

ATTACHMENT 5

Greenhouse Gas Emissions Worksheets

[This Page Intentionally Left Blank]

8837 Magnolia Avenue - Existing Conditions - San Diego Air Basin, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

8837 Magnolia Avenue - Existing Conditions

San Diego Air Basin, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Automobile Care Center	2.10	1000sqft	1.26	2,100.00	0
User Defined Commercial	1.00	User Defined Unit	0.00	0.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.6	Precipitation Freq (Days)	40
Climate Zone	13			Operational Year	2023
Utility Company	San Diego Gas & Electric				
CO2 Intensity (lb/MWhr)	539.98	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Existing conditions include an approx. 2,100 sf RV sales facility.

Construction Phase - IGNORE CONSTRUCTION EMISSIONS FOR EXISTING CONDITIONS SCENARIO.

Vehicle Trips - Trip rates provided by Transportation Consultant.

Energy Use - Historical Title 24 Standards applied to Existing Conditions scenario.

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	200.00	10.00
tblConstructionPhase	NumDays	20.00	10.00
tblConstructionPhase	PhaseEndDate	12/7/2023	2/21/2023
tblConstructionPhase	PhaseEndDate	2/22/2023	2/8/2023

8837 Magnolia Avenue - Existing Conditions - San Diego Air Basin, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

tblConstructionPhase	PhaseStartDate	3/3/2023	2/8/2023
tblLandUse	LotAcreage	0.05	1.26
tblVehicleTrips	CC_TL	7.30	0.00
tblVehicleTrips	CC_TTP	48.00	0.00
tblVehicleTrips	CC_TTP	0.00	100.00
tblVehicleTrips	CNW_TL	7.30	0.00
tblVehicleTrips	CNW_TL	7.30	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CW_TL	9.50	0.00
tblVehicleTrips	CW_TL	9.50	0.00
tblVehicleTrips	CW_TTP	33.00	0.00
tblVehicleTrips	DV_TP	51.00	0.00
tblVehicleTrips	PB_TP	28.00	0.00
tblVehicleTrips	PR_TP	21.00	0.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	23.72	0.00
tblVehicleTrips	ST_TR	0.00	11.00
tblVehicleTrips	SU_TR	11.88	0.00
tblVehicleTrips	SU_TR	0.00	11.00
tblVehicleTrips	WD_TR	23.72	0.00
tblVehicleTrips	WD_TR	0.00	11.00

2.0 Emissions Summary

8837 Magnolia Avenue - Existing Conditions - San Diego Air Basin, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	1-26-2023	4-25-2023	0.1455	0.1455
		Highest	0.1455	0.1455

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	0.0106	0.0000	3.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	6.0000e-005	6.0000e-005	0.0000	0.0000	6.0000e-005
Energy	1.4000e-004	1.2700e-003	1.0600e-003	1.0000e-005		1.0000e-004	1.0000e-004		1.0000e-004	1.0000e-004	0.0000	6.2019	6.2019	3.2000e-004	6.0000e-005	6.2281
Mobile	5.5700e-003	6.3100e-003	0.0514	1.1000e-004	0.0109	8.0000e-005	0.0110	2.9200e-003	8.0000e-005	3.0000e-003	0.0000	9.7966	9.7966	7.2000e-004	4.6000e-004	9.9504
Waste						0.0000	0.0000		0.0000	0.0000	1.6280	0.0000	1.6280	0.0962	0.0000	4.0333
Water						0.0000	0.0000		0.0000	0.0000	0.0627	0.9596	1.0223	6.5000e-003	1.6000e-004	1.2321
Total	0.0164	7.5800e-003	0.0525	1.2000e-004	0.0109	1.8000e-004	0.0111	2.9200e-003	1.8000e-004	3.1000e-003	1.6907	16.9582	18.6488	0.1038	6.8000e-004	21.4440

8837 Magnolia Avenue - Existing Conditions - San Diego Air Basin, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

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	0.0106	0.0000	3.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	6.0000e-005	6.0000e-005	0.0000	0.0000	6.0000e-005
Energy	1.4000e-004	1.2700e-003	1.0600e-003	1.0000e-005		1.0000e-004	1.0000e-004		1.0000e-004	1.0000e-004	0.0000	6.2019	6.2019	3.2000e-004	6.0000e-005	6.2281
Mobile	5.5700e-003	6.3100e-003	0.0514	1.1000e-004	0.0109	8.0000e-005	0.0110	2.9200e-003	8.0000e-005	3.0000e-003	0.0000	9.7966	9.7966	7.2000e-004	4.6000e-004	9.9504
Waste						0.0000	0.0000		0.0000	0.0000	1.6280	0.0000	1.6280	0.0962	0.0000	4.0333
Water						0.0000	0.0000		0.0000	0.0000	0.0627	0.9596	1.0223	6.5000e-003	1.6000e-004	1.2321
Total	0.0164	7.5800e-003	0.0525	1.2000e-004	0.0109	1.8000e-004	0.0111	2.9200e-003	1.8000e-004	3.1000e-003	1.6907	16.9582	18.6488	0.1038	6.8000e-004	21.4440

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	IGNORE Demolition	Demolition	1/26/2023	2/8/2023	5	10	
2	IGNORE Building Construction	Building Construction	2/8/2023	2/21/2023	5	10	

