From: Jon Conk

To: PublicHearing

Subject: FW: Project No. 2021-002011- Royal Vista Residential Project

Date: Wednesday, August 28, 2024 11:22:07 AM

Attachments: image001.pnc

Royal Vista RPC Presentation to RPC 7-24-24 (lr).pdf

CAUTION: External Email. Proceed Responsibly.

From: PDI < jconk@projectdimensions.com>

Date: Wednesday, August 28, 2024 at 11:07 AM

To: "publichearings@bos.la.county.gov" <publichearings@bos.la.county.gov>,

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"FourthDistrict@bos.lacounty.gov" < FourthDistrict@bos.lacounty.gov>,

"kathryn@bos.lacounty.gov" <kathryn@bos.lacounty.gov>

Cc: "mpavlovic@planning.lacounty.gov" <mpavlovic@planning.lacounty.gov>, Josh Huntington <jhuntington@planning.lacounty.gov>

Subject: RE: Project No. 2021-002011— Royal Vista Residential Project

Dear Honorable Chair Horvath and Members of the Board of Supervisors:

On behalf of the Applicant for the Royal Vista Residential Project (PRJ2021-002011) and in advance of the September 17th Board of Supervisors hearing, please accept the attached copy of the Applicant presentation made to the members of the Los Angeles County Regional Planning Commission on July 24, 2024. This presentation provides an overview of the Project, its benefits and a detailed history and review of the community outreach conducted beginning in February 2021 through July 2024.

We deeply appreciate your consideration of this Project and look forward to the opportunity to answer any of your questions on September 17th.

Sincerely,

Jon Conk

Vice President

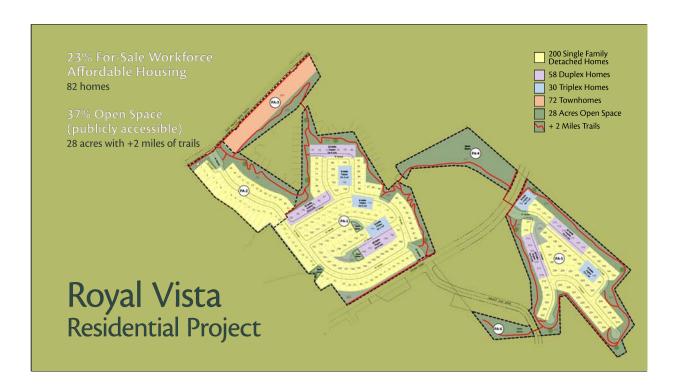
Project Dimensions, Inc.

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Good morning Madame Chair and Commissioners. My name is Jon Conk and I represent RV DEV, LLC on the proposed Royal Vista Residential Project which you see on the screen. I am pleased to be here with you today to present this important redevelopment project in Rowland Heights.

First, I'd like to acknowledge and thank your Planning Staff for their work on the project and the presentation that was just made. I would like to focus my time today on the history of the site, our outreach to the community, working closely with County staff, and the long list of benefits that this development has to offer.

We believe our collaboration with the community and County staff has made for a better project that meets both the County's goals and the community's needs. We have key members of our design and engineering team with us today, in case you have specific detailed questions.



This is a current aerial photo of the 156-acres that made up the Royal Vista Golf Club.... developed in 1961.

It is important to point out that the reason we are proposing a residential development on a portion of this property is because back in 2015, the multiple land owners of the fragmented parcel ownership, shown here...



...got together and decided that the golf course was no longer financially viable, a new long-term lease would not be allowed, the golf course use would ultimately be terminated, and each property owner would move forward with marketing and sales of their individual parcels.



Ultimately, RV DEV, LLC successfully purchased the Moynier Family Ranch parcel and the RVGC Partners parcels, which you see on this slide and amounted to 75 acres of the 156 acres that made up the entire golf course.

For clarification, what we are discussing here today, is just the Royal Vista Residential Project. We are not affiliated or associated with any other potential development on the remainder of the golf course properties—which we do not own.



We began our work in earnest on this project at the beginning of 2021. Our initial due diligence and community outreach included meetings with the Department of Regional Planning Staff and with the Rowland Heights Community Coordinating Council Executive Committee. From these meetings, we better understood the preferences of both the community and the County which guided us as we developed our objectives and underlying purpose for this project.

DRP guidance

Final project

County Inclusionary Ordinance (20%)

23% of homes are affordable for-sale

Diversity of housing types

16 different home choices

Open space (30%)

37% of site is retained as open space

We met with the Department of Regional Planning Staff in January 2021 and they provided the following guidance, which included:

- 1. Be consistent with the County Inclusionary Housing Ordinance, which is 20% Affordable Housing for this area of the County.
 - a. <u>Our project exceeds this</u> with nearly 23% affordable "for-sale" homes. This is workforce housing aimed at fire fighters, sheriff, schoolteachers, County employees and first-time home buyers and others who might qualify under LACDA's program.
- 2. Provide a diversity of housing types / price points
 - a. Our project will include up to 16 different for-sale home choices at various price points including single family detached, duplexes, triplexes and townhomes.
- 3. Include 30% Open Space
 - a. We have gone above and beyond this with 37% open space and I will discuss this in greater detail later.

RHCCC preferences

Single-family detached neighborhood

Home ownership rather than rental 2-story homes

Traditional front yard setbacks

Consistent with character of surrounding community

No "McMansions"

Don't connect new streets to existing neighborhood streets

Final project

Single-family detached neighborhood with mix of duplexes, triplexes, and townhomes

100% for sale

2-story homes (with the exception of the 3-story townhomes set at a lower elevation area to minimize view impacts)

Traditional front yard setbacks

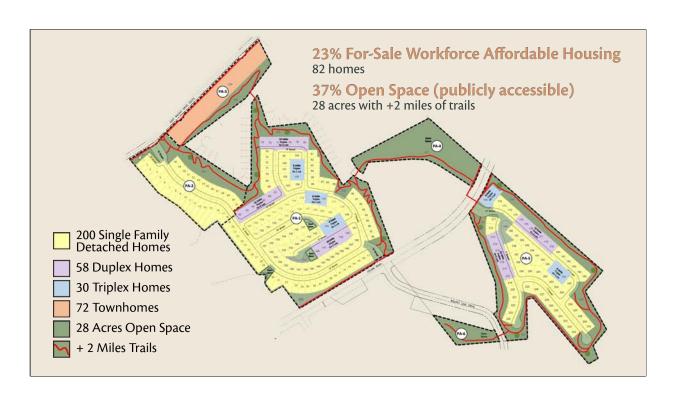
Consistent with character of surrounding community

No "McMansions"

Access only from large adjacent public streets (Colima Road & East Walnut Drive South)

When we met with the Executive Committee of the RHCCC in February 2021, they shared their preferences, shown on the left side of the screen, which helped inform the project's direction with...

