EXHIBIT D

City of Long Beach

Long Beach Downtown Plan

Addendum to the Final Environmental Impact Report

May 2012

rincon

Environmental Scientists Planners Engineers

Addendum to the Final
Environmental Impact Report

Long Beach Downtown Plan

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Long Beach Downtown Plan
Addendum to the Final EIR

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INTRODUCTION

This document is an Addendum to the City of Long Beach Downtown Plan Final Environmental Impact Report (EIR - SCH# 2009071006). The Addendum analyzes the environmental effects of the proposed Meeker-Baker Office Project, which involves construction of an office building on a site within the Downtown Plan project area. The Addendum has been prepared in accordance with relevant provisions of the California Environmental Quality Act (CEQA) of 1970 (as amended) and the *CEQA Guidelines*.

According to Section 15164 of the *CEQA Guidelines*, an addendum to a previously certified EIR or Negative Declaration is the appropriate environmental document in instances when "only minor technical changes or additions are necessary" and when the new information does not involve new significant environmental effects beyond those identified in the previous EIR.

As discussed in detail below, the Meeker-Baker Office Project is consistent with the Downtown Plan. As such, it is within the parameters considered in the Downtown Plan Final EIR that was certified in January 2012. In addition, as supported by the analysis below, the proposed office development would have no new significant environmental effects beyond those identified in the Downtown Plan Final EIR. Therefore, this Addendum is the appropriate environmental document under CEQA. As discussed below, mitigation measures identified in the Downtown Plan Final EIR will apply to the current proposal, as will the adopted Mitigation Monitoring Plan for the Downtown Plan.

This Addendum describes the currently proposed development and compares its impacts to those identified in the Downtown Plan Final EIR.

This Addendum incorporates by reference the Press-Telegram Mixed Use Development Final EIR (SCH# 2006031124), which was originally certified by the City of Long Beach on November 16, 2006 and re-certified by the City Council on April 17, 2007. That Final EIR studied a previous proposal on the site of the proposed Meeker-Baker Office Project. The current proposal would have less impact with respect to shade/shadows and cultural resources than the project studied in that Final EIR.

PROJECT DESCRIPTION/BACKGROUND

Project Site Location

The current project site is located in the southern portion of Los Angeles County, in the City of Long Beach. The site is located within the Downtown Plan project area. The 2.5-acre site comprises one full city block bordered to the east by Locust Avenue, to the west by Pine Avenue, to the north by 7th Street and to the south by 6th Street, and bisected by Tribune Court, a private alley. The location of the Downtown Plan project area within Long Beach is illustrated on Figure 1. The location of the current project site within the Downtown Plan project area is shown on Figure 2.

Downtown Plan

The Downtown Plan project area encompasses approximately 725 acres roughly bounded by the Los Angeles River on the west and Ocean Boulevard on the south. The north boundary generally follows portions of 7th and 10th streets and Anaheim Street, and the east boundary includes property land on both sides of Alamitos Avenue (see Figure 2).
Adopted in January 2012, the Downtown Plan involves zone reclassifications and design guidelines to implement development and design standards of the Long Beach Downtown Plan in place of the former land use plans and zoning regulations for the project area. The Downtown Plan incorporates zoning, development standards, and design guidelines that are required of all new development within the project area. It involves an area-wide plan to shape and direct future development with the Downtown Plan project area.

Based on the Downtown Plan Final EIR, the Downtown Plan development standards and design guidelines would provide for an expected increase in the density and intensity of existing Downtown land uses by allowing up to: (1) approximately 5,000 new residential units; (2) 1.5 million square feet of new office, civic, cultural, and similar uses; (3) 384,000 square feet of new retail; (4) 96,000 square feet of restaurants; and (5) 800 new hotel rooms. The development ancitipated for the project area would occur over a 25-year time period. The City will evaluate, assess, and monitor development in the Downtown Plan area on an on-going basis.

Details regarding Downtown Plan standards and guidelines can be viewed on the City of Long Beach website (http://www.lbds.info/planning/environmental_planning/environmental_reports.asp).

Current Proposal

The current project site is occupied by two buildings, both of which are of historic interest. These include the Meeker Building (a.k.a. Baker Building), a City-designated historic landmark located on the southeast corner of 7th Street and Pine Avenue, and the Press-Telegram Building, which occupies much of southwest corner of the site. The Meeker Building is a two-story structure with 18,330 gross square feet (GSF) of floor area. The Press-Telegram Building is a five-story structure with 73,213 GSF of floor area. No modifications to the Press-Telegram Building are proposed.

The current proposal, known as the Meeker-Baker Office Project, involves a six-story, 127,000 GSF office building that would essentially be built on top of the Meeker Building. The two-story façade of the Meeker Building would be retained, but the complete structure behind the two-story façade would be removed. Floors and walls would then be replaced with new construction, raising the building to six stories (approximately 85 feet) in height. The new construction would be set back a few feet from the exterior facade line. Interior spaces are to be removed. The remaining exterior building facade is to be restored to its historic appearance, while aluminum and glass storefronts are to be installed within the existing storefront openings.

DOWNTOWN PLAN CEQA PROCESS/EIR

The City of Long Beach prepared a Program EIR for the Downtown Plan in accordance with the requirements of CEQA and the CEQA Guidelines. A Notice of Preparation (NOP) was filed with the California Office of Planning and Research and distributed to involved public agencies and interested parties for a 30-day public review period that commenced on July 1, 2009. The Draft EIR was circulated to State agencies for review through the State Clearinghouse, Office of Planning and Research. The 115-day public review period ran from December 10, 2010, to April 4, 2011. During the public review period, the City received 33 written comments on the Draft PEIR. These comment letters, as well as the response to comments, were included in the Final EIR, which was certified by the Long Beach City Council on January 10, 2012.

The EIR addressed the potential environmental effects of forecast growth under the Downtown Plan. The scope of the EIR included environmental issues determined to be potentially significant based on the Initial Study and responses to the NOP.

The following issues were addressed in detail in the EIR:

- Aesthetics
- Air Quality
- Cultural Resources
- Geology and Seismicity
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Transportation and Traffic
- Utilities and Service Systems

The EIR also considered a range of alternatives to the proposed Downtown Plan, as required by CEQA.

Significant and unavoidable impacts that could not be mitigated were identified in the EIR and addressed in the adopted CEQA findings and statement of overriding considerations for the following issue areas:

- Aesthetics
- Air Quality
- Cultural Resources
- Greenhouse Gas Emissions
- Vibration
- Population and Housing
- Public Services
- Transportation and Traffic

ENVIRONMENTAL IMPACTS OF MEEKER-BAKER OFFICE PROJECT

This section addresses each of the environmental issues discussed in the Downtown Plan Final EIR to determine whether or not the current proposal has the potential to create new significant impacts or a substantial increase in the significance of a significant impact as compared to what was identified in the Downtown Plan Final EIR.

Aesthetics

Shadows

The Downtown Plan Final EIR identifies an unavoidably significant shadow impact due to the potential introduction of high rise structures within the project area that could cast shadows onto shadow-sensitive uses. The project site is within an area where heights of up to 240 feet are allowed and heights of up to 500 feet are allowed with incentives. Buildings of such heights could cast shadows onto nearby shadow-sensitive uses, notably the International Elementary School directly adjacent to the northeast and the school's play yard to the north.

The proposed Meeker-Baker Office Project involves a six-story, approximately 85-foot, office building on the site of the existing two-story Meeker Building. This building could cast shadows on adjacent uses to the north, including the International Elementary School. However, the shadows would be substantially less than what could potentially occur if a building at the 240-foot (or 500-foot) height limit of the Downtown Plan were constructed. As such, shadow impacts would be well within what was considered in the Downtown Plan Final EIR. Per Downtown Plan Final EIR Mitigation Measure AES-3, a shadow study has been conducted for the Meeker-Baker Office Project. As shown on Figure 8, the 85-foot building would not cast shadows onto any shadow-sensitive uses on the summer solstice (June 21). However, on the winter solstice, the play field of the International Elementary School located northeast of the proposed Meeker-Baker project site would be partially shaded for most of the afternoon on the winter solstice (December 21). Because this shadow-sensitive use would be shaded for more than three hours, the impact of the Meeker-Baker Office Project would be significant.

The proposed Meeker-Baker Office Project would not create any new significant shadow impacts beyond those identified in the Downtown Plan Final EIR or increase the severity of significant shadow impacts identified in the Downtown Plan Final EIR. It would, however, contribute to the significant and unavoidable impact of the Downtown Plan, as identified in the Downtown Plan Final EIR.

Lighting

The Downtown Plan Final EIR identifies significant, but mitigable impacts related to the introduction of lighting and sources of glare, such as glass and other reflective materials. The proposed Meeker-Baker Office Project would add building lighting as well as glass and other building materials that may produce glare. As such, it would incrementally contribute to the

overall significant impact associated with development facilitated by the Downtown Plan. However, Downtown Plan Final EIR Mitigation Measures AES-2(a) through (d) would apply, requiring the development of a project lighting plan that minimizes light spillover and specifying the use of high quality building materials, light fixture shielding, and window tinting. Implementation of these measures would ensure that the proposed Meeker-Baker Office Project would not create any new significant light or glare impacts beyond those identified in the Downtown Plan Final EIR or increase the severity of significant impacts identified in the Downtown Plan Final EIR.

Visual Character

The Downtown Plan Final EIR identifies a less than significant impact related to changes in visual character within the Downtown Plan project area. Similar to what is described for many Downtown properties in the Downtown Plan Final EIR, the proposed Meeker-Baker Office Project would involve redevelopment/rehabilitation of an existing building that suffers from deferred maintenance and has fallen into disrepair. The proposed development would be expected to improve the visual character of the property by providing new development that is consistent with the scale and architectural character called for in the Downtown Plan. Consequently, the proposed Meeker-Baker Office Project would not create any new significant visual character impacts or increase the severity of significant visual character impacts identified in the Downtown Plan Final EIR.

Air Quality

Construction Impacts

The Downtown Plan Final EIR identifies construction-related air quality impacts as unavoidably significant since emissions of reactive organic compounds (ROCs), nitrogen oxides (NOx), volatile organic compounds (VOCs), and particulate matter (PM_{10} and $PM_{2.5}$) would potentially exceed South Coast Air Quality Management District significance thresholds. The proposed Meeker-Baker Office Project would involve construction activity that would generate emissions of these same pollutants and would therefore contribute to this unavoidably significant impact. As such, the requirements of Mitigation Measure AQ-1(a), which focuses on reducing construction-related emissions, would apply. Implementation of this measure, along with standard South Coast Air Quality Management District (SCAQMD) requirements, would reduce construction-related emissions to the degree feasible and would ensure that the proposed Meeker-Baker Office Project would not create any new significant impacts beyond those identified in the Downtown Plan Final EIR or increase the severity of significant impacts identified in the Downtown Plan Final EIR.

The SCAQMD has also developed Localized Significance Thresholds (LSTs) in response to the Governing Board's Environmental Justice Enhancement Initiative (1-4), which was prepared to update the SCAQMD's CEQA Air Quality Handbook. LSTs were devised in response to concern regarding exposure of individuals to criteria pollutants in local communities. LSTs represent the maximum emissions from a project that would not cause or contribute to an air quality exceedance of the most stringent applicable federal or state ambient air quality standard at the nearest sensitive receptor, taking into consideration ambient concentrations in each

source receptor area (SRA), project size, and distance to the sensitive receptor. However, LSTs only apply to emissions within a fixed stationary location, including idling emissions during both project construction and operation. LSTs have been developed only for NOx, CO, PM10 and PM2.5. LSTs are not applicable to mobile sources such as cars on a roadway (Final Localized Significance Threshold Methodology, SCAQMD, June 2003).

LSTs have been developed for emissions within areas up to five acres in size, with air pollutant modeling recommended for activity within larger areas. The SCAQMD provides a lookup table for project sites that measure one, two, three, four, or five acres. The project site would be less than one acre and is located in Source Receptor Area 4 (SRA-4) which is designated by the SCAQMD as the South Coastal LA County and includes the City of Long Beach. LST thresholds used for the proposed project are the LSTs for 1-acre sites.

The closest sensitive receptors to the project site would be users of the park located to the across 7th Street (approximately 90 feet northeast of the project site). Table 1 summarizes the estimated maximum daily emissions of ROG, NOx, CO, PM_{10}, and $PM_{2.5}$ during each of the major phases of construction. As shown in Table 1, on-site emissions during construction of the proposed Meeker-Baker Office Project would not exceed any of the daily LST thresholds. The proposed Meeker-Baker Office Project would not create any new significant impacts beyond those identified in the Downtown Plan Final EIR or increase the severity of significant impacts identified in the Downtown Plan Final EIR.

