CITY OF
AGOURA HILLS

OFFICE DEVELOPMENT
FOR THE PROPERTY LOCATED
AT 27489 AGOURA ROAD,
AGOURA HILLS

SITE PLAN/ARCHITECTURAL REVIEW CASE NO. 11-SPR-009
OAK TREE PERMIT CASE NO. 11-OTP-019
VARIANCE CASE NO. 11-VAR-002

Exhibit G:
Addendum to the Mitigated Negative Declaration

ADDENDUM TO THE FINAL MITIGATED NEGATIVE DECLARATION

for the

Liberty Canyon Office Expansion Project

State Clearinghouse No. 2008031072

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1. INTRODUCTION

The City of Agoura Hills, as the lead agency under the California Environmental Quality Act (CEQA), prepared a Final Mitigated Negative Declaration (MND) to evaluate the potential environmental impacts associated with the implementation of the Liberty Canyon Office Expansion Project. The Planning Commission adopted the MND at its regular meeting on May 1, 2008, through adoption of Resolution No. 08-1493. A project was approved by the Planning Commission on May 1, 2008. The decision was appealed and the project approved with minor revisions by the City Council on August 13, 2008.

The proposed project involves the construction of a two-story office building (Building B) measuring 9,658 sf and a two-story medical office building (Building C) measuring 20,002 sf, as well as reconfiguring parking lots and adding a new parking lot just west of the project site. The total parking provided would be 215 stalls.

The project proponent (27489 Agoura Road LLC) is now seeking a time extension of the approvals for the project, but without any changes to the project other than potential minor changes to window placement.

The purpose of this Addendum is to address whether an extension of time or any minor changes to window placement would result in any impacts beyond analyzed in the previous MND. This addendum includes a description of the currently proposed project and a comparison of the impacts of the currently proposed project with the project identified in the MND that the Planning Commission adopted on May 1, 2008.

2. BASIS FOR ADDENDUM

Section 21166 of the Public Resources Code (CEQA) and *CEQA Guidelines* sections 15162, 15163 and 15164 outline the circumstances for preparing a subsequent MND. More specifically, Section 15162 specifically states that when an MND has been approved for a project, no subsequent negative declaration shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

3. New information, which was not known and could not have been known at the time of the previous negative declaration was certified as complete, becomes available.

Section 15164 further states that an Addendum to a previously adopted negative declaration may be prepared by the lead agency if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for preparation of a subsequent negative declaration have occurred. An Addendum need not be circulated for public review, but can be included in or attached to the Final MND.

The City has determined that an Addendum to the Final MND for the Liberty Canyon Office Expansion Project is the appropriate CEQA document to address the requested time extension for project approvals and potential minor changes to window placement. Therefore, in accordance with CEQA, the purpose of this document is to make minor additions to the Final MND for the Liberty Canyon Office Expansion Project.

3. PROJECT DESCRIPTION

The previous analysis considered construction of a two-story office building (Building B) measuring 9,658 sf and a two-story medical office building (Building C) measuring 20,002 sf, as well as reconfiguring parking lots and adding a new parking lot just west of the project site. The currently proposed project involves the same overall project components as the previous project. However, since the previous project was never constructed following the approval of the project and the MND, the project proponent now seeks a time extension that would allow the project approval by the Planning Commission to be extended beyond the expiration date. A project was approved by the Planning Commission on May 1, 2008. The decision was appealed and the project approved with minor revisions on August 13, 2008 Other than the time extension to construct the project, the only change from the original project involves some minor changes to window placement on the exterior of the structures.

4. ENVIRONMENTAL IMPACTS

This section addresses each of the environmental issues that were determined to be significant but mitigable in the MND, comparing the effects of the proposed project with the time extension and minor changes to window placement to the previously proposed project which was anticipated to be constructed in 2009. In order to determine whether the project site's environmental setting and site conditions had changed since the previous analysis, Rincon Consultants, Inc. conducted a site visit on December 19, 2011. The proposed time extension and minor changes to window placement would not change any of the impacts identified as less than significant in the MND. Each of those impacts would remain less than significant. As such, further discussion of these issues in this addendum is not warranted.

This Addendum also provides a discussion of climate change, the current regulatory framework of climate change and estimates the increase of project emissions compared to suggested local thresholds. This discussion was added because the issue of greenhouse gases/climate change was added to the CEQA checklist contained in the State CEQA Guidelines subsequent to adoption of the MND.

AESTHETICS

Light and Glare Impacts

Although the proposed project would be built at a date later than originally anticipated and would have minor changes to window placement, the overall light and glare impacts would be similar to the project analyzed in the MND. Like the project analyzed in the MND, lighting would be limited along the northern edge of the site, adjacent to the wildlife corridor, but would also incorporate lighting at pedestrian access locations and in the parking areas. In addition, even though window placements may be slightly altered compared to the previously analyzed project, light would be cast from windows on the first and second floors. The use of lighting would be consistent with the existing onsite office development and with that of the office development to the east across Liberty Canyon Road. Nevertheless, as with the previously analyzed project, mitigation measures are required to minimize the potential for project-generated nighttime lighting that may adversely affect neighboring properties, particularly the residential development to the south of the project site.

The proposed project would introduce new sources of glare from windows on the first and second floors. Similar to the previously analyzed project, the additional sources of glare may include exterior building materials and surface paving materials. Therefore, impacts related to lighting and glare would be potentially significant unless mitigation incorporated. Mitigation Measures AES-1 and AES-2 would still be required to be implemented in order to reduce impacts to a less than significant level.

BIOLOGICAL RESOURCES

Sensitive Species

A site visit on December 19, 2011 (Rincon Consultants, Inc.) confirmed that site conditions are similar to the environmental setting that existed when the MND was prepared in 2008. As such, as described in the MND, there is the potential for status plant species, including, but not limited to round-leaved filaree, slender mariposa-lily and Plummer's mariposa-lily to occur onsite. Consequently, project implementation has the potential to adversely affect these special plant species and impacts to special-status plant species would be potentially significant unless mitigation incorporated. Like the previously analyzed project, Mitigation Measure BIO-1 would be required to avoid potential impacts to any potential special-status species.

Sensitive Habitat and Oak Tree Ordinance

As described in the MND and confirmed by the December 19, 2011 site visit, Valley Oak Woodland is a sensitive habitat that was observed onsite. In addition, oak trees (*Quercus* spp.) within the City of Agoura Hills are protected by the City's Oak Tree Ordinance (City Council Resolution No. 374). The currently proposed project with minor changes to window placement would have the same impacts to Valley Oak Woodland and individual oak trees as the previously analyzed project. Since the previous oak tree report was completed in 2006, the City's Landscape and Oak Tree Consultant performed an inspection on October 19th, 2011to assess current conditions and reviewed the most recently submitted plans (Kay J. Greeley – Memorandum, January 24, 2012). The analysis shows that the original oak tree conditions included 2 non-protected oak trees therefore the overall trunk diameter and the percentage of

oak tree canopy that would be impacted as a result of removal and encroachment was overestimated. In addition, the site visit determined that a number of seedling oak trees not included in the original report have grown to meet the requirement for City tree protection (Kay J. Greeley, January 24, 2012). The conditions of approval related to oak trees and landscaping at the site have been revised accordingly.

Based on the revised analysis, as part of the project, 9 oak trees are proposed to be removed (one of which is already dead) as a result of grading, paving, site construction, and road widening; and 27 additional oak trees will be encroached upon resulting from demolition, grading, and site clearing. Impacts to individual oak trees onsite would adversely affect Valley Oak Woodland as a sensitive plant community. In addition, the removal and encroachment of oak trees would result in the loss of 102 inches of trunk diameter and would adversely affect approximately 18% of the oak canopy onsite, which exceeds the 10% allowance per the Zoning Code (Kay J. Greeley, January 24, 2012). Therefore, similar to the original project, impacts to the onsite Valley Oak Woodland and oak trees would be potentially significant unless mitigation is incorporated.

Although the overall number of oak trees that would be removed and the overall trunk diameter and percentage of oak tree canopy impacted would be reduced compared to the project analyzed in the original MND, Mitigation Measures BIO-8 and BIO-9 would still be required in order to reduce impacts to oak trees and sensitive Valley Oak Woodland to a less than significant level. However, these mitigation measures have been slightly updated to reflect the existing conditions of the individual oak trees and the Valley Oak Woodland at the site as of January 2012 and based on the findings in the revised analysis. Mitigation Measure BIO-8 would require planting of at least 33 oak trees onsite to replace those trees removed. Mitigation Measure BIO-9 would require the applicant to comply with all City-approved or applicable items listed in the original Liberty Canyon Oak Tree Report (Campbell, 2006) as well as the conditions of approval (Kay J. Greeley Memorandum, January 2012) in order to ensure protection of the oak trees to remain and ensure survival of the oak trees planted. Mitigation Measure BIO-9 would also require retention of the new seedlings to determine whether they meet the requirement for protection. In addition, Mitigation Measure BIO-9 would also require that prior to construction, the applicant's oak tree consultant assess the health and structural condition of Oak Tree #33 (the tree located along Liberty Canyon Road as numbered and mapped in the Oak Tree Report) and shall submit a brief report to the City of Agoura Hills' Oak Tree Consultant.

The updated mitigation measures are listed below and the changes to the original MND mitigation measures are shown in ~~strikeout~~ and underline.

BIO-8 **Oak Tree Replacement.** Per the City's Landscape and Oak Tree Consultant, at least ~~48~~ 32 oak trees shall be planted onsite. Of the ~~48~~32 new oak tree plantings, at least ~~12~~ 8 must be 36-inch box size, and at least ~~24~~ 16 must be 24-inch box size. In addition to the 32 new oak trees planted, at least one 36-inch box tree shall be planted to replace the one dead oak tree. Further, if prior to or during construction any additional protected oak trees, including Oak Tree #33, are removed, additional oak trees shall be planted at the same ratio

as listed above. This replacement mitigation shall be required in addition to any other code requirements for oak planting.

BIO-9 **Oak Tree Protection.** The applicant shall comply with all City-approved or applicable items listed in the Liberty Canyon Oak Tree Report (Campbell 2006; and updated memorandum by Kay J. Greeley, January 24, 2012), including those items detailed in the work procedures, tree protection, and construction and maintenance procedures sections. In addition, prior to commencement of construction, the seedling oak trees located on the site shall be measured by the applicant's oak tree consultant to determine whether they meet the requirement for protection. These trees shall be retained until issuance of the grading permit. These items are to ensure protection of the oak trees to remain and ensure survival of the oak trees planted. Further, prior to the commencement of construction, the applicant's oak tree consultant shall assess the health and structural condition of Oak Tree #33 and submit a brief report to the City of Agoura Hills' Oak Tree Consultant.

Riparian Habitat

As described in the MND, an ephemeral drainage (likely federally protected wetlands) extends through the site in a north to south direction and then meanders offsite into the adjacent restoration area to the west, at the southwest corner of the site. The proposed project with a time extension and minor changes to window placements would have the same overall impacts to this drainage as analyzed in the MND. It is not anticipated that construction activity associated with the proposed project would occur within the onsite drainage. However, in the event that activity within the drainage does occur, impacts to riparian species could occur and the Corps and California Department of Fish and Game (CDFG) may have jurisdiction to regulate such activity. Therefore, impacts to wetlands would potentially significant unless mitigation incorporated.

