EXHIBIT L
Indirect Source Review and Air Impact Assessment

Indirect Source Review / Air Impact Assessment Application

Starbucks

2840 E. Tulare Street, Fresno, CA

Prepared for:
MB Developers, LLC
416 E South Avenue
Fowler, CA 93625
(559) 907-9576
Curtis Sigle
curtis@grovedevco.com

Prepared by:
Sharla Yang Consulting
3563 San Augustine Avenue
Merced, CA 95348
(209) 658-2161
Sharla Yang
sharla@sharlayangconsulting.com

June 23, 2022

San Joaquin Valley Air Pollution Control District
Attention: Indirect Source Review (ISR) Department
1990 E. Gettysburg Avenue
Fresno, CA 93726

Subject: Indirect Source Review/Air Impact Assessment (ISR/AIA) Application for Starbucks located at 2840 E. Tulare Street, Fresno, CA

To Whom It May Concern:

Sharla Yang Consulting (SYC) respectfully submits the enclosed Air Impact Assessment (AIA) application on behalf of MB Developers, LLC (Applicant) for a 2,403 square foot Starbucks located at 2840 E. Tulare Street, Fresno, CA.

The project is estimated to begin construction in March 2023 and be completed by October 2023. Operation is estimated to begin in October 2023.

The emission results from CalEEMod are summarized in Table 1 below. Based on the results, the emissions are expected to be below SJVAPCD's offsite fee threshold of 2 tons per year of NOx and 2 tons per year of PM10. Therefore, per Rule 9510, Section 4.3, this project is exempt from offsite fees.

Table 1. Estimated Project Emissions (tons)

	2023		2024 and beyond	
Phase	**NOx**	**PM10**	**NOx**	**PM10**
Construction	0.4731	0.0236	0.0000	0.0000
Operation	0.2918	0.0788	0.2918	0.0788
Total Emissions Per Year	**0.7649**	**0.1024**	**0.2918**	**0.0788**
Below 2 tons?	**Yes**	**Yes**	**Yes**	**Yes**
Project Exempt From Offsite Fee?	**Yes**			

Source: CalEEMod 2020.4.0

The application, CalEEMod printouts, and supporting documentation are included in the application package. A letter of authorization from MB Developers, LLC authorizing SYC to act on their behalf is also included in the application package.

If you have any questions or concerns regarding this application, please feel free to call me at 209-658-2161 or e-mail me at sharla@sharlayangconsulting.com.

Sincerely,

Sharla Yang

Enclosure: AIA Application Package

Applicant Authorization Letter

June 22, 2022

San Joaquin Valley Air Pollution Control District
Attention: Indirect Source Review (ISR) Department
1990 E. Gettysburg Avenue
Fresno, CA 93726

Subject: Starbucks – 2840 E. Tulare Street, Fresno, CA

To Whom It May Concern:

This letter authorizes Sharla Yang Consulting (SYC) to negotiate, discuss and in any other way communicate with the San Joaquin Valley Air Pollution Control District (SJVAPCD) in those areas relative to:

- Indirect Source Review (ISR) Air Impact Assessment (AIA) application for the Starbucks project.

MB Developers, LLC authorizes SYC to submit the AIA application, supporting documentation and information to SJVAPCD and to take other actions as needed to expedite the AIA application process.

Sincerely,

Curtis Sigle
Project Manager
MB Developers, LLC

Indirect Source Review (ISR)
Air Impact Assessment (AIA)
Application

San Joaquin Valley Air Pollution Control District

Indirect Source Review (ISR) - Air Impact Assessment (AIA)
Residential/Non-Residential/Mixed-Use Application Form

A. Applicant Information

Applicant/Business Name: **MB Developers, LLC**			
Mailing Address: **416 E South Ave**	City: **Fowler**	State: **CA**	Zip: **93625**
Contact: **Curtis Sigle**	Title: **Project Manager**		
Is the Applicant a licensed state contractor? ☒ No ☐ Yes, please provide State License number:			
Phone: **559-907-9576**	Fax:	Email: **curtis@grovedevco.com**	

B. Agent Information (if applicable): If an Agent is signing the Air Impact Assessment Application on behalf of the Applicant, a signed letter from the Applicant giving the Agent authorization is required.

Agent/Business Name: **Sharla Yang Consulting**			
Mailing Address: **3563 San Augustine Avenue**	City: **Merced**	State: **CA**	Zip: **95348**
Contact: **Sharla Yang**	Title: **Consultant**		
Phone: **209-658-2161**	Fax:	Email: **sharla@sharlayangconsulting.com**	

C. Project Information

Project Name: **Starbucks**		Tract Number(s) (if known):		
Project Location	Street: **2840 E. Tulare Street**	City: **Fresno**		Zip: **93721**
Cross Streets: **R Street**		County: **Fresno**		
Permitting Agency: **City of Fresno**	Planner: **Mindi Mariboho**	Contact Number: **559-621-8084**		
Mailing Address: **2600 Fresno Street**		City: **Fresmo**	State: **CA**	Zip: **93721**
Permit Type and Number (if known): **P22-01413**	Subject to Project-Level Discretionary Approval? ☒ Yes ☐ No Last Project-Level Discretionary Approval Date: TBD Last Project-Level Ministerial Approval Date: _____			

D. Project Description

Please briefly describe the project (e.g.: 300 multi family residential units apartments and 35,000 square feet of commercial uses):
2,403 sq. ft. Starbucks

Please check the box next to each applicable land use below:

☒ Commercial / Retail ☐ Educational ☐ Office ☐ Warehouse
☐ Residential ☐ Government ☐ Industrial ☐ Distribution Center
☐ Recreational (e.g. park) ☐ Medical ☐ Manufacturing ☐ Other: _____

Select land use setting below:

☒ Urban ☐ Rural

E. Notice of Violation

Is this application being submitted as a result of receiving a Notice of Violation (NOV) from the District?

☒ No ☐ Yes, NOV # _____

F. Voluntary Emission Reduction Agreement

Is this project part of a larger project for which there is a Voluntary Emission Reduction Agreement (VERA) with the District?

☒ No ☐ Yes, VERA # _____

G. Optional Section

Do you want to receive information about the Healthy Air Living Business Partners Program? ☐ Yes ☒ No

FOR APCD USE ONLY

Filing Fee Received:_____ Date Paid:_____ Applicant #:_____	Check #:_____ Project #:_____	**Date Stamp: Finance**	**Date Stamp: Permit**

H. Parcel and Land Owner Information

	APN (000-000-00 Format)	Gross Acres	Land Owner
1.	**468-07-131**	**1.00**	**MB Developer, LLC**
2.			
3.			
4.			

Additional sheets for listing APN numbers can be found on the District's website at www.valleyair.org.

I. Project Development and Operation

Will the project require demolition of existing structures?	☐ Yes, *complete I-1*	☒ No, *complete I-2*

I-1. Demolition

Total square feet of building(s) footprint to be demolished:	Number of Building Stories:
Demolition Start Date (Month/Year):	Number of Days for Demolition:

I-2. Timing

Expected number of work days per week during construction? ☒ 5 days ☐ 6 days ☐ 7 days	Will the project be developed in multiple phases? ☐ Yes, *complete I-3* ☒ No, *complete I-4*

I-3. Phased Site Development and Building Construction

In addition to the information below the applicant may submit a phase specific activity timeline. The phase specific activity timeline form can be found on the District's website at www.valleyair.org.

1	Start of Construction (Month/Year):	Gross Acres:
	End of Construction (Month/Year):	Net Acres (area devoted to buildings/structures):
	First Date of Occupation (Month/Year):	Paved Parking Area (# of Spaces):
	Building Square Footage:	Number of Dwelling Units:
2	Start of Construction (Month/Year):	Gross Acres:
	End of Construction (Month/Year):	Net Acres (area devoted to buildings/structures):
	First Date of Occupation (Month/Year):	Paved Parking Area (# of Spaces):
	Building Square Footage:	Number of Dwelling Units:
3	Start of Construction (Month/Year):	Gross Acres:
	End of Construction (Month/Year):	Net Acres (area devoted to buildings/structures):
	First Date of Occupation (Month/Year):	Paved Parking Area (# of Spaces):
	Building Square Footage:	Number of Dwelling Units:
4	Start of Construction (Month/Year):	Gross Acres:
	End of Construction (Month/Year):	Net Acres (area devoted to buildings/structures):
	First Date of Occupation (Month/Year):	Paved Parking Area (# of Spaces):
	Building Square Footage:	Number of Dwelling Units:

Additional sheets for phasing information can be found on the District's website at www.valleyair.org.

I-4. Single Phase Development

Start of Construction (Month/Year): **3/2023**	Gross Acres: **1.00**
End of Construction (Month/Year): **10/2023**	Net Acres (area devoted to buildings/structures): **0.06**
First Date of Occupation (Month/Year): **10/2023**	Paved Parking Area (# of Spaces): **34**
Building Square Footage: **2,403**	Number of Dwelling Units: **N/A**

J. On-Site Air Pollution Reductions (Mitigation Measures)

Listed below are categories of possible mitigation measures that will reduce a project's impact on air quality. If a category is applicable to the project, check "Yes", and please complete the corresponding page to identify specific mitigation measures within that category. If a category is not applicable to the project, check "No" and provide justification for not selecting the measure(s).