Table 1
LSTs Maximum Daily Construction Emissions (pounds per day)

Emission Source[1]		ROG	NO_x	CO	PM_{10}	$PM_{2.5}$
Demolition	On-site	2.0	13.91	9.51	2.84	1.04
Site Preparation	On-site	1.72	12.58	8.68	1.34	0.81
Grading	On-site	2.0	13.91	9.51	1.79	1.45
Building Construction	On-site	2.2	16.33	10.77	1.04	1.04
Paving	On-site	2.32	14.52	9.76	1.20	1.20
Architectural Coating	On-site	37.25	2.96	1.94	0.27	0.27
Maximum On-site lbs/day		**37.25**	**16.33**	**10.77**	**2.84**	**1.45**
LST Thresholds (On-site only)		*N/A*	*57*	*585*	*4*	*3*
Exceed Daily LST Thresholds?		***N/A***	***No***	***No***	***No***	***No***

Notes: All calculations were made using CalEEMod v.2011.1. See Appendix for calculations. Grading, Paving, Building Construction and Architectural Coating totals include worker trips, construction vehicle emissions and fugitive dust.
[1] For LST thresholds, emission sources are only related to on-site emissions.

Toxic Air Contaminants

The Downtown Plan Final EIR identifies an unavoidably significant impact related to the potential introduction of sensitive receptors to health risks associated with proximity to the Port of Long Beach. The proposed Meeker-Baker Office Project involves an office development that is not considered a sensitive receptor with respect to toxic air contaminants. Consequently, this impact of the Downtown Plan does not apply and the current proposal would not create any new significant impacts beyond those identified in the Downtown Plan Final EIR or increase the severity of significant impacts identified in the Downtown Plan Final EIR.

Odors

The Downtown Plan Final EIR identifies a potentially significant, but mitigable impact related to odors from truck idling and restaurants on adjacent properties. The proposed Meeker-Baker Office Project does not involve a restaurant, but could involve periodic truck idling in front of the building, which could potentially produce odors at adjacent uses. Consequently, some components of Downtown Plan Final EIR Mitigation Measure AQ-6 would apply, such as requirements to locate truck loading docks as far as possible from sensitive receptors and post signs limiting idling of diesel trucks to 5 minutes. Implementation of these requirements would ensure that the proposed Meeker-Baker Office Project would not create any new significant odor impacts beyond those identified in the Downtown Plan Final EIR or increase the severity of significant impacts identified in the Downtown Plan Final EIR.

Carbon Monoxide Hot Spots

The Downtown Plan Final EIR identifies a less than significant impact with respect to creation of carbon monoxide (CO) "hot spots" where CO concentrations exceed state and/or federal standards. CO hot spots are primarily related to traffic congestion and, as discussed under Transportation and Traffic, the proposed Meeker-Baker Office Project would not generate traffic impacts beyond those identified in the Downtown Plan Final EIR. Therefore, the proposed Meeker-Baker Office Project would not create any new significant CO impacts or increase the severity of CO impacts identified in the Downtown Plan Final EIR.

Cultural Resources

Historic Resources

The Downtown Plan Final EIR identifies an unavoidably significant impact to cultural (historic) resources associated with buildout of the Downtown Plan. Table 4.3-2 on page 4.3-18 of the Downtown Plan Final EIR identifies the Meeker (Baker) Building as a designated landmark within the Downtown Plan project area that could be significantly impacted by project area development. Downtown Plan Final EIR Mitigation Measure CR-1(b) outlines a mitigation program for Downtown projects that would affect historic resources. The program includes specific steps to determine whether a building is a historic resource under CEQA and, if it is determined to be a resource, to document its historic significance and components with photodocumentation and drawings to be submitted for archival storage. The Downtown Plan

Final EIR states that such mitigation would reduce historic resource impacts, but not to a level of insignificance.

In accordance with Measure CR-1(a) of the Downtown Plan Final EIR, a historic resource evaluation has been conducted in conjunction with this Addendum. The evaluation, attached as an appendix to this Addendum, was prepared by San Buenaventura Research Associates. The discussion below is based in part on that evaluation.

The Meeker (Baker) Building is designated as a City Landmark. In addition, previous analyses of the building determined that it is eligible for listing on both the National Register of Historic Places (NRHP) and the California Register of Historic Resources (CRHR).

The proposed Meeker-Baker Office Project involves preservation and partial restoration of the exterior walls of the Meeker Building to their historic condition. However, the current proposal would result in the loss of extensive historic building fabric for the Meeker Building, including all of the interior spaces of the building related to its historic use.

The Secretary of the Interior's Standards for Rehabilitation call for additions to historic properties to "be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment." The proposed Meeker-Baker Office Project would result in a large building mass added within and above the exterior elevations of the historic property that does not respect the materials, features, size, scale and proportion, and massing of the historic property. Further, the proposed aluminum and glass storefront treatments, which are placed at a uniform depth between the pilasters defining the storefront bays without the employment of bulkheads, transoms or entries, do not represent the scale, features, proportions and materials of historic storefronts. Consequently, the proposed project as a whole is not in conformance with the Secretary of the Interior's Standards.

Due to the limited amount of historic fabric to be retained, the property would no longer remain eligible for listing on the NRHP or the CRHR, or as a City Landmark, due to a significant loss of design and setting integrity. Outside of preserving the building, this would be an unavoidably significant impact, similar to what is described in the Downtown Plan Final EIR.

Implementation of the requirements in Downtown Plan Final EIR Mitigation Measure CR-1(b) would mitigate impacts associated with the proposed Meeker-Baker Office Project to the degree feasible by requiring photo documentation of the existing building, preparation of measured drawings of the existing building, and archival storage of these records prior to any building alterations. With implementation of this measure, the proposed Meeker-Baker Office Project would not create any new significant historic resource impacts or increase the severity of historic resource impacts beyond those identified in the Downtown Plan Final EIR.

Archaeological Resources

The Downtown Plan Final EIR identifies a significant, but mitigable impact to archaeological resources due to the potential for disturbance of as yet undiscovered resources during excavation and grading activities. Due to the lack of natural ground surfaces within the Downtown Plan project area, no surveys can be conducted prior to onset of demolition or other

ground-disturbing activities. Therefore, Downtown Plan Final EIR Mitigation Measures CR-2(a) through (c) require monitoring of construction activity within the Downtown Plan project area and evaluation and preservation of any identified resources. These mitigation measures would apply to the proposed Meeker-Baker Office Project and would ensure that construction activity associated with the project would not create any new significant archaeological resource impacts or increase the severity of archaeological resource impacts beyond those identified in the Downtown Plan Final EIR.

Paleontological Resources

The Downtown Plan Final EIR identifies a significant, but mitigable impact to paleontological resources due to the potential for disturbance of as yet undiscovered resources during excavation and grading activities. Due to the lack of natural ground surfaces within the Downtown Plan project area, no surveys can be conducted prior to onset of demolition or other ground-disturbing activities. Therefore, Downtown Plan Final EIR Mitigation Measures CR-3(a), (b), and (c) require monitoring of construction activity within the Downtown Plan project area and evaluation and preservation of any identified resources. These mitigation measures would apply to the proposed Meeker-Baker Office Project and would ensure that construction activity associated with the project would not create any new significant paleontological resource impacts or increase the severity of paleontological resource impacts beyond those identified in the Downtown Plan Final EIR.

Geology and Seismicity

Ground Shaking

The Downtown Plan Final EIR identifies a significant, but mitigable impact related to the introduction of new buildings that could increase the risk of structural damage and injury due to seismic ground shaking. The proposed Meeker-Baker Office Project would incrementally contribute to this impact by introducing a six-story office building with the Downtown Plan project area. However, by replacing an existing older building with a new building constructed to current seismic standards, it may actually reduce ground shaking risk. In addition, the currently proposed building would be subject to Downtown Plan Final EIR Mitigation Measure Geo-1, which requires that all project area buildings be constructed to withstand the expected ground acceleration at the site and to comply with applicable provisions of the Uniform Building Code (UBC). Implementation of this measure would ensure that the proposed Meeker-Baker Office Project would not create any new significant ground shaking impacts beyond those identified in the Downtown Plan Final EIR or increase the severity of significant impacts identified in the Downtown Plan Final EIR.

Liquefaction

The Downtown Plan Final EIR identifies a significant, but mitigable impact related to the introduction of new buildings that could be subject to liquefaction hazards. Although the current project site is not in an area of high liquefaction potential, the proposed Meeker-Baker Office Project would incrementally contribute to this impact by introducing a six-story office building that could potentially be subject to liquefaction. However, the currently proposed

building would be subject to Downtown Plan Final EIR Mitigation Measure Geo-2, which requires confirmation of onsite liquefaction potential and implementation of appropriate structural design techniques to minimize the potential for liquefaction-related damage. Implementation of this measure would ensure that the proposed Meeker-Baker Office Project would not create any new significant liquefaction impacts beyond those identified in the Downtown Plan Final EIR or increase the severity of significant impacts identified in the Downtown Plan Final EIR.

Expansive Soil

The Downtown Plan Final EIR identifies a significant, but mitigable impact related to the introduction of new buildings that could be subject to structural damage due to expansive or unstable soils. The proposed Meeker-Baker Office Project would incrementally contribute to this impact by introducing a six-story office building with the Downtown Plan project area. However, the currently proposed building would be subject to Downtown Plan Final EIR Mitigation Measure Geo-3, which requires use of grading and foundation designs engineered to withstand conditions where the expansion index if found to be greater than 20. Implementation of this measure would ensure that the proposed Meeker-Baker Office Project would not create any new significant impacts related to expansive or unstable soils beyond those identified in the Downtown Plan Final EIR or increase the severity of significant impacts identified in the Downtown Plan Final EIR.

Greenhouse Gas Emissions

The Downtown Plan Final EIR identifies an unavoidably significant impact related to emissions of greenhouse gases (GHGs) and the potential contribution of such emissions to global climate change. The proposed Meeker-Baker Office Project would involve temporary construction activity as well as long-term increases in energy use and vehicle trips that would generate GHG emissions and contribute to this cumulative impact. As such, Mitigation Measures GHG-1(a) and (b) and GHG-2(a) and (b) from the Downtown Plan Final EIR would apply to the current proposal. These measures stipulate compliance with all applicable air quality measures (which would also reduce GHG emissions) as well as additional requirements specifically aimed at reducing GHG emissions through such means as use of alternative fuels, reduction in vehicle trips, and use of water and energy efficiency techniques. Implementation of these measures would reduce GHG emissions to the degree feasible and would ensure that the proposed Meeker-Baker Office Project would not create any new significant GHG impacts beyond those identified in the Downtown Plan Final EIR or increase the severity of significant impacts identified in the Downtown Plan Final EIR.

Hazards and Hazardous Materials

Asbestos and Lead-Based Paint

The Downtown Plan Final EIR identifies a significant, but mitigable impact related to the potential to encounter asbestos and lead-based paint during rehabilitation or demolition of existing buildings. The proposed Meeker-Baker Office Project involves rehabilitation of an existing building that could potentially contain both asbestos and lead-based paint. The current

project site is also adjacent to the International Elementary School; therefore, rehabilitation activity could potentially expose children to accidental releases of asbestos or lead. As such, it would incrementally contribute to this significant impact. However, Downtown Plan Final EIR Mitigation Measures Haz-1(a) through Haz-1(c) would apply, requiring lead and asbestos surveys and, if necessary, abatement in accordance with applicable Occupational Safety and Health Administration (OSHA) and South Coast Air Quality Management District requirements prior to issuance of a renovation or demolition permit. Implementation of these measures would reduce impacts to below a level of significance and ensure that the proposed Meeker-Baker Office Project would not create any new significant impacts related to asbestos or lead-based paint beyond those identified in the Downtown Plan Final EIR or increase the severity of significant impacts identified in the Downtown Plan Final EIR.