Mitigation measure BIO-3, BIO-4 and BIO-5 would be required to reduce impacts to jurisdictional waters or wetlands onsite. BIO-3 would require that a riparian habitat and creek protection program for onsite and adjacent offsite areas be prepared by a qualified biologist and that the project implement the program prior to construction. BIO-4 would require a jurisdictional delineation and if necessary the applicant shall obtain a permit from the U.S. Army Corps of Engineers pursuant to Section 404 of the Clean Water Act, a water quality certification from the Regional Water Quality Control Board (RWQCB) pursuant to Section 401 of the Clean Water Act, and/or a Streambed Alteration Agreement from the California Department of Fish and Game pursuant to Section 1600 et seq. of the California Fish and Game Code for any grading or fill activity within drainages and wetlands and trimming/removal of riparian vegetation. BIO-5 would require the implementation of a Habitat Mitigation Plan and Monitoring Program if any grading or fill activity within the open channel or drainage onsite is required and would impact drainage areas.

Migratory Birds/ Wildlife Corridors

As described in the MND, the project site is located in the vicinity of the Liberty Canyon Wildlife Corridor. Although no mammals were detected during surveys, the significance of the Liberty Canyon wildlife corridor is broadly accepted. The proposed project with a time extension and minor changes to window placements would have the same overall impacts as the previously analyzed project and therefore would incrementally contribute to the cumulative degradation of the Liberty Canyon wildlife corridor by increasing noise and lighting, and generally altering the existing condition of the project site. As such, impacts to the Liberty Canyon Wildlife Corridor as a result of the proposed project would be potentially significant unless mitigation incorporated.

Mitigation measures BIO-2, BIO-6 and BIO-7 would reduce impacts related to migratory birds and wildlife corridors to a less than significant level. BIO-2 would require that the removal or pruning of trees shall be conducted between September 15 and February 15, outside of the typical breeding season, as feasible. BIO-6 would require Best Management Practices to be implemented during construction in order to protect wildlife corridors. Practices include limiting construction hours, avoiding any obstruction on Vendell Road, such as chain-link fences, cinderblock walls, or hardscape, and no barriers shall be created within the drainage or culvert that traverses the project site. In addition, lighting shall be shielded downward to avoid offsite spillage. BIO-7 would require the applicant to prepare a wildlife corridor maintenance and monitoring plan for a minimum of three years for the proposed wildlife corridor and "transition area" restoration plantings.

CULTURAL RESOURCES

Archaeological resources, Paleontological Resources or Human Remains

As described in the MND, the project site is not known to contain any archaeological resources, paleontological resources or human remains (City of Agoura Hills General Plan Update, 1993). No archaeological resources, paleontological resources or human remains are known to be present onsite. Nevertheless, site grading, which would be the same under the proposed project as it was under the project analyzed in the MND, has the potential to disturb as yet undiscovered cultural resources. This is a potentially significant impact that would be mitigated to a less than significant level through implementation of mitigation measures CR-1 and CR-2. Mitigation Measure CR-1 would require a qualified archaeologist to monitor any grading, trenching, excavation, or other subsurface work that occurs in undisturbed soil and if artifacts are discovered, the developer shall notify the City of Agoura Hills' Environmental Analyst immediately, and construction activities shall cease until the archaeologist has documented and recovered the resources. Mitigation Measure CR-2 would require that if any archaeological resources be discovered and avoidance proves infeasible, the importance of the site shall be evaluated by a qualified archaeologist.

GEOLOGY AND SOILS

Expansive Soil

Based on site analysis performed by GCI (2006), surface and near-surface soils at the project site have a medium to high expansion potential. The proposed project with a time extension and minor changes to window placements would have the same impact as the project analyzed in the MND. Impacts would be less than significant with mitigation incorporated. Mitigation Measure GEO-1 would require implementation of recommendations contained in the Geotechnical Report (GeoSoils Consultants, Inc. , July 2006) that address site preparation, soil expansiveness, foundation recommendations, slabs-on-grade specifications, site drainage, manufactured slope construction and maintenance, and retaining wall design. With implementation of these recommendations, impacts related to expansive soils would be reduced to a less than significant level.

NOISE

Construction Noise

Similar to the project analyzed in the MND, the proposed project with a time extension and minor changes to window placements would involve construction activities that would generate temporary noise increases that could adversely affect sensitive receptors such as the residences to the south of the project site, across Agoura Road. Therefore, although construction noise would be temporary and occur mostly during the workday, project construction could result in significant noise impacts to the residences located south of the project site, across Agoura Road. Impacts would be less than significant with mitigation incorporated. Mitigation Measure N-1 would require that onsite construction activity involving the use of equipment or machinery that generates noise levels in excess of 60 dB(A) during the daytime be limited to between the hours of 7:00 AM and 7:00 PM, Monday through Saturday pursuant to Article IV, Chapter 1, of the City's Municipal Code. In addition, no construction activity that generates noise in excess of the 50 dBA nighttime standard shall occur between 7:00 PM and 7:00 AM. Finally, no construction activity shall take place on Sundays or legal holidays.

CLIMATE CHANGE/GREENHOUSE GAS EMISSIONS

The previous analysis contained in the MND did contain a discussion of impacts related to climate change or greenhouse gas emissions (GHGs). However, as of March 2010, the CEQA Guidelines Section 15064.4 suggests that "A lead agency should make a good-faith effort, based to the extent possible on scientific and factual data, to describe, calculate or estimate the amount of greenhouse gas emissions resulting from a project". Since the project and MND were approved prior to the recommendation that GHG analysis be included as part of the CEQA document, the following summarizes global climate change, greenhouse gas emissions and the regulatory framework related to climate change. In addition, the proposed project's GHGs emissions are quantified and compared to recommended thresholds of significance.

Local Regulations and CEQA Requirements

Pursuant to the requirements of SB 97, the Resources Agency adopted amendments to the *CEQA Guidelines* for the feasible mitigation of GHG emissions and analysis of the effects of GHG emissions. The adopted *CEQA Guidelines* provide regulatory guidance on the analysis and mitigation of GHG emissions in CEQA documents, while giving lead agencies the discretion to set quantitative or qualitative thresholds for the assessment and mitigation of GHGs and climate change impacts. To date, the Bay Area Air Quality Management District (BAAQMD), the South Coast Air Quality Management District (SCAQMD), and the San Joaquin Air Pollution Control District (SJVAPCD) have adopted significance thresholds for GHGs. However, the SCAQMD threshold only applies to CEQA projects where the SCAQMD acts as the lead agency. The general approach to developing a threshold of significance for GHG emissions is to identify the emissions level for which a project would not be expected to substantially conflict with existing California legislation adopted to reduce statewide GHG emissions needed to move the state toward climate stabilization. If a project would generate GHG emissions above the threshold level, its contribution to cumulative impacts would be considered significant.

For future projects, the significance of GHG emissions may be evaluated based on locally adopted quantitative thresholds, or consistency with a regional GHG reduction plan (such as a climate action plan). However, because the SCAQMD has not yet adopted GHG emissions thresholds that apply to land use projects where the SCAQMD is not the lead agency and no GHG emissions reduction plan or GHG emissions thresholds have been adopted in Agoura Hills, the proposed project is evaluated based on the SCAQMD's recommended/preferred option threshold for all land use types of 3,000 metric tons CO_2e per year (SCAQMD, "Proposed Tier 3 Quantitative Thresholds - Option 1", September 2010).

Study Methodology

This analysis is based on the methodologies recommended by the California Air Pollution Control Officers Association [CAPCOA] (January 2008) *CEQA and Climate Change* white paper. The analysis focuses on CO_2, N_2O, and CH_4 as these are the GHG emissions that onsite development would generate in the largest quantities. Fluorinated gases, such as HFCs, PFCs, and SF_6, were also considered for the analysis. However, because the development potential would only involve office uses, the quantity of fluorinated gases would not be significant since fluorinated gases are primarily associated with industrial processes. Calculations were based on the methodologies discussed in the CAPCOA white paper (January 2008) and included the use of the California Climate Action Registry General Reporting Protocol (January 2009).

Construction Emissions

Although construction activity is addressed in this analysis, CAPCOA does not discuss whether any of the suggested threshold approaches (as discussed below in *GHG Cumulative Significance*) adequately address impacts from temporary construction activity. As stated in the *CEQA and Climate Change* white paper, "more study is needed to make this assessment or to develop separate thresholds for construction activity" (CAPCOA, 2008). Nevertheless, air districts such as the SCAQMD (2011) have suggested amortizing construction-related emissions over a 30-year period in conjunction with the proposed project's operational emissions.

Construction of the proposed project would generate temporary GHG emissions primarily due to the operation of construction equipment and truck trips. Emissions associated with the construction period were estimated using the California Emissions Estimator Model (CalEEMod), based on the projected maximum amount of equipment that would be used onsite at one time. Complete CalEEMod results and assumptions can be viewed in Appendix A.

Indirect Emissions

Operational emissions from energy use (electricity and natural gas use) for the project was estimated using CalEEMod (see Appendix A for calculations). The default values on which CalEEMod are based include the California Energy Commission (CEC) sponsored California Commercial End Use Survey (CEUS) and Residential Appliance Saturation Survey (RASS) studies. CalEEMod provides operational emissions of CO_2, N_2O and CH_4. This methodology is considered reasonable and reliable for use, as it has been subjected to peer review by numerous public and private stakeholders, and in particular by the CEC. It is also recommended by CAPCOA (January 2008).

Emissions associated with area sources including consumer products, landscape maintenance, and architectural coating were calculated in CalEEMod and utilize standard emission rates from CARB, USEPA, and district supplied emission factor values (CalEEMod User Guide, 2011).

Emissions from waste generation were also calculated in CalEEMod and are based on the IPCC's methods for quantifying GHG emissions from solid waste using the degradable organic content of waste (CalEEMod User Guide, 2011). Waste disposal rates by land use and overall composition of municipal solid waste in California was primarily based on data provided by the California Department of Resources Recycling and Recovery (CalRecycle).

Emissions from water and wastewater usage calculated in CalEEMod were based on the default electricity intensity is from the CEC's 2006 Refining Estimates of Water-Related Energy Use in California using the average values for Northern and Southern California.

Direct Emissions from Mobile Combustion

Emissions of CO_2 and CH_4 from transportation sources for the proposed project were quantified using the CalEEMod computer model. Because CalEEMod does not calculate N_2O emissions from mobile sources, N_2O emissions were quantified using the California Climate Action Registry General Reporting Protocol (January 2009) direct emissions factors for mobile combustion (see Appendix for calculations). Total daily trips for the project was based on the standard Institute of Transportation Engineers (ITE) rate for general office buildings and for medical office buildings (consistent with the analysis and modeling contained in the MND) and was calculated and extrapolated to derive total annual mileage in CalEEMod. Emission rates for N_2O emissions were based on the vehicle mix output generated by CalEEMod and the emission factors found in the California Climate Action Registry General Reporting Protocol.

One of the limitations to a quantitative analysis is that emission models, such as CalEEMod, evaluate aggregate emissions and do not demonstrate, with respect to a global impact, what proportion of these emissions are "new" emissions, specifically attributable to the project in question. For most projects, the main contribution of GHG emissions is from motor vehicles and

the total vehicle miles traveled (VMT), but the quantity of these emissions appropriately characterized as "new" is uncertain. Traffic associated with a project may be relocated trips from other locales, and consequently, may result in either higher or lower net VMT. For the proposed project analyzed in this report, it is likely that some of the GHG emissions associated with traffic and energy demand would be truly "new" emissions. However, it is also likely that some of the emissions represent diversion of emissions from other locations. Thus, although GHG emissions are associated with onsite development, it is not possible to discern how much diversion is occurring or what fraction of those emissions represents global increases. In the absence of information regarding the different types of trips, the VMT estimate generated by CalEEMod is used as a conservative, "worst-case" estimate.