1. Construction Clean Fleet (making a commitment to using a construction fleet that will achieve the emission reductions required by District Rule 9510)

☐ Yes, *please complete mitigation measure 1*

☒ No, *please provide justification: The fleet will consists of using newer construction equipment, but since emissions are projected to be below SJVAPCD's 2-ton offsite fee threshold, this measure was not included in the project analysis*

2. Land Use/Location (e.g. increased density, improve walkability design, increase transit, etc.)

☒ Yes, *please complete applicable mitigation measures 2a through 2f*

☐ No, *please provide justification:* _____

3. Neighborhood/Site Enhancements (e.g. improve pedestrial network, traffic calming measures, NEV network, etc.)

☒ Yes, *please complete applicable mitigation measures 3a through 3c*

☐ No, *please provide justification:* _____

4. Parking Policy/Pricing (e.g. parking cost, on-street market pricing, limit parking supply, etc.)

☐ Yes, *please complete applicable mitigation measure 4a through 4e*

☒ No, *please provide justification: Parking charges are not applicable to this project based on its location*

5. Commute Trip Reduction Programs (e.g. workplace parking charge, employee vanpool/shuttle, ride sharing program, etc.)

☐ Yes, *please complete applicable mitigation measures 5a through 5f*

☒ No, *please provide justification: The applicant will advise tenant of commute trip reduction programs for their employees, but since emissions are projected to be below SJVAPCD's offsite fee threshold, this measure was not included in the project analysis*

6. Building Design (e.g. woodstoves or fireplaces)

☐ Yes, *please complete mitigation measure 6*

☒ No, *please provide justification: Not applicable for non-residential project*

7. Building Energy (e.g. exceed title 24, electrical maintenance equipment)

☒ Yes, *please complete applicable mitigation measures 7a through 7b*

☐ No, *please provide justification:* _____

8. Solar Panels (e.g. incorporate solar panels in the project)

☐ Yes, *please complete applicable mitigation measure 8*

☒ No, *please provide justification: Solar panels will be installed on Starbuck's patio roof and over the trash enclosure, but since emissions are projected to be below SJVAPCD's 2-ton offsite fee threshold, this measure was not included in the project analysis*

9. Electric Vehicle (EV) Charger (e.g. incorporate EV charger(s) in the project)

☐ Yes, *please complete applicable mitigation measure 9*

☒ No, *please provide justification: There are plans for EV chargers, but since emissions are projected to be below SJVAPCD's 2-ton offsite fee threshold, this measure was not included in the project analysis*

K. Review Period

You may request a five (5) day period to review a draft of the District's analysis of your project before it is finalized. However, if you choose this option, it will delay the project's finalization by five (5) business days.

☒ **I request to review a draft of the District's analysis.**

L. Fee Deferral Schedule

If the project's on-site air pollution reductions (mitigation measure) insufficiently reduced air pollution as outlined in Rule 9510, an off-site fee is assessed based on the excess air pollution. The money collected from this fee will be used by the District to reduce air pollution emissions 'off-site' on behalf of the project.

An Applicant may request a deferral of all or part of the 'off-site' fees up to, but not to exceed, the start date of construction. The start of construction is any of the following, whichever occcurs first: start of grading, start of demolition, or any other site development activities not mentioned above.

☐ **I request a Fee Deferral Schedule, and have enclosed the Fee Deferral Schedule Application.**

The Fee Deferral Schedule Application, can be found on the District's website at www.valleyair.org.

M. Change of Project Developer

The Applicant assumes all responsibility for ISR compliance for this project. If the project developer changes, the Applicant must notify the Buyer, and both Buyer and Applicant must file a 'Change of Project Developer' form with the District. If there is a change of project developer, and a 'Change of Project Developer' form is not filed with the District, the Applicant will remain liable for ISR compliance.

The Change of Project Developer form can be found on the District's website at www.valleyair.org.

N. Attachments

Required:	***If applicable:***
☒ Tract Map or Project Design Map	☒ Letter from Applicant granting Agent authorization
☒ Vicinity Map	☐ Fee Deferral Schedule Application
☒ Application Filing Fee $841.00 for mixed use and non-residential projects **OR** $562.00 for residential projects only	☐ Monitoring & Reporting Schedule ☒ Supporting documentation for selected Mitigation Measures

O. Certification Statement

I certify that I have reviewed and completed the entire application and hereby attest that the information relayed within is true and correct to the best of my knowledge. I commit to implementation of those on-site mitigation measures that I have selected above. I am responsible for notifying the District if I will be unable to implement these mitigation measures. If a committed mitigation measure is not implemented, the project may be re-assessed for air quality impacts.

(An authorized Agent may sign the form in lieu of the Applicant if an authorization letter **signed by the Applicant** is provided).

Name (printed): Sharla Yang	Title: Consultant
Signature: Sharla Yang	Date: 6/23/2022

Mitigation Measure 1: Construction Clean Fleet

Will the project use a construction fleet to achieve the emission reductions required by District Rule 9510?
(Note: By checking "no", please provide justification in Section J "On-Site Mitigation" above. By checking "yes"the Applicant could potentially reduce any construction related off-site fees to zero.)

☒ No ☐ Yes*

***If yes**, daily records of the total hours of operation for each piece of equipment greater than 50-horsepower being used on the project site during construction must be maintained. Within 30-days of completing construction of each project phase, a report summarizing total hours of operation by equipment type, equipment model year and horsepower for each piece of construction equipment greater than 50-horsepower must be submitted to the District. To assist in this recordkeeping, The *Detailed Fleet Template* is available on the District's website at http://www.valleyair.org/ISR/ISRFormsAndApplications.htm.

For each project phase, the District will verify that the fleet details achieved the required emission reductions.

Mitigation Measure 2a: Increase Density

Will the Project be located within 1/2 mile radius of increased density? Density is measured in terms of dwelling units or jobs per acre. A project located in areas of increased density may reduce emissions associated with traffic.

*Note: There are approximately 502.4 acres in a 1/2 mile radius.

☒ No, *please complete justification in Section J above*

☐ Yes, p*lease complete sections below:*

1. Number of Dwelling Units within 1/2 radius of Project:		
2. Number of Jobs within 1/2 mile radius of Project:		
3. Density: Density is the 'Number of Dwelling Units' or 'Number of Jobs' within ½ mile radius divided by 502.4 acres.	**Dwelling Units per Acre:**	
	Jobs per Acre:	

- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
  - ☐ No, (*note: if checked "no" this mitigation measure will require District enforcement)*
  - ☐ Yes, Name of enforcing agency: _____
    Source of Requirement: _____

Documentation: Please attach supporting documentation (e.g.: map) to justify the provided jobs and housing. ☐ Attached

Mitigation Measure 2b: Increase Diversity

This mitigation measure applies to a project in an *Urban Area only*. Will the project be predominantly characterized by properties on which various uses, such as office, commercial, institutional, and residential are present within ¼ mile? Mixed-use development should encourage walking and other non-auto modes of transport and minimize need for external trips.

☐ No, *please complete justification in Section J above*

☒ Yes, p*lease complete sections below:*

- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
  - ☒ No (*note: if checked "no" this mitigation measure will require District enforcement)*
  - ☐ Yes, Name of enforcing agency: _____
    Source of Requirement: _____

Documentation: Please attach supporting documentation (e.g.: map) to justify the project is characterized by various uses, such as office, commercial, institutional, and residential are within ¼ mile that encourage walking and non-auto modes of transport. ☒ Attached

Mitigation Measure 2c: Improve Walkability Design

Will the project improve walkability?

☐ No, *please complete justification in Section J above*

☒ Yes, p*lease complete sections below.*

1. Square Miles within the Study Area: **a.** If the distance from the center of the project out to its farthest boundary is less than or equal to ½ mile then the Square Miles within the Study Area will be 0.79. Enter this value in the blank to the right. **b.** If the distance from the center of the project out to its farthest boundary is greater than ½ mile then calculate the area value by: Study Area Square Miles = 3.14 x radius$^{(squared)}$. (Enter this value in the blank to the right.)	**0.79** Square Miles

2. Intersection within the Study Area: Number and type of intersections within the project area:	Number of 3-Way Intersections:	**33**	x 3 =	**99**
	Number of 4-Way Intersections:	**43**	x 4 =	**172**
	Number of 5-Way Intersections:	**0**	x 5 =	**0**
	Total Intersections (sum of above) = 271			
3. Intersection Density within the Study Area: Intersection Density is the Study Area's 'Total Intersections' value (B.) divided by the 'Square Miles' value (A.):	343 Intersections / sq. mi.			

- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
  - ☒ No (*note: if checked "no" this mitigation measure will require District enforcement)*
  - ☐ Yes, Name of enforcing agency: _____
    Source of Requirement: _____

Documentation: Please attach supporting documentation (e.g.: map) to justify number of intersections within ½ mile of the project. ☒ Attached

Mitigation Measure 2d: Improve Destination Accessibility

Will the project be located within 12 miles from downtown or a job center? The location of the project may increase the potential for pedestrians to walk and bike to these destinations and therefore reduce VMT.

