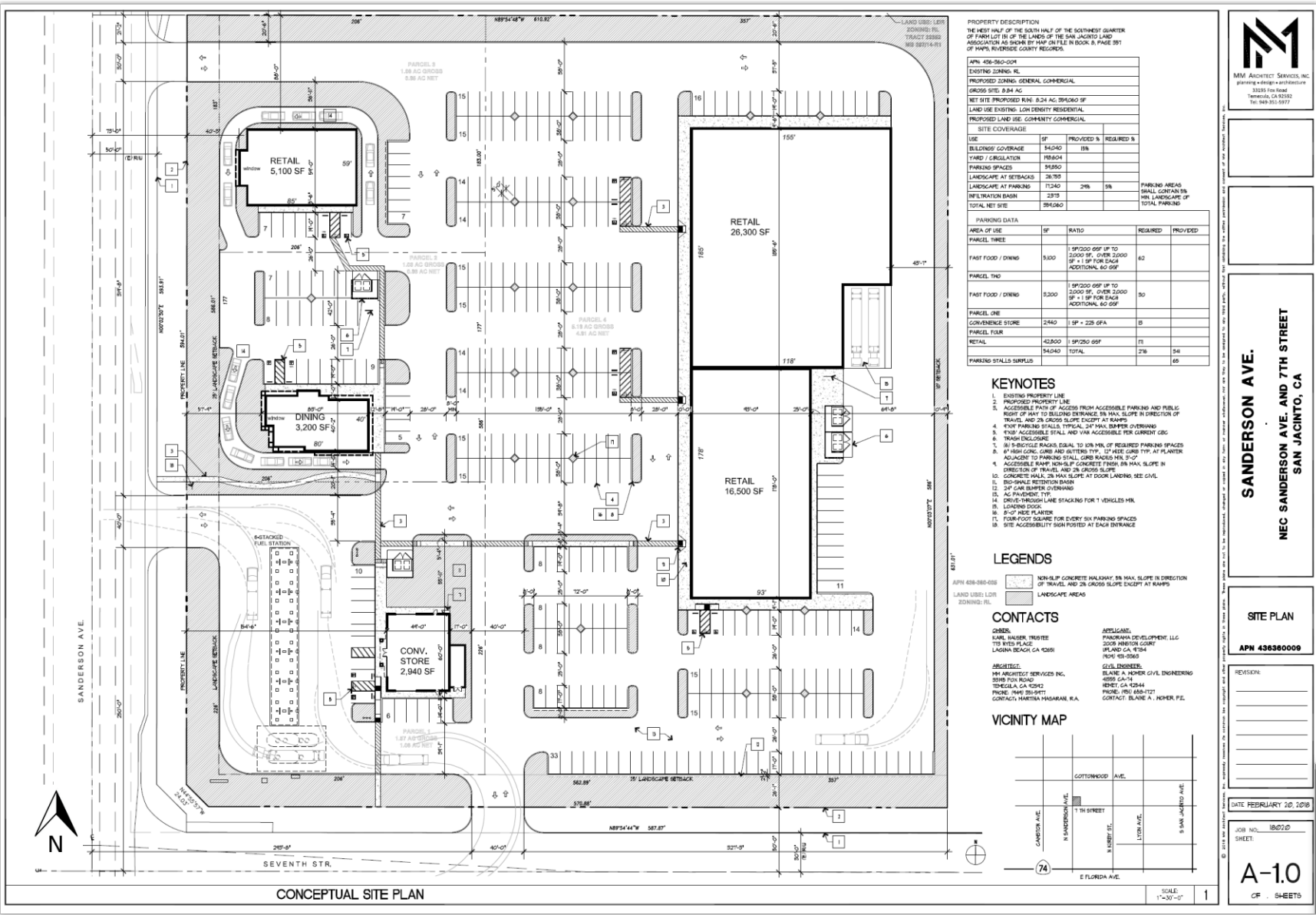


Exhibit B
Site Plan



2.0 Regulatory Framework and Background

2.1 Air Quality Regulatory Setting

Air pollutants are regulated at the national, state, and air basin level; each agency has a different level of regulatory responsibility. The United States Environmental Protection Agency (EPA) regulates at the national level. The California Air Resources Board (ARB) regulates at the state level. The South Coast Air Quality Management District (SCAQMD) regulates at the air basin level.

2.1.1 National and State

The EPA is responsible for global, international, and interstate air pollution issues and policies. The EPA sets national vehicle and stationary source emission standards, oversees approval of all State Implementation Plans, provides research and guidance for air pollution programs, and sets National Air Quality Standards, also known as federal standards. There are six common air pollutants, called criteria pollutants, which were identified from the provisions of the Clean Air Act of 1970.

- Ozone
- Nitrogen Dioxide
- Lead
- Particulate Matter (PM10 and PM2.5)
- Carbon Monoxide
- Particulate Matter
- Sulfur Dioxide

The federal standards were set to protect public health, including that of sensitive individuals; thus, the standards continue to change as more medical research is available regarding the health effects of the criteria pollutants. Primary federal standards are the levels of air quality necessary, with an adequate margin of safety, to protect the public health.

A State Implementation Plan is a document prepared by each state describing existing air quality conditions and measures that will be followed to attain and maintain federal standards. The State Implementation Plan for the State of California is administered by the ARB, which has overall responsibility for statewide air quality maintenance and air pollution prevention. California's State Implementation Plan incorporates individual federal attainment plans for regional air districts—air district prepares their federal attainment plan, which sent to ARB to be approved and incorporated into the California State Implementation Plan. Federal attainment plans include the technical foundation for understanding air quality (e.g., emission inventories and air quality monitoring), control measures and strategies, and enforcement mechanisms. See <http://www.arb.ca.gov/research/aqgs/aqgs.htm> for additional information on criteria pollutants and air quality standards.

The federal and state ambient air quality standards are summarized in Table 2 and can also be found at <http://www.arb.ca.gov/research/aqgs/aqgs2.pdf>.

Table 2: Ambient Air Quality Standards

Pollutant	Averaging Time	California Standards ¹		National Standards ²		
		Concentrations ³	Method ⁴	Primary ^{3,5}	Secondary ^{3,6}	Method ⁷
Ozone (O3)	1-Hour	0.09 ppm	Ultraviolet Photometry	--	Same as Primary Standard	Ultraviolet Photometry
	8-Hour	0.070 ppm		0.070 ppm (147 µg/m³)		
Respirable Particulate Matter (PM10) ⁸	24-Hour	50 µg/m³	Gravimetric or Beta Attenuation	150 µm³	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	20 µg/m³		--		
Fine Particulate Matter (PM2.5) ⁸	24-Hour	--	--	35 µg/m³	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	12 µg/m³	Gravimetric or Beta Attenuation	12 µg/m³	15 µg/m³	
Carbon Monoxide (CO)	1-Hour	20 ppm (23 µg/m³)	Non-Dispersive Infrared Photometry (NDIR)	35 ppm (40 µg/m³)	--	Non-Dispersive Infrared Photometry (NDIR)
	8-Hour	9.0 ppm (10 µg/m³)		9 ppm (10 µg/m³)	--	
	8-Hour (Lake Tahoe)	6 ppm (7 µg/m³)		--	--	
Nitrogen Dioxide (NO2) ⁹	1-Hour	0.18 ppm (339 µg/m³)	Gas Phase Chemiluminescence	100 ppb (188 µg/m³)	--	Gas Phase Chemiluminescence
	Annual Arithmetic Mean	0.030 ppm (357 µg/m³)		0.053 ppm (100 µg/m³)	Same as Primary Standard	
Sulfur Dioxide (SO2) ¹⁰	1-Hour	0.25 ppm (655 µg/m³)	Ultraviolet Fluorescence	75 ppb (196 µg/m³)	--	Ultraviolet Fluorescence; Spectrophotometry (Pararosaniline Method)
	3-Hour	--		--	0.5 ppm (1300 mg/m³)	
	24-Hour	0.04 ppm (105 µg/m³)		0.14 ppm (for certain areas) ¹⁰	--	
	Annual Arithmetic Mean	--		0.14 ppm (for certain areas) ¹⁰	--	
Lead ^{11,12}	30 Day Average	1.5 µg/m³	Atomic Absorption	--	Same as Primary Standard	High Volume Sampler and Atomic Absorption
	Calendar Qtrtr	--		1.5 µg/m³ (for certain areas) ¹²		
	Rolling 3-Month Average	--		0.15 µg/m³		
Visibility Reducing Particles ¹³	8-Hour	See footnote 13	Beta Attenuation and Transmittance through Filter Tape	No National Standards		
Sulfates	24-Hour	25 µg/m³	Ion Chromatography			
Hydrogen Sulfide	1-Hour	0.03 ppm (42 µg/m³)	Ultraviolet Fluorescence			
Vinyl Chloride ¹¹	24-Hour	0.01 ppm (26 µg/m³)	Gas Chromatography			

Notes:

- California standards for ozone, carbon monoxide (except 8-hour Lake Tahoe), sulfur dioxide (1 and 24 hour), nitrogen dioxide, and particulate matter (PM₁₀, PM_{2.5}, and visibility reducing particles), are values that are not to be exceeded. All others are not to be equal to or exceeded. California ambient air quality standards are listed in the Table of Standards in Section 70200 of Title 17 of the California Code of Regulations.
- National standards (other than ozone, particulate matter, and those based on annual arithmetic mean) are not to be exceeded more than once a year. The ozone standard is attained when the fourth highest 8-hour concentration measured at each site in a year, averaged over three years, is equal to or less than the standard. For PM₁₀, the 24 hour standard is attained when the expected number of days per calendar year with a 24-hour average concentration above 150 µg/m³ is equal to or less than one. For PM_{2.5}, the 24 hour standard is attained when 98 percent of the daily concentrations, averaged over three years, are equal to or less than the standard. Contact the U.S. EPA for further clarification and current national policies.
- Concentration expressed first in units in which it was promulgated. Equivalent units given in parentheses are based upon a reference temperature of 25°C and a reference pressure of 760 torr. Most measurements of air quality are to be corrected to a reference temperature of 25°C and a reference pressure of 760 torr; ppm in this table refers to ppm by volume, or micromoles of pollutant per mole of gas.
- Any equivalent measurement method which can be shown to the satisfaction of the ARB to give equivalent results at or near the level of the air quality standard may be used.
- National Primary Standards: The levels of air quality necessary, with an adequate margin of safety to protect the public health.
- National Secondary Standards: The levels of air quality necessary to protect the public welfare from any known or anticipated adverse effects of a pollutant.
- Reference method as described by the U.S. EPA. An "equivalent method" of measurement may be used but must have a "consistent relationship to the reference method" and must be approved by the U.S. EPA.

8. On December 14, 2012, the national annual PM_{2.5} primary standard was lowered from 15 µg/m³ to 12.0 µg/m³. The existing national 24-hour PM_{2.5} standards (primary and secondary) were retained at 35 µg/m³, as was the annual secondary standard of 15 µg/m³. The existing 24-hour PM₁₀ standards (primary and secondary) of 150 µg/m³ also were retained. The form of the annual primary and secondary standards is the annual mean, averaged over 3 years.
9. To attain the 1-hour national standard, the 3-year average of the annual 98th percentile of the 1-hour daily maximum concentrations at each site must not exceed 100 ppb. Note that the national 1-hour standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the national 1-hour standard to the California standards the units can be converted from ppb to ppm. In this case, the national standard of 100 ppb is identical to 0.100 ppm.
10. On June 2, 2010, a new 1-hour SO₂ standard was established and the existing 24-hour and annual primary standards were revoked. To attain the 1-hour national standard, the 3-year average of the annual 99th percentile of the 1-hour daily maximum concentrations at each site must not exceed 75 ppb. The 1971 SO₂ national standards (24-hour and annual) remain in effect until one year after an area is designated for the 2010 standard, except that in areas designated nonattainment for the 1971 standards, the 1971 standards remain in effect until implementation plans to attain or maintain the 2010 standards are approved.

Note that the 1-hour national standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the 1-hour national standard to the California standard the units can be converted to ppm. In this case, the national standard of 75 ppb is identical to 0.075 ppm.
11. The ARB has identified lead and vinyl chloride as 'toxic air contaminants' with no threshold level of exposure for adverse health effects determined. These actions allow for the implementation of control measures at levels below the ambient concentrations specified for these pollutants.
12. The national standard for lead was revised on October 15, 2008 to a rolling 3-month average. The 1978 lead standard (1.5 µg/m³ as a quarterly average) remains in effect until one year after an area is designated for the 2008 standard, except that in areas designated nonattainment for the 1978 standard, the 1978 standard remains in effect until implementation plans to attain or maintain the 2008 standard are approved.
13. In 1989, the ARB converted both the general statewide 10-mile visibility standard and the Lake Tahoe 30-mile visibility standard to instrumental equivalents, which are "extinction of 0.23 per kilometer" and "extinction of 0.07 per kilometer" for the statewide and Lake Tahoe Air Basin standards, respectively.

Several pollutants listed in Table 2 are not addressed in this analysis. Analysis of lead is not included in this report because the project is not anticipated to emit lead. Visibility-reducing particles are not explicitly addressed in this analysis because particulate matter is addressed. The project is not expected to generate or be exposed to vinyl chloride because proposed project uses do not utilize the chemical processes that create this pollutant and there are no such uses in the project vicinity. The proposed project is not expected to cause exposure to hydrogen sulfide because it would not generate hydrogen sulfide in any substantial quantity.

2.1.2 South Coast Air Quality Management District

The agency for air pollution control for the South Coast Air Basin (basin) is the South Coast Air Quality Management District (SCAQMD). SCAQMD is responsible for controlling emissions primarily from stationary sources. SCAQMD maintains air quality monitoring stations throughout the basin. SCAQMD, in coordination with the Southern California Association of Governments, is also responsible for developing, updating, and implementing the Air Quality Management Plan (AQMP) for the basin. An AQMP is a plan prepared and implemented by an air pollution district for a county or region designated as nonattainment of the federal and/or California ambient air quality standards. The term nonattainment area is used to refer to an air basin where one or more ambient air quality standards are exceeded.

Every three (3) years the SCAQMD prepares a new AQMP, updating the previous plan and having a 20-year horizon.

On March 23, 2017 CARB approved the 2016 AQMP. The 2016 AQMP is a regional blueprint for achieving the federal air quality standards and healthful air.

The 2016 AQMP includes both stationary and mobile source strategies to ensure that rapidly approaching attainment deadlines are met, that public health is protected to the maximum extent feasible, and that the region is not faced with burdensome sanctions if the Plan is not approved or if the NAAQS are not met on time. As with every AQMP, a comprehensive analysis of emissions, meteorology, atmospheric chemistry, regional growth projections, and the impact of existing control measures is updated with the latest data and methods. The most significant air quality challenge in the Basin is to reduce nitrogen oxide (NOx) emissions sufficiently to meet the upcoming ozone standard deadlines. The primary goal of this Air Quality Management Plan is to meet clean air standards and protect public health, including ensuring benefits to environmental justice and disadvantaged communities. Now that the plan has been approved by CARB, it has been forwarded to the U.S. Environmental Protection Agency for its review. If approved by EPA, the plan becomes federally enforceable.

The 2012 AQMP built upon the approaches taken in the 2007 AQMP for the attainment of federal PM and ozone standards, and highlights the significant amount of reductions needed and the need to engage in interagency coordinated planning of mobile sources to meet all of the federal criteria pollutant standards. Compared with the 2007 AQMP, the 2012 AQMP utilized revised emissions inventory projections that use 2008 as the base year. On-road emissions are calculated using CARB EMFAC2011 emission factors and the transportation activity data provided by SCAG from their 2012 Regional Transportation Plan (2012 RTP). Off-road emissions were updated using CARB's 2011 In-Use Off-Road Fleet Inventory Model. Since the 2007 AQMP was finalized new area source categories such as liquid propane gas (LPG) transmission losses, storage tank and pipeline cleaning and degassing, and architectural colorants, were created and included in the emissions inventories. The 2012 AQMP also includes analysis of several additional sources of GHG emissions such as landfills and could also assist in reaching the GHG target goals in the AB32 Scoping Plan.

South Coast Air Quality Management District Rules

The AQMP for the basin establishes a program of rules and regulations administered by SCAQMD to obtain attainment of the state and federal standards. Some of the rules and regulations that apply to this Project include, but are not limited to, the following:

SCAQMD Rule 402 prohibits a person from discharging from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

SCAQMD Rule 403 governs emissions of fugitive dust during construction and operation activities. Compliance with this rule is achieved through application of standard Best Management Practices, such as application of water or chemical stabilizers to disturbed soils, covering haul vehicles, restricting vehicle speeds on unpaved roads to 15 miles per hour, sweeping loose dirt from paved site access

roadways, cessation of construction activity when winds exceed 25 mph, and establishing a permanent ground cover on finished sites.

Rule 403 requires that fugitive dust be controlled with best available control measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. In addition, Rule 403 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off site. Applicable suppression techniques are indicated below and include but are not limited to the following:

- Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas in active for 10 days or more).
- Water active sites at least three times daily.
- Cover all trucks hauling dirt, sand, soil, or other loose materials, or maintain at least 2 feet of freeboard in accordance with the requirements of California Vehicle Code (CVC) section 23114.
- Pave construction access roads at least 100 feet onto the site from the main road.
- Reduce traffic speeds on all unpaved roads to 15 mph or less.
- Suspension of all grading activities when wind speeds (including instantaneous wind gusts) exceed 25 mph.
- Bumper strips or similar best management practices shall be provided where vehicles enter and exit the construction site onto paved roads or wash off trucks and any equipment leaving the site each trip.
- Replanting disturbed areas as soon as practical.
- During all construction activities, construction contractors shall sweep on-site and off-site streets if silt is carried to adjacent public thoroughfares, to reduce the amount of particulate matter on public streets.

SCAQMD Rule 1113 governs the sale, use, and manufacturing of architectural coating and limits the VOC content in paints and paint solvents. This rule regulates the VOC content of paints available during construction. Therefore, all paints and solvents used during construction and operation of project must comply with Rule 1113.

Idling Diesel Vehicle Trucks – Idling for more than 5 minutes in any one location is prohibited within California borders.

Rule 2702. The SCAQMD adopted Rule 2702 on February 6, 2009, which establishes a voluntary air quality investment program from which SCAQMD can collect funds from parties that desire certified GHG emission reductions, pool those funds, and use them to purchase or fund GHG emission reduction projects within two years, unless extended by the Governing Board. Priority will be given to projects that result in co-benefit emission reductions of GHG emissions and criteria or toxic air pollutants within environmental justice areas. Further, this voluntary program may compete with the cap-and-trade program identified for implementation in CARB's Scoping Plan, or a Federal cap and trade program.

2.2 Greenhouse Gas Regulatory Setting

2.2.1 International

Many countries around the globe have made an effort to reduce GHGs since climate change is a global issue.

Intergovernmental Panel on Climate Change. In 1988, the United Nations and the World Meteorological Organization established the Intergovernmental Panel on Climate Change to assess the scientific, technical and socio-economic information relevant to understanding the scientific basis of risk of human-induced climate change, its potential impacts, and options for adaptation and mitigation.

United Nations. The United States participates in the United Nations Framework Convention on Climate Change (UNFCCC) (signed on March 21, 1994). Under the Convention, governments gather and share information on greenhouse gas emissions, national policies, and best practices; launch national strategies for addressing greenhouse gas emissions and adapting to expected impacts, including the provision of financial and technological support to developing countries; and cooperate in preparing for adaptation to the impacts of climate change.

The 2014 UN Climate Change Conference in Lima Peru will provide a unique opportunity to engage all countries to assess how developed countries are implementing actions to reduce emissions.

Kyoto Protocol. The Kyoto Protocol is a treaty made under the UNFCCC and was the first international agreement to regulate GHG emissions. It has been estimated that if the commitments outlined in the Kyoto Protocol are met, global GHG emissions could be reduced by an estimated 5 percent from 1990 levels during the first commitment period of 2008 – 2012 (UNFCCC 1997). On December 8, 2012, the Doha Amendment to the Kyoto Protocol was adopted. The amendment includes: New commitments for Annex I Parties to the Kyoto Protocol who agreed to take on commitments in a second commitment period from 2013 – 2020; a revised list of greenhouse gases (GHG) to be reported on by Parties in the second commitment period; and Amendments to several articles of the Kyoto Protocol which specifically referenced issues pertaining to the first commitment period and which needed to be updated for the second commitment period.

2.2.2 National

Greenhouse Gas Endangerment. On December 2, 2009, the EPA announced that GHGs threaten the public health and welfare of the American people. The EPA also states that GHG emissions from on-road vehicles contribute to that threat. The decision was based on *Massachusetts v. EPA* (Supreme Court Case 05-1120) which argued that GHGs are air pollutants covered by the Clean Air Act and that the EPA has authority to regulate those emissions.

Clean Vehicles. Congress first passed the Corporate Average Fuel Economy law in 1975 to increase the fuel economy of cars and light duty trucks. The law has become more stringent over time. On May 19, 2009, President Obama put in motion a new national policy to increase fuel economy for all new cars and trucks sold in the United States. On April 1, 2010, the EPA and the Department of Transportation's

National Highway Safety Administration announced a joint final rule establishing a national program that would reduce greenhouse gas emissions and improve fuel economy for new cars and trucks sold in the United States.

The first phase of the national program would apply to passenger cars, light-duty trucks, and medium-duty passenger vehicles, covering model years 2012 through 2016. They require these vehicles to meet an estimated combined average emissions level of 250 grams of carbon dioxide per mile, equivalent to 35.5 miles per gallon if the automobile industry were to meet this carbon dioxide level solely through fuel economy improvements. Together, these standards would cut carbon dioxide emissions by an estimated 960 million metric tons and 1.8 billion barrels of oil over the lifetime of the vehicles sold under the program (model years 2012-2016). The second phase of the national program would involve proposing new fuel economy and greenhouse gas standards for model years 2017 – 2025 by September 1, 2011.

On October 25, 2010, the EPA and the U.S. Department of Transportation proposed the first national standards to reduce greenhouse gas emissions and improve fuel efficiency of heavy-duty trucks and buses. For combination tractors, the agencies are proposing engine and vehicle standards that begin in the 2014 model year and achieve up to a 20 percent reduction in carbon dioxide emissions and fuel consumption by the 2018 model year. For heavy-duty pickup trucks and vans, the agencies are proposing separate gasoline and diesel truck standards, which phase in starting in the 2014 model year and achieve up to a 10 percent reduction for gasoline vehicles and 15 percent reduction for diesel vehicles by 2018 model year (12 and 17 percent respectively if accounting for air conditioning leakage). Lastly, for vocational vehicles, the agencies are proposing engine and vehicle standards starting in the 2014 model year which would achieve up to a 10 percent reduction in fuel consumption and carbon dioxide emissions by 2018 model year.

Mandatory Reporting of Greenhouse Gases. On January 1, 2010, the EPA started requiring large emitters of heat-trapping emissions to begin collecting GHG data under a new reporting system. Under the rule, suppliers of fossil fuels or industrial greenhouse gases, manufacturers of vehicles and engines, and facilities that emit 25,000 metric tons or more per year of greenhouse gas emissions are required to submit annual reports to the EPA.