Contaminated Soil and Groundwater

The Downtown Plan Final EIR identifies a significant, but mitigable impact related to the potential to encounter soil and/or groundwater contamination associated with historic industrial activity. A Phase I Environmental Site Assessment (ESA) completed by Leymaseter Environmental Consulting, LLC in 2005 indicated that several areas on the current project site have recognized or potential environmental conditions that could pose a health and safety risk to site construction workers and site future occupants (City of Long Beach, Press Telegram Mixed Use Development EIR, 2006). However, Downtown Plan Final EIR Mitigation Measures Haz-3(a) through (d) require prepare and implement a contingency plan for the remediation of any identified onsite hazards. This plan will require, as appropriate, soil sampling and remediation of any contaminant concentrations exceeding regulatory standards of the City, Department of Toxic Substances Control, or Regional Water Quality Control Board prior to any onsite ground disturbing activities. Implementation of these measures would reduce impacts to below a level of significance and ensure that the proposed Meeker-Baker Office Project would not create any new significant impacts related to soil or groundwater contamination beyond those identified in the Downtown Plan Final EIR or increase the severity of significant impacts identified in the Downtown Plan Final EIR.

Hydrology and Water Quality

Surface Water Quality

The Downtown Plan Final EIR identifies a significant, but mitigable impact related to the discharge of urban pollutants during construction and operation of individual Downtown Plan project area developments. The proposed Meeker-Baker Office Project would incrementally contribute to this impact as it would involve construction activity and operation of an office development on a 2.5-acre site within the Downtown Plan project area. However, the proposed development would be subject to Downtown Plan Final EIR Mitigation Measures Hydro-1 and Hydro-2, which require preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP) and a Standard Urban Stormwater Mitigation Plan (SUSMP). The SWPPP would specify best management practices (BMPs) to be used to control pollutants in runoff during construction, per the requirements of the National Pollutant Discharge Eliminate System (NPDES). The SUSMP would specify pollutant controls to be installed onsite to control long-term runoff from the site in accordance with NPDES requirements. Implementation of these

measures would reduce impacts to below a level of significance and ensure that the proposed Meeker-Baker Office Project would not create any new significant water quality impacts related to beyond those identified in the Downtown Plan Final EIR or increase the severity of significant impacts identified in the Downtown Plan Final EIR.

Storm Drain Capacity

The Downtown Plan Final EIR identifies a significant, but mitigable impact related to potential exceedance of capacity in the area storm drain system due to an increase in development intensity throughout the Downtown Plan project area. The proposed Meeker-Baker Office Project would incrementally contribute to this impact. However, since the proposal involves redevelopment of an already urbanized 2.5-acre site, its impact with respect to changes in hydrological conditions would be minimal. Moreover, the proposed development would be subject to Downtown Plan Final EIR Mitigation Measure Hydro-2, which would require, as determined by the City's Stormwater Management Division, identification and implementation of storm drain system improvements needed to accommodate any increase in runoff. As appropriate and required by Mitigation Measure Hydro-3, the developer may be required to incorporate Low Impact Development (LID) practices to reduce post-development peak stormwater discharge rates. Implementation of this measure would reduce impacts to below a level of significance and ensure that the proposed Meeker-Baker Office Project would not create any new significant impacts related to hydrology or storm drain capacity beyond those identified in the Downtown Plan Final EIR or increase the severity of significant impacts identified in the Downtown Plan Final EIR.

Land Use and Planning

The Downtown Plan Final EIR identifies a less than significant impact with respect to conflicts with land use plans, policies, and regulations. The proposed Meeker-Baker Office Project involves a 6-story (85-foot) office development that is well within the height and massing restrictions outlined in the Downtown Plan, which allows buildings of up to 240 feet (500 feet with incentives) on the project site. The current proposal would not create any new significant land use impacts or increase the severity of land use impacts identified in the Downtown Plan Final EIR.

Noise

Construction Vibration

The Downtown Plan Final EIR identifies an unavoidably significant impact related to construction-related vibration associated with development within the Downtown Plan project area. The proposed Meeker-Baker Office Project would involve construction that may involve pile driving and other activities that would potentially generate short-term vibration increases that could affect nearby receptors. As such, Mitigation Measure Noise-2 from the Downtown Plan Final EIR would apply, requiring the applicant to develop a vibration monitoring and contingency plan, identify vibration limits for construction activities, monitor vibration throughout construction, and take actions to reduce vibration as appropriate. Implementation of this measure would ensure that the proposed Meeker-Baker Office Project would not create

any new significant vibration impacts beyond those identified in the Downtown Plan Final EIR or increase the severity of significant impacts identified in the Downtown Plan Final EIR.

Construction Noise

The Downtown Plan Final EIR identifies a significant, but mitigable impact related to temporary noise increases associated with individual construction projects within the Downtown Plan project area. The proposed Meeker-Baker Office Project would contribute to this impact insofar as it would involve construction of a six-story, 127,000 GSF office building within the Downtown Plan project area. Construction noise associated with the proposed development would be audible at nearby receptor locations, including the International Elementary School immediately to the north across 7th Street. However, onsite construction activity would be subject to Downtown Plan Final EIR Mitigation Measures Noise-1(a) and (b), which specify a range of requirements pertaining to construction activity. These include such techniques as limitations on construction hours, routing of construction traffic away from noise-sensitive receptors, and use of noise blankets and temporary barriers to shield sensitive receptors of construction-related noise. Implementation of these measures would reduce impacts to below a level of significance and ensure that the proposed Meeker-Baker Office Project would not create any new significant construction noise impacts beyond those identified in the Downtown Plan Final EIR or increase the severity of significant impacts identified in the Downtown Plan Final EIR.

Residential Noise Exposure

The Downtown Plan Final EIR identifies a significant, but mitigable impact related to exposure of new Downtown Plan project area residents to noise exceeding residential standards. Neither this impact nor the mitigation measures identified for the impact applies to the proposed Meeker-Baker Office Project, which involves an office development and does not include any residential uses. The current proposal would not create any new significant impacts related to residential noise exposure beyond those identified in the Downtown Plan Final EIR or increase the severity of significant impacts identified in the Downtown Plan Final EIR.

Traffic-Related Noise and Vibration

The Downtown Plan Final EIR identifies unavoidably significant impacts related to noise and vibration associated with long-term increases in automobile and truck traffic. The proposed Meeker-Baker Office Project involves an office development that would not generate automobile or truck traffic exceeding the levels identified in the Downtown Plan Final EIR (see discussion under Transportation and Traffic). Consequently, it would not create any new significant impacts related to traffic noise or vibration, nor would it increase the severity of traffic-related noise and vibration impacts identified in the Downtown Plan Final EIR.

Population and Housing

The Downtown Plan Final EIR identifies unavoidably significant population and housing impacts related to population growth and displacement of existing housing and population. The proposed Meeker-Baker Office Project would not add any resident population, nor would it displace any people or housing. Consequently, it would not contribute to either of these

impacts. The current proposal would not create any new significant population or housing impacts beyond those identified in the Downtown Plan Final EIR or increase the severity of significant impacts identified in the Downtown Plan Final EIR.

Public Services

Parks and Recreation

The Downtown Plan Final EIR identifies an unavoidably significant parks and recreation impact related to the demand for new parks generated by forecast project area residential growth. The proposed Meeker-Baker Office Project does not involve development of any new housing and, therefore, would not directly generate demand for parks or recreation. Nevertheless, the applicant would be required to pay applicable park and recreation facilities in-lieu fees. The current proposal would not create any new significant parks and recreation impacts beyond those identified in the Downtown Plan Final EIR or increase the severity of significant impacts identified in the Downtown Plan Final EIR.

Schools

The Downtown Plan Final EIR identifies a less than significant impact related to generation of students and public school capacity. The current proposal involves an office development that would not generate students or otherwise affect school capacity. Nevertheless, the applicant would be required to pay state-mandated school impact fees. The proposed Meeker-Baker Office Project would not create any new significant school impacts or increase the severity of school impacts identified in the Downtown Plan Final EIR.

Fire Protection

The Downtown Plan Final EIR identifies a less than significant impact related to increased demand for fire protection service. The proposed Meeker-Baker Office Project involves an office development that is within the growth parameters considered in the Downtown Plan Final EIR and would be located on a site that is currently served by the Long Beach Fire Department. Consequently, it would not require the construction of new fire protection facilities or otherwise create significant impacts related to fire protection service. The proposed Meeker-Baker Office Project would not create any new significant fire protection impacts or increase the severity of fire protection impacts identified in the Downtown Plan Final EIR.

Police Protection

The Downtown Plan Final EIR identifies a less than significant impact related to increased demand for police protection service. The proposed Meeker-Baker Office Project involves an office development that is within the growth parameters considered in the Downtown Plan Final EIR and would be located on a site that is currently served by the Long Beach Police Department. Consequently, it would not require the construction of new police protection facilities or otherwise create significant impacts related to police protection service. The proposed Meeker-Baker Office Project would not create any new significant police protection impacts or increase the severity of police protection impacts identified in the Downtown Plan Final EIR.

Libraries

The Downtown Plan Final EIR notes that Downtown Plan project area development may create library service demands that exceed capacity, but identifies a less than significant impact related to libraries since the City has the authority to construction needed new facilities. The current proposal involves an office development that would not directly generate demand for library services and that is within the growth parameters considered in the Downtown Plan Final EIR. Consequently, the proposed Meeker-Baker Office Project would not create any new significant library-related impacts or increase the severity of library-related impacts identified in the Downtown Plan Final EIR.

Transportation and Traffic

Circulation System Capacity

The Downtown Plan Final EIR identifies unavoidably significant transportation and traffic impacts related to potential exceedances of City of level of service (LOS) standards on portions of the local roadway network and creation of a traffic level increase of more than 2% at Congestion Management Program (CMP) intersections. The current proposal would contribute to this significant impact by generating additional traffic on the roadway network, particularly on roadways serving the project site such as Pine Avenue, 6th Street, and 7th Street. However, the amount of office development proposed for the site (127,000 GSF) represents only about 8% the 1.5 million square feet of office space forecast within the Downtown Plan project area. Consequently, the current proposal's impacts are accounted for the traffic forecasts contained in the Downtown Plan Final EIR. The proposed Meeker-Baker Office Project would not create any new significant transportation/ traffic impacts beyond those identified in the Downtown Plan Final EIR or increase the severity of significant impacts identified in the Downtown Plan Final EIR. Nevertheless, the applicant would be required to make a "fair share" contribution toward implementation of Downtown Plan Final EIR Mitigation Measures Traf-1(a) through (d).

Emergency Access

The Downtown Plan Final EIR identifies a less than significant impact with respect to emergency access since the Downtown Plan would not alter operations for emergency vehicles. Similarly, the current proposal would not alter emergency vehicle operations. In addition, as discussed under Circulation System Capacity, it would not create any impacts related to circulation system levels of service beyond those identified in the Downtown Plan Final EIR. As such, the proposed Meeker-Baker Office Project would not create any new significant emergency access impacts or increase the severity of emergency access impacts identified in the Downtown Plan Final EIR.

Parking

The Downtown Plan Final EIR identifies a less than significant impact with respect to parking since there is an adequate supply of parking within the Downtown Plan project area and since the Downtown Parking Study offers goals and policies for continuing to provide adequate parking. The current proposal involves an office development that would be required to meet

parking standards outlined in the Downtown Plan. Consequently, it would not be expected to adversely affect parking supply within the Downtown Plan project area. The proposed Meeker-Baker Office Project would not create any new significant parking impacts or increase the severity of parking impacts identified in the Downtown Plan Final EIR. The project would meet the parking requirements of PD-30 (the Downtown Plan) through either on-site parking, off-site parking or a combination thereof consistent with the provisions that are detailed on page 50 of the Downtown Plan.

Utilities and Service Systems

Water Supply and Demand

The Downtown Plan Final EIR identifies a less than significant impact to water supply since City water supplies are sufficient to meet forecast demand. The proposed Meeker-Baker Office Project involves a 127,000 GSF office development. This amount of office space represents only about 8% the 1.5 million square feet of office space forecast within the Downtown Plan project area. As such, the current proposal's impacts are accounted for the water demand forecasts contained in the Downtown Plan Final EIR. Consequently, the proposed Meeker-Baker Office Project would not create any new significant water supply impacts or increase the severity of water supply impacts identified in the Downtown Plan Final EIR.

Wastewater

The Downtown Plan Final EIR identifies a less than significant impact with respect to wastewater generation since forecast wastewater generation is within the capacity of the City's conveyance and treatment systems. Growth forecast within the Downtown Plan project area would use only about 4% of the unused capacity of the City's wastewater treatment facilities. The proposed Meeker-Baker Office Project involves a 127,000 GSF office development. This amount of office space represents only about 8% the 1.5 million square feet of office space forecast within the Downtown Plan project area. Therefore, the current proposal's impacts are accounted for the wastewater generation forecasts contained in the Downtown Plan Final EIR and the proposed Meeker-Baker Office Project would not create any new significant wastewater-related impacts or increase the severity of wastewater-related impacts identified in the Downtown Plan Final EIR.

