



NOTICE of EXEMPTION from CEQA

CITY OF LONG BEACH | DEPARTMENT OF DEVELOPMENT SERVICES
333 W. OCEAN BLVD., 5TH FLOOR, LONG BEACH, CA 90802
(562) 570-6194 FAX: (562) 570-6068
lbsd.longbeach.gov

TO: ☐ Office of Planning & Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: Department of Development Services
333 W. Ocean Blvd, 5th Floor
Long Beach, CA 90802

☒ L.A. County Clerk
Environmental Filings
12400 E. Imperial Hwy., Room 1201
Norwalk, CA 90650

Project Title: CE- 18-216

Project Location/Address: NEC ATLANTIC AVE. & ARTESIA BLVD. LONG BEACH, CA

Project Activity/Description: Free-standing restaurant building with outdoor patio,
2 storage container/restaurant kiosks with outdoor patio, a free-standing
restaurant with drive through and patio, a free-standing bank with drive up
ATM, and a free-standing ready-to-eat restaurant (coffee) building
with drive through and outdoor patio.

Public Agency Approving Project: City of Long Beach, Los Angeles County, California

Applicant Name: ATLANTIC & ARTESIA LLC, A CALIFORNIA LIMITED LIABILITY COMPA

Mailing Address: 610 NEWPORT CENTER DRIVE, SUITE 1520, NEWPORT BEACH, CA 92660

Phone Number: 949-303-0853 Applicant Signature: D. C.

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 1806-25 Planner's Initials: A.O

Required Permits: SPR, COP, AND AUP

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH
STATE GUIDELINES SECTION 15332.

Statement of support for this finding: THIS PROJECT QUALIFIES AS AN URBAN
INFILL DEVELOPMENT AS IT IS FOR THE CONSTRUCTION OF SIX
BUILDINGS TOTALING 10,330 SQ.FT. ON A 93,045 SQ.FT.
LOT.

Contact Person: ALEXIS OROPEZA Contact Phone: 562-570-6413

Signature: Alexis Oropeza Date: 9/26/18

CALIFORNIA ENVIRONMENTAL QUALITY ACT
STATEMENT OF SUPPORT
CLASS 32 (INFILL DEVELOPMENT) EXEMPTION DETERMINATION
6600 Atlantic Avenue
Application No. 1806-25
December 6, 2018

Section 15300 through 15333 of the California Environmental Quality Act (CEQA) establishes certain classes of projects as categorically exempt from the provisions of CEQA because they do not ordinarily result in a significant effect on the environment. The Project proposes to construct a 11,013 square-foot commercial shopping center consisting of six buildings including; a bank and two restaurants with drive-through lanes supported by 84 parking stalls on a 93,045 square-foot site located at 6600 Atlantic Avenue in the Community Automobile-Oriented District (CCA). The project includes a Tentative Parcel Map to reconfigure the site into four new parcels.

CEQA Section 15300.2 provides specific instance where exceptions to the established Classes of Exemptions included Class 32 -Infill Exemption are superseded; none of those conditions were found to apply to this project. The following analysis provides substantial evidence to support a conclusion that the proposed project qualifies for an exemption under CEQA Guidelines Section 15332 as a Class 32 urban infill development, and would not have a significant effect on the environment.

A. THE PROJECT IS CONSISTENT WITH THE APPLICABLE GENERAL PLAN DESIGNATION AND ALL APPLICABLE GENERAL PLAN POLICIES AS WELL AS WITH APPLICABLE ZONING DESIGNATION AND REGULATIONS.

The project site is zoned Community Automobile Oriented (CCA) District; a designation that permits retail and service uses. This Zoning designation is consistent with the General Plan Land Use Designation (LUD) of LUD #8A Traditional Retail Strip Commercial and LUD #8N Shopping Nodes. The project is designed to comply with all development standards and implements the General Plan objectives to provide adequate off-site parking, minimize the number of curb cuts, and designs commercial structures that are sensitive to nearby residential uses through its site configuration.

B. THE PROPOSED DEVELOPMENT OCCURS WITHIN CITY LIMITS ON A PROJECT SITE OF NO MORE THAN FIVE ACRES SUBSTANTIALLY SURROUNDED BY URBAN USES.