Estimate of GHG Emissions

GHG emissions associated with both operational emissions and motor vehicle activity are discussed below.

Construction Emissions

For the purpose of this analysis, construction activity is assumed to occur over approximately 15 months (as was assumed in the MND analysis). Based on the CalEEMod model results, construction activity for the project would generate an estimated 283 metric tons of carbon dioxide equivalent (CDE) units (as shown in Table 1). Amortized over a 30-year period (the assumed life of the project), construction of the proposed project would generate about 9 metric tons of CDE per year.

Table 1
Estimated Construction Emissions of Greenhouse Gases

Emission Source	Annual Emissions	
	Emissions (metric tons)	Carbon Dioxide Equivalent (CDE)
Carbon Dioxide (CO_2)[1]	282.04	282.04 metric tons
Methane (CH_4)[1]	0.03	0.61 metric tons
Nitrous Oxide (N_2O)[1]	0.0	0.0 metric tons
	Total	**282.65 metric tons**
	Amortized over 30 years	**9.43 metric tons per year**

[1] *See Appendix A for calculations and for GHG emission factor assumptions.*

Operational Indirect and Stationary Direct Emissions

Area Source Emissions. CalEEMod was used to calculate direct sources of air emissions located at the project site. These include consumer product use, architectural coatings, and landscape maintenance equipment. However, because the project involves general office uses and medical office uses, the model determined that emissions associated with area sources for the project would be negligible (<0.1 metric tons per year).

Energy Use. Operation of offices would consume both electricity and natural gas (see Appendix A for calculations). The generation of electricity through combustion of fossil fuels typically yields CO_2, and to a smaller extent, N_2O and CH_4. As discussed above, annual electricity and natural gas emissions can be calculated using default values from the CEC sponsored CEUS and RASS studies which are built into CalEEMod.

As shown in Table 2, electricity consumption associated with the project would generate approximately 135 metric tons of CDE per year. Natural gas use would generate approximately 15 metric tons CDE per year. Thus, overall energy use at the project site would generate approximately 150 metric tons of CDE per year.

Table 2
Estimated Annual Energy-Related Greenhouse Gas Emissions

Emission Source	Annual Emissions (Carbon Dioxide Equivalent (CDE)
Electricity [1]	134.76 metric tons
Natural Gas[1]	15.18 metric tons
Total	**150 metric tons**

[1] *See Appendix A for calculations and for GHG emission factor assumptions.*

Solid Waste Emissions. As shown in Table 3, as a result of generating solid waste, the project would generate approximately 102 metric tons of CDE per year.

Table 3
Estimated Annual Solid Waste Greenhouse Gas Emissions

Emission Source	Annual Emissions (Carbon Dioxide Equivalent (CDE)
Solid Waste	**102 metric tons**

Sources: See Appendix A for calculations and for GHG emission factor assumptions.

Water Use Emissions. Based on the amount of electricity generated in order to supply water to the project site, as shown in Table 4, water use associated with the project would generate approximately 25 metric tons of CDE per year.

Table 4
Estimated Greenhouse Gas Emissions from Water Use

Emission Source	Annual Emissions (Carbon Dioxide Equivalent (CDE)
Water Use	**25 metric tons**

Sources: See Appendix A for calculations and for GHG emission factor assumptions.

Transportation Emissions. Mobile source GHG emissions were estimated using the ITE rate for average daily trips for general office and medical office uses and by the total vehicle miles traveled (VMT) estimated in CalEEMod. The project would generate an estimated 1,719,029 annual VMT.

Table 5 shows the estimated mobile emissions of GHGs for the project based on the estimated annual VMT. As noted above, CalEEMod does not calculate N_2O emissions related to mobile sources. As such, N_2O emissions were calculated based on the project's VMT using calculation methods provided by the California Climate Action Registry General Reporting Protocol (January 2009). As shown in Table 5 below, the project would result in approximately 231 metric tons of CDE associated with mobile emissions.

Table 5
Estimated Annual Mobile Emissions of Greenhouse Gases

Emission Source	Annual Emissions (Carbon Dioxide Equivalent (CDE)
Mobile Emissions (CO_2 & CH_4) [1]	855 metric tons
Mobile Emissions (N_2O) [2]	35 metric tons
Total	**890 metric tons**

[1] *See Appendix for calculations in CalEEMod Model output.*
[2] *See Appendix for calculations according to California Climate Action Registry General Reporting Protocol, Reporting Entity-Wide Greenhouse Gas Emissions, Version 3.1,January 2009, page 30-35.*

Combined Construction, Stationary and Mobile Source Emissions. Table 6 combines the construction, operational and mobile GHG emissions associated with onsite development for the proposed project. Construction emissions associated with construction activity (approximately 283 metric tons CDE) are amortized over 30 years (the anticipated life of the project).

Table 6
Combined Annual Emissions of Greenhouse Gases

Emission Source	Annual Emissions
Construction	9 metric tons CDE
Operational	
Area	0 metric tons CDE
Energy	150 metric tons CDE
Solid Waste	102 metric tons CDE
Water	25 metric tons CDE
Mobile	890 metric tons CDE
Total	**1,176 metric tons CDE**

Sources: See AppendixA for calculations and for GHG emission factor assumptions.

For the proposed project, the combined annual emissions would total approximately 1,176 metric tons per year of CDE. This total represents roughly 0.000239% of California's total 2004 emissions of 492 million metric tons. The majority of the project's GHG emissions are associated with vehicular travel (76%). However, as noted above, mobile emissions are in part a redirection of existing travel to other locations, and so are already a part of the total California GHG emissions.

The proposed project is evaluated based on the SCAQMD's recommended/preferred option threshold for all land use types of 3,000 metric tons of CDE per year (SCAQMD, "Proposed Tier 3 Quantitative Thresholds - Option 1", September 2010). Because the total project emissions (1,167 metric tons CDE per year) would be lower than the 3,000 metric ton threshold, impacts from GHG emissions would be less than significant.

The proposed project would also be generally consistent with applicable regulations or plans addressing greenhouse gas reductions. In response to Executive Order S-3-05, CalEPA created the Climate Action Team (CAT), which in March 2006, published the Climate Action Team Report (the "2006 CAT Report") (CalEPA, 2006). The CAT Report identifies a recommended list of strategies that the State could pursue to reduce climate change greenhouse gas emissions. The CAT strategies are recommended to reduce GHG emissions at a statewide level to meet the goals of the Executive Order S-3-05. These are strategies that could be implemented by various State agencies to ensure that the Governor's targets are met and can be met with existing authority of the State agencies. In addition, in 2008 the California Attorney General published "Addressing Global Warming Impacts at the Local Agency Level" (Office of the California Attorney General, Global Warming Measures Updated May 21, 2008). This document provides information that may be helpful to local agencies in carrying out their duties under CEQA as they relate to global warming. Included in this document are various measures that may reduce the global warming related impacts of a project. Tables 7 and 8 illustrate that the proposed project would be consistent with the GHG reduction strategies set forth by the 2006 CAT Report as well as the 2008 Attorney General's Greenhouse Gas Reduction Measures.

Table 7
Project Consistency with Applicable Climate Action Team Greenhouse Gas Emission Reduction Strategies

Strategy	Project Consistency
California Air Resources Board	
Vehicle Climate Change Standards AB 1493 (Pavley) required the state to develop and adopt regulations that achieve the maximum feasible and cost-effective reduction of climate change emissions emitted by passenger vehicles and light duty trucks. Regulations were adopted by the ARB in September 2004.	**Consistent** - Vehicles that travel to and from the project site on public roadways would be in compliance with ARB vehicle standards that are in effect at the time of vehicle purchase.
Diesel Anti-Idling The ARB adopted a measure to limit diesel-fueled commercial motor vehicle idling in July 2004.	**Consistent** - Current State law restricts diesel truck idling to five minutes or less. Diesel trucks operating to and from the project site are subject to this statewide law. Construction vehicles are also subject to this regulation.
Hydrofluorocarbon Reduction 1) Ban retail sale of HFC in small cans. 2) Require that only low GWP refrigerants be used in new vehicular systems. 3) Adopt specifications for new commercial refrigeration. 4) Add refrigerant leak-tightness to the pass criteria for vehicular inspection and maintenance programs. 5) Enforce federal ban on releasing HFCs.	**Consistent** This strategy applies to consumer products. All applicable products would comply with the regulations that are in effect at the time of manufacture.
Alternative Fuels: Biodiesel Blends ARB would develop regulations to require the use of 1 to 4 percent biodiesel displacement of California diesel fuel.	**Consistent** - Diesel vehicles that travel to and from the project site on public roadways could utilize this fuel once it is commercially available.
Alternative Fuels: Ethanol Increased use of E-85 fuel.	**Consistent** - Employees and visitors of the project could choose to purchase flex-fuel vehicles and utilize this fuel once it is commercially available in the region and local vicinity.
Heavy-Duty Vehicle Emission Reduction Measures Increased efficiency in the design of heavy duty vehicles and an education program for the heavy duty vehicle sector.	**Consistent** - Heavy-duty vehicles that travel to and from the project site on public roadways would be subject to all applicable ARB efficiency standards that are in effect at the time of vehicle manufacture.
Achieve 50% Statewide Recycling Goal Achieving the State's 50% waste diversion mandate as established by the Integrated Waste Management Act of 1989, (AB 939, Sher, Chapter 1095, Statutes of 1989), will reduce climate change emissions associated with energy intensive material extraction and production as well as methane emission from landfills. A diversion rate of 48% has been achieved on a statewide basis. Therefore, a 2% additional reduction is needed.	**Consistent** - The project site is located within the City of Agoura Hills, which is required to achieve a 50% solid waste diversion rate. Any solid waste generated would be sorted along with all other City solid waste.
Zero Waste – High Recycling Efforts to exceed the 50% goal would allow for additional reductions in climate change emissions.	**Consistent** As discussed above the City of Agoura Hills is required to achieve a 50% solid waste diversion rate. It is anticipated that the project would similarly divert at least 50 percent of its solid waste after the recyclable content is diverted.
Department of Forestry	
Urban Forestry A new statewide goal of planting 5 million trees in urban areas by 2020 would be achieved through the expansion of	**Consistent** Additional trees and other vegetation would be planted onsite with

Table 7
Project Consistency with Applicable Climate Action Team Greenhouse Gas Emission Reduction Strategies