8837 Magnolia Avenue - Existing Conditions - San Diego Air Basin, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
IGNORE Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
IGNORE Building Construction	Cranes	1	6.00	231	0.29
IGNORE Building Construction	Forklifts	1	6.00	89	0.20
IGNORE Building Construction	Generator Sets	1	8.00	84	0.74
IGNORE Demolition	Rubber Tired Dozers	1	8.00	247	0.40
IGNORE Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
IGNORE Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
IGNORE Building Construction	Welders	3	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
IGNORE Demolition	5	13.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
IGNORE Building Construction	7	1.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

8837 Magnolia Avenue - Existing Conditions - San Diego Air Basin, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.2 IGNORE Demolition - 2023

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	7.3600e-003	0.0716	0.0673	1.2000e-004		3.3800e-003	3.3800e-003		3.1600e-003	3.1600e-003	0.0000	10.5433	10.5433	2.6700e-003	0.0000	10.6101
Total	7.3600e-003	0.0716	0.0673	1.2000e-004		3.3800e-003	3.3800e-003		3.1600e-003	3.1600e-003	0.0000	10.5433	10.5433	2.6700e-003	0.0000	10.6101

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.8000e-004	1.2000e-004	1.4800e-003	0.0000	5.2000e-004	0.0000	5.2000e-004	1.4000e-004	0.0000	1.4000e-004	0.0000	0.4125	0.4125	1.0000e-005	1.0000e-005	0.4162
Total	1.8000e-004	1.2000e-004	1.4800e-003	0.0000	5.2000e-004	0.0000	5.2000e-004	1.4000e-004	0.0000	1.4000e-004	0.0000	0.4125	0.4125	1.0000e-005	1.0000e-005	0.4162

8837 Magnolia Avenue - Existing Conditions - San Diego Air Basin, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.2 IGNORE Demolition - 2023

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	7.3600e-003	0.0716	0.0673	1.2000e-004		3.3800e-003	3.3800e-003		3.1600e-003	3.1600e-003	0.0000	10.5433	10.5433	2.6700e-003	0.0000	10.6101
Total	7.3600e-003	0.0716	0.0673	1.2000e-004		3.3800e-003	3.3800e-003		3.1600e-003	3.1600e-003	0.0000	10.5433	10.5433	2.6700e-003	0.0000	10.6101

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.8000e-004	1.2000e-004	1.4800e-003	0.0000	5.2000e-004	0.0000	5.2000e-004	1.4000e-004	0.0000	1.4000e-004	0.0000	0.4125	0.4125	1.0000e-005	1.0000e-005	0.4162
Total	1.8000e-004	1.2000e-004	1.4800e-003	0.0000	5.2000e-004	0.0000	5.2000e-004	1.4000e-004	0.0000	1.4000e-004	0.0000	0.4125	0.4125	1.0000e-005	1.0000e-005	0.4162

8837 Magnolia Avenue - Existing Conditions - San Diego Air Basin, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 IGNORE Building Construction - 2023

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	7.6200e-003	0.0586	0.0631	1.1000e-004		2.5700e-003	2.5700e-003		2.4800e-003	2.4800e-003	0.0000	9.0800	9.0800	1.5400e-003	0.0000	9.1185
Total	7.6200e-003	0.0586	0.0631	1.1000e-004		2.5700e-003	2.5700e-003		2.4800e-003	2.4800e-003	0.0000	9.0800	9.0800	1.5400e-003	0.0000	9.1185

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-005	1.0000e-005	1.1000e-004	0.0000	4.0000e-005	0.0000	4.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0317	0.0317	0.0000	0.0000	0.0320
Total	1.0000e-005	1.0000e-005	1.1000e-004	0.0000	4.0000e-005	0.0000	4.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0317	0.0317	0.0000	0.0000	0.0320

8837 Magnolia Avenue - Existing Conditions - San Diego Air Basin, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 IGNORE Building Construction - 2023

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	7.6200e-003	0.0586	0.0631	1.1000e-004		2.5700e-003	2.5700e-003		2.4800e-003	2.4800e-003	0.0000	9.0800	9.0800	1.5400e-003	0.0000	9.1185
Total	7.6200e-003	0.0586	0.0631	1.1000e-004		2.5700e-003	2.5700e-003		2.4800e-003	2.4800e-003	0.0000	9.0800	9.0800	1.5400e-003	0.0000	9.1185

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-005	1.0000e-005	1.1000e-004	0.0000	4.0000e-005	0.0000	4.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0317	0.0317	0.0000	0.0000	0.0320
Total	1.0000e-005	1.0000e-005	1.1000e-004	0.0000	4.0000e-005	0.0000	4.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0317	0.0317	0.0000	0.0000	0.0320

4.0 Operational Detail - Mobile

8837 Magnolia Avenue - Existing Conditions - San Diego Air Basin, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	5.5700e-003	6.3100e-003	0.0514	1.1000e-004	0.0109	8.0000e-005	0.0110	2.9200e-003	8.0000e-005	3.0000e-003	0.0000	9.7966	9.7966	7.2000e-004	4.6000e-004	9.9504
Unmitigated	5.5700e-003	6.3100e-003	0.0514	1.1000e-004	0.0109	8.0000e-005	0.0110	2.9200e-003	8.0000e-005	3.0000e-003	0.0000	9.7966	9.7966	7.2000e-004	4.6000e-004	9.9504