Climate Adaption Plan. The EPA Plan identifies priority actions the Agency will take to incorporate considerations of climate change into its programs, policies, rules and operations to ensure they are effective under future climatic conditions. The Plan reflects input received from States, Tribes and municipal and county officials during development, as well as comments received during a formal Tribal consultation process and a 60 day public comment period during the Winter of 2013.

EPA is also releasing final Climate Change Adaptation Implementation Plans from its National Environmental Program Offices and all 10 Regional Offices. The Implementation Plans, which also reflect responses to public comment, provide more detail on how EPA Programs and Regions will carry out the work called for in the agency wide Plan in partnership with states, tribes, and local governments.

2.2.3 California

California Code of Regulations (CCR) Title 24, Part 6. CCR Title 24, Part 6: California's Energy Efficiency Standards for Residential and Nonresidential Buildings (Title 24) were first established in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. Although it was not originally intended to reduce GHG emissions, electricity production by fossil fuels results in GHG emissions and energy efficient buildings require less electricity. Therefore, increased energy efficiency results in decreased GHG emissions.

The Energy Commission adopted 2008 Standards on April 23, 2008 and Building Standards Commission approved them for publication on September 11, 2008. These updates became effective on August 1, 2009. CalEEMod modeling defaults to 2008 standards. 2013 Standards have been approved and became effective July 1, 2014.

California Code of Regulations (CCR) Title 24, Part 11. All buildings for which an application for a building permit is submitted on or after January 1, 2014 must follow the 2013 standards. The 2013 commercial standards are estimated to be 30 percent more efficient than the 2008 standards; residential standards are 25 percent more efficient. Energy efficient buildings require less electricity; therefore, increased energy efficiency reduces fossil fuel consumption and decreases greenhouse gas emissions.

California Green Building Standards. On January 12, 2010, the State Building Standards Commission unanimously adopted updates to the California Green Building Standards Code, which went into effect on January 1, 2011. The Code is a comprehensive and uniform regulatory code for all residential, commercial and school buildings. CCR Title 24, Part 11: California Green Building Standards (Title 24) became effective in 2001 in response to continued efforts to reduce GHG emissions associated with energy consumption. CCR Title 24, Part 11 now require that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials. One focus of CCR Title 24, Part 11 is water conservation measures, which reduce GHG emissions by reducing electrical consumption associated with pumping and treating water. CCR Title 24, Part 11 has approximately 52 nonresidential mandatory measures and an additional 130 provisions for optional use. Some key mandatory measures for commercial occupancies include specified parking for clean air vehicles, a 20 percent reduction of potable water use within buildings, a 50 percent construction waste diversion from landfills, use of building finish materials that emit low levels of volatile organic compounds, and commissioning for new, nonresidential buildings over 10,000 square feet.

The California Green Building Standards Code does not prevent a local jurisdiction from adopting a more stringent code as state law provides methods for local enhancements. The Code recognizes that many jurisdictions have developed existing construction and demolition ordinances, and defers to them as the ruling guidance provided they provide a minimum 50-percent diversion requirement. The code also provides exemptions for areas not served by construction and demolition recycling

infrastructure. State building code provides the minimum standard that buildings need to meet in order to be certified for occupancy. Enforcement is generally through the local building official.

Executive Order S-3-05. California Governor issued Executive Order S-3-05, GHG Emission, in June 2005, which established the following targets:

- By 2010, California shall reduce greenhouse gas emissions to 2000 levels;
- By 2020, California shall reduce greenhouse gas emissions to 1990 levels.
- By 2050, California shall reduce greenhouse gas emissions to 80 percent below 1990 levels.

The executive order directed the secretary of the California Environmental Protection Agency (CalEPA) to coordinate a multi-agency effort to reduce GHG emissions to the target levels. To comply with the Executive Order, the secretary of CalEPA created the California Climate Action Team (CAT), made up of members from various state agencies and commissions. The team released its first report in March 2006. The report proposed to achieve the targets by building on the voluntary actions of businesses, local governments, and communities and through State incentive and regulatory programs.

Executive Order S-01-07. Executive Order S-1-07 was issued in 2007 and proclaims that the transportation sector is the main source of GHG emissions in the State, since it generates more than 40 percent of the State's GHG emissions. It establishes a goal to reduce the carbon intensity of transportation fuels sold in the State by at least ten percent by 2020. This Order also directs CARB to determine whether this Low Carbon Fuel Standard (LCFS) could be adopted as a discrete early-action measure as part of the effort to meet the mandates in AB 32.

On April 23, 2009 CARB approved the proposed regulation to implement the low carbon fuel standard. The low carbon fuel standard is anticipated to reduce GHG emissions by about 16 MMT per year by 2020. The low carbon fuel standard is designed to provide a framework that uses market mechanisms to spur the steady introduction of lower carbon fuels. The framework establishes performance standards that fuel producers and importers must meet each year beginning in 2011. Separate standards are established for gasoline and diesel fuels and the alternative fuels that can replace each. The standards are "back-loaded", with more reductions required in the last five years, than the first five years. This schedule allows for the development of advanced fuels that are lower in carbon than today's fuels and the market penetration of plug-in hybrid electric vehicles, battery electric vehicles, fuel cell vehicles, and flexible fuel vehicles. It is anticipated that compliance with the low carbon fuel standard will be based on a combination of both lower carbon fuels and more efficient vehicles.

Reformulated gasoline mixed with corn-derived ethanol at ten percent by volume and low sulfur diesel fuel represent the baseline fuels. Lower carbon fuels may be ethanol, biodiesel, renewable diesel, or blends of these fuels with gasoline or diesel as appropriate. Compressed natural gas and liquefied natural gas also may be low carbon fuels. Hydrogen and electricity, when used in fuel cells or electric vehicles are also considered as low carbon fuels for the low carbon fuel standard.

SB 97. Senate Bill 97 (SB 97) was adopted August 2007 and acknowledges that climate change is a prominent environmental issue that requires analysis under CEQA. SB 97 directed the Governor's Office of Planning and Research (OPR), which is part of the State Resource Agency, to prepare, develop, and transmit to CARB guidelines for the feasible mitigation of GHG emissions or the effects of GHG emissions, as required by CEQA, by July 1, 2009. The Resources Agency was required to certify and adopt those guidelines by January 1, 2010.

Pursuant to the requirements of SB 97 as stated above, on December 30, 2009 the Natural Resources Agency adopted amendments to the state CEQA guidelines that address GHG emissions. The CEQA Guidelines Amendments changed 14 sections of the CEQA Guidelines and incorporate GHG language throughout the Guidelines. However, no GHG emissions thresholds of significance are provided and no specific mitigation measures are identified. The GHG emission reduction amendments went into effect on March 18, 2010 and are summarized below:

- Climate action plans and other greenhouse gas reduction plans can be used to determine whether a project has significant impacts, based upon its compliance with the plan.
- Local governments are encouraged to quantify the greenhouse gas emissions of proposed projects, noting that they have the freedom to select the models and methodologies that best meet their needs and circumstances. The section also recommends consideration of several qualitative factors that may be used in the determination of significance, such as the extent to which the given project complies with state, regional, or local GHG reduction plans and policies. OPR does not set or dictate specific thresholds of significance. Consistent with existing CEQA Guidelines, OPR encourages local governments to develop and publish their own thresholds of significance for GHG impacts assessment.
- When creating their own thresholds of significance, local governments may consider the thresholds of significance adopted or recommended by other public agencies, or recommended by experts.
- New amendments include guidelines for determining methods to mitigate the effects of greenhouse gas emissions in Appendix F of the CEQA Guidelines.
- OPR is clear to state that "to qualify as mitigation, specific measures from an existing plan must be identified and incorporated into the project; general compliance with a plan, by itself, is not mitigation."
- OPR's emphasizes the advantages of analyzing GHG impacts on an institutional, programmatic level. OPR therefore approves tiering of environmental analyses and highlights some benefits of such an approach.
- Environmental impact reports (EIRs) must specifically consider a project's energy use and energy efficiency potential.

AB 32. The California State Legislature enacted AB 32, the California Global Warming Solutions Act of 2006. AB 32 requires that greenhouse gases emitted in California be reduced to 1990 levels by the year 2020. "Greenhouse gases" as defined under AB 32 include carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. ARB is the state agency charged with monitoring and regulating sources of greenhouse gases. AB 32 states the following:

Global warming poses a serious threat to the economic well-being, public health, natural resources, and the environment of California. The potential adverse impacts of global warming include the exacerbation of air quality problems, a reduction in the quality and supply of water to the state from the Sierra snowpack, a rise in sea levels resulting in the displacement of thousands of coastal businesses and residences, damage to marine ecosystems and the natural environment, and an increase in the incidences of infectious diseases, asthma, and other human health-related problems.

The ARB Board approved the 1990 greenhouse gas emissions level of 427 million metric tons of carbon dioxide equivalent (MMTCO₂e) on December 6, 2007 (California Air Resources Board 2007). Therefore, emissions generated in California in 2020 are required to be equal to or less than 427 MMTCO₂e. Emissions in 2020 in a “business as usual” scenario are estimated to be 596 MMTCO₂e.

Under AB 32, the ARB published its Final Expanded List of Early Action Measures to Reduce Greenhouse Gas Emissions in California. Discrete early action measures are currently underway or are enforceable by January 1, 2010. The ARB has 44 early action measures that apply to the transportation, commercial, forestry, agriculture, cement, oil and gas, fire suppression, fuels, education, energy efficiency, electricity, and waste sectors. Of these early action measures, nine are considered discrete early action measures, as they are regulatory and enforceable by January 1, 2010. The ARB estimates that the 44 recommendations are expected to result in reductions of at least 42 MMTCO₂e by 2020, representing approximately 25 percent of the 2020 target.

The ARB’s Climate Change Scoping Plan (Scoping Plan) contains measures designed to reduce the State’s emissions to 1990 levels by the year 2020 (California Air Resources Board 2008). The Scoping Plan identifies recommended measures for multiple greenhouse gas emission sectors and the associated emission reductions needed to achieve the year 2020 emissions target—each sector has a different emission reduction target. Most of the measures target the transportation and electricity sectors. As stated in the Scoping Plan, the key elements of the strategy for achieving the 2020 greenhouse gas target include:

- Expanding and strengthening existing energy efficiency programs as well as building and appliance standards;
- Achieving a statewide renewables energy mix of 33 percent;
- Developing a California cap-and-trade program that links with other Western Climate Initiative partner programs to create a regional market system;
- Establishing targets for transportation-related greenhouse gas emissions for regions throughout California and pursuing policies and incentives to achieve those targets;
- Adopting and implementing measures pursuant to existing State laws and policies, including California’s clean car standards, goods movement measures, and the Low Carbon Fuel Standard; and
- Creating targeted fees, including a public goods charge on water use, fees on high global warming potential gases, and a fee to fund the administrative costs of the State’s long-term commitment to AB 32 implementation.

In addition, the Scoping Plan differentiates between “capped” and “uncapped” strategies. “Capped” strategies are subject to the proposed cap-and-trade program. The Scoping Plan states that the inclusion of these emissions within the cap-and-trade program will help ensure that the year 2020 emission targets are met despite some degree of uncertainty in the emission reduction estimates for any individual measure. Implementation of the capped strategies is calculated to achieve a sufficient amount of reductions by 2020 to achieve the emission target contained in AB 32. “Uncapped” strategies that will not be subject to the cap-and-trade emissions caps and requirements are provided as a margin of safety by accounting for additional greenhouse gas emission reductions.⁴

SB 375. Senate Bill 375 (SB 375) was adopted September 2008 and aligns regional transportation planning efforts, regional GHG emission reduction targets, and land use and housing allocation. SB 375 requires Metropolitan Planning Organizations (MPO) to adopt a sustainable communities strategy (SCS) or alternate planning strategy (APS) that will prescribe land use allocation in that MPOs Regional Transportation Plan (RTP). CARB, in consultation with each MPO, will provide each affected region with reduction targets for GHGs emitted by passenger cars and light trucks in the region for the years 2020 and 2035. These reduction targets will be updated every eight years but can be updated every four years if advancements in emissions technologies affect the reduction strategies to achieve the targets. CARB is also charged with reviewing each MPO’s sustainable communities strategy or alternate planning strategy for consistency with its assigned targets.

The proposed project is located within the Southern California Association of Governments (SCAG), which has authority to develop the SCS or APS. For the SCAG region, the targets set by CARB are at eight percent below 2005 per capita GHG emissions levels by 2020 and 13 percent below 2005 per capita GHG emissions levels by 2035. On April 4, 2012, SCAG adopted the 2012-2035 Regional Transportation Plan / Sustainable Communities Strategy (RTP/SCS), which meets the CARB emission reduction requirements. The Housing Element Update is required by the State to be completed within 18 months after RTP/SCS adoption or by October 2013.

City and County land use policies, including General Plans, are not required to be consistent with the RTP and associated SCS or APS. However, new provisions of CEQA would incentivize, through streamlining and other provisions, qualified projects that are consistent with an approved SCS or APS and categorized as “transit priority projects.”

Assembly Bill 939 and Senate Bill 1374. Assembly Bill 939 (AB 939) requires that each jurisdiction in California to divert at least 50 percent of its waste away from landfills, whether through waste reduction, recycling or other means. Senate Bill 1374 (SB 1374) requires the California Integrated Waste Management Board to adopt a model ordinance by March 1, 2004 suitable for adoption by any local agency to require 50 to 75 percent diversion of construction and demolition of waste materials from landfills.

Executive Order S-13-08. Executive Order S-13-08 indicates that “climate change in California during the next century is expected to shift precipitation patterns, accelerate sea level rise and increase temperatures, thereby posing a serious threat to California’s economy, to the health and welfare of its

population and to its natural resources.” Pursuant to the requirements in the order, the 2009 California Climate Adaptation Strategy (California Natural Resource Agency 2009) was adopted, which is the “... first statewide, multi-sector, region-specific, and information-based climate change in California, identifying and exploring strategies to adapt to climate change, and specifying a direction for future research.

Executive Order B-30-15. Executive Order B-30-15, establishing a new interim statewide greenhouse gas emission reduction target to reduce greenhouse gas emissions to 40 percent below 1990 levels by 2030, was signed by Governor Brown in April 2015.

Executive Order B-29-15. Executive Order B-29-15, mandates a statewide 25% reduction in potable water usage and was signed into law on April 1, 2015.

Executive Order B-37-16. Executive Order B-37-16, continuing the State’s adopted water reduction, was signed into law on May 9, 2016. The water reduction builds off the mandatory 25% reduction called for in EO B-29-15.

2.2.4 South Coast Air Quality Management District

The Project is within the South Coast Air Basin, which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). SCAQMD Regulation XXVII currently includes three rules:

- The purpose of Rule 2700 is to define terms and post global warming potentials.
- The purpose of Rule 2701, SoCal Climate Solutions Exchange, is to establish a voluntary program to encourage, quantify, and certify voluntary, high quality certified greenhouse gas emission reductions in the SCAQMD.
- Rule 2702, Greenhouse Gas Reduction Program, was adopted on February 6, 2009. The purpose of this rule is to create a Greenhouse Gas Reduction Program for greenhouse gas emission reductions in the SCAQMD. The SCAQMD will fund projects through contracts in response to requests for proposals or purchase reductions from other parties.

SCAQMD Threshold Development

The SCAQMD has established recommended significance thresholds for greenhouse gases for local lead agency consideration (“SCAQMD draft local agency threshold”). SCAQMD has published a five-tiered draft GHG threshold which includes a 10,000 metric ton of CO₂e per year for stationary/industrial sources and 3,000 metric tons of CO₂e per year significance threshold for residential/commercial projects (South Coast Air Quality Management District 2010c). Tier 3 is anticipated to be the primary tier by which the SCAQMD will determine significance for projects. The Tier 3 screening level for stationary sources is based on an emission capture rate of 90 percent for all new or modified projects. A 90-percent emission capture rate means that 90 percent of total emissions from all new or modified stationary source projects would be subject to CEQA analysis. The 90-percent capture rate GHG significance screening level in Tier 3 for stationary sources was derived using the SCAQMD’s annual Emissions Reporting Program.

The current draft thresholds consist of the following tiered approach:

- Tier 1 consists of evaluating whether or not the project qualifies for any applicable exemption under CEQA.
- Tier 2 consists of determining whether or not the project is consistent with a greenhouse gas reduction plan. If a project is consistent with a qualifying local greenhouse gas reduction plan, it does not have significant greenhouse gas emissions.
- Tier 3 consists of screening values, which the lead agency can choose but must be consistent. A project's construction emissions are averaged over 30 years and are added to a project's operational emissions. If a project's emissions are under one of the following screening thresholds, then the project is less than significant:
 - All land use types: 3,000 MTCO₂e per year
 - Based on land use types: residential is 3,500 MTCO₂e per year; commercial is 1,400 MTCO₂e per year; and mixed use is 3,000 MTCO₂e per year
- Tier 4 has the following options:
 - Option 1: Reduce emissions from business as usual by a certain percentage; this percentage is currently undefined
 - Option 2: Early implementation of applicable AB 32 Scoping Plan measures
 - Option 3: Year 2020 target for service populations (SP), which includes residents and employees: 4.8 MTCO₂e/SP/year for projects and 6.6 MTCO₂e/SP/year for plans;
 - Option 3, 2035 target: 3.0 MTCO₂e/SP/year for projects and 4.1 MTCO₂e/SP/year for plans
- Tier 5 involves mitigation offsets to achieve target significance threshold.

2.2.5 City of San Jacinto

Local jurisdictions, such as the City of San Jacinto, have the authority and responsibility to reduce air pollution through its police power and decision-making authority. Specifically, the City is responsible for the assessment and mitigation of air emissions resulting from its land use decisions. The City is also responsible for the implementation of transportation control measures as outlined in the 2012 AQMP and 2016 AQMP. Examples of such measures include bus turnouts, energy-efficient streetlights, and synchronized traffic signals. In accordance with CEQA requirements and the CEQA review process, the City assesses the air quality impacts of new development projects, requires mitigation of potentially significant air quality impacts by conditioning discretionary permits, and monitors and enforces implementation of such mitigation.

In accordance with the CEQA requirements, the City does not, however, have the expertise to develop plans, programs, procedures, and methodologies to ensure that air quality within the City and region will meet federal and state standards. Instead, the City relies on the expertise of the SCAQMD and utilizes the SCAQMD CEQA Handbook as the guidance document for the environmental review of plans and development proposals within its jurisdiction.

The City of San Jacinto 2006 Resource Management Element in the General Plan, contains the following air quality-related goals and policies that are applicable to the proposed project:

Goal: Resource Management Goal 6: Improve air quality.

- Policy 6.1:** Cooperate with the South Coast Air Quality Management District, Southern California Association of Governments, and the Western Riverside Council of Governments in their efforts to implement the regional Air Quality Management Plan.
- Policy 6.2:** Cooperate and participate in regional air quality management planning, programs, and enforcement measures.
- Policy 6.3:** Achieve a greater balance between jobs and housing in San Jacinto.
- Policy 6.4:** Promote the growth of clean industry as a method of managing and improving air quality.
- Policy 6.5:** Promote energy conservation and recycling by the public and private sectors.
- Policy 6.6:** Encourage alternative modes of transportation to reduce vehicular emissions and improve air quality.
- Policy 6.7:** Encourage pedestrian scale development and pedestrian friendly access to reduce vehicle emissions.
- Policy 6.8:** In appropriate areas, allow mixed use development that combines housing, employment, and retail activities on one site.
- Policy 6.9:** Concentrate higher density development at transportation nodes and areas served by a well- developed vehicular network.
- Policy 6.10:** Support sustainable development patterns and green building standards that reduce energy use.

3.0 Setting

3.1 Existing Physical Setting

The project site is located within the City of San Jacinto, in Riverside County, which is part of the South Coast Air Basin (SCAB) that includes all of Orange County as well as the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties. The South Coast Air Basin is located on a coastal plain with connecting broad valleys and low hills to the east. Regionally, the South Coast Air Basin is bounded by the Pacific Ocean to the southwest and high mountains to the east forming the inland perimeter.

3.1.1 Local Climate and Meteorology

Dominant airflows provide the driving mechanism for transport and dispersion of air pollution. The mountains surrounding the region form natural horizontal barriers to the dispersion of air contaminants. Air pollution created in the coastal areas and around the Los Angeles area is transported inland until it reaches the mountains where the combination of mountains and inversion layers generally prevent further dispersion. This poor ventilation results in a gradual degradation of air quality from the coastal areas to inland areas. Air stagnation may occur during the early evening and early morning periods of transition between day and nighttime flows. The region also experiences periods of hot, dry winds from the desert, known as Santa Ana winds. If the Santa Ana winds are strong, they can surpass the sea breeze, which blows from the ocean to the land, and carry the suspended dust and pollutants out to the ocean. If the winds are weak, they are opposed by the sea breeze and cause stagnation, resulting in high pollution events.

The annual average temperature varies little throughout much of the basin, ranging from the low to middle 60s, measured in degrees Fahrenheit (°F). With more pronounced oceanic influence, coastal areas show less variability in annual minimum and maximum temperatures than inland areas where the project site is located. The majority of the annual rainfall in the basin occurs between November and April. Summer rainfall is minimal and is generally limited to scattered thunderstorms in the coastal regions and slightly heavier showers in the eastern portion of the basin along the coastal side of the mountains. Year-to-year patterns in rainfall are unpredictable because of fluctuations in the weather.

Temperature inversions limit the vertical depth through which pollution can be mixed. Among the most common temperature inversions in the basin are radiation inversions, which form on clear winter nights when cold air off mountains sink to the valley floor while the air aloft over the valley remains warm. These inversions, in conjunction with calm winds, trap pollutants near the source. Other types of temperature inversions that affect the basin include marine, subsidence, and high-pressure inversions.

Summers are often periods of hazy visibility and occasionally unhealthy air. Strong temperature inversions may occur that limit the vertical depth through which air pollution can be dispersed. Air pollutants concentrate because they cannot rise through the inversion layer and disperse. These inversions are more common and persistent during the summer months. Over time, sunlight produces

photochemical reactions within this inversion layer that creates ozone, a particularly harmful air pollutant. Occasionally, strong thermal convections occur which allows the air pollutants to rise high enough to pass over the mountains and ultimately dilute the smog cloudtrap pollutants such as automobile exhaust near their source. While these inversions may lead to air pollution “hot spots” in heavily developed coastal areas of the basin, there is not enough traffic in inland valleys to cause any winter air pollution problems. Despite light wind conditions, especially at night and in the early morning, winter is generally a period of good air quality in the project vicinity.

In the winter, light nocturnal winds result mainly from the drainage of cool air off of the mountains toward the valley floor while the air aloft over the valley remains warm. This forms a type of inversion known as a radiation inversion. Such winds are characterized by stagnation and poor local mixing and trap pollutants such as automobile exhaust near their source. While these inversions may lead to air pollution “hot spots” in heavily developed coastal areas of the basin, there is not enough traffic to cause any winter air pollution problems. Despite light wind conditions, especially at night and in the early morning, winter is generally a period of good air quality in the project vicinity.