Strategy	Project Consistency
local urban forestry programs.	the proposed buildings.
Department of Water Resources	
Water Use Efficiency Approximately 19% of all electricity, 30% of all natural gas, and 88 million gallons of diesel are used to convey, treat, distribute and use water and wastewater. Increasing the efficiency of water transport and reducing water use would reduce greenhouse gas emissions.	**Consistent** Compliance with existing standards would ensure that low flow fixtures and waterwise landscaping is incorporated.
Energy Commission (CEC)	
Building Energy Efficiency Standards in Place and in Progress Public Resources Code 25402 authorizes the CEC to adopt and periodically update its building energy efficiency standards (that apply to newly constructed buildings and additions to and alterations to existing buildings).	**Consistent** The project will need to comply with the standards of Title 24 that are in effect at the time of development.
Appliance Energy Efficiency Standards in Place and in Progress Public Resources Code 25402 authorizes the Energy Commission to adopt and periodically update its appliance energy efficiency standards (that apply to devices and equipment using energy that are sold or offered for sale in California).	**Consistent** Under State law, appliances that are purchased for the project - both pre- and post-development – would be consistent with energy efficiency standards that are in effect at the time of manufacture.
Fuel-Efficient Replacement Tires & Inflation Programs State legislation established a statewide program to encourage the production and use of more efficient tires.	**Consistent** - Employees and visitors of the project site could purchase tires for their vehicles that comply with state programs for increased fuel efficiency.
Municipal Utility Energy Efficiency Programs/Demand Response Includes energy efficiency programs, renewable portfolio standard, combined heat and power, and transitioning away from carbon-intensive generation.	*Not applicable* - The project would not preclude implementation of this strategy by municipal utility providers.
Municipal Utility Renewable Portfolio Standard California's Renewable Portfolio Standard (RPS), established in 2002, requires that all load serving entities achieve a goal of 20 percent of retail electricity sales from renewable energy sources by 2017, within certain cost constraints.	*Not applicable* - The project would not preclude implementation of this strategy by Southern California Edison.
Municipal Utility Combined Heat and Power Cost effective reduction from fossil fuel consumption in the commercial and industrial sector through the application of on-site power production to meet both heat and electricity loads.	*Not applicable* - This strategy addresses incentives that could be provided by utility providers such as Southern California Edison and The Gas Company.
Alternative Fuels: Non-Petroleum Fuels Increasing the use of non-petroleum fuels in California's transportation sector, as recommended as recommended in the CEC's 2003 and 2005 Integrated Energy Policy Reports.	**Consistent** - Employees and visitors of the project site could purchase alternative fuel vehicles and utilize these fuels once they are commercially available in the region and local vicinity.
Business, Transportation and Housing	
Smart Land Use and Intelligent Transportation Systems	*Consistent* -- The project would increase the number of jobs within

Table 7
Project Consistency with Applicable Climate Action Team Greenhouse Gas Emission Reduction Strategies

Strategy	Project Consistency
(ITS) Smart land use strategies encourage jobs/housing proximity, promote transit-oriented development, and encourage high-density residential/commercial development along transit corridors. ITS is the application of advanced technology systems and management strategies to improve operational efficiency of transportation systems and movement of people, goods and services. The Governor is finalizing a comprehensive 10-year strategic growth plan with the intent of developing ways to promote, through state investments, incentives and technical assistance, land use, and technology strategies that provide for a prosperous economy, social equity and a quality environment. Smart land use, demand management, ITS, and value pricing are critical elements in this plan for improving mobility and transportation efficiency. Specific strategies include: promoting jobs/housing proximity and transit-oriented development; encouraging high density residential/commercial development along transit/rail corridor; valuing and congestion pricing; implementing intelligent transportation systems, traveler information/traffic control, incident management; accelerating the development of broadband infrastructure; and comprehensive, integrated, multimodal/intermodal transportation planning.	Agoura Hills by approximately 103 and would increase the density along a transit corridor (US 101).
Public Utilities Commission (PUC)	
Accelerated Renewable Portfolio Standard The Governor has set a goal of achieving 33 percent renewable in the State's resource mix by 2020. The joint PUC/Energy Commission September 2005 Energy Action Plan II (EAP II) adopts the 33 percent goal.	*Not applicable* - The project would not preclude implementation of this strategy by energy providers.
California Solar Initiative The solar initiative includes installation of 1 million solar roofs or an equivalent 3,000 MW by 2017 on homes and businesses, increased use of solar thermal systems to offset the increasing demand for natural gas, use of advanced metering in solar applications, and creation of a funding source that can provide rebates over 10 years through a declining incentive schedule.	*Not applicable* – Although the project does not propose use of solar energy, installation of solar equipment may be utilized in the future.

Table 8
Project Consistency with Applicable Attorney General and OPR's Global Warming and Greenhouse Gas Reduction Measures

Strategy	Project Consistency
Attorney General Global Warming Reduction Measures	
Water Use Efficiency • Require measures that reduce the amount of water sent to the sewer system – see examples in CAT standard above. (Reduction in water volume sent to the sewer system means less water has to be treated and pumped to the end user, thereby saving energy.	**Consistent** – The project would be anticipated to incorporate landscaping that would be designed to require minimal irrigation and to reflect the native vegetation of the surrounding area, thereby reducing water use. In addition, the proposed buildings would be equipped with low-flow plumbing fixtures as required by CalGreen Building Standards, further reducing water use at the project site.
Transportation and Motor Vehicles • Limit Idling time for commercial vehicles, including delivery and construction vehicles.	**Consistent** - Currently, the California Air Resources Board's (CARB) Airborne Toxic Control Measure (ATCM) to Limit Diesel-Fueled Commercial Motor Vehicle Idling restricts diesel truck idling to five minutes or less. Diesel trucks operating from and making deliveries to, the project site are subject to this state-wide law. Construction vehicles are also subject to this regulation.
• Use low or zero-emission vehicles, including construction vehicles.	**Consistent** – The project intends to use construction vehicles that are compliant with the SCAQMD requirements for emissions. During project operation, the employees and visitors of the project would have the opportunity to purchase new low-emission vehicles should old equipment need to be retired.
OPR Greenhouse Gas Reduction Measures	
Land Use and Transportation • Limit idling time for commercial vehicles, including delivery and construction vehicles.	**Consistent** - Currently, the California Air Resources Board's (CARB) Airborne Toxic Control Measure (ATCM) to Limit Diesel-Fueled Commercial Motor Vehicle Idling restricts diesel truck idling to five minutes or less. Diesel trucks operating from and making deliveries to, the project site are subject to this state-wide law. Construction vehicles are also subject to this regulation.

5. CONCLUSION

As discussed above, impacts associated with the proposed project with a time extension and minor changes to the placement of windows were determined to be similar to those described in the MND for the project that was adopted in 2008. The requested time extension and minor changes to the placement of windows would not create any new significant environmental effects beyond those already identified in the 2008 MND. Therefore, this addendum is the appropriate environmental document under CEQA.

Appendix A

Greenhouse Gas Emissions: CalEEMOD Worksheets
Calculations Worksheets

Liberty Canyon Office Expansion

Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
General Office Building	9.658	1000sqft
Medical Office Building	20.002	1000sqft

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Utility Company**	Southern California Edison
Climate Zone	8	**Precipitation Freq (Days)**	33		

1.3 User Entered Comments

Project Characteristics -

Land Use -

Construction Phase - Schedule based on construction schedule used in URBEMIS model for Final MND (March 2008)

Grading - 1.4 acres disturbed - same as URBEMIS model assumption used in Draft MND

Construction Off-road Equipment Mitigation -

2.0 Emissions Summary

2.1 O□erall Construction

Unmitigated Construction

Year	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
2012	0.33	2.44	1.62	0.00	0.5□	0.16	0.□3	0.01	0.16	0.1□	0.00	25□85	25□85	0.03	0.00	258.40
2013	0.38	0.22	0.16	0.00	0.00	0.02	0.02	0.00	0.02	0.02	0.00	24.19	24.19	0.00	0.00	24.25
□otal	0.□1	2.□□	1.□□	0.00	0.□□	0.1□	0.□□	0.01	0.1□	0.1□	0.00	2□2.0□	2□2.0□	0.03	0.00	2□2.□□

□itigated Construction

Year	ROG	NO□	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
2012	0.33	2.44	1.62	0.00	0.56	0.16	0.□2	0.00	0.16	0.16	0.00	25□85	25□85	0.03	0.00	258.40
2013	0.38	0.22	0.16	0.00	0.00	0.02	0.02	0.00	0.02	0.02	0.00	24.19	24.19	0.00	0.00	24.25
□otal	0.□1	2.□□	1.□□	0.00	0.□□	0.1□	0.□□	0.00	0.1□	0.1□	0.00	2□2.0□	2□2.0□	0.03	0.00	2□2.□□

2.2 O□erall Operational

Unmitigated Operational

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
□rea	0.14	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
Energ□	0.00	0.01	0.01	0.00		0.00	0.00		0.00	0.00	0.00	149.94	149.94	0.01	0.00	150.8□
Mobile	0.6□	1.6□	6.□9	0.01	0.93	0.0□	0.99	0.04	0.0□	0.10	0.00	853.89	853.89	0.05	0.00	854.99
□aste						0.00	0.00		0.00	0.00	45.6□	0.00	45.6□	2.□0	0.00	102.35
□ater						0.00	0.00		0.00	0.00	0.00	21.00	21.00	0.13	0.00	24.83
□otal	**0.□1**	**1.□□**	**□.□0**	**0.01**	**0.□3**	**0.0□**	**0.□□**	**0.0□**	**0.0□**	**0.10**	**□□.□□**	**1,02□.□9**	**1,0□□.□0**	**2.□□**	**0.00**	**1,133.0□**

2.2 O□erall Operational

□itigated Operational

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/□					
□rea	0.14	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
Energ□	0.00	0.01	0.01	0.00		0.00	0.00		0.00	0.00	0.00	149.94	149.94	0.01	0.00	150.8□
Mobile	0.6□	1.6□	6.□9	0.01	0.93	0.0□	0.99	0.04	0.0□	0.10	0.00	853.89	853.89	0.05	0.00	854.99
□aste						0.00	0.00		0.00	0.00	45.6□	0.00	45.6□	2.□0	0.00	102.35
□ater						0.00	0.00		0.00	0.00	0.00	21.00	21.00	0.13	0.00	24.83
□otal	0.□1	1.□□	□.□0	0.01	0.□3	0.0□	0.□□	0.0□	0.0□	0.10	□□.□□	1,02□.□3	1,0□0.□0	2.□□	0.00	1,133.0□

3.0 Construction Detail

3.1 □itigation □easures Construction

□ ater E□posed □rea

3.2 Demolition - 2012

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	0.02	0.10	0.0□	0.00		0.01	0.01		0.01	0.01	0.00	9.3□	9.3□	0.00	0.00	9.40
□otal	0.02	0.10	0.0□	0.00		0.01	0.01		0.01	0.01	0.00	□3□	□3□	0.00	0.00	□.□□

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/□					
□auling	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
□ or□er	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.□9	0.□9	0.00	0.00	0.□9
□otal	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.□□	0.□□	0.00	0.00	0.□□

3.2 Demolition - 2012

□itigated 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	0.02	0.10	0.0□	0.00		0.01	0.01		0.01	0.01	0.00	9.3□	9.3□	0.00	0.00	9.40
□otal	0.02	0.10	0.0□	0.00		0.01	0.01		0.01	0.01	0.00	□3□	□3□	0.00	0.00	□□

□itigated 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					
□auling	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
□ or□er	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.□9	0.□9	0.00	0.00	0.□9
□otal	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.□□	0.□□	0.00	0.00	0.□□

3.3 Site Preparation - 2012

Unmitigated Construction On-Site

	ROG	NOx	CO2	SO2	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	0.06	0.43	0.28	0.00		0.03	0.03		0.03	0.03	0.00	40.□1	40.□1	0.00	0.00	40.81
Total	0.0□	0.□3	0.2□	0.00	0.00	0.03	0.03	0.00	0.03	0.03	0.00	□0.□1	□0.□1	0.00	0.00	□0.□1

Unmitigated Construction Off-Site

	ROG	NOx	CO2	SO2	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					
□auling	0.03	0.25	0.15	0.00	0.54	0.01	0.55	0.00	0.01	0.01	0.00	30.86	30.86	0.00	0.00	30.89
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
□ or□er	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.80	1.80	0.00	0.00	1.81
Total	0.03	0.2□	0.1□	0.00	0.□□	0.01	0.□□	0.00	0.01	0.01	0.00	32.□□	32.□□	0.00	0.00	32.□□