- 1. A single-family detached neighborhood—including a mix of duplexes, triplexes, and townhomes.
- 2. Our project is 100% for-sale. No rentals and no apartments.
- 3. All of our homes are 2-story with the exception of the townhomes, which are 3-story, but located in the project's lowest elevation in front of a large slope.
- 4. Our detached homes and duplexes have traditional front yard setbacks.
- 5. Our project is consistent with the character of the surrounding community.
- 6. And we specifically designed our street system only taking access from the large adjacent public streets (Colima Road & East Walnut Drive South). We did not propose connecting the Project's new streets to the surrounding existing residential streets.

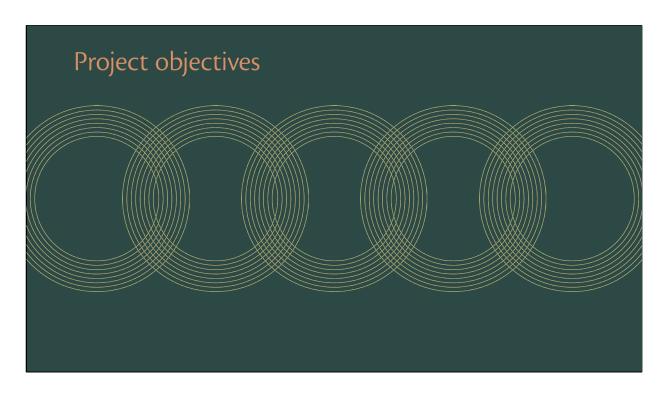


This depicts our site plan, which was developed with guidance from the County and preferences from the community leaders. It includes 200 single family detached homes shown in yellow, 58 duplex homes shown in purple, 30 triplex homes shown in blue, and 72 townhomes shown in orange.

The Project includes 23% affordable for-sale workforce homes and 37% open space shown in green, with more than 2 miles of publicly accessible trails shown in red.



The slide superimposes our site plan with the aerial photo of the surrounding neighborhoods.



Over the years, our project and our outreach has consistently focused on five key Objectives:



1. Provision of new housing

- Unincorporated LA County has a RHNA allocation of more than 90,000 homes
- Over 50,000 of that allocation is in the "Moderate" and "Above Moderate" categories
- · Our new homes will fall into and support these two categories



2. Diversity of housing types and affordability

We are providing a diverse mix of for-sale housing product types, prices, and home sizes to support physical, social, and economic diversity, including both market and below-market options for middle- and moderate-income households which are equitably distributed throughout the development.



Here are some of our examples of the single-family detached homes...

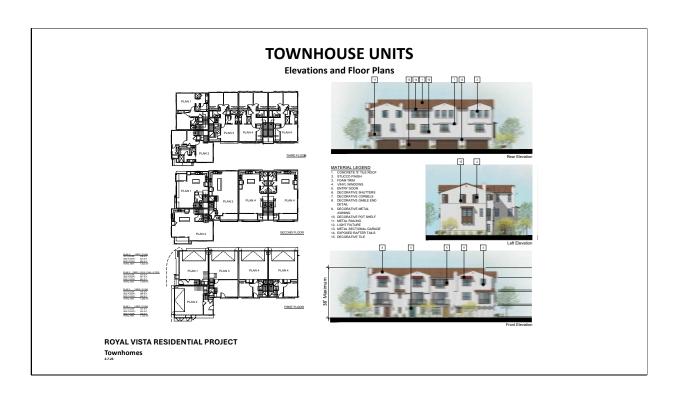




The duplex homes...



...Our triplex homes...



...and the Townhomes



3. Creating a Healthy Community

Creating a healthy and dynamic community with inclusive outdoor passive and active recreational opportunities with buffers between the existing homes and the new proposed homes has always been our intent. These buffers average 75' wide, with many being much wider. In all, we ended up with 37% of our project, 28 acres, as open space with more than 2 miles of publicly accessible trails. All of which will be maintained by the new homeowner's association.



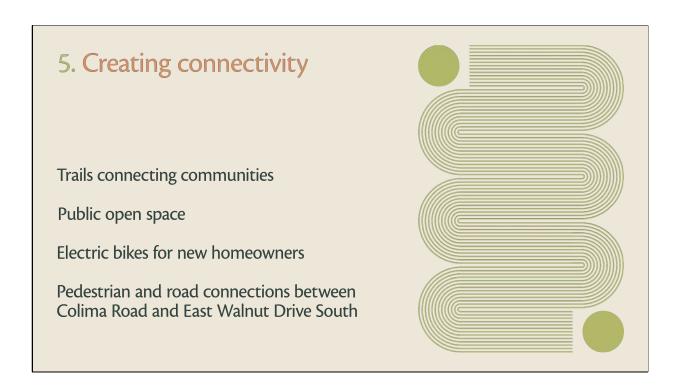
This slide depicts how the trail system is designed and the amenities these publicly accessible trails will include, such as exercise equipment, picnic tables, seating, shade structures, and activity areas.



4. Environmentally Responsible Practices

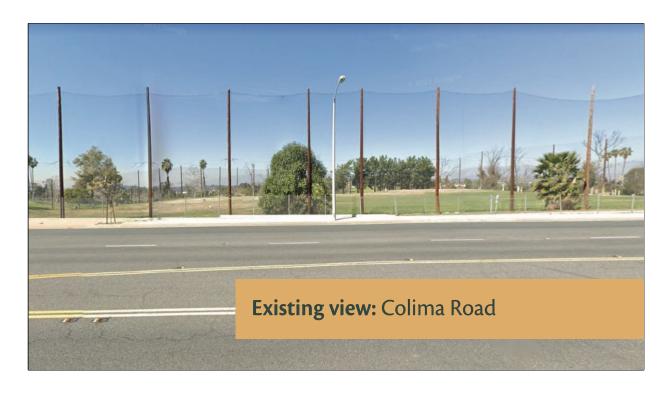
Our project emphasizes healthy, safe and responsible practices to balance community development with environmental considerations. This effort includes:

- The removal of 67 acres of irrigated, mowed and fertilized golf course turfgrass and replacing that with low water using & California native plant materials, including
- Quadrupling the number of trees from 410 to 1,850
- Using reclaimed water
- Including storm water detention and water filtration systems, and
- An all-electric community with solar panels on each home



5. Creating Connectivity

- We are encouraging inclusionary community participation and interaction by providing a trail system of over 2 miles which connects the existing neighboring communities with these new neighborhoods. And the trail system connects to the large project open space areas which are equitably available for all the public to access and use.
- Our project also provides a new vehicular connection between the existing Colima Road and East Walnut Drive South, and
- We will be creating a pedestrian sidewalk connection on East Walnut Drive South. This will connect existing sidewalks to the east and the west to provide a safe pedestrian connection on the south side of this street which never existed previously.