☐ No, *please complete justification in Section J above*

☒ Yes, p*lease complete sections below:*

- Distance to Downtown/Job Center (miles): 0.50
- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
  - ☒ No (*note: if checked "no" this mitigation measure will require District enforcement)*
  - ☐ Yes, Name of enforcing agency: _____
    Source of Requirement: _____

Documentation: Please attach supporting documentation (e.g: map) to justify the distance of the project to the Downtown/Job Center. ☒ Attached

Mitigation Measure 2e: Increase Transit Accessibility

Will the project be located near a transit station/stop at least within ¼ mile or near a rail at least within ½ mile that will facilitate the use of transit by people traveling to or from the project site?

☐ No, *please complete justification in Section J above*

☒ Yes, p*lease complete sections below:*

- Distance to Rail Station (miles): ☐ ½ mile or less ☐ between ½ mile and 3 miles
- Distance to Transit Station (miles): ☒ ¼ mile
- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
  - ☐ No (*note: if checked "no" this mitigation measure will require District enforcement)*
  - ☐ Yes, Name of enforcing agency: _____
    Source of Requirement: _____

Documentation: Please attach supporting documentation (e.g.: map) to justify the project is located within ¼ mile of a transit station or within ½ mile of a rail from the project site. ☒ Attached

Mitigation measure 2f: Integrate Below Market Rate Housing

Is all or a portion of the residential units designated as deed-restricted below-market-rate (BMR) housing?

☒ No, *please complete justification in Section J above*

☐ Yes, p*lease complete sections below:*

- Percentage of total dwelling units deed-restricted below market rate: _____%
- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
  - ☐ No (*note: if checked "no" this mitigation measure will require District enforcement)*
  - ☐ Yes, Name of enforcing agency: _____
    Source of Requirement: _____

Documentation: Please attach supporting documentation to justify all or a portion of the residential units that are designated as deed-restricted below-market-rate housing. ☐ Attached

Mitigation Measure 3a: Improve Pedestrian Network

Will the project provide a pedestrian access network that internally links all uses and connects to all existing or planned external streets and pedestrian facilities contiguous with the project site?

☐ No, *please complete justification in Section J above*

☒ Yes, p*lease complete sections below:*

- Select one of the following areas, where pedestrian accommodations will be provided:
  ☐ within Project Site ☒ within Project Site and Connecting Off-Site ☐ Project Site is within a Rural setting
- Will this measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
  - ☒ No (*note: if checked "no" this mitigation measure will require District enforcement)*
  - ☐ Yes, Name of enforcing agency: _____
    Source of Requirement: _____

Mitigation Measure 3b: Provide Traffic Calming Measures

Will this project provide traffic calming measures which encourage people to walk or bike instead of using a vehicle (e.g., marked crosswalks, count-down signal timers, curb extensions, speed tables, raised crosswalks, raised intersections, median islands, tight corner radii, roundabouts or mini-circles, on-street parking, planter strips with street trees, chicanes/chokers, and others)?

☐ No, *please complete justification in Section J above*

☒ Yes, p*lease complete sections below:*

- % Streets with Improvement within ½ mile of project site: ☐ 25% ☐ 50% ☐ 75% ☒ 100%
- % Intersections with Improvement within ½ mile of project site: ☐ 25% ☐ 50% ☐ 75% ☒ 100%
- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
  - ☒ No (*note: if checked "no" this mitigation measure will require District enforcement)*
  - ☐ Yes, Name of enforcing agency: _____
    Source of Requirement: _____

Mitigation Measure 3c: Implement Neighborhood Electric Vehicle (NEV) Network

Will the project provide a NEV network including the necessary infrastructure such as parking, charging facilities, striping, signage, and educational tools?

*Note: NEVs are classified in the California Vehicle Code as a "low speed vehicle".

☒ No, *please complete justification in Section J above*

☐ Yes, p*lease complete sections below:*

- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
  - ☐ No (*note: if checked "no" this mitigation measure will require District enforcement)*
  - ☐ Yes, Name of enforcing agency: _____
    Source of Requirement: _____

Mitigation Measure 4a: Limit Parking Supply

Will the project provide fewer parking spaces than the rate provided by the Institute of Transportation and Engineering (ITE) Parking Generation Handbook?

☒ No, *please complete justification in Section J above*

☐ Yes, p*lease complete sections below:*

- % Reduction in Spaces: _____
- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
  - ☐ No (*note: if checked "no" this mitigation measure will require District enforcement)*
  - ☐ Yes, Name of enforcing agency: _____
    Source of Requirement: _____

Mitigation Measure 4b: Unbundle Parking Cost

Will the project implement a monthly/annual parking charge?

☒ No, *please complete justification in Section J above*

☐ Yes, p*lease complete sections below:*

- Monthly Parking Cost for Project Site ($):_____
- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
  - ☐ No (*note: if checked "no" this mitigation measure will require District enforcement)*
  - ☐ Yes, Name of enforcing agency: _____
    Source of Requirement: _____

Mitigation Measure 4c: On-Street Market Pricing

Will this project and the city (in which the project is located) implement a pricing strategy which will increase the on-street public parking (e.g.: meter parking) by at least 25%?

☒ No, *please complete justification in Section J above*

☐ Yes, p*lease complete sections below:*

- % Increase in Price: ☐ 25% ☐ 30% ☐ 40% ☐ 50%
- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
  - ☐ No (*note: if checked "no" this mitigation measure will require District enforcement)*
  - ☐ Yes, Name of enforcing agency: _____
    Source of Requirement: _____

Mitigation Measure 4d: Transit Subsidy

Will the project provide subsidized/discounted daily or monthly public transit passes?

☒ No, *please complete justification in Section J above*

☐ Yes, p*lease complete sections below:*

- % of employees to receive public transit passes: _____
- Please select the closest expected Daily Transit Subsidy Amount ($): ☐ $0.75 ☐ $1.50 ☐ $3 ☐ $6
- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
  - ☐ No *(note: if checked "no" this mitigation measure will require District enforcement)*
  - ☐ Yes, Name of enforcing agency: _____
    Source of Requirement: _____

Mitigation Measure 4e: Implement Employee Parking "Cash-Out"

Will the project require employers to offer employee parking "cash-out"? The term "cash-out" is used to describe the employer providing employees with a choice of forgoing their current subsidized/free parking for a cash payment.

☒ No, *please complete justification in Section J above*

☐ Yes, p*lease complete sections below:*

- % of employees to receive "cash-out": _____
- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
  - ☐ No *(note: if checked "no" this mitigation measure will require District enforcement)*
  - ☐ Yes, Name of enforcing agency: _____
    Source of Requirement: _____

Mitigation Measure 5a: Workplace Parking Charge

Will the project implement workplace parking pricing at its employment centers (e.g., explicitly charging for parking for its employees, not providing employee parking and transportation allowances, educating employees about available alternatives)?

☒ No, *please complete justification in Section J above*

☐ Yes, p*lease complete sections below:*

- % of employees paying for parking: _____
- Please select the closest expected Daily Cash out Amount ($): ☐ $1 ☐ $2 ☐ $3 ☐ $6
- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
  - ☐ No *(note: if checked "no" this mitigation measure will require District enforcement)*
  - ☐ Yes, Name of enforcing agency: _____
    Source of Requirement: _____

Mitigation Measure 5b: Implement School Bus Program

Will the project work with the school district to restore or expand school bus services in the project area and local community?

☒ No, *please complete justification in Section J above*

☐ Yes, p*lease complete sections below:*

- % of families expected to using school bus program (those currently attending the school district): _____
- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
  - ☐ No *(note: if checked "no" this mitigation measure will require District enforcement)*
  - ☐ Yes, Name of enforcing agency: _____
    Source of Requirement: _____

Mitigation Measure 5c: Encourage Telecommuting and Alternative Work Schedules

Will the project include the use of telecommuting or alternative work schedules to reduce the number of commute trips by employees?

☒ No, *please complete justification in Section J above*

☐ Yes, p*lease complete sections below:*

- Percent of employees to participate in a 9/80 work schedule: ☐ 1% ☐ 3% ☐ 5% ☐ 10% ☐ 25%
- Percent of employees to participate in a 4/40 work schedule: ☐ 1% ☐ 3% ☐ 5% ☐ 10% ☐ 25%
- Percent of employees to participate in telecommuting 1.5 days: ☐ 1% ☐ 3% ☐ 5% ☐ 10% ☐ 25%
- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
  - ☐ No *(note: if checked "no" this mitigation measure will require District enforcement)*
  - ☐ Yes, Name of enforcing agency: _____
    Source of Requirement: _____

Mitigation Measure 5d: Market Commute Trip Reduction Option

Will the project implement marketing strategies to reduce commute trips (e.g., new employee orientation of trip reduction and alternative mode option, event promotions, publications)? This measure should promote and educate employees on alternative transportation options.

☒ No, *please complete justification in Section J above*

☐ Yes, p*lease complete sections below:*

- % of Employees Eligible: _____
- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
  - ☐ No *(note: if checked "no" this mitigation measure will require District enforcement)*
  - ☐ Yes, Name of enforcing agency: _____
    Source of Requirement: _____

Mitigation Measure 5e: Employee Vanpool/Shuttle

Will this project implement an employer-sponsored vanpool or shuttle? Employer-sponsored vanpool programs entail an employer purchasing or leasing vans for employee use, and often subsidizing the cost of at lease program administration, if not more. Rider charges are normally set on the basis of vehicle and operating cost.