The temperature and precipitation levels for the City of San Jacinto/Hemet area in Table 3. Table 3 shows that August is typically the warmest month and December is typically the coolest month. Rainfall in the project area varies considerably in both time and space. Almost all the annual rainfall comes from the fringes of mid-latitude storms from late November to early April, with summers being almost completely dry.

Table 3: Meteorological Summary

Month	Temperature (°F)		Average Precipitation (inches)
	Average High	Average Low	
January	69.1	38.3	2.31
February	67.7	39.3	2.20
March	72.8	41.9	1.78
April	76.3	45.0	0.90
May	84.6	50.5	0.31
June	91.8	55.4	0.05
July	98.4	60.9	0.16
August	98.9	61.2	0.24
September	94.6	58.1	0.40
October	84.3	50.2	0.50
November	74.1	42.2	1.02
December	67.7	37.3	1.45
Annual Average	81.7	48.4	11.3
Notes:			
¹ Source: http://www.wrcc.dri.edu/cgi-bin/cliMAIN.pl?ca3896			

3.1.2 Local Air Quality

The SCAQMD has divided the South Coast Air Basin into 38 air-monitoring areas with a designated ambient air monitoring station representative of each area. The project site is located in San Jacinto

however ambient air quality data was utilized from Perris, Elsinore and Riverside (Areas 28, 24, 25 and 31) monitoring stations, which is located in Riverside County and covers the San Jacinto/Hemet area. The nearest air monitoring station to the project site is the Perris Station. The Perris Station is located approximately 15 miles west of the project site, however this location does not provide all ambient weather data. Therefore, additional data was pulled from nearby monitoring stations to provide the existing levels. Table 4 presents the monitored pollutant levels within the vicinity. However, it should be noted that due to the air monitoring station distance from the project site, recorded air pollution levels at the air monitoring station reflect with varying degrees of accuracy, local air quality conditions at the project site.

Table 4: Local Area Air Quality Levels from the Perris/Elsinore/Riverside Monitoring Stations

Pollutant (Standard) ²	Year		
	2014	2015	2016
Ozone:			
Maximum 1-Hour Concentration (ppm)	0.117	0.124	0.131
Days > CAAQS (0.09 ppm)	16	25	23
Maximum 8-Hour Concentration (ppm)	0.094	0.102	0.098
Days > NAAQS (0.07 ppm)	59	49	55
Days > CAAQS (0.070 ppm)	59	49	55
Carbon Monoxide:			
Maximum 1-Hour Concentration (ppm)	2.0	2.5	1.9
Days > NAAQS (20 ppm)	0	0	0
Maximum 8-Hour Concentration (ppm)	2.40	1.70	1.40
Days > NAAQS (9 ppm)	0	0	0
Nitrogen Dioxide:			
Maximum 1-Hour Concentration (ppm)	0.045	0.047	0.051
Days > NAAQS (0.25 ppm)	0	0	0
Sulfur Dioxide:			
Maximum 24-Hour Concentration (ppm)	-- ³	-- ³	-- ³
Days > CAAQS (0.04 ppm)	0	0	0
Inhalable Particulates (PM10):			
Maximum 24-Hour Concentration (ug/m ³)	87.0	188.0	76.0
Days > NAAQS (150 ug/m ³)	0	1	0
Days > CAAQS (50 ug/m ³)	36.4	25.7	-- ³
Annual Average (ug/m ³)	35.1	33.1	32.2
Annual > NAAQS (50 ug/m ³)	No	No	No
Annual > CAAQS (20 ug/m ³)	Yes	Yes	Yes
Ultra-Fine Particulates (PM2.5):			
Maximum 24-Hour Concentration (ug/m ³)	33.7	42.2	31.5
Days > NAAQS (35 ug/m ³)	-- ³	-- ³	-- ³
Annual Average (ug/m ³)	11.8	-- ³	-- ³
Annual > NAAQS (15 ug/m ³)	No	No	No
Annual > CAAQS (12 ug/m ³)	No	No	No
¹ Source: obtained from http://www.aqmd.gov/home/library/air-quality-data-studies/historical-data-by-year-and/or/https://www.arb.ca.gov/adam/topfour/topfour1.php ² CAAQS = California Ambient Air Quality Standard; NAAQS = National Ambient Air Quality Standard; ppm = parts per million ³ No data available.			

The monitoring data presented in Table 4 shows that ozone and particulate matter (PM10 and PM2.5) are the air pollutants of primary concern in the project area, which are detailed below.

Ozone

During the 2014 to 2016 monitoring period, the State 1-hour concentration standard for ozone has been exceeded between 16 to 25 days each year. Both the Federal and the State 8-hour ozone standard (0.07 ppm) has been exceeded between 49 and 59 days each year over the past three years.

Ozone is a secondary pollutant as it is not directly emitted. Ozone is the result of chemical reactions between other pollutants, most importantly hydrocarbons and NO₂, which occur only in the presence of bright sunlight. Pollutants emitted from upwind cities react during transport downwind to produce the oxidant concentrations experienced in the area. Many areas of the SCAQMD contribute to the ozone levels experienced at the monitoring station, with the more significant areas being those directly upwind.

Carbon Monoxide

CO is another important pollutant that is due mainly to motor vehicles. The San Jacinto/Perris/Riverside Area did not record an exceedance of the state or federal 1-hour or 8-hour CO standards for the last three years.

Nitrogen Dioxide

The San Jacinto/Perris/Riverside Area Station did not record an exceedance of the State or Federal NO₂ standards for the last three years.

Sulfur Dioxide

The Perris/Riverside Area did not record an exceedance of the State SO₂ standards for the last three years.

Particulate Matter

During the 2014 to 2016 monitoring period, the State 24-hour concentration standard for PM10 has been exceeded for 1 day at the Perris/Riverside Area and the State annual concentration standard was exceeded each year during this time period. Over the same time period the Federal 24-hour and annual standards for PM10 have not been exceeded within the Perris/Riverside Area.

The Federal 24-hour standard for PM2.5 at least 1 day during the 2014 to 2015 monitoring period within the Perris/Riverside Area (just going by the maximum 24-hour concentration as the number of days over NAAQS was not available).

According to the EPA, some people are much more sensitive than others to breathing fine particles (PM10 and PM2.5). People with influenza, chronic respiratory and cardiovascular diseases, and the elderly may suffer worsening illness and premature death due to breathing these fine particles. People with bronchitis can expect aggravated symptoms from breathing in fine particles. Children may experience decline in lung function due to breathing in PM10 and PM2.5. Other groups considered

sensitive are smokers and people who cannot breathe well through their noses. Exercising athletes are also considered sensitive, because many breathe through their mouths during exercise.

3.1.3 Attainment Status

The EPA and the ARB designate air basins where ambient air quality standards are exceeded as “nonattainment” areas. If standards are met, the area is designated as an “attainment” area. If there is inadequate or inconclusive data to make a definitive attainment designation, they are considered “unclassified.” National nonattainment areas are further designated as marginal, moderate, serious, severe, or extreme as a function of deviation from standards. Each standard has a different definition, or ‘form’ of what constitutes attainment, based on specific air quality statistics. For example, the Federal 8-hour CO standard is not to be exceeded more than once per year; therefore, an area is in attainment of the CO standard if no more than one 8-hour ambient air monitoring values exceeds the threshold per year. In contrast, the federal annual PM_{2.5} standard is met if the three-year average of the annual average PM_{2.5} concentration is less than or equal to the standard. Table 5 lists the attainment status for the criteria pollutants in the basin.

Table 5: South Coast Air Basin Attainment Status

Pollutant	Averaging Time	National Standards ¹	Attainment Date ²	California Standards ³
1979 1-Hour Ozone ⁴	1-Hour (0.12 ppm)	Nonattainment (Extreme)	11/15/2010 (Not attained ⁴)	Extreme Nonattainment
1997 8-Hour Ozone ⁵	8-Hour (0.08 ppm)	Nonattainment (Extreme)	6/15/2024	Nonattainment
2008 8-Hour Ozone	8-Hour (0.075 ppm)	Nonattainment (Extreme)	12/31/2032	
2015 8-Hour Ozone	8-Hour (0.070 ppm)	Designations Pending	~2037	
CO	1-Hour (35 ppm) 8-Hour (9 ppm)	Attainment (Maintenance)	6/11/2007 (Attained)	Maintenance
NO ₂ ⁶	1-Hour (100 ppb) Annual (0.053 ppm)	Attainment (Maintenance)	9/22/1998 (Attained)	Attainment
SO ₂ ⁷	1-Hour (75 ppb)	Designations Pending	Pending	Attainment
	24-Hour (0.14 ppm) Annual (0.03 ppm)	Unclassifiable/ Attainment	3/19/1979 (Attained)	
PM ₁₀	24-Hour (150 µg/m ³)	Nonattainment (Serious) ⁸	12/31/2006 (Redesignation request submitted) ⁸	Nonattainment
PM _{2.5}	24-Hour (35 µg/m ³)	Nonattainment	12/31/2006 (Redesignation request submitted) ⁸	Unclassified
Lead	3-Months Rolling (0.15 µg/m ³)	Nonattainment (Partial) ⁹	12/31/2015	Nonattainment (Partial) ⁹

Notes:

¹ Obtained from Draft 2012 AQMP, SCAQMD, 2012. EPA often only declares Nonattainment areas; everywhere else is listed as Unclassified/Attainment or Unclassifiable.

² A design value below the NAAQS for data through the full year or smog season prior to the attainment date is typically required for attainment demonstration.

³ Obtained from <http://www.arb.ca.gov/design/adm/adm.htm>.

⁴ 1-hour O₃ standard (0.13 ppm) was revoked, effective June 15, 2005; however, the Basin has not attained this standard based on 2008-2010 data has some continuing obligations under the former standard.

⁵ 1997 8-hour O₃ standard (0.08 ppm) was reduced (0.075 ppm), effective May 27, 2008; the 1997 O₃ standard and most related implementation rules remain in place until the 1997 standard is revoked by U.S. EPA.

⁶ New NO₂ 1-hour standard, effective August 2, 2010; attainment designations June, 2013; annual NO₂ standard retained.

⁷ The 1971 annual and 24-hour SO₂ standards were revoked, effective August 23, 2010; however, these 1971 standards will remain in effect until one year after U.S. EPA promulgates area designations for the 2010 SO₂ 1-hour standard. Area designations expected in 2012, with SSAB designated Unclassifiable/Attainment.

⁸ Annual PM₁₀ standard was revoked, effective December 18, 2006; redesignation request to Attainment of the 24-hour PM₁₀ standard is pending with U.S. EPA

⁹ Partial Nonattainment designation - Los Angeles County portion of Basin only.

3.2 Greenhouse Gases

Constituent gases of the Earth's atmosphere, called atmospheric greenhouse gases (GHG), play a critical role in the Earth's radiation amount by trapping infrared radiation emitted from the Earth's surface, which otherwise would have escaped to space. Prominent greenhouse gases contributing to this process include carbon dioxide (CO₂), methane (CH₄), ozone, water vapor, nitrous oxide (N₂O), and chlorofluorocarbons (CFCs). This phenomenon, known as the Greenhouse Effect, is responsible for maintaining a habitable climate. Anthropogenic (caused or produced by humans) emissions of these greenhouse gases in excess of natural ambient concentrations are responsible for the enhancement of the Greenhouse Effect and have led to a trend of unnatural warming of the Earth's natural climate, known as global warming or climate change. Emissions of gases that induce global warming are attributable to human activities associated with industrial/manufacturing, agriculture, utilities, transportation, and residential land uses. Transportation is responsible for 41 percent of the State's greenhouse gas emissions, followed by electricity generation. Emissions of CO₂ and nitrous oxide (NO_x) are byproducts of fossil fuel combustion. Methane, a potent greenhouse gas, results from off-gassing associated with agricultural practices and landfills. Sinks of CO₂, where CO₂ is stored outside of the atmosphere, include uptake by vegetation and dissolution into the ocean. Table 6 provides a description of each of the greenhouse gases and their global warming potential.

Additional information is available: <https://www.arb.ca.gov/cc/inventory/data/data.htm>

<Table 6 on next page>

Table 6: Description of Greenhouse Gases

Greenhouse Gas	Description and Physical Properties	Sources
Nitrous oxide	Nitrous oxide (N ₂ O), also known as laughing gas is a colorless gas. It has a lifetime of 114 years. Its global warming potential is 298.	Microbial processes in soil and water, fuel combustion, and industrial processes. In addition to agricultural sources, some industrial processes (nylon production, nitric acid production) also emit N ₂ O.
Methane	Methane (CH ₄) is a flammable gas and is the main component of natural gas. It has a lifetime of 12 years. Its global warming potential is 25.	A natural source of CH ₄ is from the decay of organic matter. Methane is extracted from geological deposits (natural gas fields). Other sources are from the decay of organic material in landfills, fermentation of manure, and cattle farming.
Carbon dioxide	Carbon dioxide (CO ₂) is an odorless, colorless, natural greenhouse gas. Carbon dioxide's global warming potential is 1. The concentration in 2005 was 379 parts per million (ppm), which is an increase of about 1.4 ppm per year since 1960.	Natural sources include decomposition of dead organic matter; respiration of bacteria, plants, animals, and fungus; evaporation from oceans; and volcanic outgassing. Anthropogenic sources are from burning coal, oil, natural gas, and wood.
Chlorofluorocarbons	CFCs are nontoxic, nonflammable, insoluble, and chemically unreactive in the troposphere (the level of air at the earth's surface). They are gases formed synthetically by replacing all hydrogen atoms in methane or methane with chlorine and/or fluorine atoms. Global warming potentials range from 3,800 to 8,100.	Chlorofluorocarbons were synthesized in 1928 for use as refrigerants, aerosol propellants, and cleaning solvents. They destroy stratospheric ozone, therefore their production was stopped as required by the Montreal Protocol.
Hydrofluorocarbons	Hydrofluorocarbons (HFCs) are a group of greenhouse gases containing carbon, chlorine, and at least one hydrogen atom. Global warming potentials range from 140 to 11,700.	Hydrofluorocarbons are synthetic manmade chemicals used as a substitute for chlorofluorocarbons in applications such as automobile air conditioners and refrigerants.
Perfluorocarbons	Perfluorocarbons (PFCs) have stable molecular structures and only break down by ultraviolet rays about 60 kilometers above the Earth's surface. They have a lifetime 10,000 to 50,000 years. They have a global warming potential range of 6,200 to 9,500.	Two main sources of perfluorocarbons are primary aluminum production and semiconductor manufacturing.
Sulfur hexafluoride	Sulfur hexafluoride (SF ₆) is an inorganic, odorless, colorless, and nontoxic, nonflammable gas. It has a lifetime of 3,200 years. It has a high global warming potential, 23,900.	This gas is manmade and used for insulation in electric power transmission equipment, in the magnesium industry, in semiconductor manufacturing, and as a tracer gas for leak detection.
Notes: 1. Sources: Intergovernmental Panel on Climate Change 2014a and Intergovernmental Panel on Climate Change 2014b. https://www.ipcc.ch/publications_and_data/ar4/wg1/en/ch2s2-10-2.html		

4.0 Modeling Parameters and Assumptions

4.1 Construction

Typical emission rates from construction activities were obtained from CalEEMod Version 2016.3.2. CalEEMod is a computer model published by the SCAQMD for estimating air pollutant emissions. The CalEEMod program uses the EMFAC2014 computer program to calculate the emission rates specific for the east portion of Riverside County for construction-related employee vehicle trips and the OFFROAD2014 computer program to calculate emission rates for heavy truck operations. EMFAC2014 and OFFROAD2014 are computer programs generated by CARB that calculates composite emission rates for vehicles. Emission rates are reported by the program in grams per trip and grams per mile or grams per running hour. Using CalEEMod, the peak daily air pollutant emissions were calculated and presented below. These emissions represent the highest level of emissions for each of the construction phases in terms of air pollutant emissions.

The analysis assesses the emissions associated with the construction of the proposed project as indicated in Table 1. Construction is estimated to start no sooner than October 2018 and end in 2020. The phases of the construction activities which have been analyzed below are: 1) grading, 2) building, 3) paving, and 4) architectural coating. It is estimated that the project has the potential to export approximately 15,000 cubic yard of material during grading. For details on construction modeling and construction equipment for each phase, please see Appendix A.

The project will be required to comply with existing SCAQMD rules for the reduction of fugitive dust emissions. SCAQMD Rule 403 establishes these procedures. Compliance with this rule is achieved through application of standard best management practices in construction and operation activities, such as application of water or chemical stabilizers to disturbed soils, managing haul road dust by application of water, covering haul vehicles, restricting vehicle speeds on unpaved roads to 15 mph, sweeping loose dirt from paved site access roadways, cessation of construction activity when winds exceed 25 mph and establishing a permanent, stabilizing ground cover on finished sites. In addition, projects that disturb 50 acres or more of soil or move 5,000 cubic yards of materials per day are required to submit a Fugitive Dust Control Plan or a Large Operation Notification Form to SCAQMD. Based on the size of the Project area (approximately 8.84 acres) and the fact that the project won't export more than 5,000 cubic yards of material a day a Fugitive Dust Control Plan or Large Operation Notification would not be required.

SCAQMD's Rule 403 minimum requirements require that the application of the best available dust control measures are used for all grading operations and include the application of water or other soil stabilizers in sufficient quantity to prevent the generation of visible dust plumes. Compliance with Rule 403 would require the use of water trucks during all phases where earth moving operations would occur. Compliance with Rule 403 is required.

4.2 Operations

Operational or long-term emissions occur over the life of the Project. Both mobile and area sources generate operational emissions. Area source emissions arise from consumer product usage, heaters that consume natural gas, gasoline-powered landscape equipment, and architectural coatings (painting). Mobile source emissions from motor vehicles are the largest single long-term source of air pollutants from the operation of the Project. Small amounts of emissions would also occur from area sources such as the consumption of natural gas for heating, hearths, from landscaping emissions, and consumer product usage. The operational emissions were estimated using the latest version of CalEEMod.

Mobile Sources

Mobile sources include emissions from the additional vehicle miles generated from the proposed project. The vehicle trips associated with the proposed project are based upon the trip generation rates given in the project-specific trip generation evaluation (TJW Engineering, Inc.) which uses the ITE 10th Trip Generation Manual. The traffic study shows a trip generation rate of 102.7 trips per thousand square feet per fuel pump for the gas station and convenience store (taking into consideration the 50 percent pass-by trip reduction), 282.59 trips per thousand square feet for the fast food restaurant with drive-through (taking into consideration the 40 percent pass-by trip reduction), and 33.97 trips per thousand square feet for the retail (taking into consideration the 10 percent pass-by trip reduction).

The program then applies the emission factors for each trip which is provided by the EMFAC2014 model to determine the vehicular traffic pollutant emissions. The CalEEMod default trip lengths were used in this analysis. Please see CalEEMod output comments sections in Appendix A and B for details.

Area Sources

Area sources include emissions from consumer products, landscape equipment and architectural coatings. Landscape maintenance includes fuel combustion emissions from equipment such as lawn mowers, rototillers, shredders/grinders, blowers, trimmers, chain saws, and hedge trimmers, as well as air compressors, generators, and pumps. As specifics were not known about the landscaping equipment fleet, CalEEMod defaults were used to estimate emissions from landscaping equipment.

Per SCAQMD Rule 1113 as amended on June 3, 2011, the architectural coatings that would be applied after January 1, 2014 will be limited to an average of 50 grams per liter or less and the CalEEMod model default was utilized as the new model takes this rule into account.

Energy Usage

2016.3.2 CalEEMod defaults were utilized.

4.3 Localized Construction Analysis

The SCAQMD has published a “Fact Sheet for Applying CalEEMod to Localized Significance Thresholds” (South Coast Air Quality Management District 2011b). CalEEMod calculates construction emissions based on the number of equipment hours and the maximum daily disturbance activity possible for each piece of equipment. In order to compare CalEEMod reported emissions against the localized

significance threshold lookup tables, the CEQA document should contain in its project design features or its mitigation measures the following parameters:

- 1) The off-road equipment list (including type of equipment, horsepower, and hours of operation) assumed for the day of construction activity with maximum emissions.
- 2) The maximum number of acres disturbed on the peak day.
- 3) Any emission control devices added onto off-road equipment.
- 4) Specific dust suppression techniques used on the day of construction activity with maximum emissions.

The construction equipment showing the equipment associated with the maximum area of disturbance is shown in Table 7.

Table 7: Construction Equipment Assumptions¹

Activity	Equipment	Number	Acres/8hr-day	Total Acres
Grading	Excavators	1	0.5	0.5
	Graders	1	0.5	0.5
	Rubber Tired Dozers	1	0.5	0.5
	Tractors/Loaders/Backhoes	3	0.5	1.5
Total Per Phase				3.0
Notes:				
¹ Source: South Coast AQMD, Fact Sheet for Applying CalEEMod to Localized Significance Thresholds. http://www.aqmd.gov/docs/default-source/ceqa/handbook/localized-significance-thresholds/caleemod-guidance.pdf?sfvrsn=2				

As shown in Table 7, the maximum number of acres disturbed in a day would be 3 acres.

The local air quality emissions from construction were analyzed using the SCAQMD's Mass Rate Localized Significant Threshold Look-up Tables and the methodology described in Localized Significance Threshold Methodology, prepared by SCAQMD, revised July 2008. The Look-up Tables were developed by the SCAQMD in order to readily determine if the daily emissions of CO, NO_x, PM₁₀, and PM_{2.5} from the proposed project could result in a significant impact to the local air quality. The emission thresholds were based on the Hemet/San Jacinto Valley source receptor area (SRA 28) and a disturbance of 2 acres per day (to be conservative) at a distance of 25 meters (82 feet), as there is no 3-acre threshold available. According to LST methodology, any receptor located closer than 25 meters should be based on the 25 meter threshold. The closest receptors are adjacent to the north and western edges of the site.

4.4 Localized Operational Analysis

For operational emissions, the screening tables for a disturbance area of 5 acres and a distance of 25 meters were used to determine significance. The tables were compared to the project's onsite operational emissions.

5.0 Thresholds of Significance

5.1 Air Quality Thresholds of Significance

5.1.1 CEQA Guidelines for Air Quality

The CEQA Guidelines define a significant effect on the environment as “a substantial, or potentially substantial, adverse change in the environment.” To determine if a project would have a significant impact on air quality, the type, level, and impact of emissions generated by the project must be evaluated.

The following air quality significance thresholds are contained in Appendix G of the CEQA Guidelines. A significant impact would occur if the project would:

- a) Conflict with or obstruct implementation of the applicable air quality plan;
- b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation;
- c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable national or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors);
- d) Expose sensitive receptors to substantial pollutant concentrations; or
- e) Create objectionable odors affecting a substantial number of people.

While the final determination of whether a project is significant is within the purview of the Lead Agency pursuant to Section 15064(b) of the CEQA Guidelines, SCAQMD recommends that its quantitative air pollution thresholds be used to determine the significance of project emissions. If the Lead Agency finds that the project has the potential to exceed these air pollution thresholds, the project should be considered to have significant air quality impacts. There are daily emission thresholds for construction and operation of a proposed project in the basin.