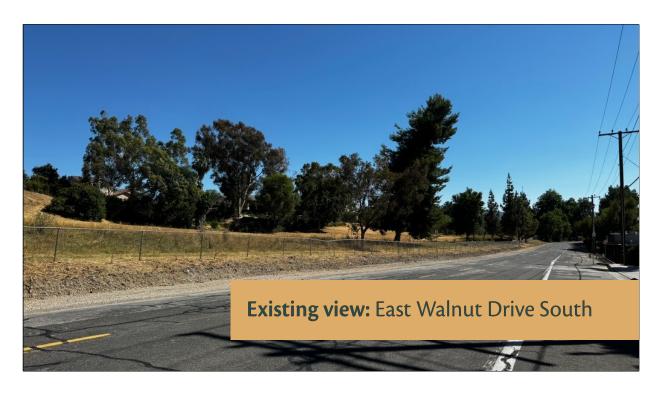


A large and publicly visible part of the project will be improvements to nearby roads and frontage areas.

Currently, the property along Colima Road and East Walnut Drive South is unattractive chain link fencing and tall driving range fence netting. Which you see on the screen now.



We will completely re-landscape these street frontages with trees and other plantings to provide a residential feel as shown here.



For many decades, East Walnut Drive South has only been partially constructed as you can see in this photo.



As you can see in this simulation, our project will add an additional 12 feet of paving on the south side and we will add curb, gutter, sidewalk, street lighting and parkway landscaping which have never existed in this location previously.

Our project also includes off-site traffic features to improve the level-of-service issues which currently exist even without our project. These improvements include 5 off-site intersections, 1 freeway on-ramp and 1 freeway off-ramp.

20 21

Project initiation

- RPC hearing
- Website launch
- Multi-language outreach
- Attempts to meet with project opponents

As I mentioned, this long public process began back in 2021, with a unique hearing before you, the RPC, to allow a plan application to be initiated.

This was at the height of COVID and virtual outreach was particularly important.

In the Fall of 2021 we launched our website to provide information and solicit feedback, with materials provided in English, Chinese, Korean, and Spanish.

In 2021 we also offered multiple times to meet directly with the full RHCCC membership as well as individual project opponents, but those offers were not accepted.

20 21

Outreach summary

- Presentation to RHCCC Executive Committee and offer to present to full membership
- Attended RHCCC monthly meetings
- RPC public hearing with prior notice to residents mailed and posted on-site at the property
- Invitation to opposition for one-on-one dialogue
- Meetings with local and regional business organizations and canvass of local businesses
- BOS public hearing on RPC appeal; prior notice to residents mailed and posted on-site at the property
- Launch of website in English, Chinese, Korean, and Spanish
- Community meeting held online with prior notice mailed, emailed, posted on social, and advertised in the newspaper (in multiple languages)
- Video and translated transcripts of the community meeting posted to website
- FAQs added to website

Due to COVID-19 restrictions, our first community meeting was lived-streamed online.

We introduced an initial plan for the project and took questions from the public.

A video of that presentation was archived on our website and was translated into Chinese, Korean, and Spanish. Our website also includes a "Frequently Asked Questions" section and a "Reach Out" section in order to easily contact us to make a comment or ask a question.

I also personally attended the Virtual RHCCC Meetings each month in 2021.

20 21 22 Outreach summary Attended RHCCC monthly meetings Presentation to the RHCCC membership Presentation to the Diamond Bar Women's Club Held 2 public DEIR scoping meetings (One online; one in-person. Both noticed on-site and on the website.) Presentation to the community

During 2022, I continued attending the monthly RHCCC meetings.

In November of 2022, we were given the green light by the RHCCC to schedule a presentation to their full membership in-person.

Around the same time, the County held a virtual community scoping meetings for the Draft EIR, and quickly followed that up with a second community scoping meeting in-person once COVID restrictions were lifted.

20 21 22 23

Outreach summary

- Attended RHCCC monthly meetings
- Presented twice to BizFed committees
- Presented to Hillside Open Space Education Coalition
- Conducted 2 small group site tours
- Continued multi-language project updates to the website, including updated FAQ
- Notice of Availability posted on-site and on the website
- Community meeting and Q&A regarding project updates held at Royal Vista Clubhouse (prior notice mailed and online)

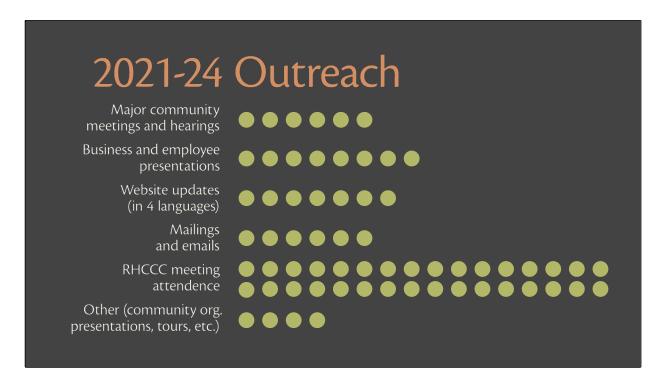
In 2023 we continued attendance at the monthly RHCCC meetings. We also made project presentations to many other local organizations, and we worked closely with County staff and technical experts on the preparation of the Draft EIR.

The County released the public Draft EIR in late October 2023. During the 66-day public review period, we again presented the project in-person to the RHCCC for the second time. That was followed by an additional community update meeting and Q&A session that we hosted at the Royal Vista Golf Course Clubhouse.

Additionally, our project website, which had been active since 2021 and was in multiple languages, was regularly updated with the most current information.

20 20 24 20

That brings us to 2024. So far this year we have continued attending every monthly RHCCC meeting, responded to individuals in the community regarding their comments and questions, presented to local organizations, sent out email blasts, made website updates and posted notices on-site for this hearing.



As we tally up the past nearly four years, I think it shows we've been committed to the public process and involving the surrounding community. All of the meetings, presentations and hearings were appropriately noticed using postings on-site, via U.S. Mail, social media, newspaper ads in multiple languages, e-mail blasts and using our website and announcements and documents on the Department of Regional Planning's website.

As a result, the project enjoys broad and growing public support.

The only **organized** opposition has repeatedly and consistently stated that they only want to have the golf course remain intact, or have the County purchase the property for use as a 75-acre park.



In fact, we are proud to have earned support for our plan from area businesses, organizations, agencies and elected officials.

Here is some of what they had to say:



"Projects like Royal Vista
Residential are crucial for
meeting current and future
housing needs...
The Royal Vista Residential
Project will have a positive
economic impact, generating
construction jobs and
stimulating local businesses."

The Regional Chamber of Commerce said "Projects like this are crucial for meeting current and future housing needs... and will have a positive economic impact, generating construction jobs and stimulating local businesses."



"The Royal Vista Residential Project in Rowland Heights would evolve the unused site to address the housing needs of the County in a way that respects the local inhabitants, enriches the surroundings, recreational opportunities and sense of community."

