

Appendix FEIR-4

AQ-GHG-Energy Memorandum



MEMORANDUM

TO: City of Los Angeles, Department of City Planning

FROM: Mark Hagmann, P.E.
Eystone Environmental

SUBJECT: 1000 Seward Project Minor Revisions to Building Design (Air Quality, Greenhouse Gas, Energy Impacts)

DATE: May 9, 2023

Introduction

Since publication of the Draft EIR, minor revisions have been made to the building design. Specifically, the building height has been reduced by one floor from 10 to nine; two levels of above grade parking have been removed; and within the proposed development, there has been a slight increase in office and retail square footage and a slight decrease in restaurant square footage. Provided below is an evaluation of potential air quality, greenhouse gas (GHG), and energy impacts related to these minor revisions to the Project's building design.

Air Quality Impacts

From a construction standpoint, the amount of demolition, excavation/export would not change with the proposed minor revisions. The overall phasing of construction with the minor revisions would result in similar overlapping construction activities. Thus, the intensity of air emissions and fugitive dust from site excavation and construction activities would be similar on days with maximum construction activities. The minor revisions to the Project program would not meaningfully reduce construction emissions. Therefore, regional and localized impacts with these minor revisions would be similar to the less than significant impacts provided in the Draft EIR.

Office and retail uses result in less energy and water demand as well as fewer vehicular trips in comparison to restaurant uses. With the change in square footage of land uses, the minor revisions to the Project would result in a slight reduction in overall air pollutant



MEMORANDUM

May 9, 2023

Page 2

emissions. Therefore, impacts associated with operational emissions would be less than significant and slightly less when compared to the less than significant impacts disclosed in the Draft EIR.

Greenhouse Gas Impacts

The minor revisions made to the building design would have minimal changes to potential GHG emissions and related less than significant GHG impacts. From a construction standpoint, the amount of demolition, excavation/export would not change with the minor revisions to the Project. Office and retail uses result in less energy and water demand as well as fewer vehicular trips. Therefore, operational emissions would be reduced slightly in comparison to the emissions disclosed in the Draft EIR. With compliance with the CALGreen Code and the City's Green Building Code, and with the implementation of sustainability features, the Project would remain consistent with the GHG reduction goals and objectives included in adopted state, regional, and local regulatory plans. Thus, impacts related to GHG emissions with incorporation of the minor revisions would be less than significant, and slightly less than the less than significant impacts disclosed in the Draft EIR.

Energy Impacts

Similar to the discussion of GHG impacts, the slight increase in office and retail uses would result in less energy and water demand as well as fewer vehicular trips in comparison to restaurant uses. Similar to the Project analyzed in the Draft EIR, the minor revisions under the Project would still comply with applicable emergency conservation requirements during operation including California's Building Energy Efficiency Standards (Title 24 standards), CALGreen Code, and the Green Building Code, and would implement Project Design Features GHG-PDF-1 requiring the incorporation of sustainability features and WAT-PDF-1 requiring the use of energy efficient appliances, which together would minimize electricity and natural gas consumption. Furthermore, the Project Site is within close proximity to transit which would encourage the use of alternative more efficient modes of transportation and minimize fuel consumption. Therefore, as with the Project as analyzed in the Draft EIR, operation of the Project with the minor revisions would not involve the wasteful, inefficient, or unnecessary consumption of energy resources.



MEMORANDUM

May 9, 2023
Page 3

Conclusion

As demonstrated by the discussion provided above, the relevant environmental topics raised have already been addressed in the Draft EIR and no new significant information (as defined by CEQA Guidelines Section 15088.5) that would require recirculation of the Draft EIR has been identified. Specifically, there are no new significant environmental impacts from the Project. In addition, there are no substantial increases in the severity of any of the significant environmental impacts identified in the Draft EIR.