Solid Waste

The Downtown Plan Final EIR identifies a significant, but mitigable project impact and an unavoidably significant cumulative impact related to future exceedance of solid waste disposal capacity. Similar to other developments within the Downtown Plan project area, the proposed Meeker-Baker Office Project would generate solid waste that would require collection and disposal. As such, it would contribute to the significant impact to solid waste disposal facility capacity. However, because the 127,000 GSF office development represents only about 8% of the forecast growth in office space within the Downtown Plan project area, solid waste generation associated with the current proposal is within the overall solid waste generation forecasts contained in the Downtown Plan Final EIR. In addition, the proposed development would be subject to Downtown Plan Final EIR Mitigation Measures Utilities-3(a) through (d),

which include specific requirements pertaining to the recycling of both construction waste and waste generated by long-term operation of Downtown Plan project area developments. Although cumulative impacts would remain significant and unavoidable, implementation of these measures would reduce project impacts to below a level of significance. Consequently, the proposed Meeker-Baker Office Project would not create any new significant solid waste impacts beyond those identified in the Downtown Plan Final EIR or increase the severity of significant impacts identified in the Downtown Plan Final EIR.

CONCLUSION

The proposed Meeker-Baker Office Project is consistent with the City of Long Beach Downtown Plan and within the growth parameters considered in the Downtown Plan Final EIR that was certified by the City in January 2012. Consequently, the proposed Meeker-Baker Office Project would not create any new significant impacts or increased severity impacts as compared to what was identified in the Downtown Plan Final EIR and an Addendum is the appropriate environmental document under CEQA.

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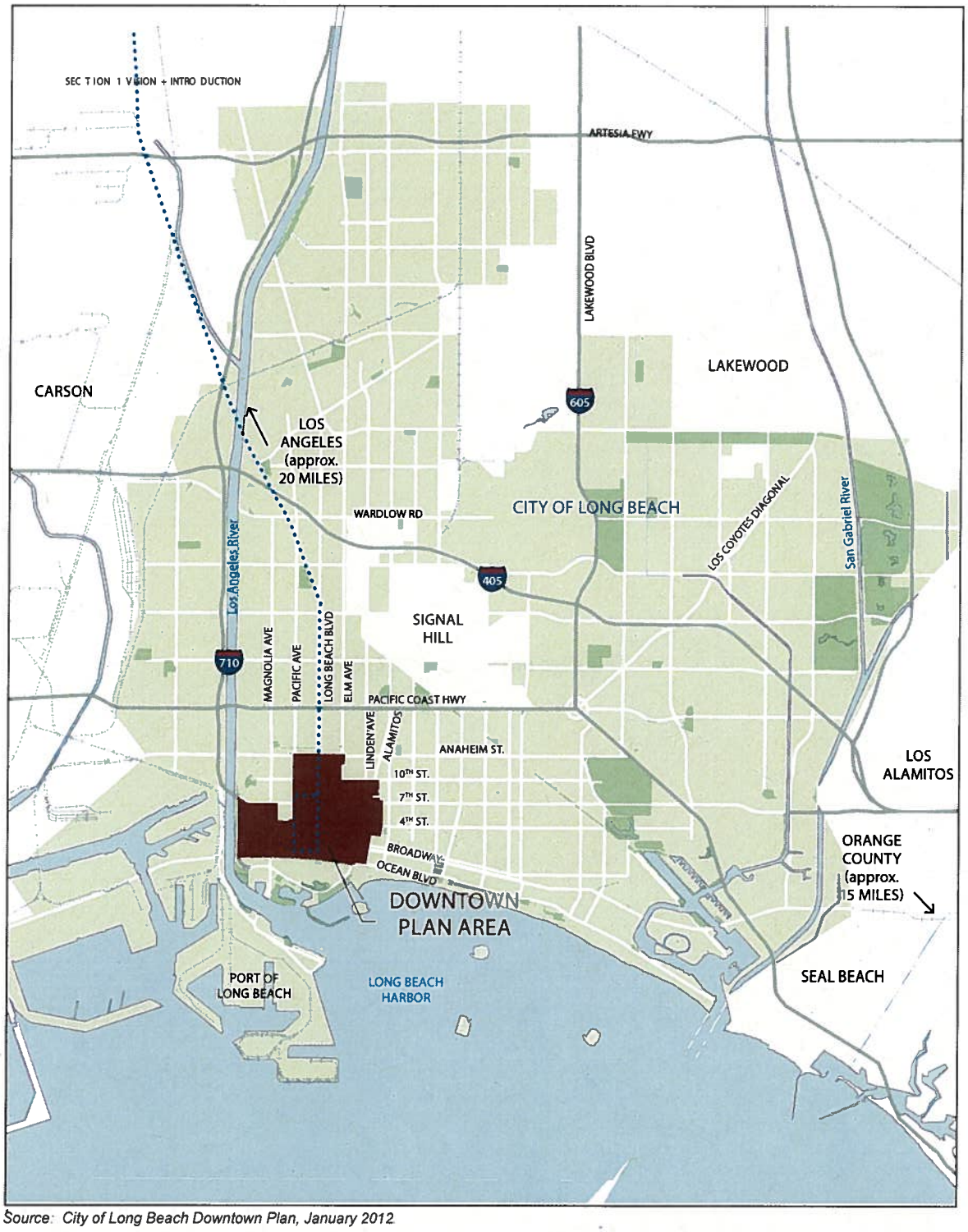
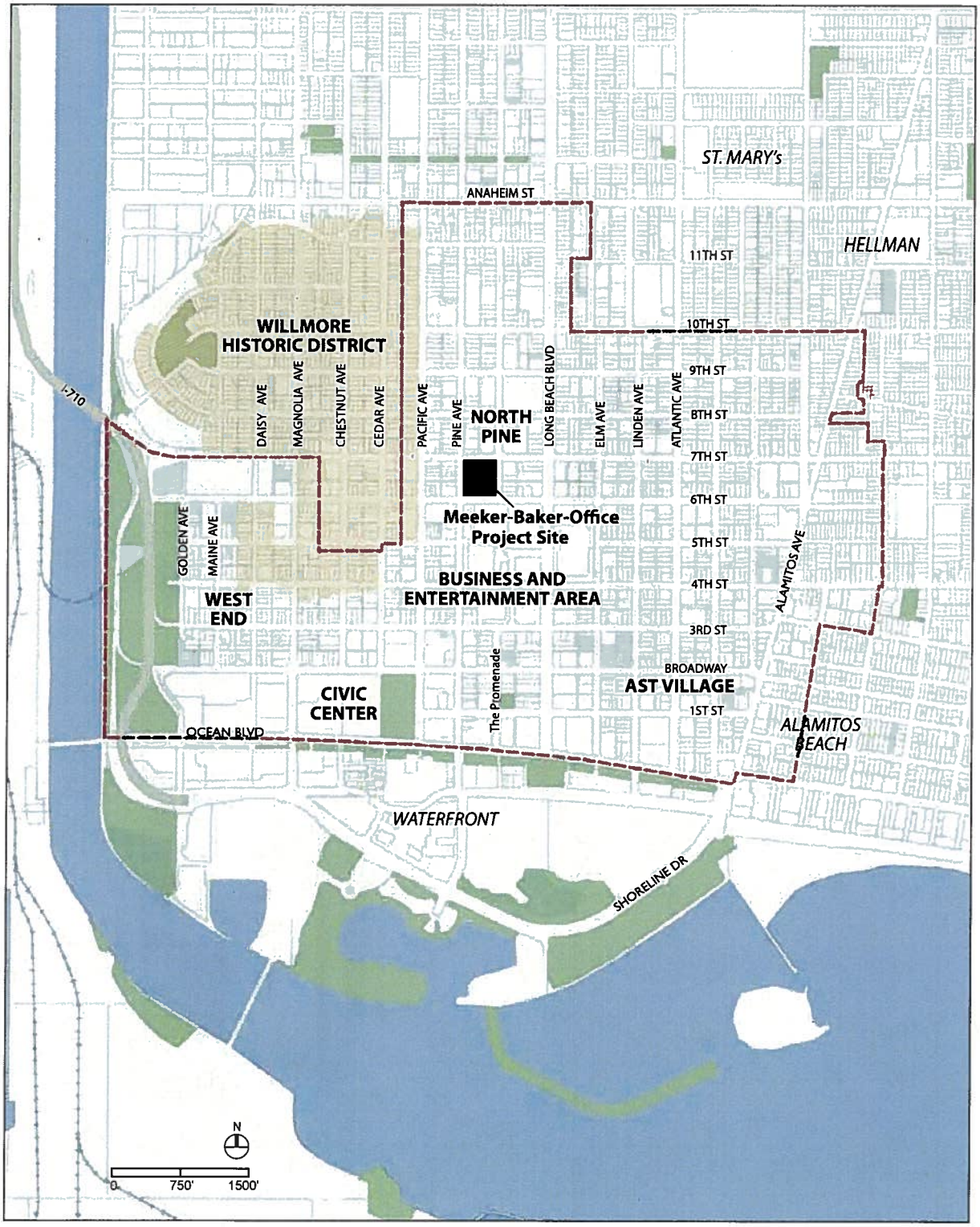


Source: City of Long Beach Downtown Plan, January 2012

Downtown Plan Project Area within Long Beach

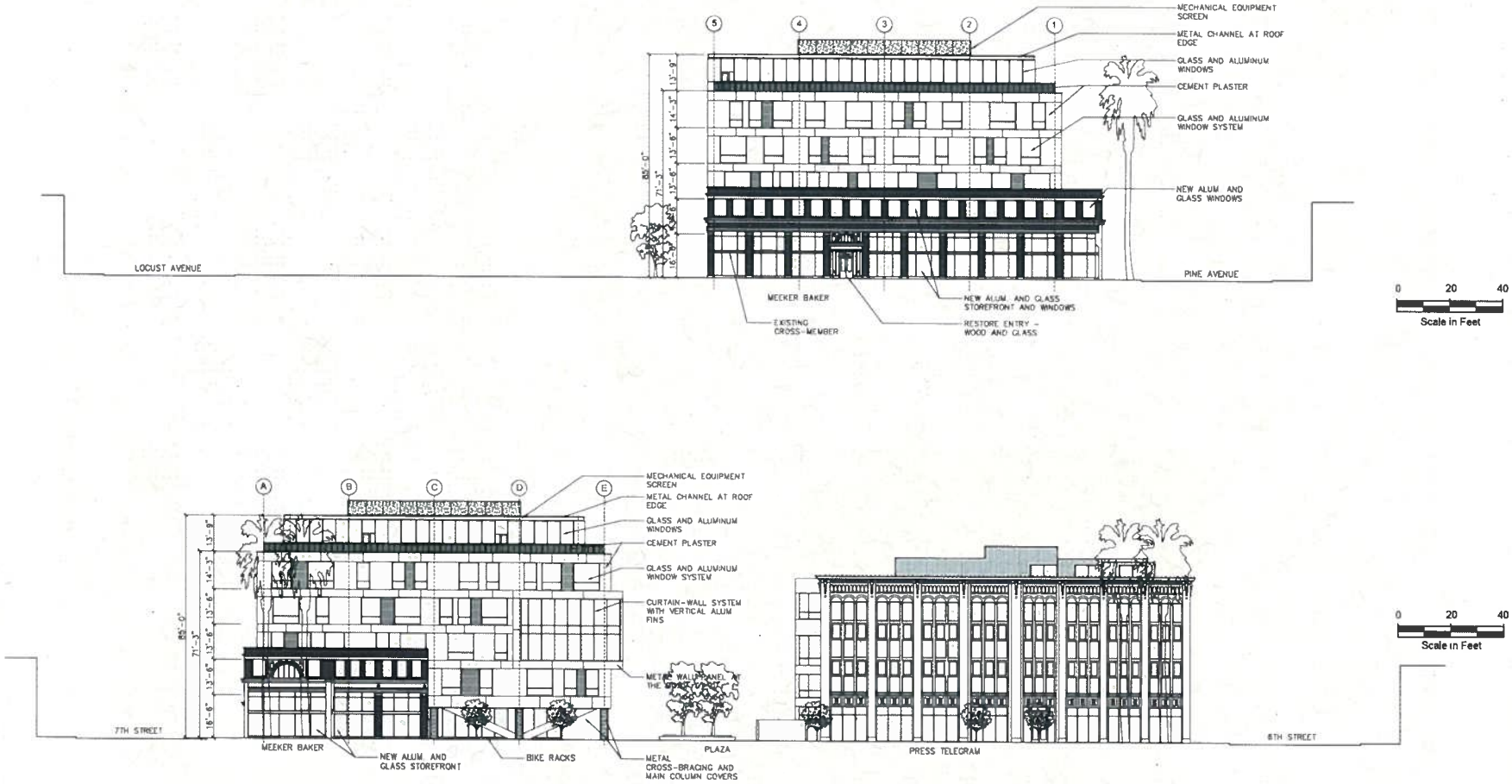
Figure 1



Downtown Plan Project Area

Source: City of Long Beach Downtown Plan, January 2012.