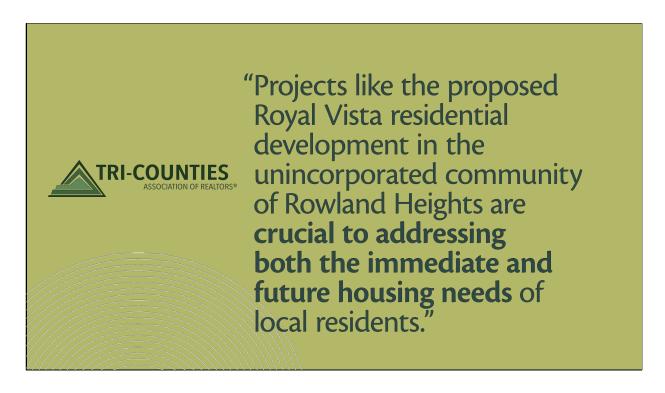
San Gabriel Valley Economic Partnership said: the "Project would evolve the unused site to **address the housing needs of the County** in a way that respects the local inhabitants, enriches the surroundings, recreational opportunities and sense of community."



BIZFED said: The Project "Will meet a variety of community needs, **generate** millions annually for the County and provide more than 1,100 construction jobs."



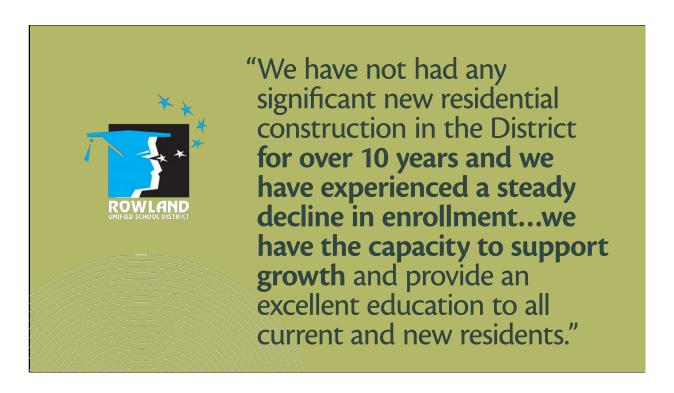
Southern California Building Industry Association said: "Creative housing options must be pursued with vigor, and this proposal efficiently uses underutilized land near a major job center."



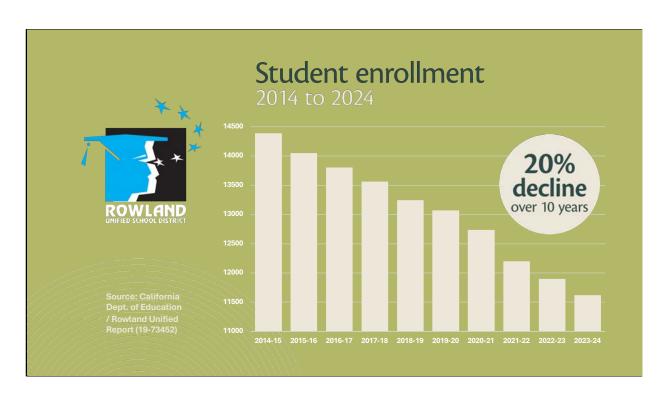
Tri-Counties Association of Realtors said: "Projects like this are **crucial to addressing both the immediate and future housing needs** of local residents."



CALTRANS wrote: "The project would be consistent with the Regional Transportation Plan goals to improve mobility, accessibility, reliability, and travel safety.... support healthy and equitable communities; and encourage the development of diverse housing types in areas that are supported by multiple transportation options..."



The **Rowland Unified School District** said: "We have not had any significant new residential construction in the District for over 10 years and we have experienced a steady decline in enrollment...we have the capacity to support growth and provide an excellent education to all current and new residents."



Enrollment in the District has dropped 20 percent since 2014, from 14,300 to 11,600 students. District schools are under-enrolled and need more students.



"...we share a commitment to prioritize housing supply and affordability for our region...
This creative for-sale / owner-occupied housing proposal is sensitive to the adjacent, existing single-family neighborhoods while also accommodating various income levels."

Senator Bob Archuleta wrote in a recent letter to Supervisor Hilda Solis: "The urgent need for new housing throughout our state is well understood and I know we share a commitment to prioritize housing supply and affordability for our region... This creative for-sale/owner occupied housing proposal is sensitive to the adjacent, existing single-family neighborhoods while also accommodating various income levels....

Artur Abrahamyan • Tigran Abrahamyan • John Adams • Don Amante • Garrett Anderson • Jazmin Aragon • Tom Baine • Christopher L Bonney • Alan Boudreau • Gene Boutilier • Wendy Bucknum • Nathan Bultman • Amy Candeloro • Janet Chan • Simon Chan • Wilson Chan • Brandi Chapman • Tim Chen • Jason Cheng • Alan Ching • Sharon Chu • Nelson Chung • Diana Coronado • Tim Cronin • Eddie Cruz • Matt Dalton • Mark Davis • Donna Deutchman • Eric Edwards • Mark Ellis • Daniel Faina • Charissa Farley-Hay • Laura Foote • Levon G • Bridgette Garcia • Dugan Garrison • Khachik Ghukasyan • Eva Gong • Fanming Gongye • Fabian Naranjo Gonzalez • Tom Grable • Lisa Gritzner • Harry Guo • Jania Guo • Elizabeth Hansburg • Valerie Hardman • Michelle Hsia • Krysti Irving • Alejandro J • Eric Jackson • Josue Jaimes • Sey Jung • Tapinder Katoch • Nathan Keith • Tamar Keosseeian • JungEun Joyce Kim • David Kolanjian • Karen Kotanjyan • Tom LaRue • Derek Leavitt • Hyunjee Lee • Jennifer Lee • Kong Hian Lee • Nathalie Lee • Robert Lee • Dana Levy • Amy Liang • Howard Lim • David Lin • Geng Lin • Johnny Lin • Mary Perdue • Erik Pfahler • Stacie Pham • Jacob Pierce • Faustino R • Edward J Rendon • Julie Reynolds • Scott Race • Amber Richard • Melissa Robbins • Tim Roberts • Kevin Rohman • Brad Rosenheim • Saung Flee Ryu • Marjan Safinia • Sandy Salazar • Abby Sales•Nguyen • Emil Sargsyan • Debra Schales • John Scull • Jake Sells • Stebe Sholly • Jordan Simons • Roshan Skiver • Brandi Smith • Marty Smith • Yesenia Solorzano • Garrett Taguchi • Xing Tang • Caliah Thong • Sam Thong • Haina Tian • Laura Tsai • Omar Vallejo • Andrea Villanueva • Stuart Waldman • Brendan Wells • Tu Hanh Wen • Josh Wheeler • Richard White • Rick White • Karissa Willette • Chris Wilson • Wai Wong • Candice Wurster • Amber Xie • Jenny Xu • Julie Yen • Nina Yi • Yang Yi • Hayk Zakaryan • Ashley Zarlin • Elie Zarlin • Diana Zhang • Grace Zhang • Peter Zhang • Sha J Zhang • Xiao Zhong Zhang

Beyond the support of regional organizations, local businesses, and elected officials we have had over 200 individuals express support for the project.

I'd like to share some of what they've written.