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Automobile Care Center	0.00	0.00	0.00		
User Defined Commercial	11.00	11.00	11.00	29,229	29,229
Total	11.00	11.00	11.00	29,229	29,229

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
Automobile Care Center	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
User Defined Commercial	0.00	7.30	0.00	0.00	100.00	0.00	100	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Automobile Care Center	0.553514	0.062792	0.181046	0.120736	0.024419	0.006214	0.008493	0.006184	0.000715	0.000556	0.029185	0.000982	0.005164

8837 Magnolia Avenue - Existing Conditions - San Diego Air Basin, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

User Defined Commercial	0.553514	0.062792	0.181046	0.120736	0.024419	0.006214	0.008493	0.006184	0.000715	0.000556	0.029185	0.000982	0.005164
-------------------------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------

5.0 Energy Detail

Historical Energy Use: Y

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	4.8247	4.8247	2.9000e-004	4.0000e-005	4.8427
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	4.8247	4.8247	2.9000e-004	4.0000e-005	4.8427
NaturalGas Mitigated	1.4000e-004	1.2700e-003	1.0600e-003	1.0000e-005		1.0000e-004	1.0000e-004		1.0000e-004	1.0000e-004	0.0000	1.3773	1.3773	3.0000e-005	3.0000e-005	1.3855
NaturalGas Unmitigated	1.4000e-004	1.2700e-003	1.0600e-003	1.0000e-005		1.0000e-004	1.0000e-004		1.0000e-004	1.0000e-004	0.0000	1.3773	1.3773	3.0000e-005	3.0000e-005	1.3855

8837 Magnolia Avenue - Existing Conditions - San Diego Air Basin, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

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					
Automobile Care Center	25809	1.4000e-004	1.2700e-003	1.0600e-003	1.0000e-005		1.0000e-004	1.0000e-004		1.0000e-004	1.0000e-004	0.0000	1.3773	1.3773	3.0000e-005	3.0000e-005	1.3855
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		1.4000e-004	1.2700e-003	1.0600e-003	1.0000e-005		1.0000e-004	1.0000e-004		1.0000e-004	1.0000e-004	0.0000	1.3773	1.3773	3.0000e-005	3.0000e-005	1.3855

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					
Automobile Care Center	25809	1.4000e-004	1.2700e-003	1.0600e-003	1.0000e-005		1.0000e-004	1.0000e-004		1.0000e-004	1.0000e-004	0.0000	1.3773	1.3773	3.0000e-005	3.0000e-005	1.3855
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		1.4000e-004	1.2700e-003	1.0600e-003	1.0000e-005		1.0000e-004	1.0000e-004		1.0000e-004	1.0000e-004	0.0000	1.3773	1.3773	3.0000e-005	3.0000e-005	1.3855

8837 Magnolia Avenue - Existing Conditions - San Diego Air Basin, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Automobile Care Center	19698	4.8247	2.9000e-004	4.0000e-005	4.8427
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000
Total		4.8247	2.9000e-004	4.0000e-005	4.8427

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Automobile Care Center	19698	4.8247	2.9000e-004	4.0000e-005	4.8427
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000
Total		4.8247	2.9000e-004	4.0000e-005	4.8427

6.0 Area Detail

8837 Magnolia Avenue - Existing Conditions - San Diego Air Basin, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0106	0.0000	3.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	6.0000e-005	6.0000e-005	0.0000	0.0000	6.0000e-005
Unmitigated	0.0106	0.0000	3.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	6.0000e-005	6.0000e-005	0.0000	0.0000	6.0000e-005

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	2.4300e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	8.2000e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0000	0.0000	3.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	6.0000e-005	6.0000e-005	0.0000	0.0000	6.0000e-005
Total	0.0106	0.0000	3.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	6.0000e-005	6.0000e-005	0.0000	0.0000	6.0000e-005

8837 Magnolia Avenue - Existing Conditions - San Diego Air Basin, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

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	2.4300e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	8.2000e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0000	0.0000	3.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	6.0000e-005	6.0000e-005	0.0000	0.0000	6.0000e-005
Total	0.0106	0.0000	3.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	6.0000e-005	6.0000e-005	0.0000	0.0000	6.0000e-005

7.0 Water Detail

7.1 Mitigation Measures Water

8837 Magnolia Avenue - Existing Conditions - San Diego Air Basin, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	1.0223	6.5000e-003	1.6000e-004	1.2321
Unmitigated	1.0223	6.5000e-003	1.6000e-004	1.2321

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Automobile Care Center	0.19757 / 0.121091	1.0223	6.5000e-003	1.6000e-004	1.2321
User Defined Commercial	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		1.0223	6.5000e-003	1.6000e-004	1.2321

8837 Magnolia Avenue - Existing Conditions - San Diego Air Basin, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Automobile Care Center	0.19757 / 0.121091	1.0223	6.5000e-003	1.6000e-004	1.2321
User Defined Commercial	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		1.0223	6.5000e-003	1.6000e-004	1.2321