3.3 Site Preparation - 2012

□itigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Fugiti□e 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	0.06	0.43	0.28	0.00		0.03	0.03		0.03	0.03	0.00	40.□1	40.□1	0.00	0.00	40.81
□otal	0.0□	0.□3	0.2□	0.00	0.00	0.03	0.03	0.00	0.03	0.03	0.00	□0.□1	□0.□1	0.00	0.00	□0.□1

□itigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
□auling	0.03	0.25	0.15	0.00	0.54	0.01	0.55	0.00	0.01	0.01	0.00	30.86	30.86	0.00	0.00	30.89
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
□ or□er	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.80	1.80	0.00	0.00	1.81
□otal	0.03	0.2□	0.1□	0.00	0.□□	0.01	0.□□	0.00	0.01	0.01	0.00	32.□□	32.□□	0.00	0.00	32.□□

3.□ □rading - 2012

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Fugitive Dust					0.01	0.00	0.01	0.01	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.03	0.22	0.14	0.00		0.02	0.02		0.02	0.02	0.00	19.41	19.41	0.00	0.00	19.4□
□otal	0.03	0.22	0.1□	0.00	0.01	0.02	0.03	0.01	0.02	0.03	0.00	1□.□1	1□.□1	0.00	0.00	1□.□□

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
□ategory	tons/yr										MT/yr					
□auling	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
□ orker	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.63	1.63	0.00	0.00	1.64
□otal	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.□3	1.□3	0.00	0.00	1.□□

3.□ □rading - 2012

□itigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/□										M□					
Fugiti□e 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	0.03	0.22	0.14	0.00		0.02	0.02		0.02	0.02	0.00	19.41	19.41	0.00	0.00	19.4□
□otal	0.03	0.22	0.1□	0.00	0.00	0.02	0.02	0.00	0.02	0.02	0.00	1□□1	1□□1	0.00	0.00	1□□□

□itigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/□										M□					
□auling	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
□ or□er	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.63	1.63	0.00	0.00	1.64
□otal	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.□3	1.□3	0.00	0.00	1.□□

3.□ □uilding Construction - 2012

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Off-Road	0.18	1.36	0.84	0.00		0.09	0.09		0.09	0.09	0.00	135.86	135.86	0.01	0.00	136.1□
□otal	0.1□	1.3□	0.□□	0.00		0.0□	0.0□		0.0□	0.0□	0.00	13□.□□	13□.□□	0.01	0.00	13□.1□

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
□auling	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	0.01	0.0□	0.05	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	9.61	9.61	0.00	0.00	9.61
□or□er	0.01	0.01	0.06	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	□.81	□.81	0.00	0.00	□.82
□otal	0.02	0.0□	0.11	0.00	0.01	0.00	0.02	0.00	0.00	0.00	0.00	1□.□2	1□.□2	0.00	0.00	1□.□3

3.□ □uilding Construction - 2012

□itigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.18	1.36	0.84	0.00		0.09	0.09		0.09	0.09	0.00	135.86	135.86	0.01	0.00	136.1□
□otal	0.1□	1.3□	0.□□	0.00		0.0□	0.0□		0.0□	0.0□	0.00	13□.□□	13□.□□	0.01	0.00	13□.1□

□itigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
□auling	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	0.01	0.0□	0.05	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	9.61	9.61	0.00	0.00	9.61
□ or□er	0.01	0.01	0.06	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	□.81	□.81	0.00	0.00	□.82
□otal	0.02	0.0□	0.11	0.00	0.01	0.00	0.02	0.00	0.00	0.00	0.00	1□.□2	1□.□2	0.00	0.00	1□.□3

3.□ □uilding 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
Categor□	tons/□										M□/□					
Off-Road	0.02	0.12	0.08	0.00		0.01	0.01		0.01	0.01	0.00	13.23	13.23	0.00	0.00	13.26
□otal	0.02	0.12	0.0□	0.00		0.01	0.01		0.01	0.01	0.00	13.23	13.23	0.00	0.00	13.2□

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
□ategor□	tons/□										M□/□					
□auling	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	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.94	0.94	0.00	0.00	0.94
□ or□er	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.□5	0.□5	0.00	0.00	0.□5
□otal	0.00	0.01	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.□□	1.□□	0.00	0.00	1.□□

3.□ □uilding Construction - 2013

□itigated 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
Categor□	Tons/yr										MT/yr					
Off-Road	0.02	0.12	0.08	0.00		0.01	0.01		0.01	0.01	0.00	13.23	13.23	0.00	0.00	13.26
□otal	**0.02**	**0.12**	**0.0□**	**0.00**		**0.01**	**0.01**		**0.01**	**0.01**	**0.00**	**13.23**	**13.23**	**0.00**	**0.00**	**13.2□**

□itigated 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
Categor□	Tons/yr										MT/yr					
□auling	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	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.94	0.94	0.00	0.00	0.94
□ or□er	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.□6	0.□6	0.00	0.00	0.□6
□otal	**0.00**	**0.01**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**1.□□**	**1.□□**	**0.00**	**0.00**	**1.□□**

3.□ Pa□ing - 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
Categor	Tons/yr										MT/yr					
Off-Road	0.01	0.0□	0.04	0.00		0.01	0.01		0.01	0.01	0.00	5.□6	5.□6	0.00	0.00	5.□□
Pa□ng	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
□otal	0.01	0.0□	0.0□	0.00		0.01	0.01		0.01	0.01	0.00	□.□□	□.□□	0.00	0.00	□.□□

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
Categor	Tons/yr										MT/yr					
□auling	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
□ or□er	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.90	0.90	0.00	0.00	0.90
□otal	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.□0	0.□0	0.00	0.00	0.□0

3.□ Pa□ing - 2013

□itigated Construction On-Site

□	ROG	NO□	CO	SO2	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	0.0□	0.04	0.00		0.01	0.01		0.01	0.01	0.00	5.□5	5.□5	0.00	0.00	5.□□
Pa□ing	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
□otal	0.01	0.0□	0.0□	0.00		0.01	0.01		0.01	0.01	0.00	□.□□	□.□□	0.00	0.00	□.□□

□itigated Construction Off-Site

□	ROG	NO□	CO	SO2	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					
□auling	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
□or□er	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.90	0.90	0.00	0.00	0.90
□otal	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.□0	0.□0	0.00	0.00	0.□0

3.□ 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	0.34					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.00	0.03	0.02	0.00		0.00	0.00		0.00	0.00	0.00	2.42	2.42	0.00	0.00	2.43
Total	0.34	0.03	0.02	0.00		0.00	0.00		0.00	0.00	0.00	2.42	2.42	0.00	0.00	2.43

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	0.21	0.21	0.00	0.00	0.21
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.21	0.21	0.00	0.00	0.21

3.□ Architectural Coating - 2013

□itigated 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					
□rchit. Coating	0.34					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.00	0.03	0.02	0.00		0.00	0.00		0.00	0.00	0.00	2.42	2.42	0.00	0.00	2.43
□otal	0.3□	0.03	0.02	0.00		0.00	0.00		0.00	0.00	0.00	2.□2	2.□2	0.00	0.00	2.□3

□itigated 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
Categor□	tons/yr										MT/yr					
□auling	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
□ or□er	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.21	0.21	0.00	0.00	0.21
□otal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.21	0.21	0.00	0.00	0.21

□.0 □obile Detail

□.1 □itigation □easures □obile

	ROG	NOx	CO	SO2	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	0.6□	1.6□	6.□9	0.01	0.93	0.0□	0.99	0.04	0.0□	0.10	0.00	853.89	853.89	0.05	0.00	854.99
Unmitigated	0.6□	1.6□	6.□9	0.01	0.93	0.0□	0.99	0.04	0.0□	0.10	0.00	853.89	853.89	0.05	0.00	854.99
□otal	□A	□A	□A	□A	□A	□A	□A	□A	□A	□A	□A	□A	□A	□A	□A	□A

□.2 □rip Summary □nformation

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VM□
General Office Building	106.33	22.89	9.46	25□□316	25□□316
Medical Office Building	□22.6□	1□9.22	31.00	1□461□□12	1□461□□12
□otal	829.01	202.11	40.4□	1□□19□029	1□□19□029

□.3 □rip □ype □nformation

	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	□40	33.00	48.00	19.00
Medical Office Building	8.90	13.30	□40	29.60	51.40	19.00

□0 Energy Detail

□1 □itigation □easures Energy

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	Tons/yr										MT/yr					
Electricit□ Mitigated						0.00	0.00		0.00	0.00	0.00	134.□6	134.□6	0.01	0.00	135.60
Electricit□ Unmitigated						0.00	0.00		0.00	0.00	0.00	134.□6	134.□6	0.01	0.00	135.60
NaturalGas Mitigated	0.00	0.01	0.01	0.00		0.00	0.00		0.00	0.00	0.00	15.18	15.18	0.00	0.00	15.2□
NaturalGas Unmitigated	0.00	0.01	0.01	0.00		0.00	0.00		0.00	0.00	0.00	15.18	15.18	0.00	0.00	15.2□
□otal	□A	□A	□A	□A	□A	□A	□A	□A	□A	□A	□A	□A	□A	□A	□A	□A

□2 Energy by Land Use - □atural□as

Unmitigated

Land Use	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	□BTU	tons/yr										MT/yr					
General Office Building	92620.2	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	4.94	4.94	0.00	0.00	4.9□
Medical Office Building	191819	0.00	0.01	0.01	0.00		0.00	0.00		0.00	0.00	0.00	10.24	10.24	0.00	0.00	10.30
□otal		0.00	0.01	0.01	0.00		0.00	0.00		0.00	0.00	0.00	1□1□	1□1□	0.00	0.00	1□2□

□itigated

Land Use	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	□BTU	tons/yr										MT/yr					
General Office Building	92620.2	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	4.94	4.94	0.00	0.00	4.9□
Medical Office Building	191819	0.00	0.01	0.01	0.00		0.00	0.00		0.00	0.00	0.00	10.24	10.24	0.00	0.00	10.30
□otal		0.00	0.01	0.01	0.00		0.00	0.00		0.00	0.00	0.00	1□1□	1□1□	0.00	0.00	1□2□

□3 Energy by Land Use - Electricity

Unmitigated

Land Use	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	kWh/yr	lbs/day				MT/yr			
General Office Building	150858					43.88	0.00	0.00	44.16
Medical Office Building	312431					90.88	0.00	0.00	91.45
□otal						13□.□□	0.00	0.00	13□.□□

□itigated

Land Use	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	kWh/yr	lbs/day				MT/yr			
General Office Building	150858					43.88	0.00	0.00	44.16
Medical Office Building	312431					90.88	0.00	0.00	91.45
□otal						13□.□□	0.00	0.00	13□.□□

□0 Area Detail

□1 □itigation □easures Area

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Mitigated	0.14	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	0.14	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	0A	0A	0A	0A	0A	0A	0A	0A	0A	0A	0A	0A	0A	0A	0A	0A

2.2 Area by SubCategory

Unmitigated

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Architectural Coating	0.03					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.11					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	0.1	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

□2 Area by SubCategory

□itigated

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
□rchitectural Coating	0.03					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.11					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
□otal	0.1□	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 Water Detail

□.1 □itigation □easures Water

Category	ROG	NOx	CO	SO2	Biomass	CH4	N2O	CO2e
	tons/yr				MT/yr			
Mitigated					21.00	0.13	0.00	24.83
Unmitigated					21.00	0.13	0.00	24.83
Total	0	0	0	0	0	0	0	0

2 Water by Land Use

Unmitigated

Land Use	Indoor/Outdoor	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	Mgal			tons/yr				MT/yr	
General Office Building	1.1691 / 1.0523					9.92	0.05	0.00	11.49
Medical Office Building	2.50961 / 0.4 B021					11.08	0.08	0.00	13.34
Total						21.00	0.13	0.00	2 3