Artur Abrahamyan - Tigran Abrahamyan - John Adams - Don Amante - Garrett Anderson - Jazmin Aragon - Tom Baine - Christopher L Bonney - Alan Boudreau - Gene Boutilier - Wendy Bucknum - Nathan Bultman - Amy Candeloro - Janet Chan - Simon Chan - Wilson Chan - Brandi Chapman - Tim Chen - Jason Cheng - Alan Ching - Sharon Chu - Nelson Chung - Diana Coronado - Tim Cronin - Eddie Cruz - Matt Dalton - Mark Davis - Donna Deutchman - Eric Edwards - Mark Ellis - Daniel Faina - Charissa Farley-Hay - Laura Foote - Levon G - Bridgette García - Dugan Garrison - Khachik Ghukasyan - Eva Gong - Fanming Gongye - Fabrian Naranjo Gonzalez - Tom Grable - Lisa Gritzner - Harry Guo - Jania Guo - Elizabeth Hansburg - Valerie Hardman - Michelle Hsia - Krysti Irving - Alejandro J - Eric Jackson - Josue Jaimes - Sey Jung - Tapinder Katoch - Nathan Keith - Tamar Keosseeian - JungEun Joyce Kim - David Kolanjian - Karen Kotanjyan - Tom LaRue - Derek Leavitt - Hyunjee Lee - Jennifer Lee - Kong Hian Lee - Nathalie Lee - Robert Lee - Dana Levy - Amy Liang - Howard Lim - David Lin - Geng Lin - Johnny Lin - Maria Loera - Frank Lopez - Parker Lund - Larry Mandell - William Manis - Regina Marston - Lisa Meadows - Ashley Menzies - Mary Monte - Jeff Montejano - Melissa Morton - Stephanie - M Patrick Murphy - Fric Mykletun - Julian Nan - Henrik Nazarian - Eric Nelson - Tant Noll - Gregory Norrie - Monte - Many Pai - Woong Park - Scott Pasternak - Mary Perdue - Erik Pfahler - Stach | grew up in Rowland and molds - Scott Rice - Amber Richard - Melissa Robbins - La Habra Heights for 21 years - Simons - Roshan Skiver - Brandi Smith - Marty Smi

[&]quot;I grew up in Rowland and La Habra Heights for 21 years and fully support this project!"

Artur Abrahamyan • Tigran Abrahamyan • John Adams • Don Amante • Garrett Anderson • Jazmin Aragon • Tom Baine • Christopher L. Bonney • Alan Boudreau • Gene Boutilier • Wendy Bucknum • Nathan Bultman • Amy Candeloro • Janet Chan • Simon Chan • Wilson Chan • Brandi Chapman • Tim Chen • Jason Chen Alan Ching aron Chu • Nelson Chung • Diana Coronado • Tim Cronin • Eddie Cruz • Matt Dalton • Mark Davis • Donna Deutchman Eric Edwards • Mark Ellis • Daniel Faina • Charissa Farley-Hay • We are in a housing crisis Khachik Ghukasyan • Eva Gong • Fanming Gongye • Fabirin Nto Timonada in Garatta of Garatta of

We are in a housing crisis and we need more homes in our area. I support the project."

Artur Abrahamyan • Tigran Abrahamyan • John Adams • Don Amante • Carrett Anderson • Jazmín Aragon • Tom Baine • Christopher L Bonney • Alan Boudreau • Gene Boutilier • Wendy Bucknum • Nathan Bultman • Amy Candeloro • Janet Chan • Simon Chan • Wilson Chan • Brandi Chapman • Tim Chen • Jason Cheng • Alan Ching • Sharon Chu • Nelson Chung • Diana Coronado • Tim Cronin • Eddie Cruz • Matt Dalton • Mark Davis • Donna Deutchman • Eric Edwards • Mark Ellis • Daniel Faina • Charissa Farley• Hay • Laura Foote • Levon G • Bridgette García • Dugan Garrison • Khachik Ghukasyan • Eva Gong • Fanming Gongye • Fabian Naranjo Gonzalez • Tom Grable • Lisa Gritzner • Harry Guo • Jania Guo • Elizabeth Hansburg • Valerie Hardm Michelle Hsia ysti Irving • Alejandro J • Eric Jackson • Josue Jaimes • Sey Jung • Tapinder Katoch • Nathan Keith • Tamar Koncercian • Impetun Joyce Kim • Dord Kolanjian • Karen Kotanjyan • Tom LaRue • Derek Leavitt • Hyunjee Lee • Jennifer Lee • The former golf course only provided n • Geng Lin • Johnny Lin • Maria Lou Limited access and benefit to the ny • Eric Mykletun • Julian Nan • Henrik Nazaria privileged individuals in the community. * Tit Pasternak • Mary Perdue * privileged individuals in the community. * Rice • Amber Richard • Melli I am excited to learn that the project finia • Sandy Salazar • Abby Sales-Nyuma for the neighborhoods. * Wen • Josh Wheeler • Richard White • Rick White • Roma Valazaria • Lline Zarlin • Diana Zhang • Grace Zhang • Peter Zhang • Sha J Zhang • Xiao Zhong Zhang • Yiao Zhong Zhang • Sha J Zhang • Xiao Zhong Zhang

"The former golf course only provided limited access and benefit to the privileged individuals in the community. I am excited to learn that the project plans to leave significant area as open space to the neighborhoods."

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Artur Abrahamyan • Tigran Abrahamyan • John Adams • Don Amante • Garrett Anderson • Jazmin Aragon • Tom Baine • Christopher L Bonney • Alan Boudreau • Gene Boutilier • Wendy Bucknum • Nathan Bultman • Amy Candeloro • Janet Chan • Simon Chan • Wilson Chan • Brandi Chapman • Tim Chen • Jason Cheng • Alan Ching • Sharon Chu • Nelson Chung • Diana Coronado • Tim Cronin • Eddie Cruz • Matt Dalton • Mark Davis • Donna Deutchman • Eric Edwards • Mark Ellis • Daniel Faina • Charissa Farley-Hay • Laura Foote • Levon G • Bridgette García • Dugan Garrison • Khachik Ghukasyan • Eva Gong • Fanming Gongye • Fabian Naranjo Gonzalez • Tom Grable • Lisa Gritzner • Harry Guo • Jania Guo • Elizabeth Hansburg • Valerie Hardman • Michelle Hsia • Krysti Irving • Alejandro J • Eric Jackson • Josue Jaimes • Sey Jung • Tapinder Katoch • Nathan Keith • Tamar Keosseeian • JungEun Joyce Kim • David Kolanjian • Karen Kotanjyan • Tom LaRue • Derek Leavitt • Hyunjee Lee • Jennifer Lee • Kong Hian Lee • Nathalie Lee • Robert Lee • Dana Levy • Amy Liang • Howard Lim • David Lin • Geng Lin • Johnny Lin • Maria Loera • Frank Lopez • Parker Lund • Lang • The 82 units of low and • Julian Nan • Henrik Nazarian • Eric Nelmoderate income housing is a great • Pasternak • Mary Perdue • Erik Pfahl Moderate income housing is a great • Pasternak • Mary Perdue • Erik Pfahl Moderate income housing project. Tian • Laura • Tsai • Omar Vallejo • Andrea Villanueva • Stuart Waldman • Brendan Wells • Tu Hanh Wen • Josh Vicelor • Richard White • Rick White • Karissa Willette • Chris Wilson • Wai Wong • Candice Wurster • Amber Xie • Jenny X Julie Yen Nina Yi • Yang Yi • Hayk Zakaryan • Ashley Zarlin • Ellie Zarlin • Diana Zhang • Grace Zhang • Peter Zhang • Sha J Zhang • Xiao Zhong Zhang
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The 82 units of moderate-income housing is a great help to the community. This is a much-needed housing project."