5.1.2 Regional Significance Thresholds for Construction Emissions

The following CEQA significance thresholds for construction emissions are established for the Basin:

- | | |
|--------------------------------------|-----------------------------------|
| • 75 pounds per day (lbs/day) of ROC | • 150 lbs/day of PM ₁₀ |
| • 100 lbs/day of NO _x | • 55 lbs/day of PM _{2.5} |
| • 550 lbs/day of CO | • 150 lbs/day of SO ₂ |

Projects in the basin with construction-related emissions that exceed any of the emission thresholds are considered to be significant under SCAQMD guidelines.

5.1.3 Regional Significance Thresholds for Operational Emissions

The daily operational emissions significance thresholds for the basin are as follows:

- 55 pounds per day (lbs/day) of ROC
- 55 lbs/day of NO_x
- 550 lbs/day of CO
- 150 lbs/day of PM₁₀
- 55 lbs/day of PM_{2.5}
- 150 lbs/day of SO₂

Local Microscale Concentration Standards The significance of localized project impacts under CEQA depends on whether ambient CO levels in the vicinity of the project are above or below State and federal CO standards. If ambient levels are below the standards, a project is considered to have a significant impact if project emissions result in an exceedance of one or more of these standards. If ambient levels already exceed a State or federal standard, project emissions are considered significant if they increase 1-hour CO concentrations by 1.0 ppm or more or 8-hour CO concentrations by 0.45 ppm or more. The following are applicable local emission concentration standards for CO:

- California State 1-hour CO standard of 20.0 ppm
- California State 8-hour CO standard of 9.0 ppm

5.1.4 Thresholds for Localized Significance

Project-related construction air emissions may have the potential to exceed the State and Federal air quality standards in the project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the South Coast Air Basin. In order to assess local air quality impacts the SCAQMD has developed Localized Significant Thresholds (LSTs) to assess the project-related air emissions in the project vicinity. The SCAQMD has also provided Final Localized Significant Threshold Methodology (LST Methodology), June 2003, which details the methodology to analyze local air emission impacts. The Localized Significant Threshold Methodology found that the primary emissions of concern are NO₂, CO, PM₁₀, and PM_{2.5}.

The emission thresholds were calculated based on the Hemet/San Jacinto Valley source receptor area (SRA 28) and a disturbance of 2 acres per day (to be conservative) at a distance of 25 meters (82 feet), for construction and 5 acres a day for screening of localized operational emissions.

5.2 Greenhouse Gas Thresholds of Significance

5.2.1 CEQA Guidelines for Greenhouse Gas

CEQA Guidelines define a significant effect on the environment as “a substantial, or potentially substantial, adverse change in the environment.” To determine if a project would have a significant impact on greenhouse gases, the type, level, and impact of emissions generated by the project must be evaluated.

The following greenhouse gas significance thresholds are contained in Appendix G of the CEQA Guidelines, which were amendments adopted into the Guidelines on March 18, 2010, pursuant to SB 97. A significant impact would occur if the project would:

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

However, despite this, currently neither the CEQA statutes, OPR guidelines, nor the draft proposed changes to the CEQA Guidelines prescribe thresholds of significance or a particular methodology for performing an impact analysis; as with most environmental topics, significance criteria are left to the judgment and discretion of the Lead Agency. As previously discussed (Section 2.2.4 of this report), SCAQMD has drafted interim thresholds. The screening threshold of 3,000 MTCO₂e per year for all land uses was used in this analysis.

Consistent with SCAQMD's guidance, the City of San Jacinto utilizes the 3,000 MTCO₂e per year screening threshold.

6.0 Air Quality Emissions Impact

6.1 Construction Air Quality Emissions Impact

The latest version of CalEEMod was used to estimate the onsite and offsite construction emissions. The emissions incorporate Rule 402 and 403. Rule 402 and 403 (fugitive dust) are not considered mitigation measures as the project by default is required to incorporate these rules during construction.

6.1.1 Regional Construction Emissions

The construction emissions for the project would not exceed the SCAQMD's daily emission thresholds at the regional level as demonstrated in Table 8, and therefore would be considered less than significant.

Table 8: Regional Significance - Construction Emissions (pounds/day)

Activity	Pollutant Emissions (pounds/day)					
	VOC	NOx	CO	SO ₂	PM10	PM2.5
Grading						
On-Site ²	2.77	30.67	16.58	0.03	4.12	2.74
Off-Site ³	0.67	25.86	4.09	0.07	1.91	0.59
Total	3.44	56.53	20.67	0.10	6.03	3.33
Building Construction						
On-Site ²	2.68	23.39	17.58	0.03	1.50	1.41
Off-Site ³	0.71	5.11	5.62	0.02	1.36	0.40
Total	3.39	28.50	23.20	0.05	2.86	1.81
Paving						
On-Site ²	1.86	15.24	14.66	0.02	0.82	0.76
Off-Site ³	0.08	0.05	0.67	0.00	0.17	0.05
Total	1.94	15.30	15.33	0.02	0.99	0.80
Architectural Coating						
On-Site ²	27.85	1.84	1.84	0.00	0.13	0.13
Off-Site ³	0.10	0.07	0.84	0.00	0.21	0.06
Total	27.95	1.90	2.69	0.00	0.34	0.19
Total of overlapping phases⁴	33.28	45.70	41.21	0.07	4.19	2.80
SCAQMD Thresholds	75	100	550	150	150	55
Exceeds Thresholds	No	No	No	No	No	No
Notes: ¹ Source: CalEEMod Version 2016.3.2 ² On-site emissions from equipment operated on-site that is not operated on public roads. ³ Off-site emissions from equipment operated on public roads. ⁴ Construction, architectural coatings and paving phases may overlap.						

6.1.2 Localized Construction Emissions

The data provided in Table 9 shows that none of the analyzed criteria pollutants would exceed the local emissions thresholds at the nearest sensitive receptors. Therefore, a less than significant local air quality impact would occur from construction of the proposed project.

Table 9: Localized Significance – Construction

Phase	On-Site Pollutant Emissions (pounds/day) ¹			
	NOx	CO	PM10	PM2.5
Grading	30.67	16.58	4.12	2.74
Building Construction	23.39	17.58	1.50	1.41
Paving	15.24	14.66	0.82	0.76
Architectural Coating	1.84	1.84	0.13	0.13
SCAQMD Threshold for 25 meters (82 feet) or less²	234	1,100	7	4
Exceeds Threshold?	No	No	No	No
Notes: ¹ Source: Calculated from CalEEMod and SCAQMD's Mass Rate Look-up Tables for two acres in Hemet/San Jacinto Valley Source Receptor Area (SRA 28). Project will disturb a maximum of 3 acres per day (see Table 7). ² The nearest sensitive receptors are located adjacent to the west and north of the project site, however according to LST methodology any receptor located closer than 25 meters should be based on the 25 meter threshold.				

6.1.3 Odors

Potential sources that may emit odors during construction activities include the application of materials such as asphalt pavement. The objectionable odors that may be produced during the construction process are of short-term in nature and the odor emissions are expected cease upon the drying or hardening of the odor producing materials. Diesel exhaust and VOCs would be emitted during construction of the project, which are objectionable to some; however, emissions would disperse rapidly from the project site and therefore should not reach an objectionable level at the nearest sensitive receptors. Due to the short-term nature and limited amounts of odor producing materials being utilized, no significant impact related to odors would occur during construction of the proposed project.

6.1.4 Construction-Related Toxic Air Contaminant Impact

The greatest potential for toxic air contaminant emissions would be related to diesel particulate emissions associated with heavy equipment operations during construction of the proposed project. The Office of Environmental Health Hazard Assessment (OEHHA) has issued the Air Toxic Hot Spots Program Risk Assessment Guidelines and Guidance Manual for the Preparation of Health Risk Assessments, February 2015 to provide a description of the algorithms, recommended exposure variates, cancer and noncancer health values, and the air modeling protocols needed to perform a health risk assessment (HRA) under the Air Toxics Hot Spots Information and Assessment Act of 1987. All substances that are evaluated for cancer risk and/or noncancer acute, 8-hour, and chronic health impacts. In addition, identify any multipathway substances that present a cancer risk or chronic noncancer hazard via noninhalation routes of exposure.

Given the relatively limited number of heavy-duty construction equipment and construction schedule, the proposed project would not result in a long-term substantial source of toxic air containment emissions and corresponding individual cancer risk. Furthermore, construction-based particulate matter (PM) emissions (including diesel exhaust emissions) do not exceed any local or regional thresholds. Therefore, no significant short-term toxic air contaminant impacts would occur during

construction of the proposed project. Therefore, no significant short-term toxic air containment impacts would occur during construction of the project.

6.2 Operational Air Quality Emissions Impact

6.2.1 Regional Operational Emissions

The operations-related criteria air quality impacts created by the proposed project have been analyzed through the use of CalEEMod model. The operating emissions were based on year 2020, which is the anticipated opening year for the project. The summer and winter emissions created by the proposed project's long-term operations were calculated and the highest emissions from either summer or winter are summarized in Table 10.

Table 10: Regional Significance - Mitigated Operational Emissions (lbs/day)

Activity	Pollutant Emissions (pounds/day) ¹					
	VOC	NOx	CO	SO2	PM10	PM2.5
Area Sources ²	1.29	0.00	0.04	0.00	0.00	0.00
Energy Usage ³	0.07	0.64	0.54	0.00	0.05	0.05
Mobile Sources ⁴	8.09	49.14	44.23	0.14	7.66	2.14
Total Emissions	9.45	49.77	44.80	0.14	7.71	2.18
SCAQMD Thresholds	55	55	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No
Notes: ¹ Source: CalEEMod Version 2016.3.2 ² Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment. ³ Energy usage consists of emissions from on-site natural gas usage. ⁴ Mobile sources consist of emissions from vehicles and road dust.						

Table 10 provides the project's mitigated operational emissions. Table 10 shows that the project does not exceed the SCAQMD daily emission threshold and regional operational emissions are considered to be less than significant.

6.2.2 Localized Operational Emissions

Table 12 shows the calculated emissions for the proposed operational activities compared with appropriate LSTs. The LST analysis only includes on-site sources; however, the CalEEMod software outputs do not separate on-site and off-site emissions for mobile sources. For a worst-case scenario assessment, the emissions shown in Table 11 include all on-site project-related stationary sources and 10% of the project-related new mobile sources. This percentage is an estimate of the amount of project-related new vehicle traffic that will occur on-site.

Table 11: Localized Significance - Operational Emissions

On-Site Emission Source	On-Site Pollutant Emissions (pounds/day) ¹			
	NOx	CO	PM10	PM2.5
Area Sources ²	0.00	0.04	0.00	0.00
Energy Usage ³	0.64	0.54	0.05	0.05
On-Site Vehicle Emissions ⁴	4.91	4.42	0.77	0.21
Total Emissions	5.55	5.00	0.81	0.26
SCAQMD Threshold for 25 meters (82 feet)⁵	371	1,965	4	2
Exceeds Threshold?	No	No	No	No
Notes: ¹ Source: Calculated from CalEEMod and SCAQMD's Mass Rate Look-up Tables for five acres in Hemet/San Jacinto Valley Source Receptor Area (SRA 28). ² Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment. ³ Energy usage consists of emissions from generation of electricity and on-site natural gas usage. ⁴ On-site vehicular emissions based on 1/10 of the gross vehicular emissions and road dust. ⁵ The nearest sensitive receptors are located adjacent to the west and north of the project site, however according to LST methodology any receptor located closer than 25 meters should be based on the 25 meter threshold.				

Table 12 indicates that the local operational emission would not exceed the LST thresholds at the nearest sensitive receptors, located adjacent to the project.

Furthermore, the project includes the construction and operation of a convenience market with 12 fuel pumps. The fuel pump-portion of the project will be permitted by SCAQMD and fuel-related emissions will be regulated by the SCAQMD Rule 461 and be required to obtain a Permit To Operate. Gasoline dispensing facilities are required to use Phase I/II EVR (enhanced vapor recovery) systems. Phase II EVR have an average efficiency of 95.1 percent and Phase I EVR have an average efficiency of 98 percent. Therefore, the potential for fugitive VOC or TAC emissions from the gasoline pumps is negligible. As such, the project will not be a source of toxic air contaminants or fugitive VOC emissions and sensitive receptors (located as close as approximately 185+ feet from the proposed gasoline fueling pumps) would not be exposed to toxic sources of air pollution. The separating distance between the gas station and closest sensitive receptors is greater than the SCAQMD's minimum 50-foot separation.

According to the ARB's: *Revised Emission Factors for Gasoline Marketing Operations at California Gasoline Dispensing Facilities (12/23/2013)*, both Phase I and Phase II EVR systems have a minimum 95.1% efficiency at capturing emissions. Emission inventory is based upon two (2) factors: 8.4 lbs of TOG per thousand gallons dispensed (lbs/kgal) and 0.74 lbs/kgal for Gasoline Dispensing Facilities with Phase II pre-EVR vapor recovery.

These factors are based upon pre-EVR vapor recovery systems. Assuming a 95% vapor recovery rate, the majority of the emissions would be captured and the additional VOCs that would potentially escape these mandatory recovery systems is anticipated to be relatively small. To fully understand the emissions, the estimated number of gallons per year would need to be provided. Per Table 10, the project's operational VOC emissions are 9.45 lbs/day. Even if an additional 9.45 lbs/day (the uncontrolled [no ORVR or phase II] vehicle fueling emission factor for each 1,000 gallons pumped) were added to the project's operational VOC emissions), the emissions would still be well below the

SCAQMD's operational threshold of significance of 55 lbs per day for VOC. The vehicle fueling emissions factor with ORVR and Phase II EVR in place is 0.021 lbs per thousand gallons. Both ORVR and Phase II EVRs are required per regulation in California and the gas pumps at the project site would have to pump over a million gallons of fuel per day to exceed the daily VOC threshold. Therefore, no additional analysis or mitigation is required to evaluate emissions for the storage tanks and fueling equipment.

Therefore, the project will not result in significant Localized Operational emissions.

6.3 CO Hot Spot Emissions

The SCAQMD recommends that a local CO hot spot analysis be conducted if the intersection meets one of the following criteria: 1) the intersection is at level of service (LOS) D or worse and where the project increases the volume to capacity ratio by 2 percent, or 2) the project decrease at an intersection from C to D.

Micro-scale air quality emissions have traditionally been analyzed in environmental documents where the air basin was a non-attainment area for CO. However, the SCAQMD has demonstrated in the CO attainment redesignation request to EPA that there are no "hot spots" anywhere in the air basin, even at intersections with much higher volumes, much worse congestion, and much higher background CO levels than anywhere in Riverside County. If the worst-case intersections in the air basin have no "hot spot" potential, any local impacts will be below thresholds.

The project would generate a maximum of 5,032 trips per day. The 1992 Federal Attainment Plan for Carbon Monoxide (1992 CO Plan) showed that an intersection which has a daily traffic volume of approximately 100,000 vehicles per day would not violate the CO standard. The volume of traffic at project buildout with cumulative projects would be well below 100,000 vehicles and below the necessary volume to even get close to causing a violation of the CO standard. Therefore no CO "hot spot" modeling was performed and no significant long-term air quality impact is anticipated to local air quality with the on-going use of the proposed project.

6.4 Cumulative Regional Air Quality Impacts

Cumulative projects include local development as well as general growth within the project area. However, as with most development, the greatest source of emissions is from mobile sources, which travel well out of the local area. Therefore, from an air quality standpoint, the cumulative analysis would extend beyond any local projects and when wind patterns are considered, would cover an even larger area. Accordingly, the cumulative analysis for the project's air quality must be generic by nature.

The project area is out of attainment for both ozone and PM₁₀ particulate matter. Construction and operation of cumulative projects will further degrade the local air quality, as well as the air quality of the South Coast Air Basin. The greatest cumulative impact on the quality of regional air cell will be the incremental addition of pollutants mainly from increased traffic from residential, commercial, and industrial development and the use of heavy equipment and trucks associated with the construction of these projects. Air quality will be temporarily degraded during construction activities that occur

separately or simultaneously. However, in accordance with the SCAQMD methodology, projects that do not exceed the SCAQMD criteria or can be mitigated to less than criteria levels are not significant and do not add to the overall cumulative impact. The project does not exceed any of the thresholds of significance and therefore is considered less than significant.

6.5 Health Risk Assessment

CARB (and CAPCOA) recommend a 50 foot separation between gas stations and sensitive receptors; therefore, the 185 foot separation should be more than adequate. Furthermore, the attached (Appendix C) SCAQMD gasoline station HRA screening tables show that the MICR at residential receptors 50 meters from the fuel source would not even exceed 1.7 in a million (assuming that this is a regular gas station where the throughput would not exceed 1,000,000 gallons per year; which is a reasonable assumption given the size of the project and number of pumps).

6.6 Air Quality Compliance

The California Environmental Quality Act (CEQA) requires a discussion of any inconsistencies between a proposed project and applicable General Plans and Regional Plans (CEQA Guidelines Section 15125). The regional plan that applies to the proposed project includes the SCAQMD Air Quality Management Plan (AQMP). Therefore, this section discusses any potential inconsistencies of the proposed project with the AQMP.

The purpose of this discussion is to set forth the issues regarding consistency with the assumptions and objectives of the AQMP and discuss whether the proposed project would interfere with the region's ability to comply with Federal and State air quality standards. If the decision-makers determine that the proposed project is inconsistent, the lead agency may consider project modifications or inclusion of mitigation to eliminate the inconsistency.

The SCAQMD CEQA Handbook states that "New or amended General Plan Elements (including land use zoning and density amendments), Specific Plans, and significant projects must be analyzed for consistency with the AQMP." Strict consistency with all aspects of the plan is usually not required. A proposed project should be considered to be consistent with the AQMP if it furthers one or more policies and does not obstruct other policies. The SCAQMD CEQA Handbook identifies two key indicators of consistency:

- (1) Whether the project will result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP.
- (2) Whether the project will exceed the assumptions in the AQMP in 2016 or increments based on the year of project buildout and phase.

Both of these criteria are evaluated in the following sections.

A. Criterion 1 - Increase in the Frequency or Severity of Violations

Based on the air quality modeling analysis contained in this Air Analysis, neither short-term construction impacts, nor long-term operations will not result in significant impacts based on the SCAQMD regional and local thresholds of significance.

Therefore, the proposed project is not projected to contribute to the exceedance of any air pollutant concentration standards and is found to be consistent with the AQMP for the first criterion.

B. Criterion 2 - Exceed Assumptions in the AQMP?

Consistency with the AQMP assumptions is determined by performing an analysis of the proposed project with the assumptions in the AQMP. The emphasis of this criterion is to ensure that the analyses conducted for the proposed project are based on the same forecasts as the AQMP. The 2016-2040 Regional Transportation/Sustainable Communities Strategy, prepared by SCAG, 2016, includes chapters on: the challenges in a changing region, creating a plan for our future, and the road to greater mobility and sustainable growth. These chapters currently respond directly to federal and state requirements placed on SCAG. Local governments are required to use these as the basis of their plans for purposes of consistency with applicable regional plans under CEQA. For this project, the City of San Jacinto Land Use Plan defines the assumptions that are represented in the AQMP.

The proposed project is currently zoned for low density residential and through a general plan amendment would be rezoned as commercial. Upon the approval the rezone would be consistent with the General Plan land use designation. Therefore, it is not anticipated that the project would exceed the AQMP assumptions for the project site, and is found to be consistent with the AQMP for the second criterion.

Based on the above, the proposed project will not result in an inconsistency with the SCAQMD AQMP. Therefore, a less than significant impact will occur.

7.0 Greenhouse Gas Impact Analysis

7.1 Construction Greenhouse Gas Emissions Impact

The greenhouse gas emissions from project construction equipment and worker vehicles are shown in Table 12. The emissions are from all phases of construction. The total construction emissions amortized over a period of 30 years are estimated at 17.93 metric tons of CO₂e per year. Annual CalEEMod output calculations are provided in Appendix B.

Table 12: Construction Greenhouse Gas Emissions

Activity	Emissions (MTCO ₂ e) ¹		
	Onsite	Offsite	Total
Grading	27.3	70.9	98.2
Building Construction ²	272.6	215.9	488.5
Paving	20.6	1.4	22.1
Coating	2.6	1.8	4.4
Total	323.1	290.0	613.2
Averaged over 30 years³	11	10	20.44
Notes: ¹ . MTCO ₂ e=metric tons of carbon dioxide equivalents (includes carbon dioxide, methane and nitrous oxide). ² . Building construction is estimated to last less than a year. ³ . The emissions are averaged over 30 years because the average is added to the operational emissions, pursuant to SCAQMD. * CalEEMod output (Appendix B)			

7.2 Operational Greenhouse Gas Emissions Impact

Operational emissions occur over the life of the project. The unmitigated operational emissions for the project are 4,220.56 metric tons of CO₂e per year as shown in Table 13. These emissions exceed the SCAQMD screening threshold for all land uses of 3,000 metric tons of CO₂e per year, and mitigation is required.

<Table 13 next page>

Table 13: Opening Year Unmitigated Project-Related Greenhouse Gas Emissions

Category	Greenhouse Gas Emissions (Metric Tons/Year) ¹					
	Bio-CO2	NonBio-CO2	CO2	CH4	N2O	CO2e
Area Sources ²	0.00	0.01	0.01	0.00	0.00	0.01
Energy Usage ³	0.00	451.37	451.37	0.02	0.01	453.29
Mobile Sources ⁴	0.00	3,628.80	3,628.80	0.30	0.00	3,636.27
Solid Waste ⁵	28.53	0.00	25.53	1.69	0.00	70.68
Water ⁶	1.84	31.85	33.69	0.19	0.00	39.87
Construction ⁷	0.00	16.62	16.62	0.00	0.00	20.44
Total Emissions	30.38	4,128.65	4,156.03	2.19	0.01	4,220.56
SCAQMD Draft Screening Threshold						3,000
Exceeds Threshold?						Yes
Notes:						
¹ Source: CalEEMod Version 2016.3.2						
² Area sources consist of GHG emissions from consumer products, architectural coatings, and landscape equipment.						
³ Energy usage consist of GHG emissions from electricity and natural gas usage.						
⁴ Mobile sources consist of GHG emissions from vehicles.						
⁵ Solid waste includes the CO ₂ and CH ₄ emissions created from the solid waste placed in landfills.						
⁶ Water includes GHG emissions from electricity used for transport of water and processing of wastewater.						
⁷ Construction GHG emissions based on a 30 year amortization rate.						

The data provided in Table 14 below shows that the proposed project's mitigated emissions would be reduced to 2,967.21 MTCO₂e per year. As shown in Table 14 below, with incorporation of mitigation measures 1 through 4 (see Section 1.3 of this report), the project's emissions would no longer exceed the SCAQMD draft local agency tier 3 threshold of 3,000 MTCO₂e per year for all land use types. Therefore, the project's GHG emissions are considered to be less than significant with mitigation.