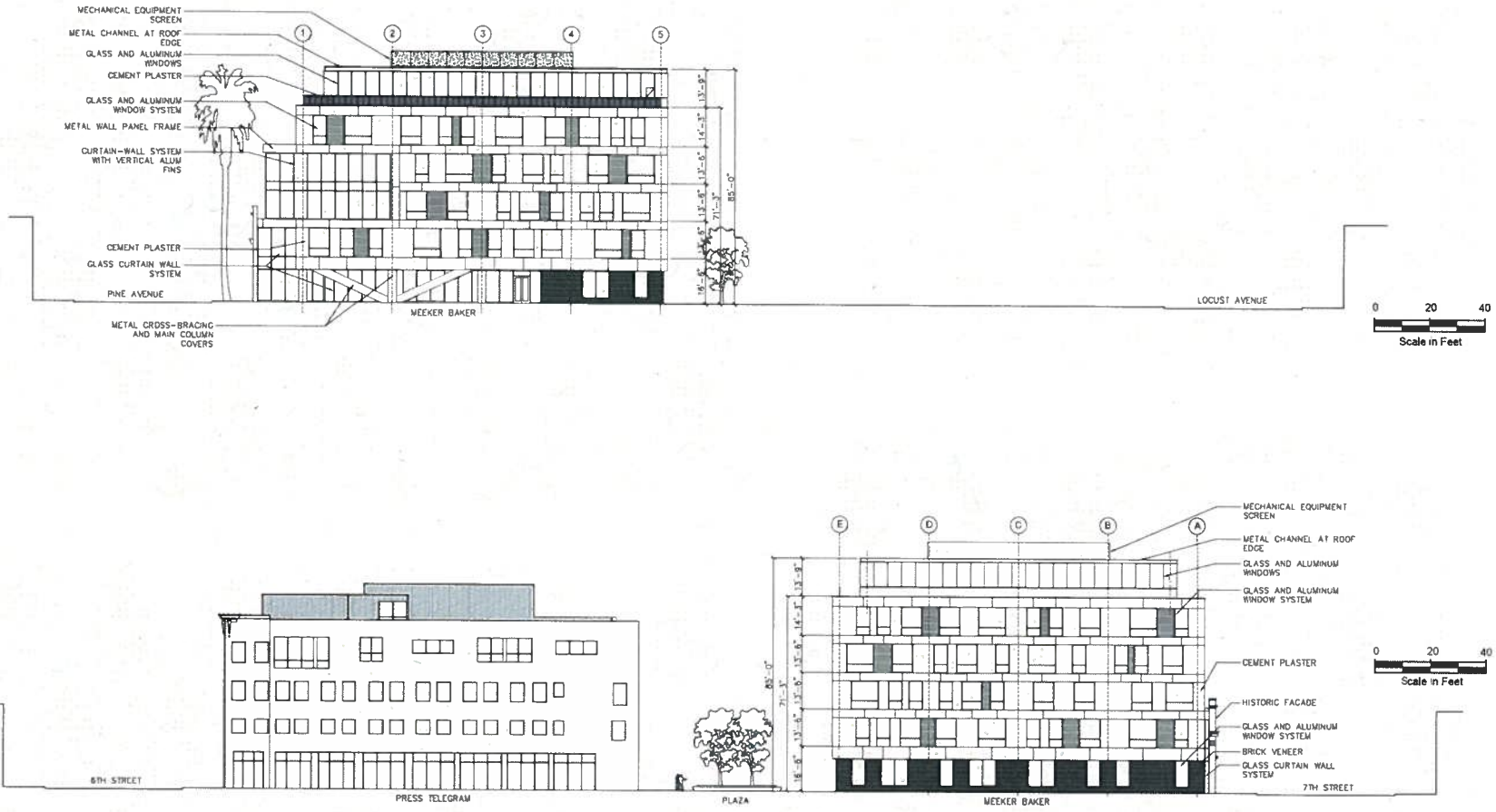
Figure 2



North and West Elevations

Source: Company Nadel Architects, March 2012

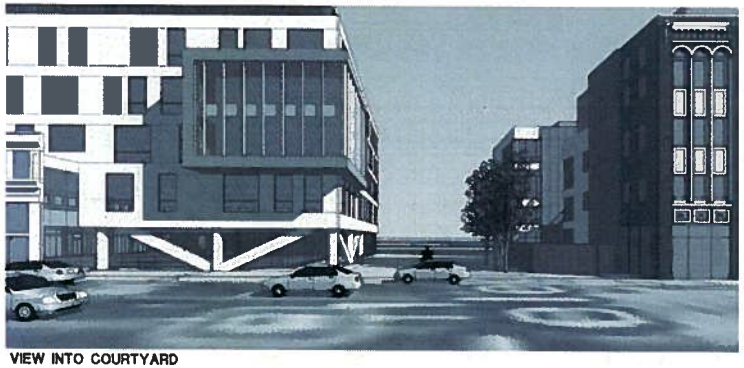
Figure 3



South and East Elevations

Source: Company, Nadel Architects, March 2012.

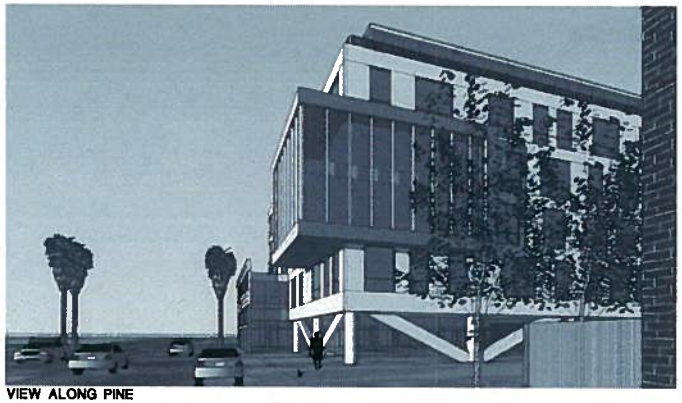
Figure 4



VIEW INTO COURTYARD

AERIAL VIEW AT PINE AND 6TH

STREET VIEW AT 7TH AND PINE



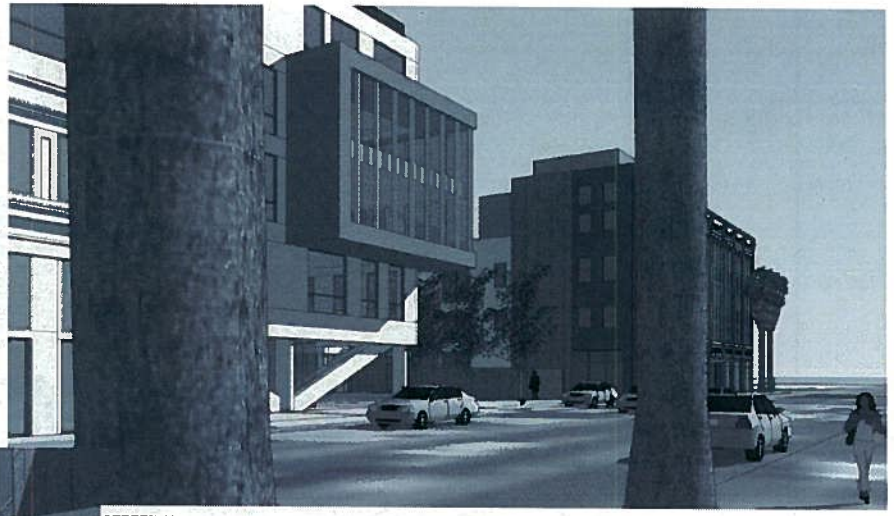
VIEW ALONG PINE

3D Views of Current Proposal

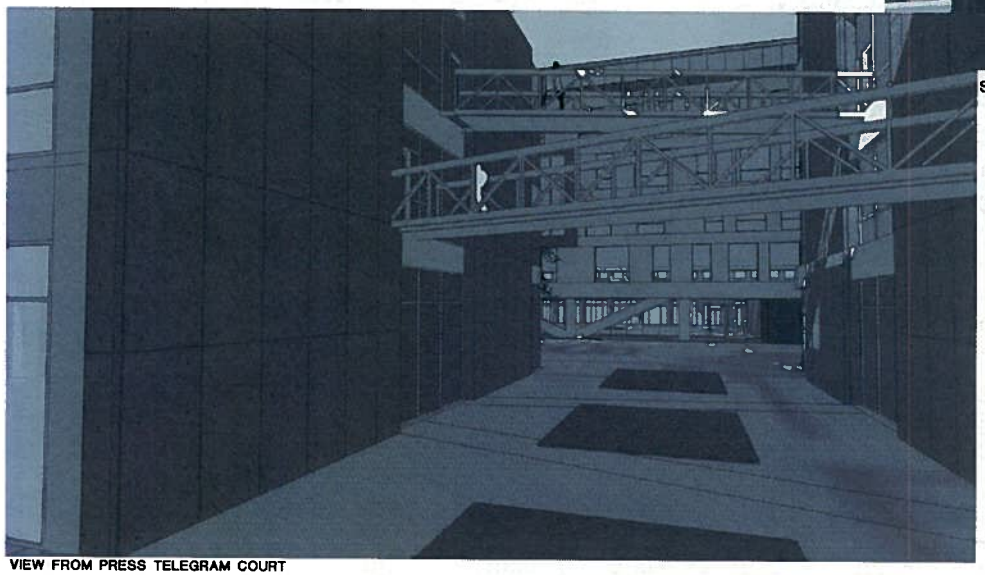
Source: Company, Meeker Baker, March 2012