Artur Abrahamyan • Tigran Abrahamyan • John Adams • Don Amante • Garrett Anderson • Jazmin Aragon • Tom Baine • Christopher L Bonney • Alan Boudreau • Gene Boutilier • Wendy Bucknum • Nathan Bultman • Amy Candeloro • Janet Chan • Simon Chan • Wilson Chan • Brandi Chapman • Tim Chen • Jason Cheng • Alan Chin Sharon Chuelson Chung • Diana Coronado • Tim Cronin • Eddie Cruz • Matt Dalton • Mark Davis • Donna Deutehman • Ene Edwards • Mark Ellis • Daniel Faina • Charissa Farley-Hay • La"As an adjacent neighbor, I am asyan • Eva Gong • Fanming Gongye • Fabian Naranjo Conzalez • on trable • La Grazer • of trable • Of trable • Charles • Of trable • Carrette • Of trable
Richard • Melissa Robbins • Tim Roberts • Kevin Rohman • Brad Rosenheim • Saung Hee Ryu • Marjan Safinia • Sandy Salazar • Abby Sales-Nguyen • Emil Sargsyan • Debra Schales • John Scull • Jake Sells • Stebe Sholly • Jordan Simons • Roshan Skiver • Brandi Smith • Marty Smith • Yesenia Solorzano • Garrett Taguchi • Xing Tang • Caliah Thong • Sam Thong • Haina Tian • Laura Tsai • Omar Vallejo • Andrea Villanueva • Stuart Waldman • Brendan Wells • Tu Hanh Wen • Josh Wheeler • Richard White • Rick White • Karissa Willette • Chris Wilson • Wai Wong • Candice Wurster • Amber Xie • Jenny Xu • Julie Yen • Nina Yi • Yang Yi • Hayk Zakaryan • Ashley Zarlin • Ellie Zarlin • Diana Zhang • Grace Zhang • Peter Zhang • Sha J Zhang • Xiao Zhong Zhang

Sharon Chu said, "As an <u>adjacent neighbor</u>, I am particularly pleased with the project's provision of ample trails and accessible open spaces, enriching the fabric of our community..."

Informed with guidance from County Staff and Community

Addresses considerations and preferences

Completed full environmental review

Subject of ample community review

Has received broad public support

Meets—and exceeds—inclusionary housing and open space requirements

Results in net benefit for County and community

Royal Vista Residential Project in Rowland Heights

In conclusion, the Royal Vista Residential Project has been created with guidance from County Staff and the community to address many considerations and preferences. It has undergone a complete environmental analysis and ample public review. As a result of this foundation, the Project has received broad public support, exceeds county requirements for inclusionary housing and open space and results in a net benefit to the County—and the community.

Thank you, and we are here to answer any questions you may have.

From: joanne park

To: Third District; First District; Holly J. Mitchell; Supervisor Janice Hahn (Fourth District); Barger, Kathryn

 Cc:
 mpavlovic@planning.lacounty.gov; PublicHearing

 Subject:
 SUPPORT // Project No. PRJ2021-002011-(1)

 Date:
 Wednesday, August 28, 2024 12:56:16 PM

CAUTION: External Email. Proceed Responsibly.

Dear Honorable Members of the Board of Supervisors:

I am writing to urge you to deny an appeal filed on the Royal Vista Residential Project No. PRJ2021-002011-(1) and to APPROVE the Project's entitlements as recommended in a unanimous vote by the Regional Planning Commission on July 24, 2024.

The appeal was filed by a small group of nearby homeowners who do not want any housing built adjacent to their neighborhood. Meanwhile, we continue to have a critical housing shortage in all parts of Los Angeles County. The 75-acre Royal Vista Residential Project in Rowland Heights combines a diverse mix of new housing with publicly accessible trails, and large open spaces on the previous Royal Vista Golf Course, which has been permanently closed. The Project has been thoughtfully designed to provide 360 new for-sale homes to accommodate various income levels, including 82 affordable for sale homes per county ordinance for work-force housing. The Project also maintains more than 37% of the site as open space with over 2 miles of recreational trails for public use that will be maintained by the new Project's homeowners association.

The Royal Vista Residential Project will create job opportunities, generate additional property tax revenues, provide new funding—and students—for local schools with declining enrollment, create funding for LACDA needs, help support local business employment needs, provide local roadway improvements, enhance clean stormwater solutions, and provide four times the number of trees that exist on the Project site today.

For these reasons,	I again urge you to den	y the opponents appear	al and to APPROVE	the Royal Vista	Residential
Project.					

Sincerely,
Thank you,

Joanne

From: <u>Timothy Sales</u>

To: Third District, First District; Holly J. Mitchell; Supervisor Janice Hahn (Fourth District); Barger, Kathryn

 Cc:
 mpavlovic@planning.lacounty.gov; PublicHearing

 Subject:
 SUPPORT // Project No. PRJ2021-002011-(1)

 Date:
 Wednesday, August 28, 2024 1:09:51 PM

CAUTION: External Email. Proceed Responsibly.

Dear Honorable Members of the Board of Supervisors:

We urgently need more housing in Los Angeles County and I strongly urge you to approve this project.

Please deny the appeal filed on the Royal Vista Residential Project No. PRJ2021-002011-(1) and to APPROVE the Project's entitlements as recommended in a unanimous vote by the Regional Planning Commission on July 24, 2024.

The appeal was filed by a small group of nearby homeowners who do not want any housing built adjacent to their neighborhood. Meanwhile, we continue to have a critical housing shortage in all parts of Los Angeles County. The 75-acre Royal Vista Residential Project in Rowland Heights combines a diverse mix of new housing with publicly accessible trails, and large open spaces on the previous Royal Vista Golf Course, which has been permanently closed. The Project has been thoughtfully designed to provide 360 new for-sale homes to accommodate various income levels, including 82 affordable for sale homes per county ordinance for work-force housing. The Project also maintains more than 37% of the site as open space with over 2 miles of recreational trails for public use that will be maintained by the new Project's homeowners association.

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For these reasons, I again urge you to deny the opponents appeal and to APPROVE the Royal Vista Residential Project.