Table 14: Opening Year Mitigated Project-Related Greenhouse Gas Emissions

Category	Greenhouse Gas Emissions (Metric Tons/Year) ¹					
	Bio-CO2	NonBio-CO2	CO2	CH4	N2O	CO2e
Area Sources ²	0.00	0.01	0.01	0.00	0.00	0.01
Energy Usage ³	0.00	450.10	450.10	0.02	0.01	452.01
Mobile Sources ⁴	0.00	2,437.02	2,437.02	0.26	0.00	2,443.63
Solid Waste ⁵	7.13	0.00	7.13	0.42	0.00	17.67
Water ⁶	1.48	27.02	28.50	0.15	0.00	33.45
Construction ⁷	0.00	16.62	16.62	0.00	0.00	20.44
Total Emissions	8.61	2,930.77	2,939.38	0.86	0.01	2,967.21
SCAQMD Draft Screening Threshold						3,000
Exceeds Threshold?						No
Notes:						
¹ Source: CalEEMod Version 2016.3.2						
² Area sources consist of GHG emissions from consumer products, architectural coatings, and landscape equipment.						
³ Energy usage consist of GHG emissions from electricity and natural gas usage.						
⁴ Mobile sources consist of GHG emissions from vehicles.						
⁵ Solid waste includes the CO ₂ and CH ₄ emissions created from the solid waste placed in landfills.						
⁶ Water includes GHG emissions from electricity used for transport of water and processing of wastewater.						
⁷ Construction GHG emissions based on a 30 year amortization rate.						

7.3 Greenhouse Gas Plan Consistency

The project will be subject to the policies and ordinances pertaining to air quality and climate change stated in the City's General Plan. The City of San Jacinto is participating the Western Riverside Council of Governments (WRCOG) Subregional Climate Action Plan. The WRCOG Subregional CAP establishes a community-wide emissions reduction target of 15% below 2010, following guidance from CARB and the Governor's Office of Planning and Research. CARB and the California Attorney General have determined this approach to be consistent with the state-wide AB 32 goal of reducing emissions to 1990 levels.

As the City of San Jacinto does not currently have their own Climate Action Plan (CAP), and the goal of the Subregional CAP is to be consistent with AB-32 and the CARB Scoping Plan (based on the goals of AB-32), the project has been compared to the applicable measures of the CARB Scoping Plan.

Table 15 details project compliance with the applicable measures of the CARB Scoping Plan. As shown in Table 15, the project complies with the goals of the Scoping Plan.

Consistency with SB-32 and AB-32

SCAQMD's tier 3 thresholds used Executive Order S-3-05 goal as the basis for deriving the screening level. The California Governor issued Executive Order S-3-05, GHG Emission, in June 2005, which established the following reduction targets:

- 2010: Reduce greenhouse gas emissions to 2000 levels
- 2020: Reduce greenhouse gas emissions to 1990 levels
- 2050: Reduce greenhouse gas emissions to 80 percent below 1990 levels.

In 2006, the California State Legislature adopted AB 32, the California Global Warming Solutions Act of 2006. AB 32 requires CARB, to adopt rules and regulations that would achieve GHG emissions equivalent to statewide levels in 1990 by 2020 through an enforceable statewide emission cap which was phased in 2012.

Therefore as the project's emissions meet the threshold for compliance with Executive Order S-3-05, the project's emissions also comply with the goals of AB 32. Additionally, as the project meets the current interim emissions targets/thresholds established by SCAQMD (as described above), the project would also be on track to meet the reduction target of 40 percent below 1990 levels by 2030 mandated by SB-32. Furthermore, all of the post 2020 reductions in GHG emissions are addressed via regulatory requirements at the State level and the project will be required to comply with these regulations as they come into effect.

Therefore, the project will not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. Impacts are considered to be less than significant.

Table 15: CARB Scoping Plan Measure Project Comparison

Scoping Plan Measures to Reduce Greenhouse Gas Emissions	Project Compliance with Measure
California Light-Duty Vehicle Greenhouse Gas Standards – Implement adopted standards and planned second phase of the program. Align zero-emission vehicle, alternative and renewable fuel and vehicle technology programs with long-term climate change goals.	Consistent. These are CARB enforced standards; vehicles that access the project that are required to comply with the standards will comply with the strategy
Energy Efficiency – Maximize energy efficiency building and appliance standards; pursue additional efficiency including new technologies, policy, and implementation mechanisms. Pursue comparable investment in energy efficiency from all retail providers of electricity in California.	Consistent. The project will be compliant with the current Title 24 standards.
Low Carbon Fuel Standard – Develop and adopt the Low Carbon Fuel Standard.	Consistent. These are CARB enforced standards; vehicles that access the project that are required to comply with the standards will comply with the strategy.
Vehicle Efficiency Measures – Implement light-duty vehicle efficiency measures.	Consistent. These are CARB enforced standards; vehicles that access the project that are required to comply with the standards will comply with the strategy.
Medium/Heavy-Duty Vehicles – Adopt medium and heavy-duty vehicle efficiency measures.	Consistent. These are CARB enforced standards; vehicles that access the project that are required to comply with the standards will comply with the strategy.
Green Building Strategy – Expand the use of green building practices to reduce the carbon footprint of California’s new and existing inventory of buildings.	Consistent. The California Green Building Standards Code (proposed Part 11, Title 24) was adopted as part of the California Building Standards Code in the CCR. Part 11 establishes voluntary standards, that became mandatory in the 2016 edition of the Code, on planning and design for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. The project will be subject to these mandatory standards.
High Global Warming Potential Gases – Adopt measures to reduce high global warming potential gases.	Consistent. CARB identified five measures that reduce HFC emissions from vehicular and commercial refrigeration systems; vehicles that access the project that are required to comply with the measures will comply with the strategy.
Recycling and Waste – Reduce methane emissions at landfills. Increase waste diversion, composting, and commercial recycling. Move toward zero-waste.	Consistent. The state is currently developing a regulation to reduce methane emissions from municipal solid waste landfills. The project is part of the County's program for recycling and waste reduction and will assist in reaching the State's waste reduction goals.
Water – Continue efficiency programs and use cleaner energy sources to move and treat water.	Consistent. The project will comply with all applicable City ordinances.
¹ Source: CARB Scoping Plan (2008)	

8.0 References

The following references were used in the preparing this analysis.

California Air Pollution Control Officers Association

2009 Health Risk Assessments for Proposed Land Use Projects

California Air Resources Board

2008 Resolution 08-43

2008 Recommended Approaches for Setting Interim Significance Thresholds for Greenhouse Gases under the California Environmental Quality Act

2008 ARB Recommended Interim Risk Management Policy for Inhalation-Based Residential Cancer Risk – Frequently Asked Questions

2008 Climate Change Scoping Plan, a framework for change.

2011 Supplement to the AB 32 Scoping Plan Functional Equivalent Document

2014 First Update to the Climate Change Scoping Plan, Building on the Framework Pursuant to AB32, the California Global Warming Solutions Act of 2006. May.

2016 Historical Air Quality, Top 4 Summary

City of San Jacinto

2006 City of San Jacinto General Plan, May (Amended October 2012)

Governor's Office of Planning and Research

2008 CEQA and Climate: Addressing Climate Change Through California Environmental Quality Act (CEQA) Review

2009 CEQA Guideline Sections to be Added or Amended

Office of Environmental Health Hazard Assessment

2015 Air Toxics Hot Spots Program Risk Assessment Guidelines

South Coast Air Quality Management District

1993 CEQA Air Quality Handbook

2005 Rule 403 Fugitive Dust

2007 2007 Air Quality Management Plan

- 2008 Final Localized Significance Threshold Methodology, Revised
- 2011 Appendix A Calculation Details for CalEEMod
- 2012 Final 2012 Air Quality Management Plan
- 2016 Final 2016 Air Quality Management Plan

TJW Engineering Inc.

- 2018 Tentative Parcel Map No. 37231 – Rancho Estudillo Plaza Traffic Impact Analysis, City of San Jacinto, California. May 1.

Appendix A:

CalEEMod Daily Emission Output

Tenative Parcel Map No. 37231 - Rancho Estudillo Plaza - Riverside-South Coast County, Summer

Tenative Parcel Map No. 37231 - Rancho Estudillo Plaza
Riverside-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Other Non-Asphalt Surfaces	1.06	Acre	1.06	46,173.60	0
Parking Lot	341.00	Space	3.07	136,400.00	0
Fast Food Restaurant with Drive Thru	8.30	1000sqft	1.50	8,300.00	0
Convenience Market With Gas Pumps	12.00	Pump	0.04	2,940.00	0
Regional Shopping Center	42.80	1000sqft	3.13	42,800.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.4	Precipitation Freq (Days)	28
Climate Zone	10			Operational Year	2020
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	702.44	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Tenative Parcel Map No. 37231 - Rancho Estudillo Plaza - Riverside-South Coast County, Summer

Project Characteristics -

Land Use - 12 pmp (2.940 TSF) convenience mrket w/gas pmps, 8.3TSF fst fd w/drive thru, 42.8 TSF Retail, 341 pkg sp, + ~1.06 ac retentn/landsape on 8.84 ac

Construction Phase - Construction to start no sooner than Oct 2018 and end in 2020

Grading - Project is 8.84 acres. 15,000 CY of export

Vehicle Trips - Trip gen (inclds pass-by and internal capture rdxns): con mkt w/ gas pmps=102.7trps/pmp, fst fd w/drv thru=282.59 trps/TSF, reg shp ctr=33.97 trps/TSF

Sequestration - Estimated 1 tree per 5 parking spaces plus 10 trees per acre of OS/landscaping/WQ basin = 341 spaces/5=68 trees plus 10 trees over 1 acre = 78 trees

Construction Off-road Equipment Mitigation - Fugitive Dust - SCAQMD Rule 403

Mobile Land Use Mitigation - Avg retl jb dnsity = 500 SF/emp => 108.08 emp/1.2 acres (54,040 SF of blgs =1.2 ac) = 90.06 jbs/jb ac. 2.75 mi to dwntn SJ (main st). Riv Trnsit bus 42 @ Kirby St/Whispering Bells Rd, 0.45 mi frm site. Sdwlks onste/offste. LUT-3=retl/fast fd/gas stn

Energy Mitigation - Energy Star appliances to be used on-site wherever possible.

Water Mitigation - 20% reduction in indoor water use per CalGreen requirements. Site will employ water efficient landscaping and irrigation

Waste Mitigation - 75% reduction in waste by 2020 per AB 341

Tenative Parcel Map No. 37231 - Rancho Estudillo Plaza - Riverside-South Coast County, Summer

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblGrading	AcresOfGrading	10.00	8.84
tblGrading	MaterialExported	0.00	15,000.00
tblLandUse	LandUseSquareFeet	1,694.10	2,940.00
tblLandUse	LotAcreage	0.19	1.50
tblLandUse	LotAcreage	0.98	3.13
tblSequestration	NumberOfNewTrees	0.00	78.00
tblVehicleTrips	ST_TR	204.47	102.70
tblVehicleTrips	ST_TR	722.03	282.59
tblVehicleTrips	ST_TR	49.97	33.97
tblVehicleTrips	SU_TR	166.88	102.70
tblVehicleTrips	SU_TR	542.72	282.59
tblVehicleTrips	SU_TR	25.24	33.97
tblVehicleTrips	WD_TR	542.60	102.70
tblVehicleTrips	WD_TR	496.12	282.59
tblVehicleTrips	WD_TR	42.70	33.97

2.0 Emissions Summary

Tenative Parcel Map No. 37231 - Rancho Estudillo Plaza - Riverside-South Coast County, 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					
2018	3.4166	56.2454	23.1956	0.1043	8.3938	1.6482	10.0420	3.8694	1.5198	5.3892	0.0000	10,884.13 91	10,884.13 91	1.4229	0.0000	10,919.71 08
2019	27.9572	25.8393	22.2162	0.0480	1.3116	1.3301	2.6418	0.3535	1.2510	1.6045	0.0000	4,753.706 5	4,753.706 5	0.7481	0.0000	4,772.409 6
Maximum	27.9572	56.2454	23.1956	0.1043	8.3938	1.6482	10.0420	3.8694	1.5198	5.3892	0.0000	10,884.13 91	10,884.13 91	1.4229	0.0000	10,919.71 08

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2018	3.4166	56.2454	23.1956	0.1043	4.3764	1.6482	6.0246	1.8105	1.5198	3.3303	0.0000	10,884.13 91	10,884.13 91	1.4229	0.0000	10,919.71 08
2019	27.9572	25.8393	22.2162	0.0480	1.3116	1.3301	2.6418	0.3535	1.2510	1.6045	0.0000	4,753.706 5	4,753.706 5	0.7481	0.0000	4,772.409 6
Maximum	27.9572	56.2454	23.1956	0.1043	4.3764	1.6482	6.0246	1.8105	1.5198	3.3303	0.0000	10,884.13 91	10,884.13 91	1.4229	0.0000	10,919.71 08

	ROG	NOx	CO	SO2	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	41.39	0.00	31.67	48.76	0.00	29.44	0.00	0.00	0.00	0.00	0.00	0.00

Tenative Parcel Map No. 37231 - Rancho Estudillo Plaza - Riverside-South Coast County, 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	1.2897	3.8000e-004	0.0416	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0887	0.0887	2.4000e-004		0.0946
Energy	0.0701	0.6369	0.5350	3.8200e-003		0.0484	0.0484		0.0484	0.0484		764.2530	764.2530	0.0147	0.0140	768.7945
Mobile	8.6939	55.2849	62.5593	0.2274	13.5408	0.1934	13.7342	3.6234	0.1821	3.8055		23,259.7500	23,259.7500	1.7603		23,303.7565
Total	10.0537	55.9222	63.1359	0.2312	13.5408	0.2420	13.7827	3.6234	0.2307	3.8540		24,024.0917	24,024.0917	1.7752	0.0140	24,072.6457

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	1.2897	3.8000e-004	0.0416	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0887	0.0887	2.4000e-004		0.0946
Energy	0.0701	0.6369	0.5350	3.8200e-003		0.0484	0.0484		0.0484	0.0484		764.2530	764.2530	0.0147	0.0140	768.7945
Mobile	8.0875	49.1350	44.2252	0.1520	7.5325	0.1239	7.6564	2.0156	0.1165	2.1321		15,605.3568	15,605.3568	1.5402		15,643.8620
Total	9.4473	49.7722	44.8019	0.1559	7.5325	0.1724	7.7049	2.0156	0.1650	2.1807		16,369.6984	16,369.6984	1.5551	0.0140	16,412.7511

Tenative Parcel Map No. 37231 - Rancho Estudillo Plaza - Riverside-South Coast County, 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
Percent Reduction	6.03	11.00	29.04	32.59	44.37	28.74	44.10	44.37	28.45	43.42	0.00	31.86	31.86	12.40	0.00	31.82

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Grading	Grading	10/1/2018	10/26/2018	5	20	
2	Building Construction	Building Construction	10/27/2018	9/13/2019	5	230	
3	Paving	Paving	9/14/2019	10/11/2019	5	20	
4	Architectural Coating	Architectural Coating	10/12/2019	11/8/2019	5	20	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 8.84

Acres of Paving: 4.13

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 81,060; Non-Residential Outdoor: 27,020; Striped Parking Area: 10,954 (Architectural Coating – sqft)

OffRoad Equipment

Tenative Parcel Map No. 37231 - Rancho Estudillo Plaza - Riverside-South Coast County, Summer

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Grading	6	15.00	0.00	1,875.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	95.00	39.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	19.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

Tenative Parcel Map No. 37231 - Rancho Estudillo Plaza - Riverside-South Coast County, Summer

3.2 Grading - 2018**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					6.5858	0.0000	6.5858	3.3752	0.0000	3.3752			0.0000			0.0000
Off-Road	2.7733	30.6725	16.5770	0.0297		1.5513	1.5513		1.4272	1.4272		2,988.0216	2,988.0216	0.9302		3,011.2769
Total	2.7733	30.6725	16.5770	0.0297	6.5858	1.5513	8.1371	3.3752	1.4272	4.8024		2,988.0216	2,988.0216	0.9302		3,011.2769

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	0.5530	25.5154	2.9602	0.0729	1.6403	0.0958	1.7361	0.4497	0.0917	0.5413		7,720.1268	7,720.1268	0.4873		7,732.3093
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0903	0.0574	0.7419	1.7700e-003	0.1677	1.0500e-003	0.1687	0.0445	9.7000e-004	0.0454		175.9907	175.9907	5.3600e-003		176.1247
Total	0.6433	25.5729	3.7021	0.0746	1.8080	0.0969	1.9048	0.4942	0.0926	0.5868		7,896.1175	7,896.1175	0.4927		7,908.4339

Tenative Parcel Map No. 37231 - Rancho Estudillo Plaza - Riverside-South Coast County, Summer

3.2 Grading - 2018**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					2.5685	0.0000	2.5685	1.3163	0.0000	1.3163			0.0000			0.0000
Off-Road	2.7733	30.6725	16.5770	0.0297		1.5513	1.5513		1.4272	1.4272	0.0000	2,988.0216	2,988.0216	0.9302		3,011.2769
Total	2.7733	30.6725	16.5770	0.0297	2.5685	1.5513	4.1198	1.3163	1.4272	2.7436	0.0000	2,988.0216	2,988.0216	0.9302		3,011.2769

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	0.5530	25.5154	2.9602	0.0729	1.6403	0.0958	1.7361	0.4497	0.0917	0.5413		7,720.1268	7,720.1268	0.4873		7,732.3093
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0903	0.0574	0.7419	1.7700e-003	0.1677	1.0500e-003	0.1687	0.0445	9.7000e-004	0.0454		175.9907	175.9907	5.3600e-003		176.1247
Total	0.6433	25.5729	3.7021	0.0746	1.8080	0.0969	1.9048	0.4942	0.0926	0.5868		7,896.1175	7,896.1175	0.4927		7,908.4339

Tenative Parcel Map No. 37231 - Rancho Estudillo Plaza - Riverside-South Coast County, Summer

3.3 Building Construction - 2018**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.6795	23.3900	17.5804	0.0269		1.4999	1.4999		1.4099	1.4099		2,620.935 1	2,620.935 1	0.6421		2,636.988 3
Total	2.6795	23.3900	17.5804	0.0269		1.4999	1.4999		1.4099	1.4099		2,620.935 1	2,620.935 1	0.6421		2,636.988 3

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1438	4.7385	0.9167	0.0103	0.2498	0.0397	0.2895	0.0719	0.0380	0.1099		1,088.613 6	1,088.613 6	0.0899		1,090.861 3
Worker	0.5719	0.3637	4.6985	0.0112	1.0619	6.6400e-003	1.0685	0.2816	6.1100e-003	0.2877		1,114.607 9	1,114.607 9	0.0339		1,115.456 2
Total	0.7157	5.1022	5.6152	0.0215	1.3116	0.0464	1.3580	0.3535	0.0441	0.3977		2,203.221 5	2,203.221 5	0.1238		2,206.317 5

Tenative Parcel Map No. 37231 - Rancho Estudillo Plaza - Riverside-South Coast County, Summer

3.3 Building Construction - 2018**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.6795	23.3900	17.5804	0.0269		1.4999	1.4999		1.4099	1.4099	0.0000	2,620.935 1	2,620.935 1	0.6421		2,636.988 3
Total	2.6795	23.3900	17.5804	0.0269		1.4999	1.4999		1.4099	1.4099	0.0000	2,620.935 1	2,620.935 1	0.6421		2,636.988 3

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1438	4.7385	0.9167	0.0103	0.2498	0.0397	0.2895	0.0719	0.0380	0.1099		1,088.613 6	1,088.613 6	0.0899		1,090.861 3
Worker	0.5719	0.3637	4.6985	0.0112	1.0619	6.6400e-003	1.0685	0.2816	6.1100e-003	0.2877		1,114.607 9	1,114.607 9	0.0339		1,115.456 2
Total	0.7157	5.1022	5.6152	0.0215	1.3116	0.0464	1.3580	0.3535	0.0441	0.3977		2,203.221 5	2,203.221 5	0.1238		2,206.317 5

Tenative Parcel Map No. 37231 - Rancho Estudillo Plaza - Riverside-South Coast County, Summer

3.3 Building Construction - 2019**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.3612	21.0788	17.1638	0.0269		1.2899	1.2899		1.2127	1.2127		2,591.580 2	2,591.580 2	0.6313		2,607.363 5
Total	2.3612	21.0788	17.1638	0.0269		1.2899	1.2899		1.2127	1.2127		2,591.580 2	2,591.580 2	0.6313		2,607.363 5

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1299	4.4395	0.8320	0.0103	0.2498	0.0337	0.2835	0.0719	0.0323	0.1042		1,081.480 2	1,081.480 2	0.0865		1,083.643 5
Worker	0.5231	0.3210	4.2204	0.0109	1.0619	6.5500e-003	1.0684	0.2816	6.0400e-003	0.2877		1,080.646 2	1,080.646 2	0.0303		1,081.402 5
Total	0.6530	4.7605	5.0524	0.0211	1.3116	0.0403	1.3519	0.3535	0.0383	0.3918		2,162.126 4	2,162.126 4	0.1168		2,165.046 1

Tenative Parcel Map No. 37231 - Rancho Estudillo Plaza - Riverside-South Coast County, Summer

3.3 Building Construction - 2019**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.3612	21.0788	17.1638	0.0269		1.2899	1.2899		1.2127	1.2127	0.0000	2,591.580 2	2,591.580 2	0.6313		2,607.363 5
Total	2.3612	21.0788	17.1638	0.0269		1.2899	1.2899		1.2127	1.2127	0.0000	2,591.580 2	2,591.580 2	0.6313		2,607.363 5

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1299	4.4395	0.8320	0.0103	0.2498	0.0337	0.2835	0.0719	0.0323	0.1042		1,081.480 2	1,081.480 2	0.0865		1,083.643 5
Worker	0.5231	0.3210	4.2204	0.0109	1.0619	6.5500e-003	1.0684	0.2816	6.0400e-003	0.2877		1,080.646 2	1,080.646 2	0.0303		1,081.402 5
Total	0.6530	4.7605	5.0524	0.0211	1.3116	0.0403	1.3519	0.3535	0.0383	0.3918		2,162.126 4	2,162.126 4	0.1168		2,165.046 1

Tenative Parcel Map No. 37231 - Rancho Estudillo Plaza - Riverside-South Coast County, Summer

3.4 Paving - 2019**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4544	15.2441	14.6648	0.0228		0.8246	0.8246		0.7586	0.7586		2,257.0025	2,257.0025	0.7141		2,274.8548
Paving	0.4022					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.8566	15.2441	14.6648	0.0228		0.8246	0.8246		0.7586	0.7586		2,257.0025	2,257.0025	0.7141		2,274.8548

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0826	0.0507	0.6664	1.7100e-003	0.1677	1.0300e-003	0.1687	0.0445	9.5000e-004	0.0454		170.6284	170.6284	4.7800e-003		170.7478
Total	0.0826	0.0507	0.6664	1.7100e-003	0.1677	1.0300e-003	0.1687	0.0445	9.5000e-004	0.0454		170.6284	170.6284	4.7800e-003		170.7478

Tenative Parcel Map No. 37231 - Rancho Estudillo Plaza - Riverside-South Coast County, Summer