The project site is entirely within the city limits of Long beach, on a site that is 2.4 acres in size which is less than maximum five acres specified. The project site is bounded by Atlantic Avenue to the west, Lime Avenue to the east, Artesia Boulevard to the south, and the alley to the north. The project site was previously developed with commercial uses including a laundromat, drive through photo kiosk, and auto parts and repair shop but is now completely vacant of all structures. The surrounding streets separate the project site from a range of urban uses including both commercial and residential land uses.

C. THE PROJECT SITE HAS NO VALUE AS HABITAT FOR ENDANGERED, RARE OR THREATENED SPECIES

The project site is a formerly developed site that that has not value as, a habitat for endangered rare or threatened species.

D. APPROVAL OF THE PROJECT WOULD NOT RESULT IN ANY SIGNIFICANT EFFECTS RELATING TO TRAFFIC, NOISE, AIR QUALITY, OR WATER QUALITY.

The project will not result in any significant effects relating to traffic within the area or on the local streets as detailed in the Traffic Impact Analysis prepared by KOA and dated September 2018 and is incorporated by reference here.¹

The Project's emissions were calculated using CalEEmod V.2061.3.2 and is incorporated by reference here. Both emissions for construction and operation were found to be below the thresholds of significance for the six criteria pollutants established by the South Coast Air Quality Management District. Therefore, there are not significant effects relating to traffic are anticipated.

The ambient noise environment of the Project site consists primarily of traffic noise from the adjacent streets and the 91 Freeway located north of the project site. Short term noise levels associated with construction will comply with the City's Noise ordinance. Operational noise associated with the shopping center would be generated by vehicles, doors, car alarms, and peoples talking as is typical of commercial shopping centers. At the time of operation, the shopping center will not introduce a substantial new noise source relative to existing conditions and the project will operate within the standards of the adopted Noise Ordinance.

¹ Referenced documents are available for review at City Hall, Planning Bureau, 333 W. Ocean Blvd., 5th Floor, Long Beach, CA 90802.

Furthermore, the project has been condition to prohibit noise levels from the project to exceed the noise standards specified in the Long Beach Municipal Code.

The site is not identified as a contaminated or spill site, according to the Department of Toxic Substance Control's database EnviroStor. However, there are three sites located across the street from the project site at 6590 Atlantic Ave, 6629 Atlantic Ave, and 6601 Atlantic Avenue which were previously listed as Leaking Underground Storage Tank (LUST) and have been closed. Furthermore, a Phase II environmental site assessments were conducted for the project site and are incorporated by reference. The ESA's concluded that all Volatile Organic Compounds, Petroleum Hydrocarbons or Metals in Soils were less than the maximum threshold established by the Regional Water Quality Control Board or did not exceed local background levels and required no further action. Therefore, there is no potential for exposure due to contamination. The project includes a bioswale integrated into the perimeter landscaping to treat storm water run-off. Furthermore, the proposed project will comply with all requirements of the Long Beach Municipal Code Chapter 18.74 pertaining to low impact development standards and practices for stormwater pollution mitigation.

E. THE SITE CAN BE ADEQUATELY SERVED BY ALL REQUIRED UTILITIES AND PUBLIC SERVICES.

The project was previously developed and served by utilities and public services. The Project can adequately be served by utilities and public by reestablishing connections for water, sewer, electrically and natural gas, which would be undertaken as part of the building permitting process.



South Coast
Air Quality Management District
 21865 Copley Drive, Diamond Bar, CA 91765-4182
 (909) 396-2000 • www.aqmd.gov