Sincerely,

--

Timothy Sales
Affordable Housing Solutions & Development of Southern California, LLC 323-578-0550 | timsales@ahs-socal.com

From: Melissa Auten

To: Third District; First District; Holly J. Mitchell; Supervisor Janice Hahn (Fourth District); Barger, Kathryn

 Cc:
 mpavlovic@planning.lacounty.gov; PublicHearing

 Subject:
 SUPPORT // Project No. PRJ2021-002011-(1)

 Date:
 Wednesday, August 28, 2024 1:17:51 PM

CAUTION: External Email. Proceed Responsibly.

Dear Honorable Members of the Board of Supervisors:

I am writing to urge you to deny an appeal filed on the Royal Vista Residential Project No. PRJ2021-002011-(1) and to APPROVE the Project's entitlements as recommended in a unanimous vote by the Regional Planning Commission on July 24, 2024.

The appeal was filed by a small group of nearby homeowners who do not want any housing built adjacent to their neighborhood. Meanwhile, we continue to have a critical housing shortage in all parts of Los Angeles County. The 75-acre Royal Vista Residential Project in Rowland Heights combines a diverse mix of new housing with publicly accessible trails, and large open spaces on the previous Royal Vista Golf Course, which has been permanently closed. The Project has been thoughtfully designed to provide 360 new for-sale homes to accommodate various income levels, including 82 affordable for sale homes per county ordinance for work-force housing. The Project also maintains more than 37% of the site as open space with over 2 miles of recreational trails for public use that will be maintained by the new Project's homeowners association.

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For these reasons, I again urge you to deny the opponents appeal and to APPROVE the Royal Vista Residential Project.

Sincerely,

Melissa Auten

From: Yang Yi

To: Third District; First District; Holly J. Mitchell; Supervisor Janice Hahn (Fourth District); Barger, Kathryn

Cc: mpavlovic@planning.lacounty.gov; PublicHearing
Subject: SUPPORT // Project No. PRJ2021-002011-(1)
Date: Wednesday, August 28, 2024 1:46:16 PM

CAUTION: External Email. Proceed Responsibly.

Dear Honorable Members of the Board of Supervisors:

I am writing to urge you to deny an appeal filed on the Royal Vista Residential Project No. PRJ2021-002011-(1) and to APPROVE the Project's entitlements as recommended in a unanimous vote by the Regional Planning Commission on July 24, 2024.

The appeal was filed by a small group of nearby homeowners who do not want any housing built adjacent to their neighborhood. Meanwhile, we continue to have a critical housing shortage in all parts of Los Angeles County. The 75-acre Royal Vista Residential Project in Rowland Heights combines a diverse mix of new housing with publicly accessible trails, and large open spaces on the previous Royal Vista Golf Course, which has been permanently closed. The Project has been thoughtfully designed to provide 360 new for-sale homes to accommodate various income levels, including 82 affordable for sale homes per county ordinance for work-force housing. The Project also maintains more than 37% of the site as open space with over 2 miles of recreational trails for public use that will be maintained by the new Project's homeowners association.

The Royal Vista Residential Project will create job opportunities, generate additional property tax revenues, provide new funding—and students—for local schools with declining enrollment, create funding for LACDA needs, help support local business employment needs, provide local roadway improvements, enhance clean stormwater solutions, and provide four times the number of trees that exist on the Project site today.

For these reasons, I again urge you to deny the opponents appeal and to APPROVE the Royal Vista Residential Project.

Sincerely,

Sent from my iPhone

From: <u>Julian Nan</u>

To: Third District, First District; Holly J. Mitchell; Supervisor Janice Hahn (Fourth District); Barger, Kathryn

 Cc:
 mpavlovic@planning.lacounty.gov; PublicHearing

 Subject:
 SUPPORT // Project No. PRJ2021-002011-(1)

 Date:
 Wednesday, August 28, 2024 1:51:51 PM

CAUTION: External Email. Proceed Responsibly.

Dear Honorable Members of the Board of Supervisors:

I am writing to urge you to deny an appeal filed on the Royal Vista Residential Project No. PRJ2021-002011-(1) and to APPROVE the Project's entitlements as recommended in a unanimous vote by the Regional Planning Commission on July 24, 2024.

The appeal was filed by a small group of nearby homeowners who do not want any housing built adjacent to their neighborhood. Meanwhile, we continue to have a critical housing shortage in all parts of Los Angeles County. The 75-acre Royal Vista Residential Project in Rowland Heights combines a diverse mix of new housing with publicly accessible trails, and large open spaces on the previous Royal Vista Golf Course, which has been permanently closed. The Project has been thoughtfully designed to provide 360 new for-sale homes to accommodate various income levels, including 82 affordable for sale homes per county ordinance for work-force housing. The Project also maintains more than 37% of the site as open space with over 2 miles of recreational trails for public use that will be maintained by the new Project's homeowners association.

The Royal Vista Residential Project will create job opportunities, generate additional property tax revenues, provide new funding—and students—for local schools with declining enrollment, create funding for LACDA needs, help support local business employment needs, provide local roadway improvements, enhance clean stormwater solutions, and provide four times the number of trees that exist on the Project site today.

For these reasons, I again urge you to deny the opponents appeal and to APPROVE the Royal Vista Residential Project.

Sincerely,

Julian (949) 396-2974

From: J. LOMELI

To: Third District, First District; Holly J. Mitchell; Supervisor Janice Hahn (Fourth District); Barger, Kathryn

 Cc:
 mpavlovic@planning.lacounty.gov; PublicHearing

 Subject:
 SUPPORT // Project No. PRJ2021-002011-(1)

 Date:
 Wednesday, August 28, 2024 2:56:25 PM

CAUTION: External Email. Proceed Responsibly.

Dear Honorable Members of the Board of Supervisors:

I am writing to urge you to deny an appeal filed on the Royal Vista Residential Project No. PRJ2021-002011-(1) and to APPROVE the Project's entitlements as recommended in a unanimous vote by the Regional Planning Commission on July 24, 2024.

The appeal was filed by a small group of nearby homeowners who do not want any housing built adjacent to their neighborhood. Meanwhile, we continue to have a critical housing shortage in all parts of Los Angeles County. The 75-acre Royal Vista Residential Project in Rowland Heights combines a diverse mix of new housing with publicly accessible trails, and large open spaces on the previous Royal Vista Golf Course, which has been permanently closed. The Project has been thoughtfully designed to provide 360 new for-sale homes to accommodate various income levels, including 82 affordable for sale homes per county ordinance for work-force housing. The Project also maintains more than 37% of the site as open space with over 2 miles of recreational trails for public use that will be maintained by the new Project's homeowners association.

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For these reasons, I again urge you to deny the opponents appeal and to APPROVE the Royal Vista Residential Project.

Sincerely,

Sent from my iPhone

From: J. LOMELI

To: Third District; First District; Holly J. Mitchell; Supervisor Janice Hahn (Fourth District); Barger, Kathryn

 Cc:
 mpavlovic@planning.lacounty.gov; PublicHearing

 Subject:
 SUPPORT // Project No. PRJ2021-002011-(1)

 Date:
 Wednesday, August 28, 2024 2:56:33 PM

CAUTION: External Email. Proceed Responsibly.