3.4 Paving - 2019**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4544	15.2441	14.6648	0.0228		0.8246	0.8246		0.7586	0.7586	0.0000	2,257.0025	2,257.0025	0.7141		2,274.8548
Paving	0.4022					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.8566	15.2441	14.6648	0.0228		0.8246	0.8246		0.7586	0.7586	0.0000	2,257.0025	2,257.0025	0.7141		2,274.8548

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0826	0.0507	0.6664	1.7100e-003	0.1677	1.0300e-003	0.1687	0.0445	9.5000e-004	0.0454		170.6284	170.6284	4.7800e-003		170.7478
Total	0.0826	0.0507	0.6664	1.7100e-003	0.1677	1.0300e-003	0.1687	0.0445	9.5000e-004	0.0454		170.6284	170.6284	4.7800e-003		170.7478

Tenative Parcel Map No. 37231 - Rancho Estudillo Plaza - Riverside-South Coast County, Summer

3.5 Architectural Coating - 2019**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	27.5861					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2664	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288		281.4481	281.4481	0.0238		282.0423
Total	27.8526	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288		281.4481	281.4481	0.0238		282.0423

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1046	0.0642	0.8441	2.1700e-003	0.2124	1.3100e-003	0.2137	0.0563	1.2100e-003	0.0575		216.1292	216.1292	6.0500e-003		216.2805
Total	0.1046	0.0642	0.8441	2.1700e-003	0.2124	1.3100e-003	0.2137	0.0563	1.2100e-003	0.0575		216.1292	216.1292	6.0500e-003		216.2805

Tenative Parcel Map No. 37231 - Rancho Estudillo Plaza - Riverside-South Coast County, Summer

3.5 Architectural Coating - 2019**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	27.5861					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2664	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288	0.0000	281.4481	281.4481	0.0238		282.0423
Total	27.8526	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288	0.0000	281.4481	281.4481	0.0238		282.0423

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1046	0.0642	0.8441	2.1700e-003	0.2124	1.3100e-003	0.2137	0.0563	1.2100e-003	0.0575		216.1292	216.1292	6.0500e-003		216.2805
Total	0.1046	0.0642	0.8441	2.1700e-003	0.2124	1.3100e-003	0.2137	0.0563	1.2100e-003	0.0575		216.1292	216.1292	6.0500e-003		216.2805

4.0 Operational Detail - Mobile

Tenative Parcel Map No. 37231 - Rancho Estudillo Plaza - Riverside-South Coast County, Summer

4.1 Mitigation Measures Mobile

Increase Density

Increase Diversity

Improve Walkability Design

Improve Destination Accessibility

Increase Transit Accessibility

Improve Pedestrian Network

	ROG	NOx	CO	SO2	Fugitive 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	8.0875	49.1350	44.2252	0.1520	7.5325	0.1239	7.6564	2.0156	0.1165	2.1321		15,605.3568	15,605.3568	1.5402		15,643.8620
Unmitigated	8.6939	55.2849	62.5593	0.2274	13.5408	0.1934	13.7342	3.6234	0.1821	3.8055		23,259.7500	23,259.7500	1.7603		23,303.7565

4.2 Trip Summary Information

Tenative Parcel Map No. 37231 - Rancho Estudillo Plaza - Riverside-South Coast County, Summer

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Convenience Market With Gas Pumps	1,232.40	1,232.40	1232.40	735,588	409,195
Fast Food Restaurant with Drive Thru	2,345.50	2,345.50	2345.50	2,468,372	1,373,113
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Parking Lot	0.00	0.00	0.00		
Regional Shopping Center	1,453.92	1,453.92	1453.92	3,144,593	1,749,284
Total	5,031.81	5,031.81	5,031.81	6,348,554	3,531,592

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	16.60	8.40	6.90	0.80	80.20	19.00	14	21	65
Fast Food Restaurant with Drive	16.60	8.40	6.90	2.20	78.80	19.00	29	21	50
Other Non-Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Convenience Market With Gas Pumps	0.538064	0.038449	0.184390	0.122109	0.017402	0.005339	0.017250	0.067711	0.001365	0.001213	0.004629	0.000959	0.001120
Fast Food Restaurant with Drive Thru	0.538064	0.038449	0.184390	0.122109	0.017402	0.005339	0.017250	0.067711	0.001365	0.001213	0.004629	0.000959	0.001120
Other Non-Asphalt Surfaces	0.538064	0.038449	0.184390	0.122109	0.017402	0.005339	0.017250	0.067711	0.001365	0.001213	0.004629	0.000959	0.001120
Parking Lot	0.538064	0.038449	0.184390	0.122109	0.017402	0.005339	0.017250	0.067711	0.001365	0.001213	0.004629	0.000959	0.001120
Regional Shopping Center	0.538064	0.038449	0.184390	0.122109	0.017402	0.005339	0.017250	0.067711	0.001365	0.001213	0.004629	0.000959	0.001120

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Tenative Parcel Map No. 37231 - Rancho Estudillo Plaza - Riverside-South Coast County, Summer

Install Energy Efficient Appliances

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0701	0.6369	0.5350	3.8200e-003		0.0484	0.0484		0.0484	0.0484		764.2530	764.2530	0.0147	0.0140	768.7945
NaturalGas Unmitigated	0.0701	0.6369	0.5350	3.8200e-003		0.0484	0.0484		0.0484	0.0484		764.2530	764.2530	0.0147	0.0140	768.7945

Tenative Parcel Map No. 37231 - Rancho Estudillo Plaza - Riverside-South Coast County, 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	17.8816	1.9000e-004	1.7500e-003	1.4700e-003	1.0000e-005		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004		2.1037	2.1037	4.0000e-005	4.0000e-005	2.1162
Fast Food Restaurant with Drive Thru	6217.95	0.0671	0.6096	0.5121	3.6600e-003		0.0463	0.0463		0.0463	0.0463		731.5236	731.5236	0.0140	0.0134	735.8707
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	260.318	2.8100e-003	0.0255	0.0214	1.5000e-004		1.9400e-003	1.9400e-003		1.9400e-003	1.9400e-003		30.6256	30.6256	5.9000e-004	5.6000e-004	30.8076
Total		0.0701	0.6369	0.5350	3.8200e-003		0.0484	0.0484		0.0484	0.0484		764.2530	764.2530	0.0147	0.0140	768.7945

Tenative Parcel Map No. 37231 - Rancho Estudillo Plaza - Riverside-South Coast County, 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	0.0178816	1.9000e-004	1.7500e-003	1.4700e-003	1.0000e-005		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004		2.1037	2.1037	4.0000e-005	4.0000e-005	2.1162
Fast Food Restaurant with Drive Thru	6.21795	0.0671	0.6096	0.5121	3.6600e-003		0.0463	0.0463		0.0463	0.0463		731.5236	731.5236	0.0140	0.0134	735.8707
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	0.260318	2.8100e-003	0.0255	0.0214	1.5000e-004		1.9400e-003	1.9400e-003		1.9400e-003	1.9400e-003		30.6256	30.6256	5.9000e-004	5.6000e-004	30.8076
Total		0.0701	0.6369	0.5350	3.8200e-003		0.0484	0.0484		0.0484	0.0484		764.2530	764.2530	0.0147	0.0140	768.7945

6.0 Area Detail**6.1 Mitigation Measures Area**

Tenative Parcel Map No. 37231 - Rancho Estudillo Plaza - Riverside-South Coast County, 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	1.2897	3.8000e-004	0.0416	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0887	0.0887	2.4000e-004		0.0946
Unmitigated	1.2897	3.8000e-004	0.0416	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0887	0.0887	2.4000e-004		0.0946

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	0.1512					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.1347					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	3.9200e-003	3.8000e-004	0.0416	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0887	0.0887	2.4000e-004		0.0946
Total	1.2897	3.8000e-004	0.0416	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0887	0.0887	2.4000e-004		0.0946

Tenative Parcel Map No. 37231 - Rancho Estudillo Plaza - Riverside-South Coast County, 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	0.1512					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.1347					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	3.9200e-003	3.8000e-004	0.0416	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0887	0.0887	2.4000e-004		0.0946
Total	1.2897	3.8000e-004	0.0416	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0887	0.0887	2.4000e-004		0.0946

7.0 Water Detail**7.1 Mitigation Measures Water**

Apply Water Conservation Strategy

Use Water Efficient Irrigation System

8.0 Waste Detail**8.1 Mitigation Measures Waste**

Institute Recycling and Composting Services

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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Tenative Parcel Map No. 37231 - Rancho Estudillo Plaza - Riverside-South Coast County, Summer

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

Equipment Type	Number
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11.0 Vegetation

Tenative Parcel Map No. 37231 - Rancho Estudillo Plaza - Riverside-South Coast County, Winter

Tenative Parcel Map No. 37231 - Rancho Estudillo Plaza
Riverside-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Other Non-Asphalt Surfaces	1.06	Acre	1.06	46,173.60	0
Parking Lot	341.00	Space	3.07	136,400.00	0
Fast Food Restaurant with Drive Thru	8.30	1000sqft	1.50	8,300.00	0
Convenience Market With Gas Pumps	12.00	Pump	0.04	2,940.00	0
Regional Shopping Center	42.80	1000sqft	3.13	42,800.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.4	Precipitation Freq (Days)	28
Climate Zone	10			Operational Year	2020
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	702.44	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Tenative Parcel Map No. 37231 - Rancho Estudillo Plaza - Riverside-South Coast County, Winter

Project Characteristics -

Land Use - 12 pmp (2.940 TSF) convenience mrket w/gas pmps, 8.3TSF fst fd w/drive thru, 42.8 TSF Retail, 341 pkg sp, + ~1.06 ac retentn/landsape on 8.84 ac

Construction Phase - Construction to start no sooner than Oct 2018 and end in 2020

Grading - Project is 8.84 acres. 15,000 CY of export

Vehicle Trips - Trip gen (inclds pass-by and internal capture rdxns): con mkt w/ gas pmps=102.7trps/pmp, fst fd w/drv thru=282.59 trps/TSF, reg shp ctr=33.97 trps/TSF

Sequestration - Estimated 1 tree per 5 parking spaces plus 10 trees per acre of OS/landscaping/WQ basin = 341 spaces/5=68 trees plus 10 trees over 1 acre = 78 trees

Construction Off-road Equipment Mitigation - Fugitive Dust - SCAQMD Rule 403

Mobile Land Use Mitigation - Avg retl jb dnsity = 500 SF/emp => 108.08 emp/1.2 acres (54,040 SF of blgs =1.2 ac) = 90.06 jbs/jb ac. 2.75 mi to dwntn SJ (main st). Riv Trnsit bus 42 @ Kirby St/Whispering Bells Rd, 0.45 mi frm site. Sdwls onste/offste. LUT-3=retl/fast fd/gas stn

Energy Mitigation - Energy Star appliances to be used on-site wherever possible.

Water Mitigation - 20% reduction in indoor water use per CalGreen requirements. Site will employ water efficient landscaping and irrigation

Waste Mitigation - 75% reduction in waste by 2020 per AB 341

Tenative Parcel Map No. 37231 - Rancho Estudillo Plaza - Riverside-South Coast County, Winter

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblGrading	AcresOfGrading	10.00	8.84
tblGrading	MaterialExported	0.00	15,000.00
tblLandUse	LandUseSquareFeet	1,694.10	2,940.00
tblLandUse	LotAcreage	0.19	1.50
tblLandUse	LotAcreage	0.98	3.13
tblSequestration	NumberOfNewTrees	0.00	78.00
tblVehicleTrips	ST_TR	204.47	102.70
tblVehicleTrips	ST_TR	722.03	282.59
tblVehicleTrips	ST_TR	49.97	33.97
tblVehicleTrips	SU_TR	166.88	102.70
tblVehicleTrips	SU_TR	542.72	282.59
tblVehicleTrips	SU_TR	25.24	33.97
tblVehicleTrips	WD_TR	542.60	102.70
tblVehicleTrips	WD_TR	496.12	282.59
tblVehicleTrips	WD_TR	42.70	33.97

2.0 Emissions Summary

Tenative Parcel Map No. 37231 - Rancho Estudillo Plaza - Riverside-South Coast County, 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					
2018	3.4429	56.5292	22.4568	0.1023	8.3938	1.6499	10.0437	3.8694	1.5215	5.3909	0.0000	10,675.71 58	10,675.71 58	1.4683	0.0000	10,712.42 21
2019	27.9548	25.8405	21.5516	0.0465	1.3116	1.3306	2.6422	0.3535	1.2514	1.6049	0.0000	4,602.132 1	4,602.132 1	0.7538	0.0000	4,620.976 4
Maximum	27.9548	56.5292	22.4568	0.1023	8.3938	1.6499	10.0437	3.8694	1.5215	5.3909	0.0000	10,675.71 58	10,675.71 58	1.4683	0.0000	10,712.42 21

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2018	3.4429	56.5292	22.4568	0.1023	4.3764	1.6499	6.0264	1.8105	1.5215	3.3320	0.0000	10,675.71 58	10,675.71 58	1.4683	0.0000	10,712.42 21
2019	27.9548	25.8405	21.5516	0.0465	1.3116	1.3306	2.6422	0.3535	1.2514	1.6049	0.0000	4,602.132 1	4,602.132 1	0.7538	0.0000	4,620.976 4
Maximum	27.9548	56.5292	22.4568	0.1023	4.3764	1.6499	6.0264	1.8105	1.5215	3.3320	0.0000	10,675.71 58	10,675.71 58	1.4683	0.0000	10,712.42 21

	ROG	NOx	CO	SO2	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	41.39	0.00	31.67	48.76	0.00	29.43	0.00	0.00	0.00	0.00	0.00	0.00

Tenative Parcel Map No. 37231 - Rancho Estudillo Plaza - Riverside-South Coast County, 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	1.2897	3.8000e-004	0.0416	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0887	0.0887	2.4000e-004		0.0946
Energy	0.0701	0.6369	0.5350	3.8200e-003		0.0484	0.0484		0.0484	0.0484		764.2530	764.2530	0.0147	0.0140	768.7945
Mobile	7.2085	54.4333	58.6921	0.2084	13.5408	0.1974	13.7381	3.6234	0.1859	3.8093		21,324.3409	21,324.3409	1.8945		21,371.7023
Total	8.5683	55.0706	59.2687	0.2122	13.5408	0.2459	13.7867	3.6234	0.2345	3.8578		22,088.6825	22,088.6825	1.9094	0.0140	22,140.5915

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	1.2897	3.8000e-004	0.0416	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0887	0.0887	2.4000e-004		0.0946
Energy	0.0701	0.6369	0.5350	3.8200e-003		0.0484	0.0484		0.0484	0.0484		764.2530	764.2530	0.0147	0.0140	768.7945
Mobile	6.6427	47.9782	44.0215	0.1386	7.5325	0.1278	7.6603	2.0156	0.1203	2.1359		14,220.6730	14,220.6730	1.6912		14,262.9524
Total	8.0025	48.6154	44.5982	0.1424	7.5325	0.1764	7.7089	2.0156	0.1688	2.1845		14,985.0146	14,985.0146	1.7061	0.0140	15,031.8415

Tentative Parcel Map No. 37231 - Rancho Estudillo Plaza - Riverside-South Coast County, 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
Percent Reduction	6.60	11.72	24.75	32.90	44.37	28.28	44.08	44.37	27.99	43.38	0.00	32.16	32.16	10.65	0.00	32.11

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Grading	Grading	10/1/2018	10/26/2018	5	20	
2	Building Construction	Building Construction	10/27/2018	9/13/2019	5	230	
3	Paving	Paving	9/14/2019	10/11/2019	5	20	
4	Architectural Coating	Architectural Coating	10/12/2019	11/8/2019	5	20	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 8.84

Acres of Paving: 4.13

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 81,060; Non-Residential Outdoor: 27,020; Striped Parking Area: 10,954 (Architectural Coating – sqft)

OffRoad Equipment

Tenative Parcel Map No. 37231 - Rancho Estudillo Plaza - Riverside-South Coast County, Winter

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Grading	6	15.00	0.00	1,875.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	95.00	39.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	19.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

Tenative Parcel Map No. 37231 - Rancho Estudillo Plaza - Riverside-South Coast County, Winter

3.2 Grading - 2018**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					6.5858	0.0000	6.5858	3.3752	0.0000	3.3752			0.0000			0.0000
Off-Road	2.7733	30.6725	16.5770	0.0297		1.5513	1.5513		1.4272	1.4272		2,988.0216	2,988.0216	0.9302		3,011.2769
Total	2.7733	30.6725	16.5770	0.0297	6.5858	1.5513	8.1371	3.3752	1.4272	4.8024		2,988.0216	2,988.0216	0.9302		3,011.2769

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	0.5815	25.7972	3.4893	0.0711	1.6403	0.0975	1.7379	0.4497	0.0933	0.5430		7,529.7865	7,529.7865	0.5334		7,543.1207
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0881	0.0595	0.6030	1.5900e-003	0.1677	1.0500e-003	0.1687	0.0445	9.7000e-004	0.0454		157.9077	157.9077	4.6700e-003		158.0245
Total	0.6697	25.8567	4.0923	0.0726	1.8080	0.0986	1.9066	0.4942	0.0943	0.5884		7,687.6942	7,687.6942	0.5380		7,701.1452

Tenative Parcel Map No. 37231 - Rancho Estudillo Plaza - Riverside-South Coast County, Winter

3.2 Grading - 2018**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					2.5685	0.0000	2.5685	1.3163	0.0000	1.3163			0.0000			0.0000
Off-Road	2.7733	30.6725	16.5770	0.0297		1.5513	1.5513		1.4272	1.4272	0.0000	2,988.0216	2,988.0216	0.9302		3,011.2769
Total	2.7733	30.6725	16.5770	0.0297	2.5685	1.5513	4.1198	1.3163	1.4272	2.7436	0.0000	2,988.0216	2,988.0216	0.9302		3,011.2769

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	0.5815	25.7972	3.4893	0.0711	1.6403	0.0975	1.7379	0.4497	0.0933	0.5430		7,529.7865	7,529.7865	0.5334		7,543.1207
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0881	0.0595	0.6030	1.5900e-003	0.1677	1.0500e-003	0.1687	0.0445	9.7000e-004	0.0454		157.9077	157.9077	4.6700e-003		158.0245
Total	0.6697	25.8567	4.0923	0.0726	1.8080	0.0986	1.9066	0.4942	0.0943	0.5884		7,687.6942	7,687.6942	0.5380		7,701.1452

Tenative Parcel Map No. 37231 - Rancho Estudillo Plaza - Riverside-South Coast County, Winter

3.3 Building Construction - 2018**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.6795	23.3900	17.5804	0.0269		1.4999	1.4999		1.4099	1.4099		2,620.935 1	2,620.935 1	0.6421		2,636.988 3
Total	2.6795	23.3900	17.5804	0.0269		1.4999	1.4999		1.4099	1.4099		2,620.935 1	2,620.935 1	0.6421		2,636.988 3

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1505	4.7345	1.0573	9.9500e-003	0.2498	0.0402	0.2900	0.0719	0.0385	0.1104		1,048.063 3	1,048.063 3	0.0997		1,050.555 9
Worker	0.5581	0.3769	3.8191	0.0100	1.0619	6.6400e-003	1.0685	0.2816	6.1100e-003	0.2877		1,000.082 3	1,000.082 3	0.0296		1,000.821 9
Total	0.7086	5.1114	4.8764	0.0200	1.3116	0.0469	1.3585	0.3535	0.0446	0.3981		2,048.145 6	2,048.145 6	0.1293		2,051.377 8

Tenative Parcel Map No. 37231 - Rancho Estudillo Plaza - Riverside-South Coast County, Winter

3.3 Building Construction - 2018**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.6795	23.3900	17.5804	0.0269		1.4999	1.4999		1.4099	1.4099	0.0000	2,620.935 1	2,620.935 1	0.6421		2,636.988 3
Total	2.6795	23.3900	17.5804	0.0269		1.4999	1.4999		1.4099	1.4099	0.0000	2,620.935 1	2,620.935 1	0.6421		2,636.988 3

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1505	4.7345	1.0573	9.9500e-003	0.2498	0.0402	0.2900	0.0719	0.0385	0.1104		1,048.063 3	1,048.063 3	0.0997		1,050.555 9
Worker	0.5581	0.3769	3.8191	0.0100	1.0619	6.6400e-003	1.0685	0.2816	6.1100e-003	0.2877		1,000.082 3	1,000.082 3	0.0296		1,000.821 9
Total	0.7086	5.1114	4.8764	0.0200	1.3116	0.0469	1.3585	0.3535	0.0446	0.3981		2,048.145 6	2,048.145 6	0.1293		2,051.377 8

Tenative Parcel Map No. 37231 - Rancho Estudillo Plaza - Riverside-South Coast County, Winter

3.3 Building Construction - 2019**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.3612	21.0788	17.1638	0.0269		1.2899	1.2899		1.2127	1.2127		2,591.580 2	2,591.580 2	0.6313		2,607.363 5
Total	2.3612	21.0788	17.1638	0.0269		1.2899	1.2899		1.2127	1.2127		2,591.580 2	2,591.580 2	0.6313		2,607.363 5

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1364	4.4294	0.9673	9.8800e-003	0.2498	0.0341	0.2839	0.0719	0.0327	0.1046		1,041.060 7	1,041.060 7	0.0961		1,043.464 0
Worker	0.5111	0.3323	3.4205	9.7300e-003	1.0619	6.5500e-003	1.0684	0.2816	6.0400e-003	0.2877		969.4913	969.4913	0.0263		970.1490
Total	0.6474	4.7617	4.3878	0.0196	1.3116	0.0407	1.3523	0.3535	0.0387	0.3922		2,010.552 0	2,010.552 0	0.1224		2,013.612 9

Tenative Parcel Map No. 37231 - Rancho Estudillo Plaza - Riverside-South Coast County, Winter

3.3 Building Construction - 2019**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.3612	21.0788	17.1638	0.0269		1.2899	1.2899		1.2127	1.2127	0.0000	2,591.580 2	2,591.580 2	0.6313		2,607.363 5
Total	2.3612	21.0788	17.1638	0.0269		1.2899	1.2899		1.2127	1.2127	0.0000	2,591.580 2	2,591.580 2	0.6313		2,607.363 5

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1364	4.4294	0.9673	9.8800e-003	0.2498	0.0341	0.2839	0.0719	0.0327	0.1046		1,041.060 7	1,041.060 7	0.0961		1,043.464 0
Worker	0.5111	0.3323	3.4205	9.7300e-003	1.0619	6.5500e-003	1.0684	0.2816	6.0400e-003	0.2877		969.4913	969.4913	0.0263		970.1490
Total	0.6474	4.7617	4.3878	0.0196	1.3116	0.0407	1.3523	0.3535	0.0387	0.3922		2,010.552 0	2,010.552 0	0.1224		2,013.612 9

Tenative Parcel Map No. 37231 - Rancho Estudillo Plaza - Riverside-South Coast County, Winter

3.4 Paving - 2019**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4544	15.2441	14.6648	0.0228		0.8246	0.8246		0.7586	0.7586		2,257.0025	2,257.0025	0.7141		2,274.8548
Paving	0.4022					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.8566	15.2441	14.6648	0.0228		0.8246	0.8246		0.7586	0.7586		2,257.0025	2,257.0025	0.7141		2,274.8548