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	1.6280	0.0962	0.0000	4.0333
Unmitigated	1.6280	0.0962	0.0000	4.0333

8837 Magnolia Avenue - Existing Conditions - San Diego Air Basin, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Automobile Care Center	8.02	1.6280	0.0962	0.0000	4.0333
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000
Total		1.6280	0.0962	0.0000	4.0333

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Automobile Care Center	8.02	1.6280	0.0962	0.0000	4.0333
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000
Total		1.6280	0.0962	0.0000	4.0333

9.0 Operational Offroad

8837 Magnolia Avenue - Existing Conditions - San Diego Air Basin, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
----------------	--------	----------------	-----------------	---------------	-----------

User Defined Equipment

Equipment Type	Number
----------------	--------

11.0 Vegetation

Super Star Car Wash Project - 8837 Magnolia - San Diego Air Basin, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

**Super Star Car Wash Project - 8837 Magnolia
San Diego Air Basin, Annual**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
User Defined Commercial	1.00	User Defined Unit	0.00	0.00	0
Automobile Care Center	6.00	1000sqft	1.26	6,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.6	Precipitation Freq (Days)	40
Climate Zone	13			Operational Year	2024
Utility Company	San Diego Gas & Electric				
CO2 Intensity (lb/MWhr)	539.98	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Assumes approximate 6,000 sf as conservative estimate to account for 4,880 sf car wash building and 31 vacuum stations.

Construction Phase - Assumes approximate 6-month construction timeline.

Off-road Equipment - Equipment use on worst-case day.

Off-road Equipment - Equipment use on worst-case day.

Off-road Equipment - Equipment use on worst-case day.

Off-road Equipment -

Trips and VMT - Assumes same worker trip rates for building and architectural coatings phase.

Demolition - Demo existing approx. 2,100 sf dealership RV

Vehicle Trips - Trip rates provided by Traffic Consultant. Assumes 40% pass-by reduction.

Water And Wastewater - Annual water consumption 30 gallons per vehicle x 468 trip/day x 365 days/year.

Super Star Car Wash Project - 8837 Magnolia - San Diego Air Basin, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Construction Off-road Equipment Mitigation -

Area Mitigation -

Water Mitigation -

Waste Mitigation -

Stationary Sources - Emergency Generators and Fire Pumps -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	22.00
tblConstructionPhase	NumDays	200.00	66.00
tblConstructionPhase	NumDays	20.00	22.00
tblConstructionPhase	NumDays	10.00	21.00
tblLandUse	LotAcreage	0.14	1.26
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	3.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblTripsAndVMT	WorkerTripNumber	2.00	18.00
tblTripsAndVMT	WorkerTripNumber	0.00	13.00
tblVehicleTrips	CC_TTP	48.00	0.00
tblVehicleTrips	CC_TTP	0.00	48.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CNW_TTP	0.00	19.00
tblVehicleTrips	CW_TTP	33.00	0.00
tblVehicleTrips	CW_TTP	0.00	33.00
tblVehicleTrips	DV_TP	51.00	0.00
tblVehicleTrips	PB_TP	28.00	0.00
tblVehicleTrips	PB_TP	0.00	40.00
tblVehicleTrips	PR_TP	21.00	0.00
tblVehicleTrips	PR_TP	0.00	60.00
tblVehicleTrips	ST_TR	23.72	0.00

Super Star Car Wash Project - 8837 Magnolia - San Diego Air Basin, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

tblVehicleTrips	ST_TR	0.00	468.00
tblVehicleTrips	SU_TR	11.88	0.00
tblVehicleTrips	SU_TR	0.00	468.00
tblVehicleTrips	WD_TR	23.72	0.00
tblVehicleTrips	WD_TR	0.00	468.00
tblWater	OutdoorWaterUseRate	345,975.69	5,124,600.00

2.0 Emissions Summary

Super Star Car Wash Project - 8837 Magnolia - San Diego Air Basin, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	7-3-2023	9-30-2023	0.5179	0.5179
		Highest	0.5179	0.5179

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	0.0304	0.0000	6.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.3000e-004	1.3000e-004	0.0000	0.0000	1.3000e-004
Energy	3.7000e-004	3.3900e-003	2.8500e-003	2.0000e-005		2.6000e-004	2.6000e-004		2.6000e-004	2.6000e-004	0.0000	15.7097	15.7097	8.1000e-004	1.6000e-004	15.7765
Mobile	0.1889	0.1852	1.5414	2.9400e-003	0.3094	2.3900e-003	0.3118	0.0826	2.2200e-003	0.0848	0.0000	271.9838	271.9838	0.0227	0.0139	276.6945
Stationary	9.8500e-003	0.0440	0.0251	5.0000e-005		1.4500e-003	1.4500e-003		1.4500e-003	1.4500e-003	0.0000	4.5696	4.5696	6.4000e-004	0.0000	4.5856
Waste						0.0000	0.0000		0.0000	0.0000	4.6526	0.0000	4.6526	0.2750	0.0000	11.5265
Water						0.0000	0.0000		0.0000	0.0000	0.1791	15.7453	15.9243	0.0194	5.5000e-004	16.5724
Total	0.2296	0.2326	1.5694	3.0100e-003	0.3094	4.1000e-003	0.3135	0.0826	3.9300e-003	0.0865	4.8316	308.0084	312.8401	0.3185	0.0146	325.1556