SCAQMD Air Quality Significance Thresholds

Mass Daily Thresholds ^a		
Pollutant	Construction ^b	Operation ^c
NOx	100 lbs/day	55 lbs/day
VOC	75 lbs/day	55 lbs/day
PM10	150 lbs/day	150 lbs/day
PM2.5	55 lbs/day	55 lbs/day
SOx	150 lbs/day	150 lbs/day
CO	550 lbs/day	550 lbs/day
Lead	3 lbs/day	3 lbs/day
Toxic Air Contaminants (TACs), Odor, and GHG Thresholds		
TACs (including carcinogens and non-carcinogens)	Maximum Incremental Cancer Risk ≥ 10 in 1 million Cancer Burden > 0.5 excess cancer cases (in areas ≥ 1 in 1 million) Chronic & Acute Hazard Index ≥ 1.0 (project increment)	
Odor	Project creates an odor nuisance pursuant to SCAQMD Rule 402	
GHG	10,000 MT/yr CO2eq for industrial facilities	
Ambient Air Quality Standards for Criteria Pollutants ^d		
NO2 1-hour average annual arithmetic mean	SCAQMD is in attainment; project is significant if it causes or contributes to an exceedance of the following attainment standards: 0.18 ppm (state) 0.03 ppm (state) and 0.0534 ppm (federal)	
PM10 24-hour average annual average	10.4 µg/m ³ (construction) ^e & 2.5 µg/m ³ (operation) 1.0 µg/m ³	
PM2.5 24-hour average	10.4 µg/m ³ (construction) ^e & 2.5 µg/m ³ (operation)	
SO2 1-hour average 24-hour average	0.25 ppm (state) & 0.075 ppm (federal – 99 th percentile) 0.04 ppm (state)	
Sulfate 24-hour average	25 µg/m ³ (state)	
CO 1-hour average 8-hour average	SCAQMD is in attainment; project is significant if it causes or contributes to an exceedance of the following attainment standards: 20 ppm (state) and 35 ppm (federal) 9.0 ppm (state/federal)	
Lead 30-day Average Rolling 3-month average	1.5 µg/m ³ (state) 0.15 µg/m ³ (federal)	

^a Source: SCAQMD CEQA Handbook (SCAQMD, 1993)

^b Construction thresholds apply to both the South Coast Air Basin and Coachella Valley (Salton Sea and Mojave Desert Air Basins).

^c For Coachella Valley, the mass daily thresholds for operation are the same as the construction thresholds.

^d Ambient air quality thresholds for criteria pollutants based on SCAQMD Rule 1303, Table A-2 unless otherwise stated.

^e Ambient air quality threshold based on SCAQMD Rule 403.

KEY: lbs/day = pounds per day ppm = parts per million µg/m³ = microgram per cubic meter ≥ = greater than or equal to
 MT/yr CO₂eq = metric tons per year of CO₂ equivalents > = greater than

Uptown Commons - Los Angeles-South Coast County, Winter

Uptown Commons Los Angeles-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Strip Mall	11.00	1000sqft	2.14	11,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	9			Operational Year	2020

Utility Company Southern California Edison

CO2 Intensity (lb/MW/hr)	702.44	CH4 Intensity (lb/MW/hr)	0.029	N2O Intensity (lb/MW/hr)	0.006
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1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Override lot acreage to reflect actual development site size

Construction Phase -

Land Use Change -

Sequestration -

Table Name	Column Name	Default Value	New Value
tblLandUse	LotAcreage	0.25	2.14
tblSequestration	NumberOfNewTrees	0.00	6.00

Uptown Commons - Los Angeles-South Coast County, Winter

2.0 Emissions Summary**2.1 Overall Construction (Maximum Daily Emission)****Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day															
2019	10.4690	22.7851	15.4992	0.0260	6.6641	1.0920	7.7381	3.3971	1.0467	4.3851	0.0000	2,517.911 ₂	2,517.911 ₂	0.7709	0.0000	2,537.183 ₁
2020	10.4443	1.6875	1.8715	3.0800e-003	0.0112	0.1110	0.1222	2.9600e-003	0.1110	0.1140	0.0000	292.5223	292.5223	0.0221	0.0000	293.0758
Maximum	10.4690	22.7851	15.4992	0.0260	6.6641	1.0920	7.7381	3.3971	1.0467	4.3851	0.0000	2,517.911 ₂	2,517.911 ₂	0.7709	0.0000	2,537.183 ₁

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day															
2019	10.4690	22.7851	15.4992	0.0260	6.6641	1.0920	7.7381	3.3971	1.0467	4.3851	0.0000	2,517.911 ₂	2,517.911 ₂	0.7709	0.0000	2,537.183 ₁
2020	10.4443	1.6875	1.8715	3.0800e-003	0.0112	0.1110	0.1222	2.9600e-003	0.1110	0.1140	0.0000	292.5223	292.5223	0.0221	0.0000	293.0758
Maximum	10.4690	22.7851	15.4992	0.0260	6.6641	1.0920	7.7381	3.3971	1.0467	4.3851	0.0000	2,517.911 ₂	2,517.911 ₂	0.7709	0.0000	2,537.183 ₁