Figure 5

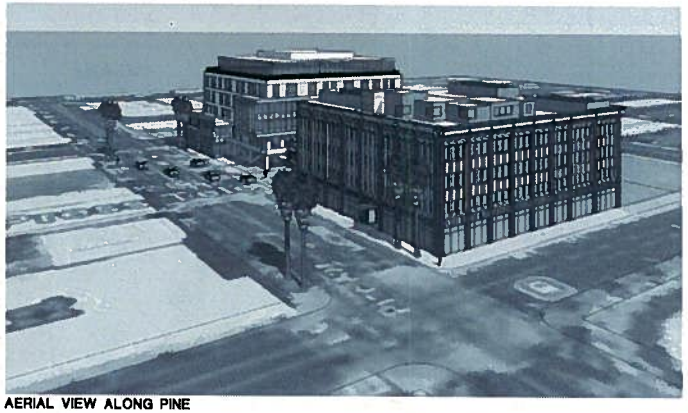
AERIAL VIEW OF MEEKER-BAKER CORNER



STREET VIEW LOOKING DOWN PINE



VIEW FROM PRESS TELEGRAM COURT

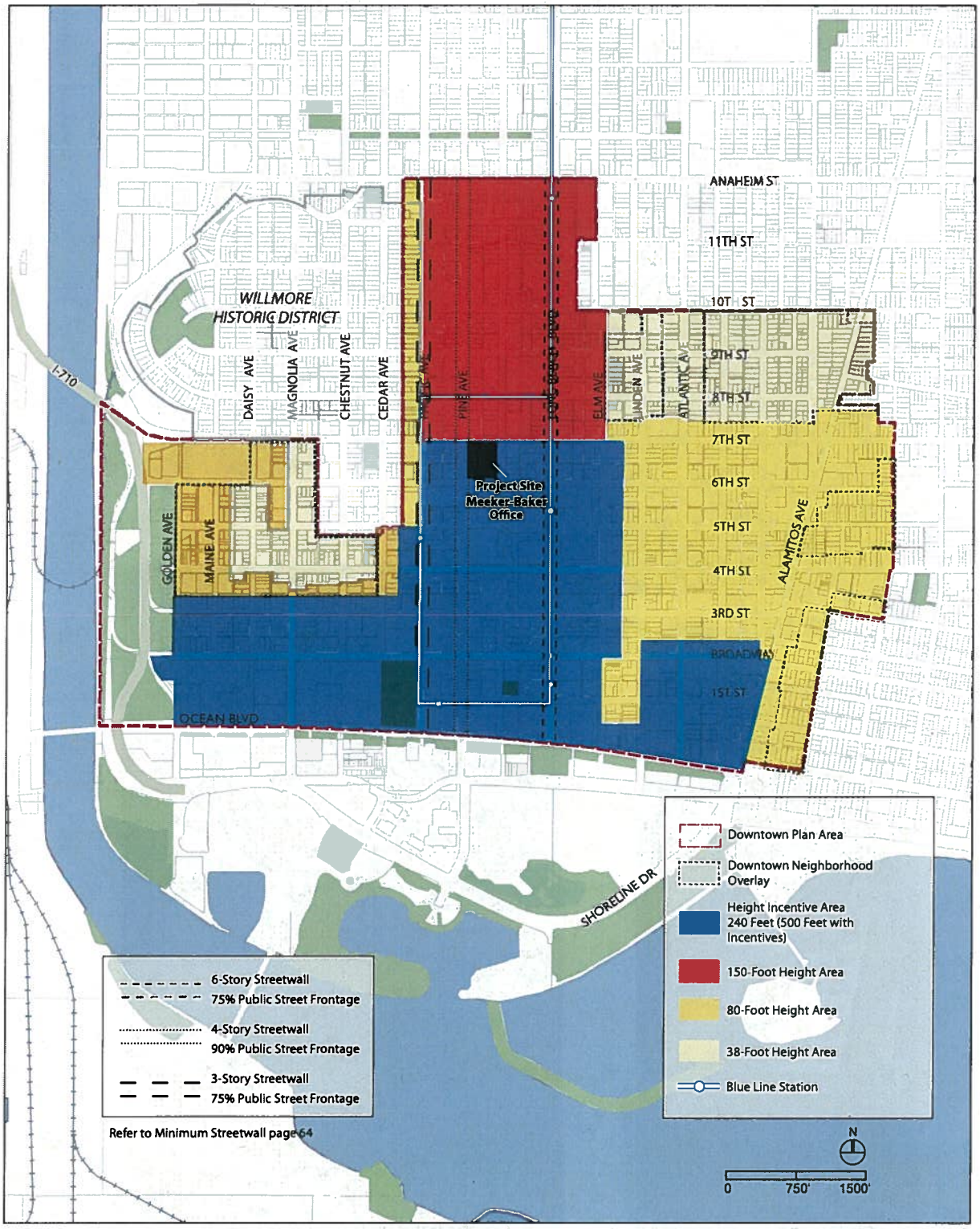


AERIAL VIEW ALONG PINE

3D Views of Current Proposal

Source: Company Meeker Baker March 2012

Figure 6



Downtown Plan Height Districts

Source: City of Long Beach Downtown Plan, January 2012.

Figure 7

9:00 am SCALE: 1" = 120'

12:00 pm SCALE: 1" = 120'

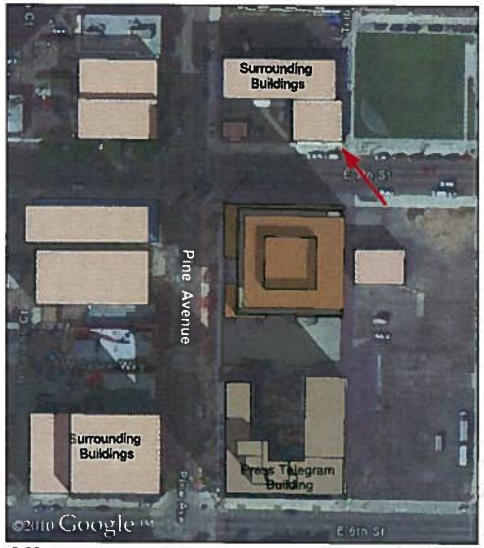
3:00 pm SCALE: 1" = 120'

Shadow Direction

Aerial Source: Google 2010,
Rincon Consultants, Inc., May 2012.

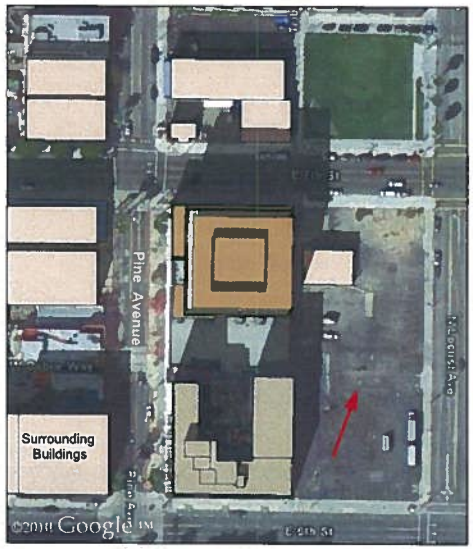
Summer Solstice Shadow - June 21st

Figure 8



9:00 am SCALE: 1" = 150'

12:00 pm SCALE: 1" = 150'



1:00 pm SCALE: 1" = 150'

3:00 pm angled view looking northwest. SCALE: 1" = 120'

3:00 pm SCALE: 1" = 150'

Shadow Direction

Winter Solstice Shadow - December 21st

Figure 9

Aerial Source: Google 2010, Rincon Consultants, Inc., May 2012

Appendix A

LST Calculations

Meeker Building - Downtown Plan Addendum

Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
General Office Building	127	1000sqft

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Utility Company**	Southern California Edison
Climate Zone	9	**Precipitation Freq (Days)**	33		

1.3 User Entered Comments

Project Characteristics -

Land Use - 6-story structure on top of a 18,330 square foot lot

Construction Phase - Architectural Coating to overlap with Construction - Assuming some floors would begin coating/painting while others are finishing construciton

Demolition -

Construction Off-road Equipment Mitigation -

2.0 Emissions Summary

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					
2013	1.66	1.28	1.03	0.00	0.06	0.08	0.14	0.00	0.08	0.09	0.00	167.11	167.11	0.01	0.00	167.42
Total	**1.66**	**1.28**	**1.03**	**0.00**	**0.06**	**0.08**	**0.14**	**0.00**	**0.08**	**0.09**	**0.00**	**167.11**	**167.11**	**0.01**	**0.00**	**167.42**

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					
2013	1.66	1.28	1.03	0.00	0.06	0.08	0.14	0.00	0.08	0.08	0.00	167.11	167.11	0.01	0.00	167.42
Total	**1.66**	**1.28**	**1.03**	**0.00**	**0.06**	**0.08**	**0.14**	**0.00**	**0.08**	**0.08**	**0.00**	**167.11**	**167.11**	**0.01**	**0.00**	**167.42**

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	0.61	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
Energy	0.01	0.07	0.06	0.00		0.00	0.01		0.00	0.01	0.00	610.82	610.82	0.03	0.01	614.64
Mobile	1.10	2.78	11.08	0.02	1.83	0.12	1.95	0.07	0.12	0.20	0.00	1,698.66	1,698.66	0.07	0.00	1,700.04
Waste						0.00	0.00		0.00	0.00	23.98	0.00	23.98	1.42	0.00	53.73
Water						0.00	0.00		0.00	0.00	0.00	130.45	130.45	0.69	0.02	151.03
Total	1.72	2.85	11.14	0.02	1.83	0.12	1.96	0.07	0.12	0.21	23.98	2,439.93	2,463.91	2.21	0.03	2,519.44

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	0.61	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
Energy	0.01	0.07	0.06	0.00		0.00	0.01		0.00	0.01	0.00	610.82	610.82	0.03	0.01	614.64
Mobile	1.10	2.78	11.08	0.02	1.83	0.12	1.95	0.07	0.12	0.20	0.00	1,698.66	1,698.66	0.07	0.00	1,700.04
Waste						0.00	0.00		0.00	0.00	23.98	0.00	23.98	1.42	0.00	53.73
Water						0.00	0.00		0.00	0.00	0.00	130.45	130.45	0.69	0.02	151.03
Total	1.72	2.85	11.14	0.02	1.83	0.12	1.96	0.07	0.12	0.21	23.98	2,439.93	2,463.91	2.21	0.03	2,519.44

3.0 Construction Detail

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Demolition - 2013

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.01	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.01	0.07	0.05	0.00		0.01	0.01		0.01	0.01	0.00	6.69	6.69	0.00	0.00	6.71
Total	0.01	0.07	0.05	0.00	0.01	0.01	0.02	0.00	0.01	0.01	0.00	6.69	6.69	0.00	0.00	6.71

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	0.00	0.02	0.01	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	3.16	3.16	0.00	0.00	3.16
Vendor	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
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.55	0.55	0.00	0.00	0.55
Total	0.00	0.02	0.01	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	3.71	3.71	0.00	0.00	3.71

3.2 Demolition - 2013

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.01	0.07	0.05	0.00		0.01	0.01		0.01	0.01	0.00	6.69	6.69	0.00	0.00	6.71
Total	0.01	0.07	0.05	0.00	0.00	0.01	0.01	0.00	0.01	0.01	0.00	6.69	6.69	0.00	0.00	6.71

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	0.00	0.02	0.01	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	3.16	3.16	0.00	0.00	3.16
Vendor	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
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.55	0.55	0.00	0.00	0.55
Total	0.00	0.02	0.01	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	3.71	3.71	0.00	0.00	3.71

3.3 Site Preparation - 2013

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.00	0.01	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.64	0.64	0.00	0.00	0.64
Total	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.64	0.64	0.00	0.00	0.64

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	0.00	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
Vendor	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
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03	0.03	0.00	0.00	0.03
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03	0.03	0.00	0.00	0.03

3.3 Site Preparation - 2013

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.00	0.01	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.64	0.64	0.00	0.00	0.64
Total	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.64	0.64	0.00	0.00	0.64

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	0.00	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
Vendor	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
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03	0.03	0.00	0.00	0.03
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03	0.03	0.00	0.00	0.03

3.4 Grading - 2013

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.00	0.01	0.01	0.00		0.00	0.00		0.00	0.00	0.00	1.34	1.34	0.00	0.00	1.34
Total	**0.00**	**0.01**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**1.34**	**1.34**	**0.00**	**0.00**	**1.34**

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	0.00	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
Vendor	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
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.11	0.11	0.00	0.00	0.11
Total	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.11**	**0.11**	**0.00**	**0.00**	**0.11**

3.4 Grading - 2013

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.00	0.01	0.01	0.00		0.00	0.00		0.00	0.00	0.00	1.34	1.34	0.00	0.00	1.34
Total	0.00	0.01	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.34	1.34	0.00	0.00	1.34

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	0.00	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
Vendor	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
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.11	0.11	0.00	0.00	0.11
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.11	0.11	0.00	0.00	0.11

3.5 Building Construction - 2013

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	0.11	0.82	0.54	0.00		0.05	0.05		0.05	0.05	0.00	88.22	88.22	0.01	0.00	88.40
Total	0.11	0.82	0.54	0.00		0.05	0.05		0.05	0.05	0.00	88.22	88.22	0.01	0.00	88.40

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	0.00	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
Vendor	0.02	0.18	0.12	0.00	0.01	0.01	0.02	0.00	0.01	0.01	0.00	26.28	26.28	0.00	0.00	26.30
Worker	0.01	0.01	0.15	0.00	0.03	0.00	0.03	0.00	0.00	0.00	0.00	22.66	22.66	0.00	0.00	22.69
Total	0.03	0.19	0.27	0.00	0.04	0.01	0.05	0.00	0.01	0.01	0.00	48.94	48.94	0.00	0.00	48.99

3.5 Building Construction - 2013

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	0.11	0.82	0.54	0.00		0.05	0.05		0.05	0.05	0.00	88.22	88.22	0.01	0.00	88.40
Total	0.11	0.82	0.54	0.00		0.05	0.05		0.05	0.05	0.00	88.22	88.22	0.01	0.00	88.40

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	0.00	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
Vendor	0.02	0.18	0.12	0.00	0.01	0.01	0.02	0.00	0.01	0.01	0.00	26.28	26.28	0.00	0.00	26.30
Worker	0.01	0.01	0.15	0.00	0.03	0.00	0.03	0.00	0.00	0.00	0.00	22.66	22.66	0.00	0.00	22.69
Total	0.03	0.19	0.27	0.00	0.04	0.01	0.05	0.00	0.01	0.01	0.00	48.94	48.94	0.00	0.00	48.99