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0807	0.0525	0.5401	1.5400e-003	0.1677	1.0300e-003	0.1687	0.0445	9.5000e-004	0.0454		153.0776	153.0776	4.1500e-003		153.1814
Total	0.0807	0.0525	0.5401	1.5400e-003	0.1677	1.0300e-003	0.1687	0.0445	9.5000e-004	0.0454		153.0776	153.0776	4.1500e-003		153.1814

Tenative Parcel Map No. 37231 - Rancho Estudillo Plaza - Riverside-South Coast County, Winter

3.4 Paving - 2019**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4544	15.2441	14.6648	0.0228		0.8246	0.8246		0.7586	0.7586	0.0000	2,257.0025	2,257.0025	0.7141		2,274.8548
Paving	0.4022					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.8566	15.2441	14.6648	0.0228		0.8246	0.8246		0.7586	0.7586	0.0000	2,257.0025	2,257.0025	0.7141		2,274.8548

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0807	0.0525	0.5401	1.5400e-003	0.1677	1.0300e-003	0.1687	0.0445	9.5000e-004	0.0454		153.0776	153.0776	4.1500e-003		153.1814
Total	0.0807	0.0525	0.5401	1.5400e-003	0.1677	1.0300e-003	0.1687	0.0445	9.5000e-004	0.0454		153.0776	153.0776	4.1500e-003		153.1814

Tenative Parcel Map No. 37231 - Rancho Estudillo Plaza - Riverside-South Coast County, Winter

3.5 Architectural Coating - 2019**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	27.5861					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2664	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288		281.4481	281.4481	0.0238		282.0423
Total	27.8526	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288		281.4481	281.4481	0.0238		282.0423

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1022	0.0665	0.6841	1.9500e-003	0.2124	1.3100e-003	0.2137	0.0563	1.2100e-003	0.0575		193.8983	193.8983	5.2600e-003		194.0298
Total	0.1022	0.0665	0.6841	1.9500e-003	0.2124	1.3100e-003	0.2137	0.0563	1.2100e-003	0.0575		193.8983	193.8983	5.2600e-003		194.0298

Tenative Parcel Map No. 37231 - Rancho Estudillo Plaza - Riverside-South Coast County, Winter

3.5 Architectural Coating - 2019**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	27.5861					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2664	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288	0.0000	281.4481	281.4481	0.0238		282.0423
Total	27.8526	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288	0.0000	281.4481	281.4481	0.0238		282.0423

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1022	0.0665	0.6841	1.9500e-003	0.2124	1.3100e-003	0.2137	0.0563	1.2100e-003	0.0575		193.8983	193.8983	5.2600e-003		194.0298
Total	0.1022	0.0665	0.6841	1.9500e-003	0.2124	1.3100e-003	0.2137	0.0563	1.2100e-003	0.0575		193.8983	193.8983	5.2600e-003		194.0298

4.0 Operational Detail - Mobile

Tenative Parcel Map No. 37231 - Rancho Estudillo Plaza - Riverside-South Coast County, Winter

4.1 Mitigation Measures Mobile

Increase Density

Increase Diversity

Improve Walkability Design

Improve Destination Accessibility

Increase Transit Accessibility

Improve Pedestrian Network

	ROG	NOx	CO	SO2	Fugitive 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	6.6427	47.9782	44.0215	0.1386	7.5325	0.1278	7.6603	2.0156	0.1203	2.1359		14,220.67 30	14,220.67 30	1.6912		14,262.95 24
Unmitigated	7.2085	54.4333	58.6921	0.2084	13.5408	0.1974	13.7381	3.6234	0.1859	3.8093		21,324.34 09	21,324.34 09	1.8945		21,371.70 23

4.2 Trip Summary Information

Tenative Parcel Map No. 37231 - Rancho Estudillo Plaza - Riverside-South Coast County, Winter

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Convenience Market With Gas Pumps	1,232.40	1,232.40	1232.40	735,588	409,195
Fast Food Restaurant with Drive Thru	2,345.50	2,345.50	2345.50	2,468,372	1,373,113
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Parking Lot	0.00	0.00	0.00		
Regional Shopping Center	1,453.92	1,453.92	1453.92	3,144,593	1,749,284
Total	5,031.81	5,031.81	5,031.81	6,348,554	3,531,592

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	16.60	8.40	6.90	0.80	80.20	19.00	14	21	65
Fast Food Restaurant with Drive	16.60	8.40	6.90	2.20	78.80	19.00	29	21	50
Other Non-Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Convenience Market With Gas Pumps	0.538064	0.038449	0.184390	0.122109	0.017402	0.005339	0.017250	0.067711	0.001365	0.001213	0.004629	0.000959	0.001120
Fast Food Restaurant with Drive Thru	0.538064	0.038449	0.184390	0.122109	0.017402	0.005339	0.017250	0.067711	0.001365	0.001213	0.004629	0.000959	0.001120
Other Non-Asphalt Surfaces	0.538064	0.038449	0.184390	0.122109	0.017402	0.005339	0.017250	0.067711	0.001365	0.001213	0.004629	0.000959	0.001120
Parking Lot	0.538064	0.038449	0.184390	0.122109	0.017402	0.005339	0.017250	0.067711	0.001365	0.001213	0.004629	0.000959	0.001120
Regional Shopping Center	0.538064	0.038449	0.184390	0.122109	0.017402	0.005339	0.017250	0.067711	0.001365	0.001213	0.004629	0.000959	0.001120

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Tentative Parcel Map No. 37231 - Rancho Estudillo Plaza - Riverside-South Coast County, Winter

Install Energy Efficient Appliances

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0701	0.6369	0.5350	3.8200e-003		0.0484	0.0484		0.0484	0.0484		764.2530	764.2530	0.0147	0.0140	768.7945
NaturalGas Unmitigated	0.0701	0.6369	0.5350	3.8200e-003		0.0484	0.0484		0.0484	0.0484		764.2530	764.2530	0.0147	0.0140	768.7945

Tenative Parcel Map No. 37231 - Rancho Estudillo Plaza - Riverside-South Coast County, 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	17.8816	1.9000e-004	1.7500e-003	1.4700e-003	1.0000e-005		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004		2.1037	2.1037	4.0000e-005	4.0000e-005	2.1162
Fast Food Restaurant with Drive Thru	6217.95	0.0671	0.6096	0.5121	3.6600e-003		0.0463	0.0463		0.0463	0.0463		731.5236	731.5236	0.0140	0.0134	735.8707
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	260.318	2.8100e-003	0.0255	0.0214	1.5000e-004		1.9400e-003	1.9400e-003		1.9400e-003	1.9400e-003		30.6256	30.6256	5.9000e-004	5.6000e-004	30.8076
Total		0.0701	0.6369	0.5350	3.8200e-003		0.0484	0.0484		0.0484	0.0484		764.2530	764.2530	0.0147	0.0140	768.7945

Tenative Parcel Map No. 37231 - Rancho Estudillo Plaza - Riverside-South Coast County, 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	0.0178816	1.9000e-004	1.7500e-003	1.4700e-003	1.0000e-005		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004		2.1037	2.1037	4.0000e-005	4.0000e-005	2.1162
Fast Food Restaurant with Drive Thru	6.21795	0.0671	0.6096	0.5121	3.6600e-003		0.0463	0.0463		0.0463	0.0463		731.5236	731.5236	0.0140	0.0134	735.8707
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	0.260318	2.8100e-003	0.0255	0.0214	1.5000e-004		1.9400e-003	1.9400e-003		1.9400e-003	1.9400e-003		30.6256	30.6256	5.9000e-004	5.6000e-004	30.8076
Total		0.0701	0.6369	0.5350	3.8200e-003		0.0484	0.0484		0.0484	0.0484		764.2530	764.2530	0.0147	0.0140	768.7945

6.0 Area Detail**6.1 Mitigation Measures Area**

Tenative Parcel Map No. 37231 - Rancho Estudillo Plaza - Riverside-South Coast County, 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	1.2897	3.8000e-004	0.0416	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0887	0.0887	2.4000e-004		0.0946
Unmitigated	1.2897	3.8000e-004	0.0416	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0887	0.0887	2.4000e-004		0.0946

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	0.1512					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.1347					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	3.9200e-003	3.8000e-004	0.0416	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0887	0.0887	2.4000e-004		0.0946
Total	1.2897	3.8000e-004	0.0416	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0887	0.0887	2.4000e-004		0.0946

Tenative Parcel Map No. 37231 - Rancho Estudillo Plaza - Riverside-South Coast County, 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	0.1512					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.1347					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	3.9200e-003	3.8000e-004	0.0416	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0887	0.0887	2.4000e-004		0.0946
Total	1.2897	3.8000e-004	0.0416	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0887	0.0887	2.4000e-004		0.0946

7.0 Water Detail**7.1 Mitigation Measures Water**

Apply Water Conservation Strategy

Use Water Efficient Irrigation System

8.0 Waste Detail**8.1 Mitigation Measures Waste**

Institute Recycling and Composting Services

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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Tenative Parcel Map No. 37231 - Rancho Estudillo Plaza - Riverside-South Coast County, Winter

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

Equipment Type	Number
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11.0 Vegetation

Appendix B:

CalEEMod Annual Emission Output

Tenative Parcel Map No. 37231 - Rancho Estudillo Plaza - Riverside-South Coast County, Annual

Tenative Parcel Map No. 37231 - Rancho Estudillo Plaza
Riverside-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Other Non-Asphalt Surfaces	1.06	Acre	1.06	46,173.60	0
Parking Lot	341.00	Space	3.07	136,400.00	0
Fast Food Restaurant with Drive Thru	8.30	1000sqft	1.50	8,300.00	0
Convenience Market With Gas Pumps	12.00	Pump	0.04	2,940.00	0
Regional Shopping Center	42.80	1000sqft	3.13	42,800.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.4	Precipitation Freq (Days)	28
Climate Zone	10			Operational Year	2020
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	702.44	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Tenative Parcel Map No. 37231 - Rancho Estudillo Plaza - Riverside-South Coast County, Annual

Project Characteristics -

Land Use - 12 pmp (2.940 TSF) convenience mrket w/gas pmps, 8.3TSF fst fd w/drive thru, 42.8 TSF Retail, 341 pkg sp, + ~1.06 ac retentn/landsape on 8.84 ac

Construction Phase - Construction to start no sooner than Oct 2018 and end in 2020

Grading - Project is 8.84 acres. 15,000 CY of export

Vehicle Trips - Trip gen (inclds pass-by and internal capture rdxns): con mkt w/ gas pmps=102.7trps/pmp, fst fd w/drv thru=282.59 trps/TSF, reg shp ctr=33.97 trps/TSF

Sequestration - Estimated 1 tree per 5 parking spaces plus 10 trees per acre of OS/landscaping/WQ basin = 341 spaces/5=68 trees plus 10 trees over 1 acre = 78 trees

Construction Off-road Equipment Mitigation - Fugitive Dust - SCAQMD Rule 403

Mobile Land Use Mitigation - Avg retl jb dnsity = 500 SF/emp => 108.08 emp/1.2 acres (54,040 SF of blgs =1.2 ac) = 90.06 jbs/jb ac. 2.75 mi to dwntn SJ (main st). Riv Trnsit bus 42 @ Kirby St/Whispering Bells Rd, 0.45 mi frm site. Sdwlks onste/offste. LUT-3=retl/fast fd/gas stn

Energy Mitigation - Energy Star appliances to be used on-site wherever possible.

Water Mitigation - 20% reduction in indoor water use per CalGreen requirements. Site will employ water efficient landscaping and irrigation

Waste Mitigation - 75% reduction in waste by 2020 per AB 341

Tenative Parcel Map No. 37231 - Rancho Estudillo Plaza - Riverside-South Coast County, Annual

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblGrading	AcresOfGrading	10.00	8.84
tblGrading	MaterialExported	0.00	15,000.00
tblLandUse	LandUseSquareFeet	1,694.10	2,940.00
tblLandUse	LotAcreage	0.19	1.50
tblLandUse	LotAcreage	0.98	3.13
tblSequestration	NumberOfNewTrees	0.00	78.00
tblVehicleTrips	ST_TR	204.47	102.70
tblVehicleTrips	ST_TR	722.03	282.59
tblVehicleTrips	ST_TR	49.97	33.97
tblVehicleTrips	SU_TR	166.88	102.70
tblVehicleTrips	SU_TR	542.72	282.59
tblVehicleTrips	SU_TR	25.24	33.97
tblVehicleTrips	WD_TR	542.60	102.70
tblVehicleTrips	WD_TR	496.12	282.59
tblVehicleTrips	WD_TR	42.70	33.97

2.0 Emissions Summary

Tenative Parcel Map No. 37231 - Rancho Estudillo Plaza - Riverside-South Coast County, 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					
2018	0.1111	1.2267	0.7235	2.1200e-003	0.1134	0.0521	0.1654	0.0466	0.0487	0.0953	0.0000	196.3349	196.3349	0.0291	0.0000	197.0620
2019	0.5716	2.5570	2.1711	4.6200e-003	0.1225	0.1320	0.2544	0.0330	0.1240	0.1570	0.0000	414.3933	414.3933	0.0693	0.0000	416.1262
Maximum	0.5716	2.5570	2.1711	4.6200e-003	0.1225	0.1320	0.2544	0.0466	0.1240	0.1570	0.0000	414.3933	414.3933	0.0693	0.0000	416.1262

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					
2018	0.1111	1.2267	0.7235	2.1200e-003	0.0732	0.0521	0.1252	0.0261	0.0487	0.0747	0.0000	196.3348	196.3348	0.0291	0.0000	197.0620
2019	0.5716	2.5570	2.1711	4.6200e-003	0.1225	0.1320	0.2544	0.0330	0.1240	0.1570	0.0000	414.3930	414.3930	0.0693	0.0000	416.1259
Maximum	0.5716	2.5570	2.1711	4.6200e-003	0.1225	0.1320	0.2544	0.0330	0.1240	0.1570	0.0000	414.3930	414.3930	0.0693	0.0000	416.1259

	ROG	NOx	CO	SO2	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	17.03	0.00	9.57	25.84	0.00	8.16	0.00	0.00	0.00	0.00	0.00	0.00

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Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	10-1-2018	12-31-2018	1.3086	1.3086
2	1-1-2019	3-31-2019	0.9273	0.9273
3	4-1-2019	6-30-2019	0.9377	0.9377
4	7-1-2019	9-30-2019	0.8775	0.8775
		Highest	1.3086	1.3086

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	0.2352	5.0000e-005	5.2000e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.0101	0.0101	3.0000e-005	0.0000	0.0107
Energy	0.0128	0.1162	0.0976	7.0000e-004		8.8300e-003	8.8300e-003		8.8300e-003	8.8300e-003	0.0000	451.3716	451.3716	0.0158	5.0900e-003	453.2857
Mobile	1.3068	10.1005	10.7581	0.0391	2.4242	0.0355	2.4596	0.6496	0.0334	0.6830	0.0000	3,628.8036	3,628.8036	0.2987	0.0000	3,636.2721
Waste						0.0000	0.0000		0.0000	0.0000	28.5304	0.0000	28.5304	1.6861	0.0000	70.6828
Water						0.0000	0.0000		0.0000	0.0000	1.8449	31.8454	33.6903	0.1908	4.7500e-003	39.8747
Total	1.5548	10.2168	10.8609	0.0398	2.4242	0.0443	2.4685	0.6496	0.0422	0.6918	30.3753	4,112.0307	4,142.4060	2.1915	9.8400e-003	4,200.1259

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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	0.2352	5.0000e-005	5.2000e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.0101	0.0101	3.0000e-005	0.0000	0.0107
Energy	0.0128	0.1162	0.0976	7.0000e-004		8.8300e-003	8.8300e-003		8.8300e-003	8.8300e-003	0.0000	450.1034	450.1034	0.0158	5.0800e-003	452.0129
Mobile	1.2020	8.9111	7.9398	0.0262	1.3485	0.0228	1.3714	0.3614	0.0215	0.3828	0.0000	2,437.0171	2,437.0171	0.2646	0.0000	2,443.6320
Waste						0.0000	0.0000		0.0000	0.0000	7.1326	0.0000	7.1326	0.4215	0.0000	17.6707
Water						0.0000	0.0000		0.0000	0.0000	1.4759	27.0203	28.4962	0.1527	3.8100e-003	33.4492
Total	1.4499	9.0274	8.0426	0.0269	1.3485	0.0317	1.3802	0.3614	0.0303	0.3917	8.6085	2,914.1508	2,922.7593	0.8546	8.8900e-003	2,946.7755

	ROG	NOx	CO	SO2	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	6.74	11.64	25.95	32.48	44.37	28.53	44.09	44.37	28.24	43.39	71.66	29.13	29.44	61.00	9.65	29.84

Tenative Parcel Map No. 37231 - Rancho Estudillo Plaza - Riverside-South Coast County, Annual

2.3 Vegetation**Vegetation**

	CO2e
Category	MT
New Trees	55.2240
Total	55.2240

3.0 Construction Detail**Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Grading	Grading	10/1/2018	10/26/2018	5	20	
2	Building Construction	Building Construction	10/27/2018	9/13/2019	5	230	
3	Paving	Paving	9/14/2019	10/11/2019	5	20	
4	Architectural Coating	Architectural Coating	10/12/2019	11/8/2019	5	20	

Acres of Grading (Site Preparation Phase): 0**Acres of Grading (Grading Phase): 8.84****Acres of Paving: 4.13**

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 81,060; Non-Residential Outdoor: 27,020; Striped Parking Area: 10,954
(Architectural Coating – sqft)

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OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Grading	6	15.00	0.00	1,875.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	95.00	39.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	19.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

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Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 Grading - 2018**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0659	0.0000	0.0659	0.0338	0.0000	0.0338	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0277	0.3067	0.1658	3.0000e-004		0.0155	0.0155		0.0143	0.0143	0.0000	27.1069	27.1069	8.4400e-003	0.0000	27.3178
Total	0.0277	0.3067	0.1658	3.0000e-004	0.0659	0.0155	0.0814	0.0338	0.0143	0.0480	0.0000	27.1069	27.1069	8.4400e-003	0.0000	27.3178

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3.2 Grading - 2018**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	5.6500e-003	0.2618	0.0319	7.2000e-004	0.0162	9.7000e-004	0.0171	4.4400e-003	9.2000e-004	5.3600e-003	0.0000	69.3106	69.3106	4.6000e-003	0.0000	69.4256
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	8.1000e-004	6.2000e-004	6.3500e-003	2.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.4693	1.4693	4.0000e-005	0.0000	1.4704
Total	6.4600e-003	0.2624	0.0382	7.4000e-004	0.0178	9.8000e-004	0.0188	4.8800e-003	9.3000e-004	5.8100e-003	0.0000	70.7799	70.7799	4.6400e-003	0.0000	70.8960

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0257	0.0000	0.0257	0.0132	0.0000	0.0132	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0277	0.3067	0.1658	3.0000e-004		0.0155	0.0155		0.0143	0.0143	0.0000	27.1068	27.1068	8.4400e-003	0.0000	27.3178
Total	0.0277	0.3067	0.1658	3.0000e-004	0.0257	0.0155	0.0412	0.0132	0.0143	0.0274	0.0000	27.1068	27.1068	8.4400e-003	0.0000	27.3178

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3.2 Grading - 2018**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	5.6500e-003	0.2618	0.0319	7.2000e-004	0.0162	9.7000e-004	0.0171	4.4400e-003	9.2000e-004	5.3600e-003	0.0000	69.3106	69.3106	4.6000e-003	0.0000	69.4256
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	8.1000e-004	6.2000e-004	6.3500e-003	2.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.4693	1.4693	4.0000e-005	0.0000	1.4704
Total	6.4600e-003	0.2624	0.0382	7.4000e-004	0.0178	9.8000e-004	0.0188	4.8800e-003	9.3000e-004	5.8100e-003	0.0000	70.7799	70.7799	4.6400e-003	0.0000	70.8960

3.3 Building Construction - 2018**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	0.0616	0.5380	0.4044	6.2000e-004		0.0345	0.0345		0.0324	0.0324	0.0000	54.6865	54.6865	0.0134	0.0000	55.0214
Total	0.0616	0.5380	0.4044	6.2000e-004		0.0345	0.0345		0.0324	0.0324	0.0000	54.6865	54.6865	0.0134	0.0000	55.0214

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3.3 Building Construction - 2018**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.3600e-003	0.1107	0.0226	2.3000e-004	5.6700e-003	9.2000e-004	6.5800e-003	1.6300e-003	8.8000e-004	2.5100e-003	0.0000	22.3588	22.3588	1.9700e-003	0.0000	22.4080
Worker	0.0119	8.9600e-003	0.0925	2.4000e-004	0.0240	1.5000e-004	0.0242	6.3800e-003	1.4000e-004	6.5200e-003	0.0000	21.4029	21.4029	6.4000e-004	0.0000	21.4188
Total	0.0152	0.1196	0.1151	4.7000e-004	0.0297	1.0700e-003	0.0308	8.0100e-003	1.0200e-003	9.0300e-003	0.0000	43.7617	43.7617	2.6100e-003	0.0000	43.8268

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	0.0616	0.5380	0.4044	6.2000e-004		0.0345	0.0345		0.0324	0.0324	0.0000	54.6864	54.6864	0.0134	0.0000	55.0214
Total	0.0616	0.5380	0.4044	6.2000e-004		0.0345	0.0345		0.0324	0.0324	0.0000	54.6864	54.6864	0.0134	0.0000	55.0214

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3.3 Building Construction - 2018**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.3600e-003	0.1107	0.0226	2.3000e-004	5.6700e-003	9.2000e-004	6.5800e-003	1.6300e-003	8.8000e-004	2.5100e-003	0.0000	22.3588	22.3588	1.9700e-003	0.0000	22.4080
Worker	0.0119	8.9600e-003	0.0925	2.4000e-004	0.0240	1.5000e-004	0.0242	6.3800e-003	1.4000e-004	6.5200e-003	0.0000	21.4029	21.4029	6.4000e-004	0.0000	21.4188
Total	0.0152	0.1196	0.1151	4.7000e-004	0.0297	1.0700e-003	0.0308	8.0100e-003	1.0200e-003	9.0300e-003	0.0000	43.7617	43.7617	2.6100e-003	0.0000	43.8268

3.3 Building Construction - 2019**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	0.2172	1.9393	1.5791	2.4800e-003		0.1187	0.1187		0.1116	0.1116	0.0000	216.2959	216.2959	0.0527	0.0000	217.6132
Total	0.2172	1.9393	1.5791	2.4800e-003		0.1187	0.1187		0.1116	0.1116	0.0000	216.2959	216.2959	0.0527	0.0000	217.6132

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3.3 Building Construction - 2019**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	0.0122	0.4141	0.0824	9.3000e-004	0.0227	3.1200e-003	0.0258	6.5400e-003	2.9800e-003	9.5200e-003	0.0000	88.8446	88.8446	7.5700e-003	0.0000	89.0339
Worker	0.0434	0.0316	0.3316	9.2000e-004	0.0961	6.0000e-004	0.0967	0.0255	5.6000e-004	0.0261	0.0000	82.9958	82.9958	2.2700e-003	0.0000	83.0525
Total	0.0556	0.4457	0.4141	1.8500e-003	0.1187	3.7200e-003	0.1225	0.0321	3.5400e-003	0.0356	0.0000	171.8403	171.8403	9.8400e-003	0.0000	172.0864