☒ No, *please complete justification in Section J above*

☐ Yes, p*lease complete sections below:*

- % of employees participating in the vanpool program: _____
- % of vehicles for vanpooling: _____
- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
  - ☐ No *(note: if checked "no" this mitigation measure will require District enforcement)*
  - ☐ Yes, Name of enforcing agency: _____
    Source of Requirement: _____

Mitigation Measure 5f: Provide Ride Sharing Program

Will the project include a ride-sharing program?

☒ No, *please complete justification in Section J above*

☐ Yes, p*lease complete sections below:*

- % of Employees participating in the ride-sharing program: _____
- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
  - ☐ No *(note: if checked "no" this mitigation measure will require District enforcement)*
  - ☐ Yes, Name of enforcing agency: _____
    Source of Requirement: _____

Mitigation Measure 6: Hearth

Will the project include any woodstoves or fireplaces?

☒ No, *please complete justification in Section J above*

☐ Yes, p*lease complete sections below:*

- ☐ Only natural gas hearth
- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
  - ☐ No *(note: if checked "no" this mitigation measure will require District enforcement)*
  - ☐ Yes, Name of enforcing agency: _____
    Source of Requirement: _____

Mitigation Measure 7a: Exceed Title 24

Will the energy efficiency rating of the project's building(s) be greater than California Title 24 requirements?

☒ No, *please complete justification in Section J above*

☐ Yes, p*lease complete sections below:*

- Percent of increase greater than California Title 24 requirements: _____
- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
  - ☐ No *(note: if checked "no" this mitigation measure will require District enforcement)*
  - ☐ Yes, Name of enforcing agency: _____
    Source of Requirement: _____

Documentation: Please attach relevant analysis or summary pages of Title 24 documentation ☐ Attached

Mitigation Measure 7b: Landscape Equipment

Will the project provide electrical outlets on the front and rear of all residences, **and /or** provide the use of electrical maintenance equipment including but not limited to electric lawn mowers, electric leaf blowers, etc.? *(note 3% is the assumed statewide average for landscape equipment)*

☐ No, *please complete justification in Section J above*

☒ Yes, p*lease complete sections below:*

- Percent of electric lawnmower that will be electrically powered: 3%
- Percent of leaf blower that will be electrically powered: 3%
- Percent of electric chainsaw that will be electrically powered: 3%
- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
  - ☒ No *(note: if checked "no" this mitigation measure will require District enforcement)*
  - ☐ Yes, Name of enforcing agency: _____
    Source of Requirement: _____

Documentation: Please attach supporting documentation if claiming greater than 3%. ☐ Attached

Mitigation Measure 8: Solar Panels

Will the project include the installation of solar panels?

☒ No, *please complete justification in Section J above*

☐ Yes, p*lease complete sections below:*

- Total power output of solar panels to be installed: _____ kW *(e.g.: 200 homes x 3kW=**600kW**.)*
- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
  - ☐ No *(note: if checked "no" this mitigation measure will require District enforcement)*
  - ☐ Yes, Name of enforcing agency: _____

    Source of Requirement: _____

Mitigation Measure 9: Electric Vehicle (EV) Charger

Will the project include the installation of electric vehicle (EV) charger(s)?

☒ No, *please complete justification in Section J above*

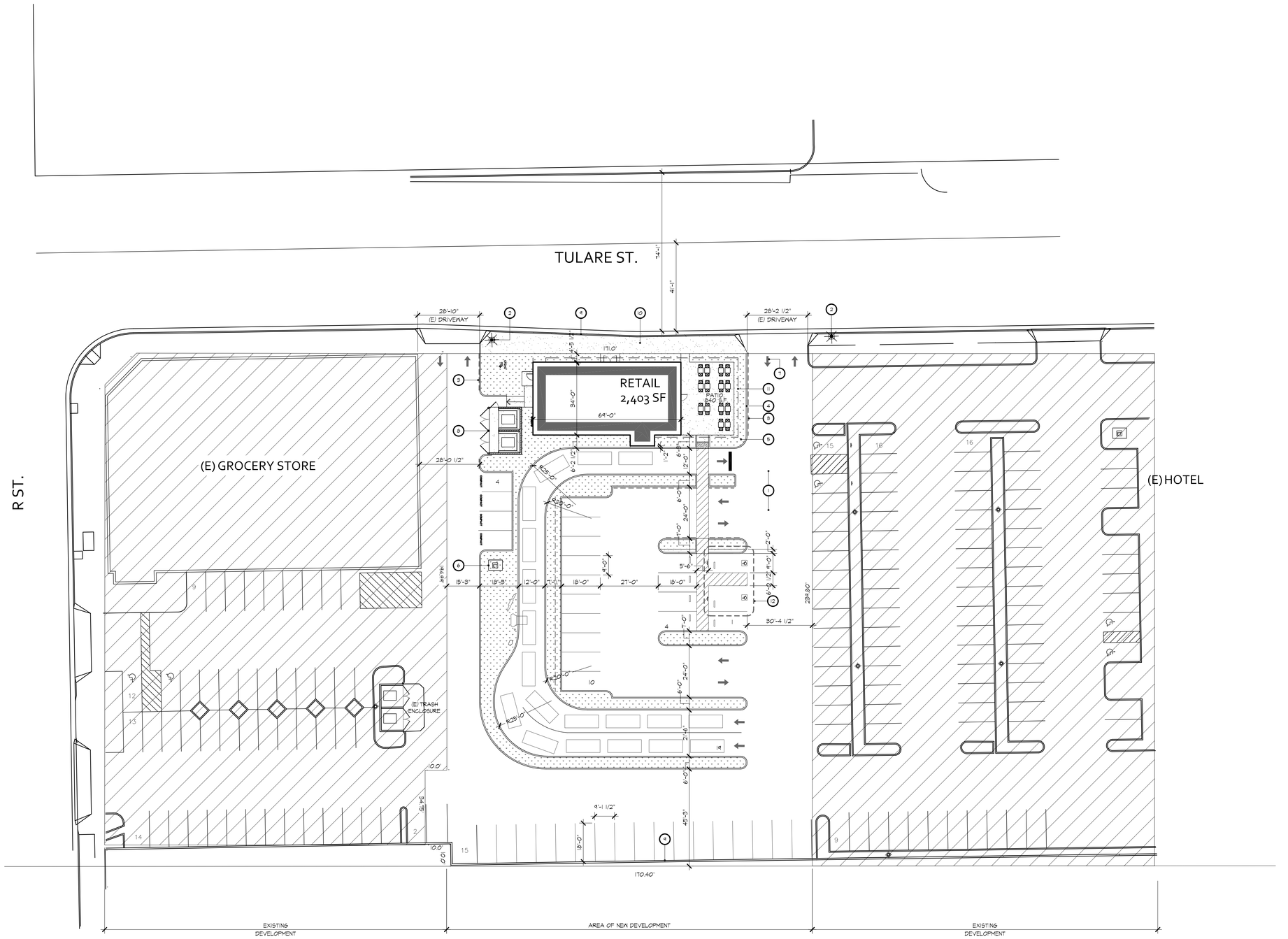
☐ Yes, please complete sections below:

- Number of charging outlet(s) to be installed *(Note: a charger may have one or more charging outlets)*: _____
- Charging level (e.g.: Level 1, Level 2, or DC Fast Charge): _____
- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
  - ☐ No (note: if checked "no" this mitigation measure will require District enforcement)
  - ☐ Yes, Name of enforcing agency: _____

  Source of Requirement: _____

Site Plan

Vicinity Map



Overall Site Data

PROJECT DATA:

SITE ADDRESS:	2840 TULARE ST. FRESNO, CA 93721
PARCEL #1 A.P.N. No.:	468-071-151
ZONING:	DTN - DOWNTOWN DISTRICT
CONSTRUCTION TYPE:	V (NON-SPRINKLERED)
COMMUNITY PLAN AREA	DOWNTOWN NEIGHBORHOOD
OCCUPANCY TYPE:	B

PARCEL DESCRIPTION:

GROSS LAND AREA:	±1.0 ACRES - (±43,560 SF)

SITE DATA:

NEW RETAIL AREA:	2,403 SF
TOTAL AREA:	2,403 SF
OUTDOOR PATIO:	840 SF

PARKING REQUIREMENTS:

DOWNTOWN REQ (1 SPACE PER 600SF):
2,403SF / 500SF = 4 PARKING STALLS

TOTAL REQUIRED = 4 PARKING STALLS
TOTAL PROVIDED = 34 PARKING STALLS

TOTAL ACCESSIBLE = 2 PARKING STALLS
(VAN + CAR ACCESSIBLE)

Vicinity Map

Keyed Site Plan Notes

1. NEW A.C. PAVING. INSTALL PER PUBLIC WORKS STANDARD P-21, P-22 AND P-23. REFER TO CIVIL DRAWING FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
2. LOCATION OF EXISTING LIGHT POLE.
3. DASHED LINE INDICATES LOCATION OF NEW FIRE LANE CURBS PAINTED RED W/ "NO PARKING - FIRE LANE" TEXT.
4. LOCATION OF NEW 6" HIGH CONCRETE CURB - REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION.
5. INDICATES LOCATION OF NEW TRUNCATED DOMES. REFER TO DETAIL XXX.
6. EXISTING TRANSFORMER PAD.
7. PAINTED DIRECTIONAL ARROW. COLOR TO BE TRAFFIC WHITE. SEE DETAIL 10/AD-0.1 FOR ADDITIONAL REQUIREMENTS.
8. INDICATES EXISTING C.M.U. TRASH / RECYCLING ENCLOSURE W/ SOLAR PANELS ON CANOPY.
9. EXISTING CURB TO REMAIN.
10. EXISTING SIDEWALK TO REMAIN.
11. DASHED LINE INDICATES ABOVE CANOPY W/ SOLAR PANELS.
12. ADA VAN AND STANDARD VECHICLE PARKING STALL W/ ADA ONLY PARKING SIGN.