□.2 Water by Land Use

□itigated

Land Use	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	Mgal			tons			MT		
General Office Building	1.□1691 / 1.0523					9.92	0.05	0.00	11.49
Medical Office Building	2.50961 / 0.4□8021					11.08	0.08	0.00	13.34
□otal						21.00	0.13	0.00	2□.□3

□.0 Waste Detail

□.1 □itigation □easures Waste

Category/□ear

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	tons				MT			
Mitigated					45.6□	2.□0	0.00	102.35
Unmitigated					45.6□	2.□0	0.00	102.35
□otal	□A	□A	□A	□A	□A	□A	□A	□A

□2 Waste by Land Use

Unmitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons								
General Office Building	8.98					1.82	0.11	0.00	4.09
Medical Office Building	216					43.85	2.59	0.00	98.26
□otal						□□.□□	2.□□	0.00	102.3□

□itigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons								
General Office Building	8.98					1.82	0.11	0.00	4.09
Medical Office Building	216					43.85	2.59	0.00	98.26
□otal						□□.□□	2.□□	0.00	102.3□

□0 □egetation

□reenhouse □as Emission Wor□sheet

N20 Mobile Emissions

Libert□Can□on

From□alEE□od □ehicle Fleet □ix Output□

□nnual VM□: 1□□19□029

□ehicle □ype	Percent □ype	C□□ Emission Factor (g/mile)□	C□□ Emission (g/mile)□	□2O Emission Factor (g/mile)□	□2O Emission (g/mile)□□
Light □uto	48.6□	0.04	0.01944	0.04	0.01944
Light □ruc□ □ 3□50 lbs	10.9□	0.05	0.00545	0.06	0.00654
Light □ruc□ 3□51-5□50 lbs	21.8□	0.05	0.0109	0.06	0.01308
Med □ruc□ 5□51-8500 lbs	9.6□	0.12	0.01152	0.2	0.0192
Lite-□ea□□ □ruc□ 8501-10□00 lbs	1.□□	0.12	0.00204	0.2	0.0034
Lite-□ea□□ □ruc□ 10□01-14□00 lbs	0.□□	0.09	0.00063	0.125	0.0008□5
Med-□ea□□ □ruc□ 14□01-33□00 lbs	1.0□	0.06	0.0006	0.05	0.0005
□ea□□-□ea□□ □ruc□ 33□01-60□00 lbs	0.9□	0.06	0.00054	0.05	0.00045
Other Bus	0.1□	0.06	0.00006	0.05	0.00005
Urban Bus	0.1□	0.06	0.00006	0.05	0.00005
Motorc□cle	3.5□	0.09	0.00315	0.01	0.00035
School Bus	0.1□	0.06	0.00006	0.05	0.00005
Motor □ome	1.0□	0.09	0.0009	0.125	0.00125
□otal	100.0□		0.0□□3□		0.0□□23□

□otal Emissions (metric tons) □

Emission Factor by □ehicle □ix (g/mi) x Annual □□ □(mi) x 0.000001 metric tons/g

Con□ersion to Carbon Dioxide Equi□alency (CO2e) Units based on □lobal Warming Potential (□WP)

C□4	21 G□ P
N2O	310 G□ P
1 ton (short□US) □	0.90□184□4 metric ton

Annual □obile Emissions□

	□otal Emissions	□otal CO2e units
N20 Emissions:	0.1121 metric tons N2O	3□ metric tons CO2e
	Project Total:	***35 metric tons CO2e***

□eferences

□from □able C.4: Methane and Nitrous O□de Emission Factors for Mobile Sources b□Vehicle and Fuel □□pe (g/mile).
in California Climate □ction Registr□General Reporting Protocol□Reporting Entit□-□ ide Greenhouse Gas Emissions□Version 3.1□□anuar□2009.
□ssume Model □ear 2000-present□gasoline fueled.

□□Source: California Climate □ction Registr□General Reporting Protocol□Reporting Entit□-□ ide Greenhouse Gas Emissions□Version 3.1□□anuar□2009.

□□□From URBEMIS 200□ results for mobile sources

FINAL
MITIGATION MONITORING AND REPORTING PROGRAM

CEQA requires that a reporting or monitoring program be adopted for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment (Public Resources Code 21081.6). The mitigation monitoring and reporting program is designed to ensure compliance with adopted mitigation measures during project implementation. For each mitigation measure recommended in the Mitigated Negative Declaration, specifications are made herein that identify the action required and the monitoring that must occur. In addition, a responsible agency is identified for verifying compliance with individual conditions of approval contained in the Mitigation Monitoring and Reporting Program (MMRP).

To implement this MMRP, the City of Agoura Hills will designate a Project Mitigation Monitoring and Reporting Coordinator ("Coordinator"). The coordinator will be responsible for ensuring that the mitigation measures incorporated into the project are complied with during project implementation. The coordinator will also distribute copies of the MMRP to those responsible agencies identified in the MMRP, which have partial or full responsibility for implementing certain measures. Failure of a responsible agency to implement a mitigation measure will not in any way prevent the lead agency from implementing the proposed project.

The following table will be used as the coordinator's checklist to determine compliance with required mitigation measures.

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
AESTHETICS							
AES-1 Light and Glare. The proposed project shall adhere to the City's Lighting Standards and Guidelines. These may include, but are not limited to the following: •Lighting shall be kept to the minimum necessary to ensure adequate illumination of the project site, particularly the portions of the project fronting U.S. 101, along the wildlife corridor. •Lighting pole heights and other fixture heights shall be limited. • All lighting shall be focused downward and designed to minimize light spillover and glare affecting adjacent areas. • Fixtures and poles shall be designed and placed in a manner consistent and compatible with the overall site and building design.	Plan Check.	Prior to issuance of a grading or building permit.	Once	PCD			
AES-2 Lighting Plan. A final lighting plan and photometric plan shall be submitted for review and approval to the Planning and Community Development Department prior to issuance of a Building Permit.	Plan Check.	Prior to issuance of a grading or building permit.	Once	PCD			
AIR QUALITY							
AQ-1 Dust Minimization. Pursuant to Rule 403 of the SCAQMD, the following dust minimizing measures shall be implemented. a) The simultaneous disturbance of the site shall be minimized to the extent feasible. b) The project proponent shall comply with all applicable SCAQMD Rules and Regulations, including Rule 403 insuring the clean up of construction-related dirt on approach routes to the site. Rule 403 prohibits the release of fugitive	Incorporate requirements into contractor's notes. Plan Check.	Prior to issuance of a grading or building permit.	Once	PCD			

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					Initial	Date	Comments
dust emissions from any active operation, open storage pile or disturbed surface area visible beyond the property line of the emission source. Particulate matter on public roadways is also prohibited. c) The project proponent shall comply with all SCAQMD established minimum requirements for construction activities to reduce fugitive dust and PM-10 emissions. d) Adequate watering techniques shall be employed to mitigate the impact of construction-related dust particulates. Portions of the site that are undergoing surface earth moving operations shall be watered such that a crust will be formed on the ground surface, and then watered again at the end of each day. Site watering shall be performed as necessary to adequately mitigate blowing dust. e) Any vegetative cover to be utilized onsite shall be planted as soon as possible to reduce the disturbed area subject to wind erosion. Irrigation systems required for these plants shall be installed as soon as possible to maintain good ground cover and to minimize wind erosion of the soil. f) Any construction access roads (other than temporary access roads) shall be paved as soon as possible and cleaned up after each work day. The maximum vehicle speed on unpaved roads shall be 15 mph. g) Grading operations shall be suspended during first stage ozone episodes or when winds exceed 25 mph. A high wind response plan shall be formulated for enhanced dust control if winds are forecast to exceed 25 mph in any upcoming 24-hour period. h) Any construction equipment using direct internal							

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					Initial	Date	Comments
combustion engines shall use a diesel fuel with a maximum of 0.05 percent sulfur and a four-degree retard. i) Construction operations affecting off-site roadways shall be scheduled by implementing traffic hours and shall minimize obstruction of through traffic lanes. j) The engines of idling trucks or heavy equipment shall be turned off if the expected duration of idling exceeds five (5) minutes. k) On-site heavy equipment used during grading and construction shall be equipped with diesel particulate filters unless it is demonstrated that such equipment is not available or its use is not cost-competitive. l) All haul trucks leaving or entering the site shall be covered or have at least two feet of freeboard. m) Any on-site stockpiles of debris, dirt or other dusty material shall be covered or watered three times daily. n) Any site access points within 30 minutes of any visible dirt deposition on any public roadway shall be swept or washed.							
BIOLOGICAL RESOURCES							
BIO-1 Special-Status Plant and Wildlife Species. Prior to vegetation trimming/removal, discing and grading associated with fuel management and the proposed project, focused surveys shall be conducted during the prior flowering season to determine the presence or absence of any special-status plants including *California macrophylla* (round-leaved filaree), *Calochortus clavatus var. gracilis* (slender mariposa-lily), and *Calochortus plummerae* (Plummer's mariposa-lily). If no special-status plants are found within the development footprint or fire clearance zone, then no additional mitigation is	**Plants:** Focused bio surveys shall be conducted. If sensitive species are found, avoidance of species shall be the primary mitigation	Prior to issuance of a grading permit. Prior to issuance of a grading permit.	Once Once	PCD PCD			

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					Initial	Date	Comments
required.	measure.						
If any special-status plant species are found during the pre-construction survey, avoidance of sensitive plant species shall be the primary mitigation measure. If avoidance is not feasible, then a mitigation and monitoring program, including a salvage and relocation program shall be prepared and implemented. The restoration plan shall identify the number of plants to be replanted and the methods that will be used to preserve this species in this location. The plan shall include the measures necessary for the establishment of self-sustaining populations in suitable open space areas designated by the City to ensure the long-term survivability of the species in the vicinity. Salvage and relocation activities will include: seed and/or topsoil collection, germination of seed by a qualified horticulturist in a nursery setting, transplanting seedlings, and hand broadcasting seed into the appropriate open space habitats. Seed salvage shall only be used as a last resort and shall only be used as a means to protect the genetic record in a herbarium for the onsite population that would be destroyed. Annual monitoring for at least five years will also be required to ensure no-net-loss of acres of habitat for this species. The acreage ratio of lost special-status plant species habitat to habitat replaced shall be no less than 1:1.	If mitigation is not feasible, a mitigation monitoring program shall be implemented. Additionally, annual monitoring would occur.	Prior to issuance of a grading permit. Annually for at least five (5) years.	Once Annually for at least five (5) years.	PCD PCD.			
Prior to grading activities associated with the proposed project, focused surveys shall be conducted to determine the presence or absence of any special-status wildlife that may potentially occur onsite, including Santa Monica grasshopper (*Trimerotropis occidentiloides*), coast (*San Diego*) horned lizard (*Phrynosoma coronatum [blainvillii population]*), two-striped garter snake (*Thamnophis hammondii*), western mastiff bat (*Eumops perotis californicus*), and western red bat (*Lasiurus blossevillii*).	**Wildlife:** Focused bio surveys shall be conducted. Survey results shall be submitted to the City and other appropriate regulatory agencies for review and approval. Construction shall not commence until approval of appropriate regulatory agencies. If sensitive species are found a mitigation plan shall be developed and	Prior to issuance of a grading permit. Prior to any construction activities. Prior to construction activities.	Once Once Once	PCD PCD and other necessary regulatory agencies. PCD			