Super Star Car Wash Project - 8837 Magnolia - San Diego Air Basin, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

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	0.0286	0.0000	6.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.3000e-004	1.3000e-004	0.0000	0.0000	1.3000e-004
Energy	3.7000e-004	3.3900e-003	2.8500e-003	2.0000e-005		2.6000e-004	2.6000e-004		2.6000e-004	2.6000e-004	0.0000	15.7097	15.7097	8.1000e-004	1.6000e-004	15.7765
Mobile	0.1889	0.1852	1.5414	2.9400e-003	0.3094	2.3900e-003	0.3118	0.0826	2.2200e-003	0.0848	0.0000	271.9838	271.9838	0.0227	0.0139	276.6945
Stationary	9.8500e-003	0.0440	0.0251	5.0000e-005		1.4500e-003	1.4500e-003		1.4500e-003	1.4500e-003	0.0000	4.5696	4.5696	6.4000e-004	0.0000	4.5856
Waste						0.0000	0.0000		0.0000	0.0000	2.3263	0.0000	2.3263	0.1375	0.0000	5.7633
Water						0.0000	0.0000		0.0000	0.0000	0.1570	15.5227	15.6797	0.0171	5.0000e-004	16.2541
Total	0.2278	0.2326	1.5694	3.0100e-003	0.3094	4.1000e-003	0.3135	0.0826	3.9300e-003	0.0865	2.4832	307.7859	310.2692	0.1787	0.0146	319.0741

	ROG	NOx	CO	SO2	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	0.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	48.60	0.07	0.82	43.88	0.34	1.87

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition/Site Clearing	Demolition	7/3/2023	8/1/2023	5	22	
2	Building Construction	Building Construction	8/1/2023	10/31/2023	5	66	

Super Star Car Wash Project - 8837 Magnolia - San Diego Air Basin, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3	Architectural Coating	Architectural Coating	11/1/2023	11/30/2023	5	22
4	Paving	Paving	12/1/2023	12/31/2023	5	21

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 9,000; Non-Residential Outdoor: 3,000; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition/Site Clearing	Concrete/Industrial Saws	2	8.00	81	0.73
Demolition/Site Clearing	Rubber Tired Dozers	2	8.00	247	0.40
Demolition/Site Clearing	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Building Construction	Cement and Mortar Mixers	1	8.00	9	0.56
Building Construction	Forklifts	1	6.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
Architectural Coating	Aerial Lifts	2	8.00	63	0.31
Architectural Coating	Air Compressors	3	6.00	78	0.48
Paving	Cement and Mortar Mixers	1	6.00	9	0.56
Paving	Pavers	1	6.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	1	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37

Trips and VMT

Super Star Car Wash Project - 8837 Magnolia - San Diego Air Basin, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition/Site Clearing	7	18.00	0.00	10.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	18.00	1.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	5	13.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	13.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Demolition/Site Clearing - 2023

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					1.0500e-003	0.0000	1.0500e-003	1.6000e-004	0.0000	1.6000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0274	0.2643	0.2224	4.3000e-004		0.0124	0.0124		0.0116	0.0116	0.0000	37.3621	37.3621	8.8400e-003	0.0000	37.5831
Total	0.0274	0.2643	0.2224	4.3000e-004	1.0500e-003	0.0124	0.0134	1.6000e-004	0.0116	0.0118	0.0000	37.3621	37.3621	8.8400e-003	0.0000	37.5831

Super Star Car Wash Project - 8837 Magnolia - San Diego Air Basin, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.2 Demolition/Site Clearing - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.0000e-005	6.8000e-004	1.8000e-004	0.0000	9.0000e-005	1.0000e-005	9.0000e-005	2.0000e-005	1.0000e-005	3.0000e-005	0.0000	0.3001	0.3001	2.0000e-005	5.0000e-005	0.3147
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.4000e-004	3.7000e-004	4.5100e-003	1.0000e-005	1.5900e-003	1.0000e-005	1.6000e-003	4.2000e-004	1.0000e-005	4.3000e-004	0.0000	1.2564	1.2564	4.0000e-005	4.0000e-005	1.2678
Total	5.5000e-004	1.0500e-003	4.6900e-003	1.0000e-005	1.6800e-003	2.0000e-005	1.6900e-003	4.4000e-004	2.0000e-005	4.6000e-004	0.0000	1.5565	1.5565	6.0000e-005	9.0000e-005	1.5825

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					4.7000e-004	0.0000	4.7000e-004	7.0000e-005	0.0000	7.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0274	0.2643	0.2224	4.3000e-004		0.0124	0.0124		0.0116	0.0116	0.0000	37.3621	37.3621	8.8400e-003	0.0000	37.5831
Total	0.0274	0.2643	0.2224	4.3000e-004	4.7000e-004	0.0124	0.0129	7.0000e-005	0.0116	0.0117	0.0000	37.3621	37.3621	8.8400e-003	0.0000	37.5831