Site Legend

- INDICATES LANDSCAPED AREA.
- INDICATES CONCRETE FLATWORK.
- PROPERTY LINE. SEE SHT. x-x.x FOR ADDITIONAL INFORMATION
- CENTERLINE OF STREET

City Use Only

PROJECT NORTH
SCALE
NORTH
1"=20'-0"

Site Plan

iT ARCHITECTURE
1465 North Van Ness Avenue
Fresno, California 93728
559.442.4642 voice
559.485.9081 fax

Architect

Project
New Shell Building and Site Development
Tulare and R St.
Fresno, California 93721

Owner
MB Developers, LLC
680 W. Shaw Avenue
Fresno, California 93704

Publishing Status	
Schematic	DATE
Design Developm't.	DATE
Site Plan Review	DATE
Bidding	DATE
Plan Check	DATE

Revisions

Scale	1"=20'-0"
Project Manager	MARK GANDER
Project Number	22-011
Sheet	A-0.0

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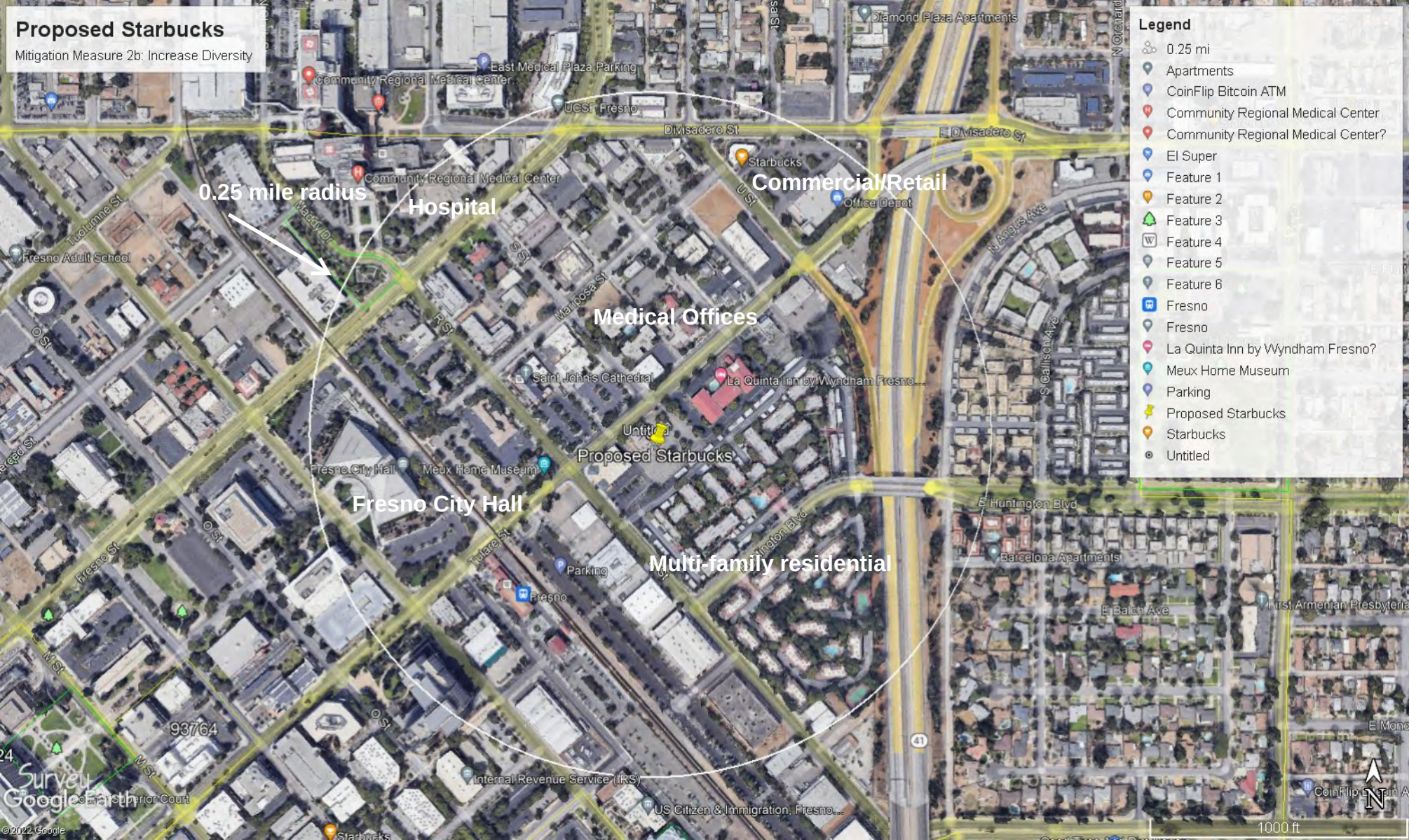
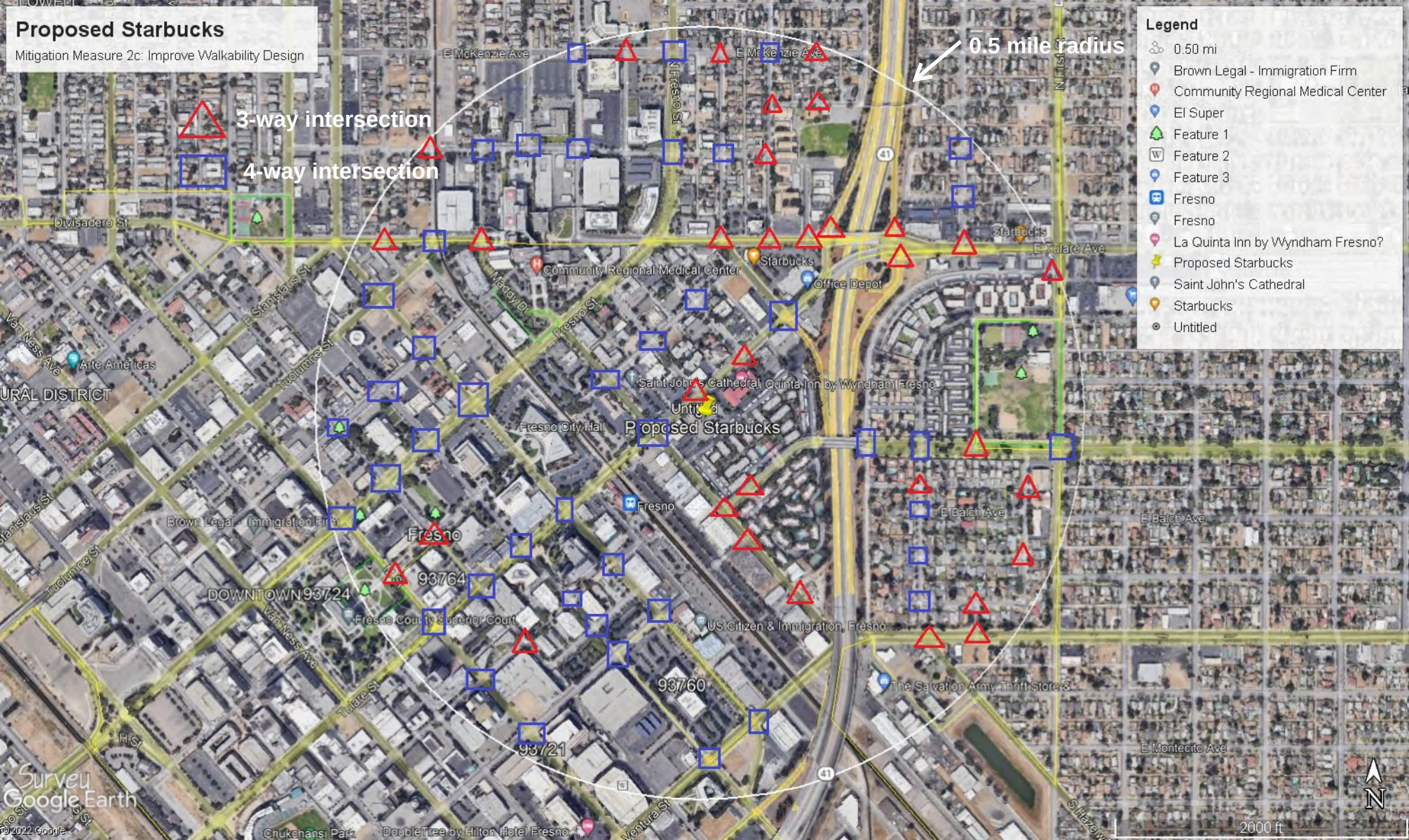
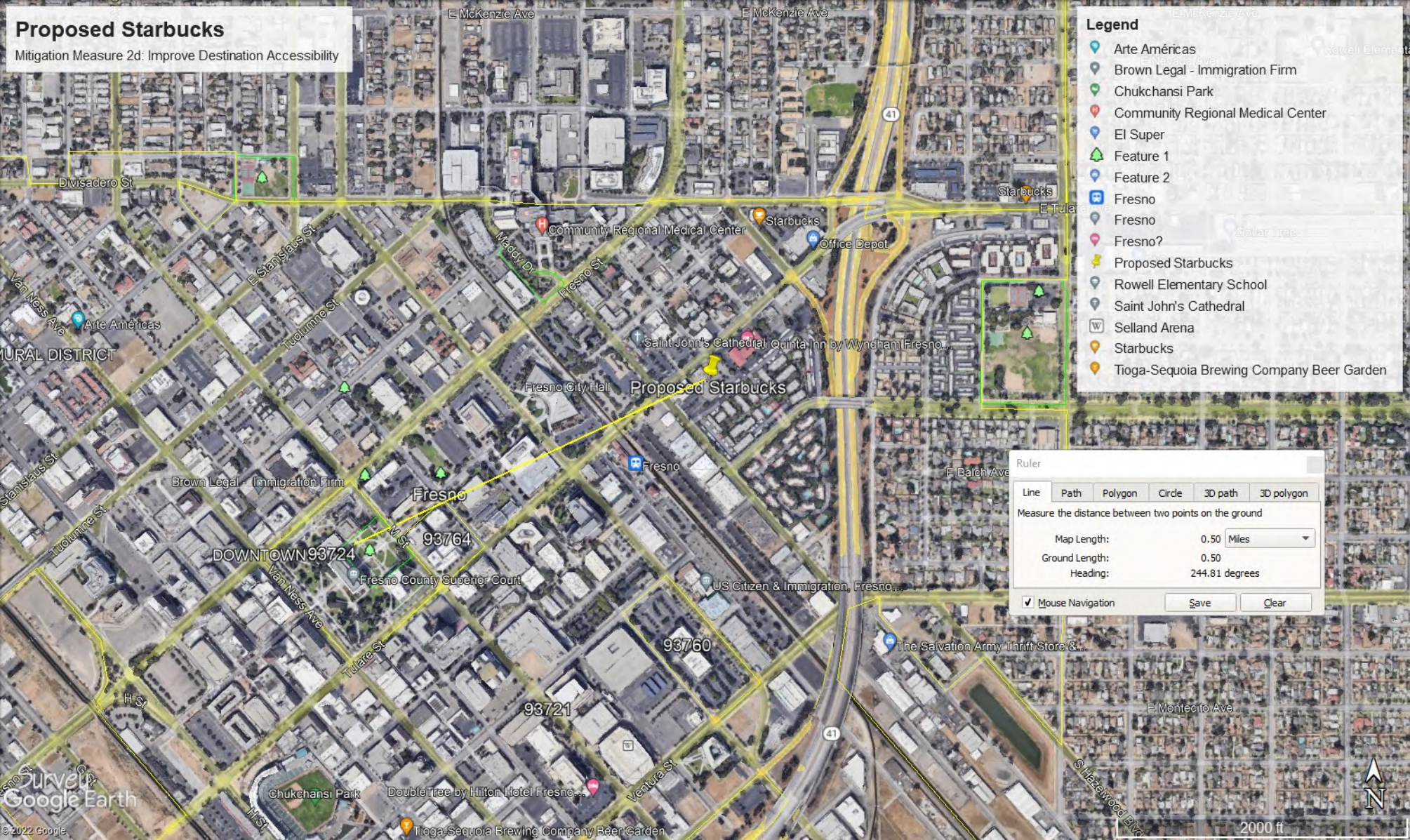
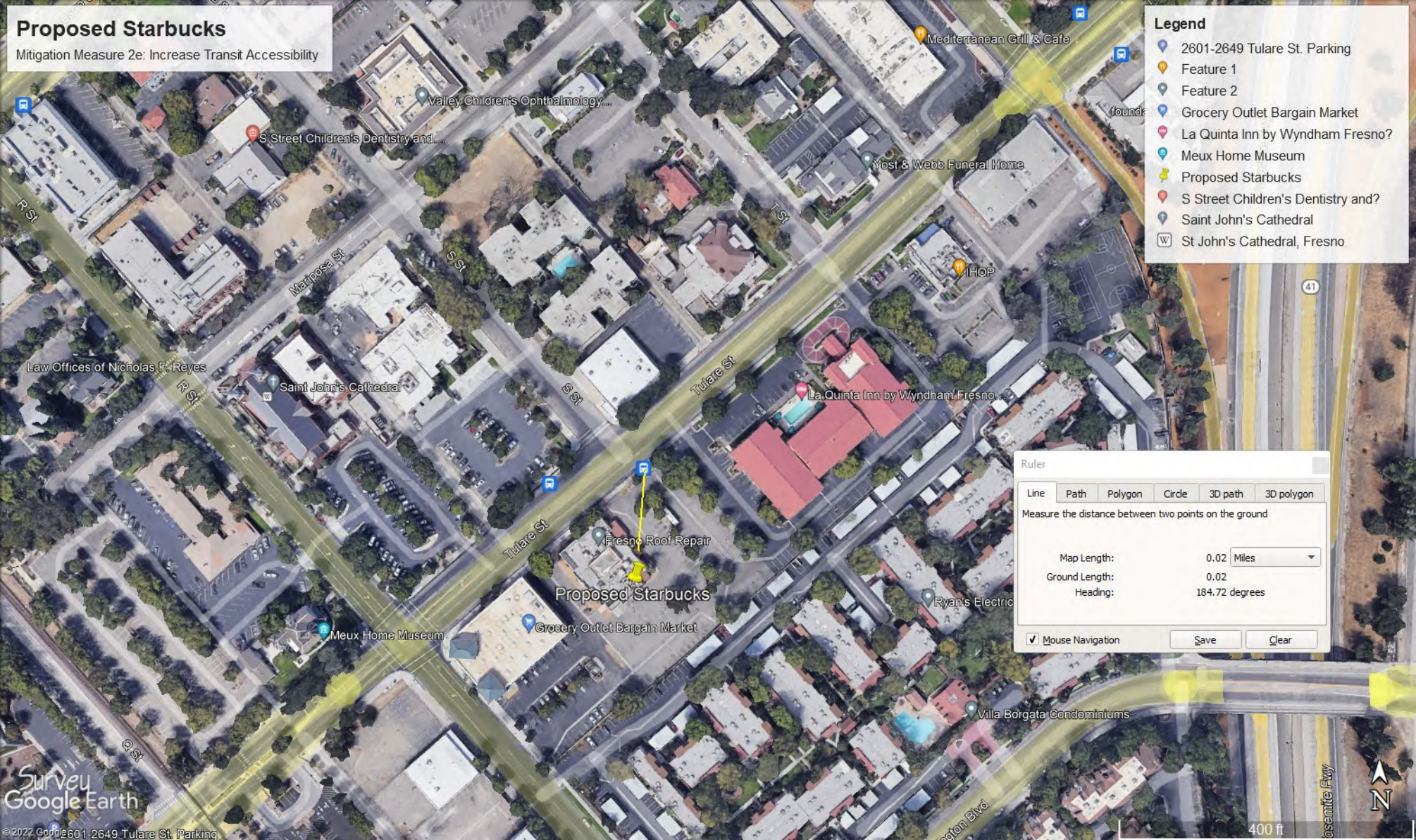
Mitigation Measure Maps



Proposed Starbucks
Mitigation Measure 2b: Increase Diversity
Legend
0.25 mi
Apartments
CoinFlip Bitcoin ATM
Community Regional Medical Center
Community Regional Medical Center?
El Super
Feature 1
Feature 2
Feature 3
Feature 4
Feature 5
Feature 6
Fresno
Fresno
La Quinta Inn by Wyndham Fresno?
Meux Home Museum
Parking
Proposed Starbucks
Starbucks
Untitled
0.25 mile radius
Hospital
Commercial/Retail
Medical Offices
Fresno City Hall
Multi-family residential
Proposed Starbucks
Community Regional Medical Center
East Medical Plaza Parking
UCSF Fresno
Divisadero St
E Divisadero St
Starbucks
Office Depot
Diamond Plaza Apartments
Fresno Adult School
Saint John's Cathedral
La Quinta Inn by Wyndham Fresno...
Fresno City Hall
Meux Home Museum
Parking
Fresno
Tulare St
Fresno St
Huntington Blvd
Barcelona Apartments
E Balch Ave
First Armenian Presbyteria
Internal Revenue Service (IRS)
US Citizen & Immigration, Fresno...
93764
Survey
Google Earth
©2022 Google
1000 ft