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	0.2172	1.9393	1.5791	2.4800e-003		0.1187	0.1187		0.1116	0.1116	0.0000	216.2956	216.2956	0.0527	0.0000	217.6129
Total	0.2172	1.9393	1.5791	2.4800e-003		0.1187	0.1187		0.1116	0.1116	0.0000	216.2956	216.2956	0.0527	0.0000	217.6129

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3.3 Building Construction - 2019**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	0.0122	0.4141	0.0824	9.3000e-004	0.0227	3.1200e-003	0.0258	6.5400e-003	2.9800e-003	9.5200e-003	0.0000	88.8446	88.8446	7.5700e-003	0.0000	89.0339
Worker	0.0434	0.0316	0.3316	9.2000e-004	0.0961	6.0000e-004	0.0967	0.0255	5.6000e-004	0.0261	0.0000	82.9958	82.9958	2.2700e-003	0.0000	83.0525
Total	0.0556	0.4457	0.4141	1.8500e-003	0.1187	3.7200e-003	0.1225	0.0321	3.5400e-003	0.0356	0.0000	171.8403	171.8403	9.8400e-003	0.0000	172.0864

3.4 Paving - 2019**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	0.0145	0.1524	0.1467	2.3000e-004		8.2500e-003	8.2500e-003		7.5900e-003	7.5900e-003	0.0000	20.4752	20.4752	6.4800e-003	0.0000	20.6371
Paving	4.0200e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0186	0.1524	0.1467	2.3000e-004		8.2500e-003	8.2500e-003		7.5900e-003	7.5900e-003	0.0000	20.4752	20.4752	6.4800e-003	0.0000	20.6371

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3.4 Paving - 2019**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.5000e-004	5.4000e-004	5.6900e-003	2.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.4244	1.4244	4.0000e-005	0.0000	1.4254
Total	7.5000e-004	5.4000e-004	5.6900e-003	2.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.4244	1.4244	4.0000e-005	0.0000	1.4254

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	0.0145	0.1524	0.1467	2.3000e-004		8.2500e-003	8.2500e-003		7.5900e-003	7.5900e-003	0.0000	20.4752	20.4752	6.4800e-003	0.0000	20.6371
Paving	4.0200e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0186	0.1524	0.1467	2.3000e-004		8.2500e-003	8.2500e-003		7.5900e-003	7.5900e-003	0.0000	20.4752	20.4752	6.4800e-003	0.0000	20.6371

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3.4 Paving - 2019**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.5000e-004	5.4000e-004	5.6900e-003	2.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.4244	1.4244	4.0000e-005	0.0000	1.4254
Total	7.5000e-004	5.4000e-004	5.6900e-003	2.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.4244	1.4244	4.0000e-005	0.0000	1.4254

3.5 Architectural Coating - 2019**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	0.2759					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.6600e-003	0.0184	0.0184	3.0000e-005		1.2900e-003	1.2900e-003		1.2900e-003	1.2900e-003	0.0000	2.5533	2.5533	2.2000e-004	0.0000	2.5587
Total	0.2785	0.0184	0.0184	3.0000e-005		1.2900e-003	1.2900e-003		1.2900e-003	1.2900e-003	0.0000	2.5533	2.5533	2.2000e-004	0.0000	2.5587

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3.5 Architectural Coating - 2019**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	9.4000e-004	6.9000e-004	7.2100e-003	2.0000e-005	2.0900e-003	1.0000e-005	2.1000e-003	5.5000e-004	1.0000e-005	5.7000e-004	0.0000	1.8043	1.8043	5.0000e-005	0.0000	1.8055
Total	9.4000e-004	6.9000e-004	7.2100e-003	2.0000e-005	2.0900e-003	1.0000e-005	2.1000e-003	5.5000e-004	1.0000e-005	5.7000e-004	0.0000	1.8043	1.8043	5.0000e-005	0.0000	1.8055

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	0.2759					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.6600e-003	0.0184	0.0184	3.0000e-005		1.2900e-003	1.2900e-003		1.2900e-003	1.2900e-003	0.0000	2.5533	2.5533	2.2000e-004	0.0000	2.5586
Total	0.2785	0.0184	0.0184	3.0000e-005		1.2900e-003	1.2900e-003		1.2900e-003	1.2900e-003	0.0000	2.5533	2.5533	2.2000e-004	0.0000	2.5586

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3.5 Architectural Coating - 2019**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	9.4000e-004	6.9000e-004	7.2100e-003	2.0000e-005	2.0900e-003	1.0000e-005	2.1000e-003	5.5000e-004	1.0000e-005	5.7000e-004	0.0000	1.8043	1.8043	5.0000e-005	0.0000	1.8055
Total	9.4000e-004	6.9000e-004	7.2100e-003	2.0000e-005	2.0900e-003	1.0000e-005	2.1000e-003	5.5000e-004	1.0000e-005	5.7000e-004	0.0000	1.8043	1.8043	5.0000e-005	0.0000	1.8055

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

Increase Density

Increase Diversity

Improve Walkability Design

Improve Destination Accessibility

Increase Transit Accessibility

Improve Pedestrian Network

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	ROG	NOx	CO	SO2	Fugitive 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	1.2020	8.9111	7.9398	0.0262	1.3485	0.0228	1.3714	0.3614	0.0215	0.3828	0.0000	2,437.017 1	2,437.017 1	0.2646	0.0000	2,443.632 0
Unmitigated	1.3068	10.1005	10.7581	0.0391	2.4242	0.0355	2.4596	0.6496	0.0334	0.6830	0.0000	3,628.803 6	3,628.803 6	0.2987	0.0000	3,636.272 1

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Convenience Market With Gas Pumps	1,232.40	1,232.40	1232.40	735,588	409,195
Fast Food Restaurant with Drive Thru	2,345.50	2,345.50	2345.50	2,468,372	1,373,113
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Parking Lot	0.00	0.00	0.00		
Regional Shopping Center	1,453.92	1,453.92	1453.92	3,144,593	1,749,284
Total	5,031.81	5,031.81	5,031.81	6,348,554	3,531,592

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	16.60	8.40	6.90	0.80	80.20	19.00	14	21	65
Fast Food Restaurant with Drive	16.60	8.40	6.90	2.20	78.80	19.00	29	21	50
Other Non-Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11

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4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Convenience Market With Gas Pumps	0.538064	0.038449	0.184390	0.122109	0.017402	0.005339	0.017250	0.067711	0.001365	0.001213	0.004629	0.000959	0.001120
Fast Food Restaurant with Drive Thru	0.538064	0.038449	0.184390	0.122109	0.017402	0.005339	0.017250	0.067711	0.001365	0.001213	0.004629	0.000959	0.001120
Other Non-Asphalt Surfaces	0.538064	0.038449	0.184390	0.122109	0.017402	0.005339	0.017250	0.067711	0.001365	0.001213	0.004629	0.000959	0.001120
Parking Lot	0.538064	0.038449	0.184390	0.122109	0.017402	0.005339	0.017250	0.067711	0.001365	0.001213	0.004629	0.000959	0.001120
Regional Shopping Center	0.538064	0.038449	0.184390	0.122109	0.017402	0.005339	0.017250	0.067711	0.001365	0.001213	0.004629	0.000959	0.001120

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Install Energy Efficient Appliances

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	323.5727	323.5727	0.0134	2.7600e-003	324.7303
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	324.8410	324.8410	0.0134	2.7700e-003	326.0031
NaturalGas Mitigated	0.0128	0.1162	0.0976	7.0000e-004		8.8300e-003	8.8300e-003		8.8300e-003	8.8300e-003	0.0000	126.5307	126.5307	2.4300e-003	2.3200e-003	127.2826
NaturalGas Unmitigated	0.0128	0.1162	0.0976	7.0000e-004		8.8300e-003	8.8300e-003		8.8300e-003	8.8300e-003	0.0000	126.5307	126.5307	2.4300e-003	2.3200e-003	127.2826

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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	6526.8	4.0000e-005	3.2000e-004	2.7000e-004	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.3483	0.3483	1.0000e-005	1.0000e-005	0.3504
Fast Food Restaurant with Drive Thru	2.26955e+006	0.0122	0.1113	0.0935	6.7000e-004		8.4600e-003	8.4600e-003		8.4600e-003	8.4600e-003	0.0000	121.1119	121.1119	2.3200e-003	2.2200e-003	121.8317
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	95016	5.1000e-004	4.6600e-003	3.9100e-003	3.0000e-005		3.5000e-004	3.5000e-004		3.5000e-004	3.5000e-004	0.0000	5.0704	5.0704	1.0000e-004	9.0000e-005	5.1006
Total		0.0128	0.1162	0.0976	7.0000e-004		8.8300e-003	8.8300e-003		8.8300e-003	8.8300e-003	0.0000	126.5307	126.5307	2.4300e-003	2.3200e-003	127.2826

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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	6526.8	4.0000e-005	3.2000e-004	2.7000e-004	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.3483	0.3483	1.0000e-005	1.0000e-005	0.3504
Fast Food Restaurant with Drive Thru	2.26955e+006	0.0122	0.1113	0.0935	6.7000e-004		8.4600e-003	8.4600e-003		8.4600e-003	8.4600e-003	0.0000	121.1119	121.1119	2.3200e-003	2.2200e-003	121.8317
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	95016	5.1000e-004	4.6600e-003	3.9100e-003	3.0000e-005		3.5000e-004	3.5000e-004		3.5000e-004	3.5000e-004	0.0000	5.0704	5.0704	1.0000e-004	9.0000e-005	5.1006
Total		0.0128	0.1162	0.0976	7.0000e-004		8.8300e-003	8.8300e-003		8.8300e-003	8.8300e-003	0.0000	126.5307	126.5307	2.4300e-003	2.3200e-003	127.2826

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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	37132.2	11.8311	4.9000e-004	1.0000e-004	11.8734
Fast Food Restaurant with Drive Thru	394084	125.5636	5.1800e-003	1.0700e-003	126.0128
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	47740	15.2110	6.3000e-004	1.3000e-004	15.2654
Regional Shopping Center	540564	172.2353	7.1100e-003	1.4700e-003	172.8515
Total		324.8410	0.0134	2.7700e-003	326.0031

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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	37132.2	11.8311	4.9000e-004	1.0000e-004	11.8734
Fast Food Restaurant with Drive Thru	394084	125.5636	5.1800e-003	1.0700e-003	126.0128
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	47740	15.2110	6.3000e-004	1.3000e-004	15.2654
Regional Shopping Center	536584	170.9670	7.0600e-003	1.4600e-003	171.5787
Total		323.5727	0.0134	2.7600e-003	324.7303

6.0 Area Detail**6.1 Mitigation Measures Area**

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	ROG	NOx	CO	SO2	Fugitive 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	0.2352	5.0000e-005	5.2000e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.0101	0.0101	3.0000e-005	0.0000	0.0107
Unmitigated	0.2352	5.0000e-005	5.2000e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.0101	0.0101	3.0000e-005	0.0000	0.0107

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0276					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2071					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	4.9000e-004	5.0000e-005	5.2000e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.0101	0.0101	3.0000e-005	0.0000	0.0107
Total	0.2352	5.0000e-005	5.2000e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.0101	0.0101	3.0000e-005	0.0000	0.0107

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6.2 Area by SubCategory**Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0276					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2071					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	4.9000e-004	5.0000e-005	5.2000e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.0101	0.0101	3.0000e-005	0.0000	0.0107
Total	0.2352	5.0000e-005	5.2000e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.0101	0.0101	3.0000e-005	0.0000	0.0107

7.0 Water Detail**7.1 Mitigation Measures Water**

Apply Water Conservation Strategy

Use Water Efficient Irrigation System

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	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	28.4962	0.1527	3.8100e-003	33.4492
Unmitigated	33.6903	0.1908	4.7500e-003	39.8747

7.2 Water by Land Use**Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Convenience Market With Gas Pumps	0.125486 / 0.0769109	0.8327	4.1200e-003	1.0000e-004	0.9665
Fast Food Restaurant with Drive Thru	2.51933 / 0.160808	11.8206	0.0826	2.0300e-003	14.4900
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	3.1703 / 1.94309	21.0370	0.1041	2.6100e-003	24.4181
Total		33.6903	0.1908	4.7400e-003	39.8746

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7.2 Water by Land Use**Mitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Convenience Market With Gas Pumps	0.100389 / 0.0769109	0.7206	3.3000e-003	8.0000e-005	0.8279
Fast Food Restaurant with Drive Thru	2.01546 / 0.160808	9.5704	0.0660	1.6300e-003	11.7063
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	2.53624 / 1.94309	18.2052	0.0834	2.1000e-003	20.9151
Total		28.4962	0.1527	3.8100e-003	33.4492

8.0 Waste Detail**8.1 Mitigation Measures Waste**

Institute Recycling and Composting Services

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Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	7.1326	0.4215	0.0000	17.6707
Unmitigated	28.5304	1.6861	0.0000	70.6828

8.2 Waste by Land Use**Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Fast Food Restaurant with Drive Thru	95.61	19.4080	1.1470	0.0000	48.0824
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	44.94	9.1224	0.5391	0.0000	22.6004
Total		28.5304	1.6861	0.0000	70.6828

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8.2 Waste by Land Use**Mitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Fast Food Restaurant with Drive Thru	23.9025	4.8520	0.2867	0.0000	12.0206
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	11.235	2.2806	0.1348	0.0000	5.6501
Total		7.1326	0.4215	0.0000	17.6707

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

Tenative Parcel Map No. 37231 - Rancho Estudillo Plaza - Riverside-South Coast County, Annual

Equipment Type	Number
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11.0 Vegetation

	Total CO2	CH4	N2O	CO2e
Category	MT			
Unmitigated	55.2240	0.0000	0.0000	55.2240

11.2 Net New Trees

Species Class

	Number of Trees	Total CO2	CH4	N2O	CO2e
		MT			
Miscellaneous	78	55.2240	0.0000	0.0000	55.2240
Total		55.2240	0.0000	0.0000	55.2240

Appendix C:

Screening Tables for Gasoline Dispensing Facilities & CARB 2005 Air Quality and
Land Use Handbook Table 1-1

Table 12.1A – Screening Tables for Gasoline Dispensing Facilities

Underground Storage Tank (UST)

Residential

MICR per One Million Gallons of Gasoline

Station Abbr.	Location	Downwind Distance (meters)							
		25	50	75	100	200	300	500	1000
AZUS	Azusa	2.884	1.040	0.550	0.340	0.093	0.045	0.018	0.006
BNAP	Banning	4.208	1.703	0.940	0.603	0.186	0.093	0.039	0.013
CELA	Central L.A.	2.484	0.876	0.455	0.287	0.085	0.041	0.017	0.005
ELSI	Lake Elsinore	2.978	1.075	0.558	0.347	0.103	0.051	0.021	0.007
FONT	Fontana	3.306	1.254	0.677	0.423	0.124	0.060	0.025	0.007
MSVJ	Mission Viejo	2.721	0.981	0.515	0.319	0.094	0.047	0.018	0.006
PERI	Perris	3.494	1.310	0.695	0.436	0.127	0.063	0.026	0.008
PICO	Pico Rivera	2.629	0.956	0.509	0.316	0.091	0.044	0.018	0.005
RDLD	Redlands	3.562	1.325	0.691	0.418	0.113	0.055	0.024	0.007
UPLA	Upland	3.108	1.133	0.609	0.384	0.111	0.054	0.022	0.007
KBUR	Burbank Airport	3.097	1.198	0.655	0.410	0.125	0.062	0.026	0.008
KCNO	Chino Airport.	4.084	1.609	0.870	0.549	0.166	0.082	0.033	0.010
KCQT	USC/Downtown L.A.	3.382	1.244	0.656	0.407	0.110	0.052	0.021	0.007
KFUL	Fullerton Airport	2.726	1.027	0.553	0.348	0.104	0.052	0.021	0.007
KHHR	Hawthorne Airport	3.225	1.197	0.640	0.405	0.123	0.061	0.025	0.007
KLAX	Los Angeles Int'l Airport	4.456	1.830	1.010	0.648	0.204	0.102	0.044	0.013
KLGB	Long Beach Airport	3.417	1.394	0.764	0.488	0.151	0.076	0.033	0.010
KONT	Ontario Airport	4.834	2.006	1.111	0.710	0.222	0.112	0.047	0.015
KPSP	Palm Springs Airport	3.363	1.352	0.736	0.467	0.144	0.073	0.031	0.010
KRAL	Riverside Airport	4.141	1.678	0.922	0.588	0.177	0.088	0.038	0.013
KSMO	Santa Monica Airport	3.444	1.336	0.731	0.462	0.139	0.068	0.028	0.008
KSNA	John Wayne Int'l Airport	4.041	1.605	0.870	0.549	0.164	0.079	0.032	0.010
KTRM	Desert Hot Springs Airport	3.820	1.553	0.848	0.540	0.163	0.082	0.035	0.010
KVNY	Van Nuys Airport	2.909	1.132	0.608	0.378	0.111	0.055	0.022	0.007

Table 12.2A – Screening Tables for Gasoline Dispensing Facilities

Aboveground Storage Tank (AST)

Residential

MICR per One Million Gallons of Gasoline

Station Abbr.	Location	Downwind Distance (meters)							
		25	50	75	100	200	300	500	1000
AZUS	Azusa	4.447	1.603	0.827	0.496	0.114	0.050	0.020	0.006
BNAP	Banning	5.469	2.176	1.185	0.748	0.210	0.101	0.042	0.013
CELA	Central L.A.	3.610	1.258	0.641	0.392	0.100	0.046	0.019	0.006
ELSI	Lake Elsinore	4.056	1.458	0.748	0.452	0.119	0.057	0.024	0.008
FONT	Fontana	4.812	1.787	0.940	0.569	0.145	0.067	0.027	0.008
MSVJ	Mission Viejo	3.600	1.276	0.650	0.395	0.108	0.052	0.021	0.007
PERI	Perris	4.639	1.733	0.904	0.558	0.144	0.069	0.029	0.009
PICO	Pico Rivera	3.720	1.342	0.699	0.421	0.106	0.049	0.019	0.006
RDLD	Redlands	5.809	2.218	1.154	0.685	0.132	0.062	0.026	0.008
UPLA	Upland	4.693	1.677	0.871	0.532	0.130	0.060	0.025	0.008
KBUR	Burbank Airport	3.940	1.493	0.808	0.493	0.139	0.069	0.028	0.008
KCNO	Chino Airport.	4.971	1.950	1.047	0.658	0.188	0.091	0.037	0.011
KCQT	USC/Downtown L.A.	5.393	1.959	1.002	0.604	0.133	0.058	0.024	0.007
KFUL	Fullerton Airport	3.614	1.336	0.699	0.429	0.118	0.058	0.024	0.007
KHHR	Hawthorne Airport	4.415	1.593	0.837	0.511	0.140	0.067	0.027	0.008
KLAX	Los Angeles Int'l Airport	5.624	2.316	1.257	0.794	0.227	0.111	0.047	0.015
KLGB	Long Beach Airport	4.450	1.829	0.993	0.621	0.172	0.083	0.035	0.011
KONT	Ontario Airport	5.990	2.494	1.370	0.862	0.249	0.121	0.051	0.017
KPSP	Palm Springs Airport	4.148	1.691	0.915	0.573	0.163	0.080	0.034	0.010
KRAL	Riverside Airport	5.770	2.318	1.244	0.776	0.202	0.096	0.041	0.013
KSMO	Santa Monica Airport	4.771	1.829	0.977	0.596	0.159	0.074	0.031	0.009
KSNA	John Wayne Int'l Airport	5.072	2.017	1.085	0.674	0.186	0.088	0.036	0.010
KTRM	Desert Hot Springs Airport	4.681	1.917	1.040	0.660	0.183	0.091	0.039	0.012
KVNY	Van Nuys Airport	3.673	1.428	0.760	0.467	0.127	0.060	0.025	0.008

Table 1-1

**Recommendations on Siting New Sensitive Land Uses
Such As Residences, Schools, Daycare Centers, Playgrounds, or Medical
Facilities***

Source Category	Advisory Recommendations
Freeways and High-Traffic Roads	<ul style="list-style-type: none"> • Avoid siting new sensitive land uses within 500 feet of a freeway, urban roads with 100,000 vehicles/day, or rural roads with 50,000 vehicles/day.
Distribution Centers	<ul style="list-style-type: none"> • Avoid siting new sensitive land uses within 1,000 feet of a distribution center (that accommodates more than 100 trucks per day, more than 40 trucks with operating transport refrigeration units (TRUs) per day, or where TRU unit operations exceed 300 hours per week). • Take into account the configuration of existing distribution centers and avoid locating residences and other new sensitive land uses near entry and exit points.
Rail Yards	<ul style="list-style-type: none"> • Avoid siting new sensitive land uses within 1,000 feet of a major service and maintenance rail yard. • Within one mile of a rail yard, consider possible siting limitations and mitigation approaches.
Ports	<ul style="list-style-type: none"> • Avoid siting of new sensitive land uses immediately downwind of ports in the most heavily impacted zones. Consult local air districts or the ARB on the status of pending analyses of health risks.
Refineries	<ul style="list-style-type: none"> • Avoid siting new sensitive land uses immediately downwind of petroleum refineries. Consult with local air districts and other local agencies to determine an appropriate separation.
Chrome Platers	<ul style="list-style-type: none"> • Avoid siting new sensitive land uses within 1,000 feet of a chrome plater.
Dry Cleaners Using Perchloro-ethylene	<ul style="list-style-type: none"> • Avoid siting new sensitive land uses within 300 feet of any dry cleaning operation. For operations with two or more machines, provide 500 feet. For operations with 3 or more machines, consult with the local air district. • Do not site new sensitive land uses in the same building with perc dry cleaning operations.
Gasoline Dispensing Facilities	<ul style="list-style-type: none"> • Avoid siting new sensitive land uses within 300 feet of a large gas station (defined as a facility with a throughput of 3.6 million gallons per year or greater). A 50 foot separation is recommended for typical gas dispensing facilities.

***Notes:**

- These recommendations are advisory. Land use agencies have to balance other considerations, including housing and transportation needs, economic development priorities, and other quality of life issues.

- Recommendations are based primarily on data showing that the air pollution exposures addressed here (i.e., localized) can be reduced as much as 80% with the recommended separation.
- The relative risk for these categories varies greatly (see Table 1-2). To determine the actual risk near a particular facility, a site-specific analysis would be required. Risk from diesel PM will decrease over time as cleaner technology phases in.
- These recommendations are designed to fill a gap where information about existing facilities may not be readily available and are not designed to substitute for more specific information if it exists. The recommended distances take into account other factors in addition to available health risk data (see individual category descriptions).
- Site-specific project design improvements may help reduce air pollution exposures and should also be considered when siting new sensitive land uses.
- This table does not imply that mixed residential and commercial development in general is incompatible. Rather it focuses on known problems like dry cleaners using perchloroethylene that can be addressed with reasonable preventative actions.
- A summary of the basis for the distance recommendations can be found in Table 1-2.