Uptown Commons - Los Angeles-South Coast County, Winter

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day															
Area	0.2458	1.0000e-005	1.1300e-003	0.0000		0.0000	0.0000		0.0000	0.0000		2.4100e-003	2.4100e-003	1.0000e-005		2.5700e-003
Energy	5.3000e-004	4.8500e-003	4.0700e-003	3.0000e-005		3.7000e-004	3.7000e-004		3.7000e-004	3.7000e-004		5.8147	5.8147	1.1000e-004	1.1000e-004	5.8492
Mobile	0.7946	3.5356	8.5318	0.0252	1.9724	0.0271	1.9995	0.5279	0.0254	0.5533		2.566.562 ₇	2.566.562 ₇	0.1576		2.570.502 ₀
Total	1.0410	3.5405	8.5370	0.0253	1.9724	0.0274	1.9999	0.5279	0.0257	0.5537		2.572.379₈	2.572.379₈	0.1577	1.1000e-004	2.576.353₈

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day															
Area	0.2458	1.0000e-005	1.1300e-003	0.0000		0.0000	0.0000		0.0000	0.0000		2.4100e-003	2.4100e-003	1.0000e-005		2.5700e-003
Energy	5.3000e-004	4.8500e-003	4.0700e-003	3.0000e-005		3.7000e-004	3.7000e-004		3.7000e-004	3.7000e-004		5.8147	5.8147	1.1000e-004	1.1000e-004	5.8492
Mobile	0.7946	3.5356	8.5318	0.0252	1.9724	0.0271	1.9995	0.5279	0.0254	0.5533		2.566.562 ₇	2.566.562 ₇	0.1576		2.570.502 ₀
Total	1.0410	3.5405	8.5370	0.0253	1.9724	0.0274	1.9999	0.5279	0.0257	0.5537		2.572.379₈	2.572.379₈	0.1577	1.1000e-004	2.576.353₈

Uptown Commons - Los Angeles-South Coast County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	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	Site Preparation	Site Preparation	1/30/2019	2/1/2019	5	3	
2	Grading	Grading	2/2/2019	2/11/2019	5	6	
3	Building Construction	Building Construction	2/12/2019	12/16/2019	5	220	
4	Paving	Paving	12/17/2019	12/30/2019	5	10	
5	Architectural Coating	Architectural Coating	12/31/2019	1/13/2020	5	10	

Acres of Grading (Site Preparation Phase): 4.5**Acres of Grading (Grading Phase): 3****Acres of Paving: 0****Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 16,500; Non-Residential Outdoor: 5,500; Striped Parking Area: 0 (Architectural Coating – sqft)****OffRoad Equipment**

Uptown Commons - Los Angeles-South Coast County, Winter

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	2	7.00	89	0.20
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	8.00	130	0.42
Paving	Rollers	2	8.00	80	0.38
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Paving	Paving Equipment	1	8.00	132	0.36
Site Preparation	Scrapers	1	8.00	367	0.48
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
Site Preparation	3	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	4.00	2.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	1.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

Uptown Commons - Los Angeles-South Coast County, Winter

3.1 Mitigation Measures Construction**3.2 Site Preparation - 2019****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.5908	0.0000	1.5908	0.1718	0.0000	0.1718			0.0000			0.0000
Off-Road	1.7557	21.5386	11.9143	0.0245		0.8537	0.8537		0.7854	0.7854		2,426.5408	2,426.5408	0.7677		2,445.7341
Total	1.7557	21.5386	11.9143	0.0245	1.5908	0.8537	2.4445	0.1718	0.7854	0.9572		2,426.5408	2,426.5408	0.7677		2,445.7341

Uptown Commons - Los Angeles-South Coast County, Winter

3.2 Site Preparation - 2019**Unmitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
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
Worker	0.0443	0.0325	0.3540	9.2000e-004	0.0894	7.7000e-004	0.0902	0.0237	7.1000e-004	0.0244	91.3705	91.3705	91.3705	3.1400e-003		91.4491
Total	0.0443	0.0325	0.3540	9.2000e-004	0.0894	7.7000e-004	0.0902	0.0237	7.1000e-004	0.0244	91.3705	91.3705	91.3705	3.1400e-003		91.4491

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Fugitive Dust					1.5908	0.0000	1.5908	0.1718	0.0000	0.1718			0.0000			0.0000
Off-Road	1.7557	21.5386	11.9143	0.0245		0.8637	0.8637		0.7854	0.7854	0.0000	2.426.540 ₈	2.426.540 ₈	0.7677		2,445.734 ₁
Total	1.7557	21.5386	11.9143	0.0245	1.5908	0.8637	2.4445	0.1718	0.7854	0.9572	0.0000	2.426.540₈	2.426.540₈	0.7677		2,445.734₁