Proposed Starbucks
Mitigation Measure 2c: Improve Walkability Design
3-way intersection
4-way intersection
0.5 mile radius
Legend
0.50 mi
Brown Legal - Immigration Firm
Community Regional Medical Center
El Super
Feature 1
Feature 2
Feature 3
Fresno
Fresno
La Quinta Inn by Wyndham Fresno?
Proposed Starbucks
Saint John's Cathedral
Starbucks
Untitled
E McKenzie Ave
N Fresno St
Divisadero St
Starbucks
E Tulare Ave
Community Regional Medical Center
Office Depot
E Stanislaus St
Maddy Dr
Fresno St
Van Ness Ave
Tuolumne St
Arte Americas
Saint John's Cathedral
Quinta Inn by Wyndham Fresno
Untitled
Fresno City Hall
Proposed Starbucks
Fresno
Brown Legal - Immigration Firm
Fresno
93764
DOWNTOWN
93724
Fresno County Superior Court
US Citizen & Immigration, Fresno
E Balch Ave
93760
The Salvation Army Thrift Store &
93721
E Montecito Ave
Tulare St
H St
Chukchansi Park
DoubleTree by Hilton Hotel Fresno
Ventura St
Survey
Google Earth
© 2022 Google
2000 ft
N


Proposed Starbucks
Mitigation Measure 2d: Improve Destination Accessibility
Legend
Arte Américas
Brown Legal - Immigration Firm
Chukchansi Park
Community Regional Medical Center
El Super
Feature 1
Feature 2
Fresno
Fresno
Fresno?
Proposed Starbucks
Rowell Elementary School
Saint John's Cathedral
Selland Arena
Starbucks
Tioga-Sequoia Brewing Company Beer Garden
Ruler
Line
Path
Polygon
Circle
3D path
3D polygon
Measure the distance between two points on the ground
Map Length: 0.50 Miles
Ground Length: 0.50
Heading: 244.81 degrees
Mouse Navigation
Save
Clear
E McKenzie Ave
Divisadero St
Community Regional Medical Center
Starbucks
Office Depot
Arte Américas
Saint John's Cathedral
Quinta Inn by Wyndham Fresno...
Fresno City Hall
Proposed Starbucks
Fresno
Brown Legal - Immigration Firm
DOWNTOWN
93724
93764
Fresno County Superior Court
US Citizen & Immigration, Fresno...
93760
93721
The Salvation Army Thrift Store &...
E Montecito Ave
Chukchansi Park
DoubleTree by Hilton Hotel Fresno...
Tioga-Sequoia Brewing Company Beer Garden
Van Ness Ave
Tuolumne St
E Stanislaus St
Maddy Dr
Fresno St
Tulare St
Ventura St
H St
M St
F Balch Ave
S Hazelwood Blvd
E Tulare Ave
Dollar Tree
Rowell Elementary
Survey
Google Earth
© 2022 Google
2000 ft
N


Proposed Starbucks
Mitigation Measure 2e: Increase Transit Accessibility
Legend
2601-2649 Tulare St. Parking
Feature 1
Feature 2
Grocery Outlet Bargain Market
La Quinta Inn by Wyndham Fresno?
Meux Home Museum
Proposed Starbucks
S Street Children's Dentistry and?
Saint John's Cathedral
St John's Cathedral, Fresno
Mediterranean Grill & Cafe
Valley Children's Ophthalmology...
S Street Children's Dentistry and...
Yost & Webb Funeral Home
IHOP
Law Offices of Nicholas F. Reyes
Saint John's Cathedral
La Quinta Inn by Wyndham Fresno...
Fresno Roof Repair
Proposed Starbucks
Grocery Outlet Bargain Market
Meux Home Museum
Ryan's Electric
Villa Borgata Condominiums
R St.
S St.
T St.
O St.
Mariposa St
Tulare St
Ruler
Line
Path
Polygon
Circle
3D path
3D polygon
Measure the distance between two points on the ground
Map Length: 0.02 Miles
Ground Length: 0.02
Heading: 184.72 degrees
Mouse Navigation
Save
Clear
Survey
Google Earth
© 2022 Google
2601-2649 Tulare St. Parking
400 ft
N

SJVAPCD Emissions Estimator Worksheet

Emissions Estimator Worksheet

6/23/2022

Applicant/Business Name:	**MB Developers, LLC**
Project Name:	**Starbucks**
Project Location:	**2840 E. Tulare Street, Fresno, CA**
District Project ID No.:	**TBD**

Project Construction Emissions

If applicant selected Construction Clean Fleet Mitigation Measure - Please select "Yes" from dropdown menu: No

			NOx					PM10					
Project Phase Name	ISR Phase	Construction Start Date	Unmitigated Baseline[1] (TPY)	Mitigated Baseline[2] (TPY)	Achieved On-site Reductions[3] (tons)	Required Off-site Reductions[4] (tons)	Emission Reductions Required by Rule[5]	Unmitigated Baseline[1] (TPY)	Mitigated Baseline[2] (TPY)	Achieved On-site Reductions[3] (tons)	Required Off-site Reductions[4] (tons)	Emission Reductions Required by Rule[5]
Construction	1	3/1/2023	0.4731	0.4731	0.0000	0.0946	0.0946	0.0236	0.0236	0.0000	0.0106	0.0106
	2				0.0000	0.0000	0.0000			0.0000	0.0000	0.0000
	3				0.0000	0.0000	0.0000			0.0000	0.0000	0.0000
	4				0.0000	0.0000	0.0000			0.0000	0.0000	0.0000
	5				0.0000	0.0000	0.0000			0.0000	0.0000	0.0000
	6				0.0000	0.0000	0.0000			0.0000	0.0000	0.0000
	7				0.0000	0.0000	0.0000			0.0000	0.0000	0.0000
	8				0.0000	0.0000	0.0000			0.0000	0.0000	0.0000
	9				0.0000	0.0000	0.0000			0.0000	0.0000	0.0000
	10				0.0000	0.0000	0.0000			0.0000	0.0000	0.0000
		Total	**0.4731**	**0.4731**	**0.0000**	**0.0946**	0.0946	**0.0236**	**0.0236**	**0.0000**	**0.0106**	0.0106

Total Achieved On-Site Reductions (tons)

ISR Phase	NOx	PM10
1	0.0000	0.0000
2	0.7133	1.5260
3	0.0000	0.0000
4	0.0000	0.0000
5	0.0000	0.0000
6	0.0000	0.0000
7	0.0000	0.0000
8	0.0000	0.0000
9	0.0000	0.0000
10	0.0000	0.0000
Total	**0.7133**	**1.5260**

Project Operations Emissions (Area + Mobile)

			NOx						PM10					
Project Phase Name	ISR Phase	Operation Start Date	Unmitigated Baseline[1] (TPY)	Mitigated Baseline[2] (TPY)	Achieved On-site Reductions[3] (tons)	Required Off-site Reductions[4] (tons)	Total Emission Reductions Required by Rule[6]	Average Annual Emission Reductions Required by Rule[7]	Unmitigated Baseline[1] (TPY)	Mitigated Baseline[2] (TPY)	Achieved On-site Reductions[3] (tons)	Required Off-site Reductions[4] (tons)	Total Emission Reductions Required by Rule[6]	Average Annual Emission Reductions Required by Rule[7]
	1				0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Operation	2	10/1/2023	0.3869	0.2918	0.7133	0.2540	0.9673	0.0967	0.2314	0.0788	1.5260	0.0000	1.1570	0.1157
	3				0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
	4				0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
	5				0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
	6				0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
	7				0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
	8				0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
	9				0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
	10				0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
		Total	**0.3869**	**0.2918**	**0.7133**	**0.2540**	**0.9673**	**0.0967**	**0.2314**	**0.0788**	**1.5260**	**0.0000**	**1.1570**	**0.1157**

Total Required Off-Site Reductions (tons)

ISR Phase	NOx	PM10
1	0.0946	0.0106
2	0.2540	0.0000
3	0.0000	0.0000
4	0.0000	0.0000
5	0.0000	0.0000
6	0.0000	0.0000
7	0.0000	0.0000
8	0.0000	0.0000
9	0.0000	0.0000
10	0.0000	0.0000
Total	**0.3486**	**0.0106**

Notes:

TPY: Tons Per Year

[1] **Unmitigated Baseline:** The project's baseline emissions generated with no on-site emission reduction measures.

[2] **Mitigated Baseline:** The project's baseline emissions generated after on-site emisison reduction measures have been applied.

[3] **Achieved On-site Reductions:** The project's emission reductions achieved after on-site emission reduction measures have been applied.

[4] **Required Off-site Reductions:** The project's remaining emission reductions required by Rule 9510 if on-site emission reduction measures did not achieive the required rule reductions.

[5] **Emission Reductions Required by Rule:** The project's emission reductions required (20% NOx and 45% PM10) for construction from the unmitigated baseline.

[6] **Total Emission Reductions Required by Rule:** The project's emission reductions required (33.3% NOx and 50% PM10) for operations from the unmitigated baseline over a 10-year period.

[7] **Average Annual Emission Reductions Required by Rule:** The project's total emission reduction for operations required by Rule 9510 divided by 10 years.