Super Star Car Wash Project - 8837 Magnolia - San Diego Air Basin, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.2 Demolition/Site Clearing - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.0000e-005	6.8000e-004	1.8000e-004	0.0000	9.0000e-005	1.0000e-005	9.0000e-005	2.0000e-005	1.0000e-005	3.0000e-005	0.0000	0.3001	0.3001	2.0000e-005	5.0000e-005	0.3147
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.4000e-004	3.7000e-004	4.5100e-003	1.0000e-005	1.5900e-003	1.0000e-005	1.6000e-003	4.2000e-004	1.0000e-005	4.3000e-004	0.0000	1.2564	1.2564	4.0000e-005	4.0000e-005	1.2678
Total	5.5000e-004	1.0500e-003	4.6900e-003	1.0000e-005	1.6800e-003	2.0000e-005	1.6900e-003	4.4000e-004	2.0000e-005	4.6000e-004	0.0000	1.5565	1.5565	6.0000e-005	9.0000e-005	1.5825

3.3 Building Construction - 2023

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	0.0435	0.3042	0.3809	6.1000e-004		0.0135	0.0135		0.0132	0.0132	0.0000	48.8930	48.8930	6.2800e-003	0.0000	49.0498
Total	0.0435	0.3042	0.3809	6.1000e-004		0.0135	0.0135		0.0132	0.0132	0.0000	48.8930	48.8930	6.2800e-003	0.0000	49.0498

Super Star Car Wash Project - 8837 Magnolia - San Diego Air Basin, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 Building Construction - 2023

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	4.0000e-005	1.4700e-003	5.2000e-004	1.0000e-005	2.2000e-004	1.0000e-005	2.3000e-004	6.0000e-005	1.0000e-005	7.0000e-005	0.0000	0.6622	0.6622	2.0000e-005	1.0000e-004	0.6912
Worker	1.6100e-003	1.1100e-003	0.0135	4.0000e-005	4.7600e-003	3.0000e-005	4.7900e-003	1.2700e-003	2.0000e-005	1.2900e-003	0.0000	3.7693	3.7693	1.1000e-004	1.1000e-004	3.8034
Total	1.6500e-003	2.5800e-003	0.0141	5.0000e-005	4.9800e-003	4.0000e-005	5.0200e-003	1.3300e-003	3.0000e-005	1.3600e-003	0.0000	4.4314	4.4314	1.3000e-004	2.1000e-004	4.4947

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	0.0435	0.3042	0.3809	6.1000e-004		0.0135	0.0135		0.0132	0.0132	0.0000	48.8929	48.8929	6.2800e-003	0.0000	49.0498
Total	0.0435	0.3042	0.3809	6.1000e-004		0.0135	0.0135		0.0132	0.0132	0.0000	48.8929	48.8929	6.2800e-003	0.0000	49.0498

Super Star Car Wash Project - 8837 Magnolia - San Diego Air Basin, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 Building Construction - 2023

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	4.0000e-005	1.4700e-003	5.2000e-004	1.0000e-005	2.2000e-004	1.0000e-005	2.3000e-004	6.0000e-005	1.0000e-005	7.0000e-005	0.0000	0.6622	0.6622	2.0000e-005	1.0000e-004	0.6912
Worker	1.6100e-003	1.1100e-003	0.0135	4.0000e-005	4.7600e-003	3.0000e-005	4.7900e-003	1.2700e-003	2.0000e-005	1.2900e-003	0.0000	3.7693	3.7693	1.1000e-004	1.1000e-004	3.8034
Total	1.6500e-003	2.5800e-003	0.0141	5.0000e-005	4.9800e-003	4.0000e-005	5.0200e-003	1.3300e-003	3.0000e-005	1.3600e-003	0.0000	4.4314	4.4314	1.3000e-004	2.1000e-004	4.4947

3.4 Architectural Coating - 2023

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	0.0695					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.0900e-003	0.0547	0.0838	1.4000e-004		2.5400e-003	2.5400e-003		2.5200e-003	2.5200e-003	0.0000	11.6713	11.6713	1.5500e-003	0.0000	11.7102
Total	0.0766	0.0547	0.0838	1.4000e-004		2.5400e-003	2.5400e-003		2.5200e-003	2.5200e-003	0.0000	11.6713	11.6713	1.5500e-003	0.0000	11.7102

Super Star Car Wash Project - 8837 Magnolia - San Diego Air Basin, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Architectural Coating - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.9000e-004	2.7000e-004	3.2600e-003	1.0000e-005	1.1500e-003	1.0000e-005	1.1500e-003	3.0000e-004	1.0000e-005	3.1000e-004	0.0000	0.9074	0.9074	3.0000e-005	3.0000e-005	0.9156
Total	3.9000e-004	2.7000e-004	3.2600e-003	1.0000e-005	1.1500e-003	1.0000e-005	1.1500e-003	3.0000e-004	1.0000e-005	3.1000e-004	0.0000	0.9074	0.9074	3.0000e-005	3.0000e-005	0.9156

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	0.0695					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.0900e-003	0.0547	0.0838	1.4000e-004		2.5400e-003	2.5400e-003		2.5200e-003	2.5200e-003	0.0000	11.6713	11.6713	1.5500e-003	0.0000	11.7102
Total	0.0766	0.0547	0.0838	1.4000e-004		2.5400e-003	2.5400e-003		2.5200e-003	2.5200e-003	0.0000	11.6713	11.6713	1.5500e-003	0.0000	11.7102