Uptown Commons - Los Angeles-South Coast County, Winter

3.2 Site Preparation - 2019

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0443	0.0325	0.3540	9.2000e-004	0.0894	7.7000e-004	0.0902	0.0237	7.1000e-004	0.0244		91.3705	91.3705	3.1400e-003		91.4491
Total	0.0443	0.0325	0.3540	9.2000e-004	0.0894	7.7000e-004	0.0902	0.0237	7.1000e-004	0.0244		91.3705	91.3705	3.1400e-003		91.4491

3.3 Grading - 2019

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Fugitive Dust					6.5523	0.0000	6.5523	3.3675	0.0000	3.3675			0.0000			0.0000
Off-Road	2.0287	22.7444	10.1518	0.0206		1.0730	1.0730	0.9871	0.9871	0.9871		2,041.253 ₉	2,041.253 ₉	0.6458		2,057.399 ₇
Total	2.0287	22.7444	10.1518	0.0206	6.5523	1.0730	7.6253	3.3675	0.9871	4.3546		2,041.253₉	2,041.253₉	0.6458		2,057.399₇

Uptown Commons - Los Angeles-South Coast County, Winter

3.3 Grading - 2019**Unmitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0554	0.0407	0.4425	1.1500e-003	0.1118	9.6000e-004	0.1127	0.0296	8.9000e-004	0.0305		114.2131	114.2131	3.9300e-003		114.3113
Total	0.0554	0.0407	0.4425	1.1500e-003	0.1118	9.6000e-004	0.1127	0.0296	8.9000e-004	0.0305		114.2131	114.2131	3.9300e-003		114.3113

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Fugitive Dust					6.5523	0.0000	6.5523	3.3675	0.0000	3.3675			0.0000			0.0000
Off-Road	2.0287	22.7444	10.1518	0.0206		1.0730	1.0730	0.9871	0.9871	0.9871	0.0000	2.041.253 _g	2.041.253 _g	0.6458		2,057.399 ₇
Total	2.0287	22.7444	10.1518	0.0206	6.5523	1.0730	7.6253	3.3675	0.9871	4.3546	0.0000	2,041.253_g	2,041.253_g	0.6458		2,057.399₇

Uptown Commons - Los Angeles-South Coast County, Winter

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

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Vendor	8.6700e-003	0.2318	0.0677	5.1000e-004	0.0128	1.5000e-003	0.0143	3.6900e-003	1.4300e-003	5.1200e-003		54.2554	54.2554	3.8100e-003		54.3507
Worker	0.0222	0.0163	0.1770	4.6000e-004	0.0447	3.9000e-004	0.0451	0.0119	3.6000e-004	0.0122		45.6852	45.6852	1.5700e-003		45.7245
Total	0.0308	0.2480	0.2447	9.7000e-004	0.0575	1.8900e-003	0.0594	0.0156	1.7900e-003	0.0173		99.9407	99.9407	5.3800e-003		100.0752

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Off-Road	2.5581	18.9103	15.2545	0.0250		1.0901	1.0901		1.0449	1.0449	0.0000	2,312.1454	2,312.1454	0.4810		2,324.1705
Total	2.5581	18.9103	15.2545	0.0250		1.0901	1.0901		1.0449	1.0449	0.0000	2,312.1454	2,312.1454	0.4810		2,324.1705

Uptown Commons - Los Angeles-South Coast County, Winter

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

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	8.6700e-003	0.2318	0.0677	5.1000e-004	0.0128	1.5000e-003	0.0143	3.6900e-003	1.4300e-003	5.1200e-003		54.2554	54.2554	3.8100e-003		54.3507
Worker	0.0222	0.0163	0.1770	4.6000e-004	0.0447	3.9000e-004	0.0451	0.0119	3.6000e-004	0.0122		45.6852	45.6852	1.5700e-003		45.7245
Total	0.0308	0.2480	0.2447	9.7000e-004	0.0575	1.8900e-003	0.0594	0.0156	1.7900e-003	0.0173		99.9407	99.9407	5.3800e-003		100.0752

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

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Off-Road	1.2453	12.5685	11.8507	0.0178		0.7301	0.7301		0.6728	0.6728		1,746.243 ₂	1,746.243 ₂	0.5418		1,759.787 ₀
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.2453	12.5685	11.8507	0.0178		0.7301	0.7301		0.6728	0.6728		1,746.243₂	1,746.243₂	0.5418		1,759.787₀