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					Initial	Date	Comments
If no special-status wildlife species or sign of special-status wildlife species are found within the development footprint or fire clearance zone, then no mitigation is required. If any special-status wildlife species are found during pre-construction surveys, a mitigation plan shall be developed and implemented to minimize impacts to any special-status wildlife species and to ensure successful mitigation for impacts to special-status wildlife species. The mitigation plan shall include measures to safely relocate the sensitive wildlife species (may include trapping), to allow wildlife species to escape from harm, and to ensure installation of appropriate temporary fencing prior to development to prevent re-entry.	implemented. Regulatory agencies shall be notified immediately in the event state or federal endangered threatened species are detected.	Prior to any construction activities.	Once	PCD and other necessary regulatory agencies.			
Take Permits. If any state or federal endangered or threatened species are detected during the pre-development survey, the City and respective regulatory agencies shall be immediately notified, and development shall not be permitted until such time as a letter of no-effect or the appropriate take permit(s) is issued.	CDFG shall be consulted if preconstruction surveys determine that impacts to State-listed wildlife species could occur.	Prior to construction	Once	CDFG			
Construction Monitoring. If a special-status wildlife species is found, construction monitoring by a qualified biologist shall be conducted to ensure no harm or impacts to special-status wildlife species occurs during construction activities. If any wildlife species, including special-status wildlife species, is observed during construction activities, the contractor shall allow the animal to escape or a qualified biologist shall relocate the animal to a preserved/undeveloped area with similar required habitat. If a special-status wildlife species is observed onsite, the biological monitor, city, and appropriate regulatory agency shall be notified to implement all measures necessary to protect the sensitive species. Pursuant to the California	If any special-status species is found, a qualified biologist shall monitor construction activities. If any species if observed, appropriate agencies and contacts shall be notified. Construction equipment	Daily during construction.	Daily	Qualified Biologist satisfactory to the City's EA			

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					Initial	Date	Comments
Endangered Species Act, if pre-construction surveys determine that impacts to State-listed wildlife species could occur, CDFG shall be consulted prior to project approval. The equipment operators shall be informed of the species' presence and/or be provided with pictures in order to help avoid impacts to this species to the maximum extent possible. The project proponent shall record the results of the abovementioned protective measures to document compliance with applicable State and federal laws pertaining to the protection of native birds. Once the pre-construction special-status wildlife species surveys are conducted by a qualified biologist during the proper seasons, the report results, including survey dates, exact species observed and location of species onsite, shall be submitted to the City and other necessary regulatory agencies for review and approval. No construction shall begin prior to this approval.	operators shall be briefed on wildlife species to better identify them.						
BIO-2 Migratory Bird Species Act. To avoid the accidental take of any migratory bird species or raptors, such as Cooper's hawk (*Accipiter cooperii*), the removal or pruning of trees shall be conducted between September 15 and February 15, outside of the typical breeding season, as feasible. Should avoidance of the nesting season not be feasible, a qualified biologist/ornithologist satisfactory to the City's Environmental Analyst shall conduct focused nesting surveys weekly for 30 days prior to grading or initial construction activity. The results of the nest survey shall be submitted to the City within one week of completion for review via a letter report prior to initiation of grading or other construction activity with the last survey conducted no more than three days prior to any clearance of vegetation or other construction activity. In the event that	Removal/Pruning of trees shall occur outside of the typical breeding season. If avoidance of breeding season is not feasible, a qualified biologist shall conduct nesting surveys for 30 days prior to grading or initial construction activity. Results	Prior to issuance of a grading or building permit for plan check. Prior to grading or initial construction activity.	Once Weekly for 30 days.	PCD EA approved biologist/ornitho logist			

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a nesting migratory bird species or raptor is observed in the habitat to be removed or in other habitat within 300 feet of the construction work areas (500 feet for raptors), the applicant has the option of delaying all construction work in the suitable habitat area or within 300 feet thereof (500 feet for raptors), until after September 15, or continuing focused surveys in order to locate any nests. If an active nest is found, clearing and construction within 300 feet (500 feet for raptors) of the nest shall be postponed until the nest is vacated and juveniles have fledged, and there is no evidence of a second attempt at nesting. Limits of construction to avoid a nest site shall be established in the field with flagging and stakes or construction fencing. Construction personnel shall be instructed on the ecological sensitivity of the area. Once the pre-construction bird/bat surveys are conducted by a qualified biologist during the proper seasons, the report results, including survey dates, exact species observed and location of species onsite, shall be submitted to the City and other necessary regulatory agencies for review and approval. No construction shall begin prior to this approval.	of survey shall be sent to City. If nesting birds or raptors are observed, construction shall be delayed, or limited to areas outside of bird and raptor zones, until the nest is vacated. Construction personnel shall be informed of sensitivity of area. Review and approval of surveys.	Prior to any construction activities. Prior to any construction activities.	Once Once	PCD PCD			
BIO-3 Creek Protection Program. A riparian habitat and creek protection program for onsite and adjacent offsite areas prepared by a qualified biologist shall be implemented. The program shall include, but not be limited to, the following components: 1. A minimum of a 10-foot buffer from the top of bank, or at least five feet from the outside of any riparian canopy (whichever is greater), along the open channel/drainage shall be protected. The edge of the buffer area shall be fenced with chain link and a silt fence during construction to prevent intrusion into the open channel/drainage culvert.	A riparian habitat and creek protection program shall be prepared.	Prior to the issuance of a grading permit.	Once	EA approved biologist, PCD			

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					Initial	Date	Comments
The location of the habitat fencing shall be conducted under the direction of a qualified biologist. The fencing shall be installed to the satisfaction of the City Planning and Community Development Department prior to the start of any grading, vegetation clearing or building. The fencing shall be removed upon completion of construction. 2. Riparian areas located outside of the construction footprint shall be indicated on all grading and construction plans. Construction personnel shall be informed of the sensitivity and location of riparian habitat on the project site; and 3. All ground disturbances, including grading for buildings, access ways, easements, subsurface grading, and utilities, as well as vegetation removal, shall be prohibited within the fenced riparian area. If it is determined that work adjacent to or in the drainage is necessary, including connection of storm water drain facilities, the following Mitigation Measures BIO-4 and BIO-5 would be required:							
BIO-4 Jurisdictional Delineation. If impacts to the drainage or open channel onsite are anticipated, a jurisdictional delineation shall be conducted by a qualified biologist, prior to any activities that may impact the onsite drainage, to delineate the boundaries of regulated areas. The delineation shall be verified by the regulating agencies, and appropriate mitigation measures shall be established in consultation with the agencies. Specifically, if impacts are proposed within the drainage onsite, the applicant shall obtain a permit from the U.S. Army Corps of Engineers pursuant to Section 404 of the Clean Water Act, a water quality certification from the Regional Water Quality Control Board.	A jurisdictional delineation shall be conducted, if impacts to the drainage or open channel are anticipated. Delineation shall be verified by the regulating agencies, and appropriate	Prior to the issuance of a grading permit. Prior to the issuance of a grading permit.	Once Once	EA approved biologist U.S. Army Corps of Engineers, RWQCB, CDFG			

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					Initial	Date	Comments
(RWQCB) pursuant to Section 401 of the Clean Water Act, and/or a Streambed Alteration Agreement from the California Department of Fish and Game (CDFG) pursuant to Section 1600 et seq. of the California Fish and Game Code for any grading or fill activity within drainages and wetlands and trimming/removal of riparian vegetation. It is recommended that the applicant contact these agencies prior to final plan submittal in order to incorporate any additional requirements into the project design. Evidence of required permits shall be submitted to the City Planning and Community Development Department prior to issuance of a grading or building permit.	mitigation shall be established. Evidence of required permits shall be submitted to PCD	Prior to the issuance of a grading permit	Once	PCD			
BIO-5 Habitat Mitigation Plan and Monitoring Program. If CDFG, RWQB or Corps permits are required for any grading or fill activity within the open channel or drainage onsite, a compensatory habitat creation/restoration program shall be required as part of the permitting process to mitigate impacts to jurisdictional areas. The plan shall be written and implemented by a biologist familiar with restoration and mitigation techniques. Compensatory mitigation shall occur onsite (if feasible) using regionally collected native plant material at a minimum ratio of 1:1 (habitat created to habitat impacted). The CDFG and RWQCB may require a higher mitigation ratio. At the discretion of the regulatory agencies, including the City, payment into an in-lieu fee program is occasionally considered acceptable mitigation if onsite mitigation is not feasible. The restoration/mitigation plan shall include, but not be limited to the following components: 1. Description of the project/impact site (i.e.: location, responsible parties, jurisdictional areas to be filled/impacted by habitat type); 2. Goal(s) and performance criteria of the	If grading or fill activity is to occur within the open channel or drainage onsite, a compensatory habitat creation/ restoration program shall be created and implemented. If mitigations is not feasible, payment into an in-lieu fee program could be considered acceptable mitigation.	Prior to the issuance of a grading permit.	Periodically	EA approved biologist, PCD, CDFG, RWQCB			

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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
compensatory mitigation project (habitat types, areas, specific functions, and values of habitat to be established, restored, enhanced, and/or preserved); 3. Description of the proposed compensatory mitigation-site (location and size, ownership status, existing functions and values of the compensatory mitigation-site); 4. Implementation plan for the compensatory mitigation-site (rationale for expecting implementation success, responsible parties, schedule, site preparation, planting plan); 5. Maintenance activities during the monitoring period (activities, responsible parties, schedule); 6. Irrigation method/schedule (i.e., how much water is needed, where and for how long); 7. Monitoring plan for the compensatory mitigation-site (performance standards, target functions and values, target hydrological regime, target jurisdictional and non-jurisdictional acreages to be established, restored, enhanced, and/or preserved, annual monitoring reports); 8. Completion of compensatory mitigation (notification of completion, agency confirmation); and 9. Contingency measures (initiating procedures, alternative locations for contingency compensatory mitigation, funding mechanism). 10. The mitigation and monitoring plan shall be submitted to the City Planning and Community Development Department for review and approval (in addition to any necessary review and approval from the regulatory agencies) prior to issuance of a grading permit.							
BIO-6 Protection of Wildlife Corridor During Construction. Construction shall be limited to the hours	Construction shall be limited to the	Periodically during	Periodically during	PCD			

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between 7:00 AM and 5:00 PM. Best Management Practices shall be employed during construction activities. Avoid any obstruction on Vendell Road, such as chain-link fences, cinderblock walls, or hardscape, and no barriers shall be created within the drainage or culvert that traverses the project site. Lighting shall be shielded downward to avoid offsite spillage.	hours between 7:00 AM and 5:00 PM. Best Management Practices shall be employed during construction activities. Obstruction shall be avoided on Vendell Road, and no barriers shall be created within the drainage or culvert. Lighting shall be shielded downward.	construction	construction				
BIO-7 Wildlife Corridor Restoration and Monitoring Plan. The applicant shall submit a wildlife corridor maintenance and monitoring plan for a minimum of three years for the proposed wildlife corridor and "transition area" (see Item 2 below) restoration plantings. The plan shall be prepared by a qualified biologist, and shall include measurable goals for removal of nonnative plant species. The plan shall also include performance thresholds for planting survival, native plant density, and native plant coverage. Existing native plants shall be tagged prior to demolition for retention by a qualified biologist. The plan shall be submitted to the City for review and approval by the Landscape Consultant and Planning and Community Development Department prior to issuance of a grading permit. The wildlife corridor restoration and monitoring plan shall include, but not be limited to the following measures to enhance and protect wildlife movement:	A wildlife corridor maintenance and monitoring plan of three years shall be submitted.	Prior to construction activities and periodically for at least three years	Periodically	EA approved biologist, PCD, Landscaping Consultant			