Super Star Car Wash Project - 8837 Magnolia - San Diego Air Basin, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Architectural Coating - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.9000e-004	2.7000e-004	3.2600e-003	1.0000e-005	1.1500e-003	1.0000e-005	1.1500e-003	3.0000e-004	1.0000e-005	3.1000e-004	0.0000	0.9074	0.9074	3.0000e-005	3.0000e-005	0.9156
Total	3.9000e-004	2.7000e-004	3.2600e-003	1.0000e-005	1.1500e-003	1.0000e-005	1.1500e-003	3.0000e-004	1.0000e-005	3.1000e-004	0.0000	0.9074	0.9074	3.0000e-005	3.0000e-005	0.9156

3.5 Paving - 2023

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	6.7700e-003	0.0655	0.0924	1.4000e-004		3.2400e-003	3.2400e-003		2.9900e-003	2.9900e-003	0.0000	12.3611	12.3611	3.9200e-003	0.0000	12.4590
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	6.7700e-003	0.0655	0.0924	1.4000e-004		3.2400e-003	3.2400e-003		2.9900e-003	2.9900e-003	0.0000	12.3611	12.3611	3.9200e-003	0.0000	12.4590

Super Star Car Wash Project - 8837 Magnolia - San Diego Air Basin, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Paving - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.7000e-004	2.6000e-004	3.1100e-003	1.0000e-005	1.0900e-003	1.0000e-005	1.1000e-003	2.9000e-004	1.0000e-005	3.0000e-004	0.0000	0.8662	0.8662	3.0000e-005	2.0000e-005	0.8740
Total	3.7000e-004	2.6000e-004	3.1100e-003	1.0000e-005	1.0900e-003	1.0000e-005	1.1000e-003	2.9000e-004	1.0000e-005	3.0000e-004	0.0000	0.8662	0.8662	3.0000e-005	2.0000e-005	0.8740

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	6.7700e-003	0.0655	0.0924	1.4000e-004		3.2400e-003	3.2400e-003		2.9900e-003	2.9900e-003	0.0000	12.3610	12.3610	3.9200e-003	0.0000	12.4590
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	6.7700e-003	0.0655	0.0924	1.4000e-004		3.2400e-003	3.2400e-003		2.9900e-003	2.9900e-003	0.0000	12.3610	12.3610	3.9200e-003	0.0000	12.4590

Super Star Car Wash Project - 8837 Magnolia - San Diego Air Basin, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Paving - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.7000e-004	2.6000e-004	3.1100e-003	1.0000e-005	1.0900e-003	1.0000e-005	1.1000e-003	2.9000e-004	1.0000e-005	3.0000e-004	0.0000	0.8662	0.8662	3.0000e-005	2.0000e-005	0.8740
Total	3.7000e-004	2.6000e-004	3.1100e-003	1.0000e-005	1.0900e-003	1.0000e-005	1.1000e-003	2.9000e-004	1.0000e-005	3.0000e-004	0.0000	0.8662	0.8662	3.0000e-005	2.0000e-005	0.8740

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Super Star Car Wash Project - 8837 Magnolia - San Diego Air Basin, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	ROG	NOx	CO	SO2	Fugitive 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	0.1889	0.1852	1.5414	2.9400e-003	0.3094	2.3900e-003	0.3118	0.0826	2.2200e-003	0.0848	0.0000	271.9838	271.9838	0.0227	0.0139	276.6945
Unmitigated	0.1889	0.1852	1.5414	2.9400e-003	0.3094	2.3900e-003	0.3118	0.0826	2.2200e-003	0.0848	0.0000	271.9838	271.9838	0.0227	0.0139	276.6945

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Automobile Care Center	0.00	0.00	0.00		
User Defined Commercial	468.00	468.00	468.00	827,161	827,161
Total	468.00	468.00	468.00	827,161	827,161

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
Automobile Care Center	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
User Defined Commercial	9.50	7.30	7.30	33.00	48.00	19.00	60	0	40

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Automobile Care Center	0.557888	0.062607	0.178921	0.119061	0.024112	0.006269	0.008734	0.006266	0.000708	0.000566	0.028949	0.000971	0.004949
User Defined Commercial	0.557888	0.062607	0.178921	0.119061	0.024112	0.006269	0.008734	0.006266	0.000708	0.000566	0.028949	0.000971	0.004949

5.0 Energy Detail

Super Star Car Wash Project - 8837 Magnolia - San Diego Air Basin, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	12.0212	12.0212	7.3000e-004	9.0000e-005	12.0661
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	12.0212	12.0212	7.3000e-004	9.0000e-005	12.0661
NaturalGas Mitigated	3.7000e-004	3.3900e-003	2.8500e-003	2.0000e-005		2.6000e-004	2.6000e-004		2.6000e-004	2.6000e-004	0.0000	3.6885	3.6885	7.0000e-005	7.0000e-005	3.7104
NaturalGas Unmitigated	3.7000e-004	3.3900e-003	2.8500e-003	2.0000e-005		2.6000e-004	2.6000e-004		2.6000e-004	2.6000e-004	0.0000	3.6885	3.6885	7.0000e-005	7.0000e-005	3.7104