Uptown Commons - Los Angeles-South Coast County, Winter

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

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
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
Worker	0.0831	0.0610	0.6637	1.7200e-003	0.1677	1.4500e-003	0.1691	0.0445	1.3300e-003	0.0458	171.3196	171.3196	171.3196	5.8900e-003		171.4670
Total	0.0831	0.0610	0.6637	1.7200e-003	0.1677	1.4500e-003	0.1691	0.0445	1.3300e-003	0.0458	171.3196	171.3196	171.3196	5.8900e-003		171.4670

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Off-Road	1.2453	12.5685	11.8507	0.0178		0.7301	0.7301		0.6728	0.6728	0.0000	1,746.243 ₂	1,746.243 ₂	0.5418		1,759.787 ₀
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.2453	12.5685	11.8507	0.0178		0.7301	0.7301		0.6728	0.6728	0.0000	1,746.243₂	1,746.243₂	0.5418		1,759.787₀

Uptown Commons - Los Angeles-South Coast County, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0831	0.0610	0.6637	1.7200e-003	0.1677	1.4500e-003	0.1691	0.0445	1.3300e-003	0.0458		171.3196	171.3196	5.8900e-003		171.4670
Total	0.0831	0.0610	0.6637	1.7200e-003	0.1677	1.4500e-003	0.1691	0.0445	1.3300e-003	0.0458		171.3196	171.3196	5.8900e-003		171.4670

3.6 Architectural Coating - 2019**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	10.1970					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2664	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288		281.4481	281.4481	0.0238		282.0423
Total	10.4634	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288		281.4481	281.4481	0.0238		282.0423

Uptown Commons - Los Angeles-South Coast County, Winter

3.6 Architectural Coating - 2019

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
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
Worker	5.5400e-003	4.0700e-003	0.0443	1.1000e-004	0.0112	1.0000e-004	0.0113	2.9600e-003	9.0000e-005	3.0500e-003	11.4213	11.4213	11.4213	3.9000e-004		11.4311
Total	5.5400e-003	4.0700e-003	0.0443	1.1000e-004	0.0112	1.0000e-004	0.0113	2.9600e-003	9.0000e-005	3.0500e-003	11.4213	11.4213	11.4213	3.9000e-004		11.4311

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Archit. Coating	10.1970					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2664	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288	0.0000	281.4481	281.4481	0.0238		282.0423
Total	10.4634	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288	0.0000	281.4481	281.4481	0.0238		282.0423

Uptown Commons - Los Angeles-South Coast County, Winter

3.6 Architectural Coating - 2019**Mitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	5.5400e-003	4.0700e-003	0.0443	1.1000e-004	0.0112	1.0000e-004	0.0113	2.9600e-003	9.0000e-005	3.0500e-003		11.4213	11.4213	3.9000e-004		11.4311
Total	5.5400e-003	4.0700e-003	0.0443	1.1000e-004	0.0112	1.0000e-004	0.0113	2.9600e-003	9.0000e-005	3.0500e-003		11.4213	11.4213	3.9000e-004		11.4311

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

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Archit. Coating	10.1970					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2422	1.6838	1.8314	2.9700e-003		0.1109	0.1109		0.1109	0.1109		281.4481	281.4481	0.0218		281.9928
Total	10.4392	1.6838	1.8314	2.9700e-003		0.1109	0.1109		0.1109	0.1109		281.4481	281.4481	0.0218		281.9928

Uptown Commons - Los Angeles-South Coast County, Winter

3.6 Architectural Coating - 2020

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	5.1100e-003	3.6200e-003	0.0401	1.1000e-004	0.0112	9.0000e-005	0.0113	2.9600e-003	9.0000e-005	3.0500e-003		11.0742	11.0742	3.5000e-004		11.0829
Total	5.1100e-003	3.6200e-003	0.0401	1.1000e-004	0.0112	9.0000e-005	0.0113	2.9600e-003	9.0000e-005	3.0500e-003		11.0742	11.0742	3.5000e-004		11.0829

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Archit. Coating	10.1970					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2422	1.6838	1.8314	2.9700e-003		0.1109	0.1109		0.1109	0.1109	0.0000	281.4481	281.4481	0.0218		281.9928
Total	10.4392	1.6838	1.8314	2.9700e-003		0.1109	0.1109		0.1109	0.1109	0.0000	281.4481	281.4481	0.0218		281.9928