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1. The wildlife corridor restoration area plant palette shall be revised to be more naturalistic and native. This can be accomplished by increasing the diversity of plantings and by using more native species. In particular, all nonnative and invasive plant species in the wildlife corridor restoration area and the western restoration area shall be replaced with native plant species. The wildlife corridor area between the Caltrans Right-of-Way (ROW) and the new building shall be landscaped with locally native plant material. Since the SMMC notes that wildlife travel throughout the entire site, the parking lot areas throughout the project shall have plant material appropriate to provide habitat and accommodate wildlife travel. Cultivars and hybrids are not allowed. Plant material/seed must come from local sources in the Santa Monica Mountains, and shall be supplied by a nursery specializing in local native plants and restoration. Final approval of the plant palette shall be made by the City's Landscape and Oak Tree Consultant. Native plant materials for restoration planting shall include: •California coffeeberry (*Rhamnus californica*) •Coast live oak (*Quercus agrifolia*) •Toyon (*Heteromeles arbutifolia*) •Purple needlegrass (*Nassella pulchra*) •Nodding needlegrass (*Nassella crenua*) •California melic grass (*Melica californica*) •Narrow-leaved milkweed (*Asclepias fascicularis*) •Heart-leaved bush penstemon (*Keckiella cordifolia*) •California wild rose (*Rosa californica*) •Common phacelia (*Phacelia distans*) •Sticky bush monkeyflower (*Mimulus aurantiacus*)							

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•Redberry (*Rhamnus crocea*) •Spreading rush (*Juncus patens*) •Rough sedge (*Carex senta*) •Coyote brush (*Baccharis pilularis*) 2. The applicant shall restore the area northwest of the project site on SMMC/MCRA land (the "transition zone" adjacent to the walnuts and the oaks). The applicant shall remove the asphalt in this area. Native trees and shrubs used by wildlife shall be planted in this restoration area and shall include the following: •Coast live oak (*Quercus agrifolia*) •Valley oak (*Quercus lobata*) •Blue elderberry (*Sambucus mexicana*) •California sycamore (*Platanus racemosa*) •Southern California black walnut (*Juglans californica var. californica*) •Mugwort (*Artemisia californica*) •California coffeeberry (*Rhamnus californica*) •Leafy California Buckwheat (*Eriogonum fasciculatum var. fasciculatum*) •Toyon (*Heteromeles arbutifolia*) •Spreading rush (*Juncus patens*) •Rough sedge (*Carex senta*) •Narrow-leaved milkweed (*Asclepias fascicularis*) •Foothill penstemon (*Penstemon heterophyllus*) 3. The wildlife corridor restoration area irrigation system shall be separate from the irrigation for the rest of the project landscaping. The corridor area shall be on valves and controllers separate from the rest of the site. The irrigation shall consist of temporary, aboveground, brown-line irrigation with automated valves on automatic							

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controllers. Two quick couplers for the corridor landscape irrigation behind the buildings shall be provided by the applicant to the MRCA for maintenance in perpetuity, and shall be shown on the final landscaping plan. Irrigation shall be installed and maintained by the applicant for a minimum of three years after final acceptance by the City. These irrigation details shall be indicated on project plans that shall be submitted prior to issuance of a grading of building permit. 4. The graded slopes adjacent to Liberty Canyon Road shall not exceed 3:1. 5. No lighting shall be placed in or bordering the wildlife corridor. All exterior building and parking lot lights shall be on a timer that turns on at sundown and shuts off at midnight. Wall-mounted lighting on the north side of the buildings shall be shielded. The illumination boundaries shall be shown on photometric plans submitted prior to issuance of a grading of building permit. The western parking lot shall be paved with porous concrete that is colored light brown. 6. The western parking lot shall be paved with porous concrete that is colored light brown. 7. The chain link fence at the northwest corner of the parcel shall be removed prior to commencement of the construction to encourage wildlife across. 8. The applicant shall plant natives in the fall season just prior to the first rain event, which should be stipulated in the final planting plans. 9. The applicant shall provide proof of a conservation easement or other similar legal agreement acceptable to SMMC/MRCA and the City regarding the wildlife corridor area adjacent to the Caltrans ROW. This agreement shall include a restriction on fencing to allow the free movement of wildlife. As well as stipulate other							

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relevant items outlined in these mitigation measures for the "transition zone", at the northwest corner of the site, along with the proposed western parking lot, a restrictive use easement agreement shall be established between the SMMC/MRCA and the applicant. This agreement shall stipulate use of the parking lot and other relevant items as outlined in these mitigation measures. The conservation and restrictive easement boundaries shall include all landscape areas on the perimeter of the property, as well as the internal areas that are free of any buildings and fencing. If the final agreements are not completed, recorded, and filed with the City, the applicant shall produce written evidence from SMMC/MRCA that the agreement is in process to the satisfaction of both parties. All of this shall occur prior to Certificate of Occupancy.							
10. Any yellow star thistle (*Centaurea solstitialis*) or tocalote (*Centaurea melitensis*) on the SMMC/MRCA (adjacent to the project site on the west) shall be eradicated as part of site preparation and development, with such measures indicated on the landscape plans submitted for a building or grading permit. The applicant shall also completely eradicate all Mexican fan palm (*Washingtonia robusta*) and California fan palm (*Washingtonia filifera*) from the property, and such activity shall be indicated in the final plans submitted for a building or grading permit. The applicant shall replace liquidambar (*Liquidambar styracifula*) and star jasmine (*Trachelospermum jasminoides*) with other appropriate native species (such as those listed above in number 2 and 3) with final approval by the City's Landscape Consultant and Environmental Analyst.							

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11. No trees shall be planted within the canopy of oak trees T-3 and T-36 to avoid competition with the mature trees.							
BIO-8 Oak Tree Replacement. Per the City's Landscape and Oak Tree Consultant, at least ~~48~~ 32 oak trees shall be planted onsite. Of the ~~48~~32 new oak tree plantings, at least ~~12~~ 8 must be 36-inch box size, and at least ~~24~~ 16 must be 24-inch box size. In addition to the 32 new oak trees planted, at least one 36-inch box tree shall be planted to replace the one dead oak tree. Further, if prior to or during construction any additional protected oak trees, including Oak Tree #33, are removed, additional oak trees shall be planted at the same ratio as listed above. This replacement mitigation shall be required in addition to any other code requirements for oak planting.	The planting of at least ~~48~~ 33 oak trees onsite.	Prior to issuance of a grading permit.	Once	City's Landscape Consultant and Oak Tree Consultant			
BIO-9 Oak Tree Protection. The applicant shall comply with all City-approved or applicable items listed in the Liberty Canyon Oak Tree Report (Campbell 2006; and updated memorandum by Kay J. Greeley, January 24, 2012), including those items detailed in the work procedures, tree protection, and construction and maintenance procedures sections. In addition, prior to commencement of construction, the seedling oak trees located on the site shall be measured by the applicant's oak tree consultant to determine whether they meet the requirement for protection. These trees shall be retained until issuance of the grading permit. These items are to ensure protection of the oak trees to remain and ensure survival of the oak trees planted. Further, prior to the commencement of construction, the applicant's oak tree consultant	Compliance with City-approved or applicable items listed in the Liberty Canyon Oak Tree Report (Campbell 2006; and Kay J. Greeley, January 24, 2012). Measure the seedling oak trees to determine whether they meet requirement for protection. Submit a report of the health and	Prior to the issuance of a grading permit.	Once	PCD; City's Landscape Consultant and Oak Tree Consultant			

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shall assess the health and structural condition of Oak Tree #33 and submit a brief report to the City of Agoura Hills' Oak Tree Consultant.	structural condition of Oak Tree #33.						
CULTURAL RESOURCES							
CR-1 Monitoring. A qualified archaeologist shall monitor any grading, trenching, excavation, or other subsurface work that occurs in undisturbed soil. If artifacts are discovered, the developer shall notify the City of Agoura Hills' Environmental Analyst immediately, and construction activities shall cease until the archaeologist has documented and recovered the resources. Equipment stoppages prescribed by the archaeologist shall only involve those pieces of equipment that have actually encountered significant or potentially significant resources, and should not be construed to require stoppage of all equipment on the site unless the resources are thought by the archaeologist to be distributed throughout the entire site. The purpose of stopping the equipment is to protect cultural/scientific resources that would otherwise be impacted, and said equipment may undertake work in other areas of the site away from the discovered resources. If the find is determined by the archaeologist to be a unique archaeological resource, as defined by Section 2103.2 of the Public Resources Code, the site shall be treated in accordance with the provisions of Section 21083.2 of the Public Resources Code with mitigation as appropriate. If the find is determined not to be a unique archaeological resource, no further action is necessary and construction may continue.	Field monitoring by a qualified archaeologist.	During grading, trenching, excavation, or other subsurface work that occurs in undisturbed soil.	Daily during grading, trenching, excavation, or other subsurface work that occurs in undisturbed soil.	PCD, EA			
CR-2 Evaluation and Notification. Should archaeological resources be discovered and avoidance proves infeasible, the importance of the site shall be evaluated by a qualified archaeologist. In	Site evaluation by a qualified archaeologist.	Upon discovery of an archaeological resource.	Upon discovery of an archaeological resource.	PCD			

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general, the following guidelines shall be followed: • Preservation of sites in-place is the preferred manner of avoiding damage to historic and prehistoric archaeological resources. • In the event of discovery of human remains, work shall stop until the coroner has determined that no investigation of the cause of death is required; or, if descendants have made a recommendation of the property owner regarding proper disposal of the remains, or until descendants have failed to make a recommendation within 24 hours of notification. If no recommendation is received, remains shall be interred with appropriate dignity on the property in a location not subject to future development.							
GEOLOGY & SOILS							
GEO-1 Design and Construction. The proposed project shall incorporate design and construction recommendations contained in the Updated Geotechnical Report, conducted by GeoSoils, Inc. on July 17, 2006, and the Responses to the City of Agoura (2007) as accepted by the City Engineer. The reports contains recommendations that address site preparation, soil expansiveness, foundation recommendations, slabs-on-grade specifications, site drainage, manufactured slope construction and maintenance, and retaining wall design. Compliance would be verified by the City of Agoura Hills Building Department prior to issuance of a grading permit, through submission of a letter from the Project Engineer that documents incorporation of all applicable design and construction recommendations.	Submission of a letter report from the project engineer documenting inclusion of all applicable recommendations contained in the geotechnical reports prepared for this project.	Prior to the issuance of a grading permit.	Once	BD, Project Engineer			

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NOISE							
N-1 **Construction Activity Timing.** Onsite construction activity involving the use of equipment or machinery that generates noise levels in excess of 60 dB(A) during the daytime shall be limited to between the hours of 7:00 AM and 7:00 PM, Monday through Saturday pursuant to Article IV, Chapter 1, of the City's Municipal Code. No construction activity shall occur between 7:00 PM and 7:00 AM that generates noise in excess of the 50 dBA nighttime standard. No construction activity shall take place on Sundays or legal holidays.	Compliance with noise ordinance.	During Construction.	As necessary during construction. Activity at site to be monitored by City on random basis during construction to determine compliance.	PCD			

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CITY OF
AGOURA HILLS

OFFICE DEVELOPMENT
FOR THE PROPERTY LOCATED
AT 27489 AGOURA ROAD,
AGOURA HILLS

SITE PLAN/ARCHITECTURAL REVIEW CASE NO. 11-SPR-009
OAK TREE PERMIT CASE NO. 11-OTP-019
VARIANCE CASE NO. 11-VAR-002

Exhibit H:
Mitigated Negative Declaration