3.6 Architectural Coating - 2013

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	1.47					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.02	0.12	0.08	0.00		0.01	0.01		0.01	0.01	0.00	10.20	10.20	0.00	0.00	10.23
Total	1.49	0.12	0.08	0.00		0.01	0.01		0.01	0.01	0.00	10.20	10.20	0.00	0.00	10.23

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	0.00	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
Vendor	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
Worker	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.54	3.54	0.00	0.00	3.54
Total	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.54	3.54	0.00	0.00	3.54

3.6 Architectural Coating - 2013

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	1.47					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.02	0.12	0.08	0.00		0.01	0.01		0.01	0.01	0.00	10.20	10.20	0.00	0.00	10.23
Total	1.49	0.12	0.08	0.00		0.01	0.01		0.01	0.01	0.00	10.20	10.20	0.00	0.00	10.23

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	0.00	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
Vendor	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
Worker	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.54	3.54	0.00	0.00	3.54
Total	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.54	3.54	0.00	0.00	3.54

3.7 Paving - 2013

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	0.01	0.04	0.02	0.00		0.00	0.00		0.00	0.00	0.00	3.19	3.19	0.00	0.00	3.20
Paving	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.01	0.04	0.02	0.00		0.00	0.00		0.00	0.00	0.00	3.19	3.19	0.00	0.00	3.20

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	0.00	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
Vendor	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
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	0.50	0.00	0.00	0.50
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	0.50	0.00	0.00	0.50

3.7 Paving - 2013

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	0.01	0.04	0.02	0.00		0.00	0.00		0.00	0.00	0.00	3.19	3.19	0.00	0.00	3.20
Paving	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.01	0.04	0.02	0.00		0.00	0.00		0.00	0.00	0.00	3.19	3.19	0.00	0.00	3.20

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	0.00	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
Vendor	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
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	0.50	0.00	0.00	0.50
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	0.50	0.00	0.00	0.50

4.0 Mobile Detail

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.10	2.78	11.08	0.02	1.83	0.12	1.95	0.07	0.12	0.20	0.00	1,698.66	1,698.66	0.07	0.00	1,700.04
Unmitigated	1.10	2.78	11.08	0.02	1.83	0.12	1.95	0.07	0.12	0.20	0.00	1,698.66	1,698.66	0.07	0.00	1,700.04
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Office Building	1,398.27	300.99	124.46	3,383,639	3,383,639
Total	1,398.27	300.99	124.46	3,383,639	3,383,639

4.3 Trip Type Information

	Miles			Trip %		
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
General Office Building	8.90	13.30	7.40	33.00	48.00	19.00

5.0 Energy Detail

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						0.00	0.00		0.00	0.00	0.00	536.75	536.75	0.02	0.01	540.11
Electricity Unmitigated						0.00	0.00		0.00	0.00	0.00	536.75	536.75	0.02	0.01	540.11
NaturalGas Mitigated	0.01	0.07	0.06	0.00		0.00	0.01		0.00	0.01	0.00	74.07	74.07	0.00	0.00	74.53
NaturalGas Unmitigated	0.01	0.07	0.06	0.00		0.00	0.01		0.00	0.01	0.00	74.07	74.07	0.00	0.00	74.53
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

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	tons/yr										MT/yr					
General Office Building	1.38811e+006	0.01	0.07	0.06	0.00		0.00	0.01		0.00	0.01	0.00	74.07	74.07	0.00	0.00	74.53
Total		0.01	0.07	0.06	0.00		0.00	0.01		0.00	0.01	0.00	74.07	74.07	0.00	0.00	74.53

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
General Office Building	1.38811e+006	0.01	0.07	0.06	0.00		0.00	0.01		0.00	0.01	0.00	74.07	74.07	0.00	0.00	74.53
Total		0.01	0.07	0.06	0.00		0.00	0.01		0.00	0.01	0.00	74.07	74.07	0.00	0.00	74.53

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
General Office Building	1.84531e+006					536.75	0.02	0.01	540.11
Total						536.75	0.02	0.01	540.11

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
General Office Building	1.84531e+006					536.75	0.02	0.01	540.11
Total						536.75	0.02	0.01	540.11

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
Category	tons/yr										MT/yr					
Mitigated	0.61	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
Unmitigated	0.61	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
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

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	0.15					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.46					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	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
Total	0.61	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

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	0.15					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.46					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	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
Total	0.61	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

7.0 Water Detail

7.1 Mitigation Measures Water

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr				MT/yr			
Mitigated					130.45	0.69	0.02	151.03
Unmitigated					130.45	0.69	0.02	151.03
Total	NA	NA	NA	NA	NA	NA	NA	NA

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
General Office Building	22.5722 / 13.8346					130.45	0.69	0.02	151.03
Total						130.45	0.69	0.02	151.03

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
General Office Building	22.5722 / 13.8346					130.45	0.69	0.02	151.03
Total						130.45	0.69	0.02	151.03

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	tons/yr				MT/yr			
Mitigated					23.98	1.42	0.00	53.73
Unmitigated					23.98	1.42	0.00	53.73
Total	NA	NA	NA	NA	NA	NA	NA	NA

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
General Office Building	118.11					23.98	1.42	0.00	53.73
Total						23.98	1.42	0.00	53.73

Mitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
General Office Building	118.11					23.98	1.42	0.00	53.73
Total						23.98	1.42	0.00	53.73

9.0 Vegetation

Meeker Building - Downtown Plan Addendum

Los Angeles-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
General Office Building	127	1000sqft

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Utility Company**	Southern California Edison
Climate Zone	9	**Precipitation Freq (Days)**	33		

1.3 User Entered Comments

Project Characteristics -

Land Use - 6-story structure on top of a 18,330 square foot lot

Construction Phase - Architectural Coating to overlap with Construction - Assuming some floors would begin coating/painting while others are finishing construciton

Demolition -

Construction Off-road Equipment Mitigation -

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										lb/day					
2013	40.12	34.13	26.55	0.05	4.52	2.24	6.58	0.46	2.24	2.70	0.00	4,657.97	0.00	0.43	0.00	4,667.03
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2013	40.12	34.13	26.55	0.05	3.10	2.24	5.16	0.21	2.24	2.44	0.00	4,657.97	0.00	0.43	0.00	4,667.03
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.32	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Energy	0.04	0.37	0.31	0.00		0.00	0.03		0.00	0.03		447.42		0.01	0.01	450.14
Mobile	8.13	19.92	80.77	0.14	14.78	0.90	15.68	0.51	0.90	1.41		14,180.04		0.66		14,193.82
Total	11.49	20.29	81.08	0.14	14.78	0.90	15.71	0.51	0.90	1.44		14,627.46		0.67	0.01	14,643.96

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.32	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Energy	0.04	0.37	0.31	0.00		0.00	0.03		0.00	0.03		447.42		0.01	0.01	450.14
Mobile	8.13	19.92	80.77	0.14	14.78	0.90	15.68	0.51	0.90	1.41		14,180.04		0.66		14,193.82
Total	11.49	20.29	81.08	0.14	14.78	0.90	15.71	0.51	0.90	1.44		14,627.46		0.67	0.01	14,643.96

3.0 Construction Detail

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Demolition - 2013

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					1.80	0.00	1.80	0.00	0.00	0.00						0.00
Off-Road	2.00	13.91	9.51	0.02		1.04	1.04		1.04	1.04		1,476.12		0.18		1,479.88
Total	**2.00**	**13.91**	**9.51**	**0.02**	**1.80**	**1.04**	**2.84**	**0.00**	**1.04**	**1.04**		**1,476.12**		**0.18**		**1,479.88**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.48	4.55	2.63	0.01	1.95	0.20	2.16	0.02	0.20	0.23		698.52		0.02		699.00
Vendor	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
Worker	0.07	0.07	0.78	0.00	0.15	0.01	0.16	0.01	0.01	0.01		128.48		0.01		128.65
Total	**0.55**	**4.62**	**3.41**	**0.01**	**2.10**	**0.21**	**2.32**	**0.03**	**0.21**	**0.24**		**827.00**		**0.03**		**827.65**

3.2 Demolition - 2013

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.70	0.00	0.70	0.00	0.00	0.00						0.00
Off-Road	2.00	13.91	9.51	0.02		1.04	1.04		1.04	1.04	0.00	1,476.12		0.18		1,479.88
Total	2.00	13.91	9.51	0.02	0.70	1.04	1.74	0.00	1.04	1.04	0.00	1,476.12		0.18		1,479.88

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	0.48	4.55	2.63	0.01	1.95	0.20	2.16	0.02	0.20	0.23		698.52		0.02		699.00
Vendor	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
Worker	0.07	0.07	0.78	0.00	0.15	0.01	0.16	0.01	0.01	0.01		128.48		0.01		128.65
Total	0.55	4.62	3.41	0.01	2.10	0.21	2.32	0.03	0.21	0.24		827.00		0.03		827.65

3.3 Site Preparation - 2013

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.53	0.00	0.53	0.00	0.00	0.00						0.00
Off-Road	1.72	12.58	8.68	0.01		0.81	0.81		0.81	0.81		1,402.64		0.15		1,405.88
Total	1.72	12.58	8.68	0.01	0.53	0.81	1.34	0.00	0.81	0.81		1,402.64		0.15		1,405.88

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	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
Worker	0.03	0.03	0.39	0.00	0.08	0.00	0.08	0.00	0.00	0.01		64.24		0.00		64.32
Total	0.03	0.03	0.39	0.00	0.08	0.00	0.08	0.00	0.00	0.01		64.24		0.00		64.32

3.3 Site Preparation - 2013

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.21	0.00	0.21	0.00	0.00	0.00						0.00
Off-Road	1.72	12.58	8.68	0.01		0.81	0.81		0.81	0.81	0.00	1,402.64		0.15		1,405.88
Total	**1.72**	**12.58**	**8.68**	**0.01**	**0.21**	**0.81**	**1.02**	**0.00**	**0.81**	**0.81**	**0.00**	**1,402.64**		**0.15**		**1,405.88**

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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	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
Worker	0.03	0.03	0.39	0.00	0.08	0.00	0.08	0.00	0.00	0.01		64.24		0.00		64.32
Total	**0.03**	**0.03**	**0.39**	**0.00**	**0.08**	**0.00**	**0.08**	**0.00**	**0.00**	**0.01**		**64.24**		**0.00**		**64.32**

3.4 Grading - 2013

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.75	0.00	0.75	0.41	0.00	0.41						0.00
Off-Road	2.00	13.91	9.51	0.02		1.04	1.04		1.04	1.04		1,476.12		0.18		1,479.88
Total	**2.00**	**13.91**	**9.51**	**0.02**	**0.75**	**1.04**	**1.79**	**0.41**	**1.04**	**1.45**		**1,476.12**		**0.18**		**1,479.88**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	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
Worker	0.07	0.07	0.78	0.00	0.15	0.01	0.16	0.01	0.01	0.01		128.48		0.01		128.65
Total	**0.07**	**0.07**	**0.78**	**0.00**	**0.15**	**0.01**	**0.16**	**0.01**	**0.01**	**0.01**		**128.48**		**0.01**		**128.65**

3.4 Grading - 2013

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.29	0.00	0.29	0.16	0.00	0.16						0.00
Off-Road	2.00	13.91	9.51	0.02		1.04	1.04		1.04	1.04	0.00	1,476.12		0.18		1,479.88
Total	**2.00**	**13.91**	**9.51**	**0.02**	**0.29**	**1.04**	**1.33**	**0.16**	**1.04**	**1.20**	**0.00**	**1,476.12**		**0.18**		**1,479.88**

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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	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
Worker	0.07	0.07	0.78	0.00	0.15	0.01	0.16	0.01	0.01	0.01		128.48		0.01		128.65
Total	**0.07**	**0.07**	**0.78**	**0.00**	**0.15**	**0.01**	**0.16**	**0.01**	**0.01**	**0.01**		**128.48**		**0.01**		**128.65**

3.5 Building Construction - 2013

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.20	16.33	10.77	0.02		1.04	1.04		1.04	1.04		1,945.40		0.20		1,949.52
Total	2.20	16.33	10.77	0.02		1.04	1.04		1.04	1.04		1,945.40		0.20		1,949.52

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.34	3.56	2.30	0.01	0.20	0.13	0.33	0.02	0.13	0.14		581.18		0.02		581.54
Worker	0.28	0.27	3.19	0.01	0.63	0.02	0.65	0.02	0.02	0.05		526.79		0.03		527.45
Total	0.62	3.83	5.49	0.02	0.83	0.15	0.98	0.04	0.15	0.19		1,107.97		0.05		1,108.99