CalEEMod Emissions Analysis

Starbucks - Fresno County, Annual

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

Starbucks

Fresno County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Fast Food Restaurant with Drive Thru	2.40	1000sqft	0.06	2,403.00	0
Parking Lot	34.00	Space	0.94	13,600.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	45
Climate Zone	3			**Operational Year**	2023
Utility Company	Pacific Gas and Electric Company				
CO2 Intensity (lb/MWhr)	203.98	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Lot acreage is 1

Trips and VMT - SJVAPCD does not assess offsite worker and vendor trips

Vehicle Trips - Adjusted C-C trip length to 3 miles per SJVAPCD guidance

Mobile Land Use Mitigation -

Area Mitigation -

Construction Phase - Adjusted default schedule to match applicant's estimated schedule

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	5.00	7.00
tblConstructionPhase	NumDays	100.00	140.00

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

tblConstructionPhase	NumDays	5.00	7.00
tblConstructionPhase	PhaseEndDate	8/18/2023	10/2/2023
tblConstructionPhase	PhaseEndDate	8/4/2023	9/12/2023
tblConstructionPhase	PhaseEndDate	8/11/2023	9/21/2023
tblConstructionPhase	PhaseStartDate	8/12/2023	9/22/2023
tblConstructionPhase	PhaseStartDate	3/18/2023	3/1/2023
tblConstructionPhase	PhaseStartDate	8/5/2023	9/13/2023
tblLandUse	LotAcreage	0.31	0.94
tblTripsAndVMT	VendorTripNumber	3.00	0.00
tblTripsAndVMT	WorkerTripNumber	7.00	0.00
tblTripsAndVMT	WorkerTripNumber	18.00	0.00
tblTripsAndVMT	WorkerTripNumber	1.00	0.00
tblVehicleTrips	CC_TL	7.30	3.00

2.0 Emissions Summary

Starbucks - Fresno County, Annual

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

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					
2023		0.4731			0.0000	0.0236	0.0236									
Maximum		**0.4731**			**0.0000**	**0.0236**	**0.0236**									

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					
2023		0.4731			0.0000	0.0236	0.0236									
Maximum		**0.4731**			**0.0000**	**0.0236**	**0.0236**									

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Starbucks - Fresno County, 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	3-1-2023	5-31-2023	0.2109	0.2109
2	6-1-2023	8-31-2023	0.2109	0.2109
3	9-1-2023	9-30-2023	0.0494	0.0494
		Highest	0.2109	0.2109

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		0.0000				0.0000	0.0000									
Energy		0.0247				1.8800e-003	1.8800e-003									
Mobile		0.3621			0.2269	2.6800e-003	0.2296									
Waste						0.0000	0.0000									
Water						0.0000	0.0000									
Total		**0.3869**			**0.2269**	**4.5600e-003**	**0.2314**									

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		0.0000				0.0000	0.0000									
Energy		0.0247				1.8800e-003	1.8800e-003									
Mobile		0.2670			0.0754	1.4800e-003	0.0769									
Waste						0.0000	0.0000									
Water						0.0000	0.0000									
Total		**0.2918**			**0.0754**	**3.3600e-003**	**0.0788**									

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**24.59**	**0.00**	**0.00**	**66.75**	**26.32**	**65.95**	**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	Building Construction	Building Construction	3/1/2023	9/12/2023	5	140	
2	Paving	Paving	9/13/2023	9/21/2023	5	7	
3	Architectural Coating	Architectural Coating	9/22/2023	10/2/2023	5	7	

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: 0.94

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 3,605; Non-Residential Outdoor: 1,202; Striped Parking Area: 816 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Building Construction	5	0.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	0.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	0.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

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

3.2 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		0.4493				0.0224	0.0224									
Total		**0.4493**				**0.0224**	**0.0224**									

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									
Vendor		0.0000			0.0000	0.0000	0.0000									
Worker		0.0000			0.0000	0.0000	0.0000									
Total		**0.0000**			**0.0000**	**0.0000**	**0.0000**									

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

3.2 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		0.4493				0.0224	0.0224									
Total		**0.4493**				**0.0224**	**0.0224**									

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									
Vendor		0.0000			0.0000	0.0000	0.0000									
Worker		0.0000			0.0000	0.0000	0.0000									
Total		**0.0000**			**0.0000**	**0.0000**	**0.0000**									

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

3.3 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		0.0193				9.2000e-004	9.2000e-004									
Paving						0.0000	0.0000									
Total		**0.0193**				**9.2000e-004**	**9.2000e-004**									

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									
Vendor		0.0000			0.0000	0.0000	0.0000									
Worker		0.0000			0.0000	0.0000	0.0000									
Total		**0.0000**			**0.0000**	**0.0000**	**0.0000**									

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

3.3 Paving - 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		0.0193				9.2000e-004	9.2000e-004									
Paving						0.0000	0.0000									
Total		**0.0193**				**9.2000e-004**	**9.2000e-004**									

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									
Vendor		0.0000			0.0000	0.0000	0.0000									
Worker		0.0000			0.0000	0.0000	0.0000									
Total		**0.0000**			**0.0000**	**0.0000**	**0.0000**									

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 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						0.0000	0.0000									
Off-Road		4.5600e-003				2.5000e-004	2.5000e-004									
Total		**4.5600e-003**				**2.5000e-004**	**2.5000e-004**									

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									
Vendor		0.0000			0.0000	0.0000	0.0000									
Worker		0.0000			0.0000	0.0000	0.0000									
Total		**0.0000**			**0.0000**	**0.0000**	**0.0000**									

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 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						0.0000	0.0000									
Off-Road		4.5600e-003				2.5000e-004	2.5000e-004									
Total		**4.5600e-003**				**2.5000e-004**	**2.5000e-004**									

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									
Vendor		0.0000			0.0000	0.0000	0.0000									
Worker		0.0000			0.0000	0.0000	0.0000									
Total		**0.0000**			**0.0000**	**0.0000**	**0.0000**									

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Diversity

Improve Walkability Design

Improve Destination Accessibility

Increase Transit Accessibility

Improve Pedestrian Network

Provide Traffic Calming Measures

	ROG	NOx	CO	SO2	Fugitive 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		0.2670			0.0754	1.4800e-003	0.0769									
Unmitigated		0.3621			0.2269	2.6800e-003	0.2296									

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Fast Food Restaurant with Drive Thru	1,131.69	1,480.54	1135.61	605,102	201,197
Parking Lot	0.00	0.00	0.00		
Total	1,131.69	1,480.54	1,135.61	605,102	201,197

4.3 Trip Type Information

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

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Fast Food Restaurant with Drive	9.50	3.00	7.30	2.20	78.80	19.00	29	21	50
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Fast Food Restaurant with Drive Thru	0.510058	0.053037	0.175964	0.161396	0.026773	0.007006	0.013819	0.022114	0.000717	0.000291	0.024206	0.001529	0.003090
Parking Lot	0.510058	0.053037	0.175964	0.161396	0.026773	0.007006	0.013819	0.022114	0.000717	0.000291	0.024206	0.001529	0.003090

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000									
Electricity Unmitigated						0.0000	0.0000									
NaturalGas Mitigated		0.0247				1.8800e-003	1.8800e-003									
NaturalGas Unmitigated		0.0247				1.8800e-003	1.8800e-003									

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					
Fast Food Restaurant with Drive Thru	504774		0.0247				1.8800e-003	1.8800e-003									
Parking Lot	0		0.0000				0.0000	0.0000									
Total			**0.0247**				**1.8800e-003**	**1.8800e-003**									

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					
Fast Food Restaurant with Drive Thru	504774		0.0247				1.8800e-003	1.8800e-003									
Parking Lot	0		0.0000				0.0000	0.0000									
Total			**0.0247**				**1.8800e-003**	**1.8800e-003**									

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			
Fast Food Restaurant with Drive Thru	67932.8				
Parking Lot	4760				
Total					

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Fast Food Restaurant with Drive Thru	67932.8				
Parking Lot	4760				
Total					

6.0 Area Detail

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

6.1 Mitigation Measures Area

Use Electric Lawnmower

Use Electric Leafblower

Use Electric Chainsaw

	ROG	NOx	CO	SO2	Fugitive 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		0.0000				0.0000	0.0000									
Unmitigated		0.0000				0.0000	0.0000									

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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						0.0000	0.0000									
Consumer Products						0.0000	0.0000									
Landscaping		0.0000				0.0000	0.0000									
Total		**0.0000**				**0.0000**	**0.0000**									

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						0.0000	0.0000									
Consumer Products						0.0000	0.0000									
Landscaping		0.0000				0.0000	0.0000									
Total		**0.0000**				**0.0000**	**0.0000**									

7.0 Water Detail

7.1 Mitigation Measures Water

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				
Unmitigated				

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Fast Food Restaurant with Drive Thru	0.728481 / 0.0464988				
Parking Lot	0 / 0				
Total					

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			
Fast Food Restaurant with Drive Thru	0.728481 / 0.0464988				
Parking Lot	0 / 0				
Total					

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated				
Unmitigated				

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			
Fast Food Restaurant with Drive Thru	27.65				
Parking Lot	0				
Total					

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Fast Food Restaurant with Drive Thru	27.65				
Parking Lot	0				
Total					

9.0 Operational Offroad

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