Super Star Car Wash Project - 8837 Magnolia - San Diego Air Basin, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

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					
Automobile Care Center	69120	3.7000e-004	3.3900e-003	2.8500e-003	2.0000e-005		2.6000e-004	2.6000e-004		2.6000e-004	2.6000e-004	0.0000	3.6885	3.6885	7.0000e-005	7.0000e-005	3.7104
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		3.7000e-004	3.3900e-003	2.8500e-003	2.0000e-005		2.6000e-004	2.6000e-004		2.6000e-004	2.6000e-004	0.0000	3.6885	3.6885	7.0000e-005	7.0000e-005	3.7104

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					
Automobile Care Center	69120	3.7000e-004	3.3900e-003	2.8500e-003	2.0000e-005		2.6000e-004	2.6000e-004		2.6000e-004	2.6000e-004	0.0000	3.6885	3.6885	7.0000e-005	7.0000e-005	3.7104
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		3.7000e-004	3.3900e-003	2.8500e-003	2.0000e-005		2.6000e-004	2.6000e-004		2.6000e-004	2.6000e-004	0.0000	3.6885	3.6885	7.0000e-005	7.0000e-005	3.7104

Super Star Car Wash Project - 8837 Magnolia - San Diego Air Basin, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Automobile Care Center	49080	12.0212	7.3000e-004	9.0000e-005	12.0661
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000
Total		12.0212	7.3000e-004	9.0000e-005	12.0661

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Automobile Care Center	49080	12.0212	7.3000e-004	9.0000e-005	12.0661
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000
Total		12.0212	7.3000e-004	9.0000e-005	12.0661

6.0 Area Detail

Super Star Car Wash Project - 8837 Magnolia - San Diego Air Basin, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

6.1 Mitigation Measures Area

No Hearths Installed

Use Low VOC Cleaning Supplies

	ROG	NOx	CO	SO2	Fugitive 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	0.0286	0.0000	6.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.3000e-004	1.3000e-004	0.0000	0.0000	1.3000e-004
Unmitigated	0.0304	0.0000	6.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.3000e-004	1.3000e-004	0.0000	0.0000	1.3000e-004

Super Star Car Wash Project - 8837 Magnolia - San Diego Air Basin, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

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	6.9500e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0234					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.0000e-005	0.0000	6.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.3000e-004	1.3000e-004	0.0000	0.0000	1.3000e-004
Total	0.0304	0.0000	6.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.3000e-004	1.3000e-004	0.0000	0.0000	1.3000e-004

Super Star Car Wash Project - 8837 Magnolia - San Diego Air Basin, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

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	6.9500e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0217					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.0000e-005	0.0000	6.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.3000e-004	1.3000e-004	0.0000	0.0000	1.3000e-004
Total	0.0286	0.0000	6.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.3000e-004	1.3000e-004	0.0000	0.0000	1.3000e-004

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Toilet

Super Star Car Wash Project - 8837 Magnolia - San Diego Air Basin, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	15.6797	0.0171	5.0000e-004	16.2541
Unmitigated	15.9243	0.0194	5.5000e-004	16.5724

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Automobile Care Center	0.564487 / 5.1246	15.9243	0.0194	5.5000e-004	16.5724
User Defined Commercial	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		15.9243	0.0194	5.5000e-004	16.5724

Super Star Car Wash Project - 8837 Magnolia - San Diego Air Basin, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Automobile Care Center	0.494716 / 5.1246	15.6797	0.0171	5.0000e-004	16.2541
User Defined Commercial	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		15.6797	0.0171	5.0000e-004	16.2541

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Super Star Car Wash Project - 8837 Magnolia - San Diego Air Basin, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	2.3263	0.1375	0.0000	5.7633
Unmitigated	4.6526	0.2750	0.0000	11.5265

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Automobile Care Center	22.92	4.6526	0.2750	0.0000	11.5265
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000
Total		4.6526	0.2750	0.0000	11.5265

Super Star Car Wash Project - 8837 Magnolia - San Diego Air Basin, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Automobile Care Center	11.46	2.3263	0.1375	0.0000	5.7633
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000
Total		2.3263	0.1375	0.0000	5.7633

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
Emergency Generator	1	0.5	12	1000	0.73	Diesel

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
----------------	--------	----------------	-----------------	---------------	-----------

User Defined Equipment

Equipment Type	Number
----------------	--------

Super Star Car Wash Project - 8837 Magnolia - San Diego Air Basin, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

10.1 Stationary Sources

Unmitigated/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
Equipment Type	tons/yr										MT/yr					
Emergency Generator - Diesel (750 - 9999 HP)	9.8500e-003	0.0440	0.0251	5.0000e-005		1.4500e-003	1.4500e-003		1.4500e-003	1.4500e-003	0.0000	4.5696	4.5696	6.4000e-004	0.0000	4.5856
Total	9.8500e-003	0.0440	0.0251	5.0000e-005		1.4500e-003	1.4500e-003		1.4500e-003	1.4500e-003	0.0000	4.5696	4.5696	6.4000e-004	0.0000	4.5856

11.0 Vegetation