Uptown Commons - Los Angeles-South Coast County, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.1100e-003	3.6200e-003	0.0401	1.1000e-004	0.0112	9.0000e-005	0.0113	2.9600e-003	9.0000e-005	3.0500e-003	11.0742	11.0742	11.0742	3.5000e-004		11.0829
Total	5.1100e-003	3.6200e-003	0.0401	1.1000e-004	0.0112	9.0000e-005	0.0113	2.9600e-003	9.0000e-005	3.0500e-003	11.0742	11.0742	11.0742	3.5000e-004		11.0829

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

Uptown Commons - Los Angeles-South Coast County, Winter

5.1 Mitigation Measures Energy

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
NaturalGas Mitigated	5.3000e-004	4.8500e-003	4.0700e-003	3.0000e-005	3.7000e-004	3.7000e-004	3.7000e-004	3.7000e-004	3.7000e-004	3.7000e-004		5.8147	5.8147	1.1000e-004	1.1000e-004	5.8492
NaturalGas Unmitigated	5.3000e-004	4.8500e-003	4.0700e-003	3.0000e-005	3.7000e-004	3.7000e-004	3.7000e-004	3.7000e-004	3.7000e-004	3.7000e-004		5.8147	5.8147	1.1000e-004	1.1000e-004	5.8492

**5.2 Energy by Land Use - NaturalGas
Unmitigated**

Land Use	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
lb/day																	
Strip Mall	49.4247	5.3000e-004	4.8500e-003	4.0700e-003	3.0000e-005	3.7000e-004	3.7000e-004	3.7000e-004	3.7000e-004	3.7000e-004	3.7000e-004		5.8147	5.8147	1.1000e-004	1.1000e-004	5.8492
Total		5.3000e-004	4.8500e-003	4.0700e-003	3.0000e-005	3.7000e-004	3.7000e-004	3.7000e-004	3.7000e-004	3.7000e-004	3.7000e-004		5.8147	5.8147	1.1000e-004	1.1000e-004	5.8492

Uptown Commons - Los Angeles-South Coast County, Winter

5.2 Energy by Land Use - NaturalGas**Mitigated**

Land Use	NaturalGas Use kBtu/yr	SO2	CO	NOx	CO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																	
Strip Mall	0.0494247	5.3000e-004	4.8500e-003	4.0700e-003	3.0000e-005	3.7000e-004	3.7000e-004	3.7000e-004	3.7000e-004	3.7000e-004	3.7000e-004		5.8147	5.8147	1.1000e-004	1.1000e-004	5.8492
Total		5.3000e-004	4.8500e-003	4.0700e-003	3.0000e-005	3.7000e-004	3.7000e-004	3.7000e-004	3.7000e-004	3.7000e-004	3.7000e-004		5.8147	5.8147	1.1000e-004	1.1000e-004	5.8492

6.0 Area Detail**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
lb/day																
Mitigated	0.2458	1.0000e-005	1.1300e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	2.4100e-003	2.4100e-003	2.4100e-003	1.0000e-005		2.5700e-003
Unmitigated	0.2458	1.0000e-005	1.1300e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	2.4100e-003	2.4100e-003	2.4100e-003	1.0000e-005		2.5700e-003

Uptown Commons - Los Angeles-South Coast County, Winter

6.2 Area by SubCategory**Unmitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0279					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.2178					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.1000e-004	1.0000e-005	1.1300e-003	0.0000		0.0000	0.0000		0.0000	0.0000		2.4100e-003	2.4100e-003	1.0000e-005		2.5700e-003
Total	0.2459	1.0000e-005	1.1300e-003	0.0000		0.0000	0.0000		0.0000	0.0000		2.4100e-003	2.4100e-003	1.0000e-005		2.5700e-003

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0279					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.2178					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.1000e-004	1.0000e-005	1.1300e-003	0.0000		0.0000	0.0000		0.0000	0.0000		2.4100e-003	2.4100e-003	1.0000e-005		2.5700e-003
Total	0.2459	1.0000e-005	1.1300e-003	0.0000		0.0000	0.0000		0.0000	0.0000		2.4100e-003	2.4100e-003	1.0000e-005		2.5700e-003

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

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

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

Equipment Type	Number
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11.0 Vegetation