3.5 Building Construction - 2013

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.20	16.33	10.77	0.02		1.04	1.04		1.04	1.04	0.00	1,945.40		0.20		1,949.52
Total	**2.20**	**16.33**	**10.77**	**0.02**		**1.04**	**1.04**		**1.04**	**1.04**	**0.00**	**1,945.40**		**0.20**		**1,949.52**

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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.34	3.56	2.30	0.01	0.20	0.13	0.33	0.02	0.13	0.14		581.18		0.02		581.54
Worker	0.28	0.27	3.19	0.01	0.63	0.02	0.65	0.02	0.02	0.05		526.79		0.03		527.45
Total	**0.62**	**3.83**	**5.49**	**0.02**	**0.83**	**0.15**	**0.98**	**0.04**	**0.15**	**0.19**		**1,107.97**		**0.05**		**1,108.99**

3.6 Architectural Coating - 2013

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	36.76					0.00	0.00		0.00	0.00						0.00
Off-Road	0.49	2.96	1.94	0.00		0.27	0.27		0.27	0.27		281.19		0.04		282.10
Total	**37.25**	**2.96**	**1.94**	**0.00**		**0.27**	**0.27**		**0.27**	**0.27**		**281.19**		**0.04**		**282.10**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	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
Worker	0.05	0.05	0.62	0.00	0.12	0.00	0.13	0.00	0.00	0.01		102.79		0.01		102.92
Total	**0.05**	**0.05**	**0.62**	**0.00**	**0.12**	**0.00**	**0.13**	**0.00**	**0.00**	**0.01**		**102.79**		**0.01**		**102.92**

3.6 Architectural Coating - 2013

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	36.76					0.00	0.00		0.00	0.00						0.00
Off-Road	0.49	2.96	1.94	0.00		0.27	0.27		0.27	0.27	0.00	281.19		0.04		282.10
Total	37.25	2.96	1.94	0.00		0.27	0.27		0.27	0.27	0.00	281.19		0.04		282.10

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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	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
Worker	0.05	0.05	0.62	0.00	0.12	0.00	0.13	0.00	0.00	0.01		102.79		0.01		102.92
Total	0.05	0.05	0.62	0.00	0.12	0.00	0.13	0.00	0.00	0.01		102.79		0.01		102.92

3.7 Paving - 2013

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.32	14.52	9.76	0.02		1.20	1.20		1.20	1.20		1,408.52		0.21		1,412.88
Paving	0.00					0.00	0.00		0.00	0.00						0.00
Total	**2.32**	**14.52**	**9.76**	**0.02**		**1.20**	**1.20**		**1.20**	**1.20**		**1,408.52**		**0.21**		**1,412.88**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	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
Worker	0.12	0.12	1.40	0.00	0.28	0.01	0.29	0.01	0.01	0.02		231.27		0.01		231.56
Total	**0.12**	**0.12**	**1.40**	**0.00**	**0.28**	**0.01**	**0.29**	**0.01**	**0.01**	**0.02**		**231.27**		**0.01**		**231.56**

3.7 Paving - 2013

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.32	14.52	9.76	0.02		1.20	1.20		1.20	1.20	0.00	1,408.52		0.21		1,412.88
Paving	0.00					0.00	0.00		0.00	0.00						0.00
Total	2.32	14.52	9.76	0.02		1.20	1.20		1.20	1.20	0.00	1,408.52		0.21		1,412.88

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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	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
Worker	0.12	0.12	1.40	0.00	0.28	0.01	0.29	0.01	0.01	0.02		231.27		0.01		231.56
Total	0.12	0.12	1.40	0.00	0.28	0.01	0.29	0.01	0.01	0.02		231.27		0.01		231.56

4.0 Mobile Detail

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	8.13	19.92	80.77	0.14	14.78	0.90	15.68	0.51	0.90	1.41		14,180.04		0.66		14,193.82
Unmitigated	8.13	19.92	80.77	0.14	14.78	0.90	15.68	0.51	0.90	1.41		14,180.04		0.66		14,193.82
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Office Building	1,398.27	300.99	124.46	3,383,639	3,383,639
Total	1,398.27	300.99	124.46	3,383,639	3,383,639

4.3 Trip Type Information

	Miles			Trip %		
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
General Office Building	8.90	13.30	7.40	33.00	48.00	19.00

5.0 Energy Detail

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.04	0.37	0.31	0.00		0.00	0.03		0.00	0.03		447.42		0.01	0.01	450.14
NaturalGas Unmitigated	0.04	0.37	0.31	0.00		0.00	0.03		0.00	0.03		447.42		0.01	0.01	450.14
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

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	lb/day										lb/day					
General Office Building	3803.04	0.04	0.37	0.31	0.00		0.00	0.03		0.00	0.03		447.42		0.01	0.01	450.14
Total		0.04	0.37	0.31	0.00		0.00	0.03		0.00	0.03		447.42		0.01	0.01	450.14

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	lb/day										lb/day					
General Office Building	3.80304	0.04	0.37	0.31	0.00		0.00	0.03		0.00	0.03		447.42		0.01	0.01	450.14
Total		0.04	0.37	0.31	0.00		0.00	0.03		0.00	0.03		447.42		0.01	0.01	450.14

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
Category	lb/day										lb/day					
Mitigated	3.32	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Unmitigated	3.32	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

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	0.81					0.00	0.00		0.00	0.00						0.00
Consumer Products	2.51					0.00	0.00		0.00	0.00						0.00
Landscaping	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Total	3.32	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00

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	0.81					0.00	0.00		0.00	0.00						0.00
Consumer Products	2.51					0.00	0.00		0.00	0.00						0.00
Landscaping	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Total	3.32	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Vegetation

Appendix B

Historic Resources Analysis

SAN BUENAVENTURA RESEARCH ASSOCIATES

MEMORANDUM

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To: Joe Power, Rincon Consultants, Inc.
From: Mitch Stone, San Buenaventura Research Associates
Date: 30 April 2012
Re: Long Beach Downtown Plan Addendum, Historic Resources Impacts to the Meeker (Baker) Building, 650 Pine Avenue.

This memorandum covers a proposed project at 650 Pine Avenue, the street address of the Meeker building. This property, also known as the Baker Building, is a designated Long Beach Historic Landmark and was determined eligible for listing on the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR) by SBRA in 2006.

The proposed project calls for the construction of a new, six-story building within and above the retained exterior street facade of the Meeker (Baker) Building. The new construction would be set back a few feet from the exterior facade line. The proposed project calls for the removal of the interior spaces of the Meeker (Baker) building related to its historic use, as well as the permanent attachment of new construction to the historic building. The project description also calls for the restoration of the exterior building facade to its historic appearance, and the installation of aluminum and glass storefronts within the existing storefront openings.

1. Background

In January 2012 the City of Long Beach certified a Final Environmental Impact Report (FEIR) addressing impacts related to the adoption of the Long Beach Downtown Plan. This FEIR addressed impacts to historic resources at a programmatic level. The following historic resources mitigation measures were adopted along with the certification of the FEIR:

CR-1a The City shall encourage the designation as local landmarks of 20 properties identified in Table 4.3-3 with the "Desired Outcome" of "Pursue Local Designation." The City will encourage the on-going maintenance and appropriate adaptive reuse of all properties in Table 4.3-2 (existing landmarks), and Table 4.3-3 as historic resources.

CR-1b The following procedures shall be followed prior to issuance of a demolition permit or a building permit for alteration of any property listed in the Historic Survey Report (ICF Jones & Stokes 2009) by Status Code 3S, 3CS, 5S1, or 5S3; designated as a Historic Landmark (City of Long Beach 2010a); listed in Tables 4.3-2 and 4.3-3 of this PEIR, or other property 45 years of age or older that was not previously determined by the Historic Survey Report to be ineligible for National Register, California Register, or Local Landmark (Status Code 6L and 6Z):

Notification of Historic Preservation Staff

Historic Preservation staff in the City Development Services Department shall be notified upon receipt of any demolition permit or building permit for alteration of any property listed in the Historic Survey Report or other property 45 years of age or older that was not previ-

ously determined by the Historic Survey Report to be ineligible for National Register, California Register, or Local Landmark (Status Code 6L and 6Z)

Determination of Need for Historic Property Survey

In consultation with Historic Preservation staff, the City Development Services Department shall determine whether a formal historic property survey is needed and may require that the owner or applicant provide photographs of the property, including each building façade, with details of windows, siding, eaves, and streetscape views, and copies of the County Assessor and City building records, in order to make this determination.

Determination of Eligibility

If City Development Services Department staff determines that the property may be eligible for designation, the property shall be referred to the Cultural Heritage Commission, whose determination of eligibility shall be considered as part of the environmental determination for the project in accordance with CEQA.

Documentation Program

If the Cultural Heritage Commission determines that the property is eligible for historic listing, the City Development Services Department shall, in lieu of preservation, require that prior to demolition or alteration a Documentation Program be prepared to the satisfaction of the City Development Services Department, which shall include the following:

A. Photo Documentation

Documentation shall include professional quality photographs of the structure prior to demolition with 35 mm black and white photographs, 4" x 6" standard format, taken of all four elevations and with close-ups of select architectural elements, such as but not limited to, roof/wall junctions, window treatments, decorative hardware, any other elements of the building's exterior or interior, or other property features identified by the City Development Services Department to be documented. Photographs shall be of archival quality and easily reproducible.

B. Required drawings

Measured drawings of the building's exterior elevations depicting existing conditions or other relevant features shall be produced from recorded, accurate measurements. If portions of the building are not accessible for measurement or cannot be reproduced from historic sources, they should not be drawn, but clearly labeled as not accessible. Drawings shall be produced in ink on translucent material or archivally stable material (blueline drawings are acceptable). Standard drawing sizes are 19" x 24" or 24" x 36" and standard scale is ¼" = 1 foot.

C. Archival Storage

Xerox copies or CD of the photographs and one set of the measured drawings shall be submitted for archival storage with the City Development Services Department; and one set of original photographs, negatives, and measured drawings shall be submitted for archival storage with such other historical repository identified by the City Development Services Department.

The building at 650 Pine Avenue, the subject of the proposed project, is one of the properties called out in the mitigation measures in the FEIR. This property is currently listed as a City of Long Beach Historic Landmark.

2. Project Impacts and Mitigation Measures

Impacts of Revised Project on Meeker (Baker) Building

The exterior building walls of the Meeker (Baker) Building are proposed to be preserved and partially restored to their historic conditions. The project would result in the loss of extensive historic building fabric for the Meeker (Baker) Building, including all of the interior spaces of the building related to its historic use. Due to the limited amount of historic fabric to be retained, the property would no longer remain eligible for listing on the NRHP or CRHR, or as a City Landmark, due to a significant loss of design and setting integrity.

In reference to mitigating impacts on historic resources, the CEQA Guidelines state:

> Where maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of the historical resource will be conducted in a manner consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (1995), Weeks and Grimmer, the project's impact on the historical resource shall generally be considered mitigated below a level of significance and thus is not significant. (PRC §15126.4 (b)(1))

These standards represent design guidelines for carrying out historic preservation, restoration and rehabilitation projects. The Secretary's Standards and the supporting literature describe historic preservation principles and techniques, and offers recommended means for carrying them out.

The *Secretary of the Interior's Standards for Rehabilitation* call for additions to historic properties to "be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment." The proposed revision will result in a large building mass added within and above the exterior elevations of the historic property that does not respect the materials, features, size, scale and proportion, and massing of the historic property. Further, the proposed aluminum and glass storefront treatments, which are placed at a uniform depth between the pilasters defining the storefront bays without the employment of bulkheads, transoms or entries, do not represent the scale, features, proportions and materials of historic storefronts. Consequently, the proposed project as a whole is not in conformance with the *Secretary of the Interior's Standards*.

These activities will result in significant and adverse impacts on a historic resource that cannot be mitigated to less than significant and adverse levels. (Class 1)

Mitigation Measures

A. Implementation of Mitigation Measure CR-1b(A-C) of the Long Beach Downtown Plan FEIR with respect to the documentation of the existing conditions.

B. To the greatest extent feasible, all modifications to the historic building on the property shall be undertaken in conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. These alterations should not unnecessarily destroy historic materials or architectural features which characterize the property, and to the greatest extent feasible, shall be based on historical documentation and/or forensic evidence of original conditions.

Impact after Mitigation: Significant and Adverse.