Dear Honorable Members of the Board of Supervisors:

I am writing to urge you to deny an appeal filed on the Royal Vista Residential Project No. PRJ2021-002011-(1) and to APPROVE the Project's entitlements as recommended in a unanimous vote by the Regional Planning Commission on July 24, 2024.

The appeal was filed by a small group of nearby homeowners who do not want any housing built adjacent to their neighborhood. Meanwhile, we continue to have a critical housing shortage in all parts of Los Angeles County. The 75-acre Royal Vista Residential Project in Rowland Heights combines a diverse mix of new housing with publicly accessible trails, and large open spaces on the previous Royal Vista Golf Course, which has been permanently closed. The Project has been thoughtfully designed to provide 360 new for-sale homes to accommodate various income levels, including 82 affordable for sale homes per county ordinance for work-force housing. The Project also maintains more than 37% of the site as open space with over 2 miles of recreational trails for public use that will be maintained by the new Project's homeowners association.

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For these reasons, I again urge you to deny the opponents appeal and to APPROVE the Royal Vista Residential Project.

CL-6

From: <u>DRP Public Comment</u>

To: <u>Joshua Huntington</u>; <u>Erica G. Aguirre</u>; <u>Marie Pavlovic</u>

Cc: <u>Susan Tae</u>; <u>Elida Luna</u>

Subject: FW: PRJ2021-002011 Royal Vista Residential Project

Date: Monday, July 22, 2024 11:56:38 AM

FYI

RAFAEL ANDRADE

SENIOR TYPIST-CLERK, Operations & Major Projects (OMP)

Office: (213) 974-6409 • Direct: (213) 974-6557

Email: randrade@planning.lacounty.gov

From: ccc <tiger911411@gmail.com>
Sent: Monday, July 22, 2024 11:52 AM

To: DRP Public Comment <comment@planning.lacounty.gov> **Cc:** Marie Pavlovic <mpavlovic@planning.lacounty.gov> **Subject:** PRJ2021-002011 Royal Vista Residential Project

CAUTION: External Email. Proceed Responsibly.

Dear Sirs

I am a current resident living in Royal Vista Goft Court, Walnut Ca 91789

I DO NOT want any residential houses built in this crowded area.

I object and against the subject project.

Caroline Lam

tiger 911411@ gmail.com

CL

6a

From: miuyyc6@aol.com
To: DRP Public Comment

Cc: Marie Pavlovic; Amy Bodek; Duran-Medina, Guadalupe; Rehman, Waqas; Chen, Cindy; Moreno, Andrea; Serrano,

Ryan; saveroyalvista

Subject: PRJ2021-002011 Royal Vista Residential Project

Date: Tuesday, July 23, 2024 1:33:45 AM

CAUTION: External Email. Proceed Responsibly.

To Planning LA County, Regional Planning Commission,

I would like to express the serious concerns on this potential project that could have impact this neighborhood and my life. I truly believe with all these hearings means LA County care for this neighborhood and our voices mean something, right?

7a

- 1. This 360 units propose development has no positive impact to this neighborhood except to strain the local infrastructure. Create more congestion and road condition wear and tear is already bad and it will get worse with potentially 2500-3600 additional vehicle trips DAILY.
- 2. This 360 units proposed development has no positive impact to this neighborhood except strain in emergency services. Our current sheriff department is shared with Diamond Bar, Walnut, Hacienda Heights, Industry and some neighborhood. Average emergency response is long, and with additional housing will further impact congestion and response time in life threatening situations.

7b

3. This 360 units proposed development has no positive impact to this neighborhood except destruction of wildlife habitat. This open space is precious in many aspects for this neighborhood, including wide variety of wildlife. This area serves as vital refuge in our increasingly urbanized landscape.

7с

4. This 360 units proposed development has no positive impact to this neighborhood except threaten native and migratory birds. This open space is a valuable breeding and nesting ground for these birds and provide food and resources for their habitat. Taken this open space out is a destruction of bio diversity.

7d

5. This 360 units proposed development has no positive impact to this neighborhood except reduction of groundwater permeability. The permeable ground of Royal Vista helps replenish the Puente Basin aquifer by allowing rainwater to seep into the earth. This process is crucial for maintaining a sustainable and reliable source of groundwater. Additionally, by absorbing rainwater, permeable surfaces reduce the risk of flooding during heavy rainfall and mitigate the urban heat island effect. The proposed development will limit groundwater permeability, leading to increased runoff and flooding, which can cause significant damage to local infrastructure and homes.

7e

6. This 360 units proposed development has no positive impact to this neighborhood except to damage water quality projection. Open spaces act as natural buffers, filtering pollutants and preventing runoff from reaching rivers and streams. This is essential for maintaining water quality and benefiting aquatic life. The loss of these

7f

natural buffers will degrade water quality in our local waterways, leading to increased pollution and harm to aquatic ecosystems.

The pollution and harm to aquatic ecosystems.

7g

demolishing this open space for million dollar homes which those do not qualify for

low income housing. Why will our government said wants to hear from us but doing

Beatrix Lau miuyyc6@aol.com (323) 683 6623 I'm not the applicant

things against us, against our community?

From: CC Weng

To: <u>DRP Public Comment; Marie Pavlovic</u>
Subject: Royal Vista Housing Project
Date: Monday, July 22, 2024 12:57:41 PM

CAUTION: External Email. Proceed Responsibly.

Dear Planning Commission,

My name is CC Weng Kuo and I have been living in my home for 28 years. I am 81 years old. I'm concerned about the dust and air quality once construction starts. I like to take morning walks around my neighborhood everyday. That is what the doctor ordered for me: to walk outside everyday to get my exercise. This has been my routine for many years now. To ask that I stay indoors for the next 3.5 to 4 years is not reasonable. Why should I be homebound because some developer wants to make millions of dollars at my expense of quiet enjoyment? This is too much to ask the residents living in the Royal Vista neighborhood.

My next door neighbor who is 80 years old is on an oxygen tank 24/7. He has a hard time breathing and the dust from the construction will make his condition worse.

Please have courage and do what is right. Consider the health of the residents and vote no on this project.

C.C. Weng Kuo

8a

From: Charlie Xia

To: <u>DRP Public Comment</u>

Cc: Marie Pavlovic; Amy Bodek; Duran-Medina, Guadalupe; Rehman, Waqas; Chen, Cindy; Moreno, Andrea; Serrano.

Ryan; saveroyalvista

Subject: PRJ2021-002011 Royal Vista Residential Project

Date: Tuesday, July 23, 2024 9:54:52 AM

CAUTION: External Email. Proceed Responsibly.

Hi:

My name is Zhaoliang xia. I live in the royal vista neighborhood and I am not the applicant. My phone number is 6263733650.

I am strongly against the project for the following reasons, Please consider rejecting the project, thanks!

Two years' Construction will damage our health

My wife and I both work from home. The noise and pollution from the construction will make our life miserable.

Strain on Local Infrastructure:

The development of 360 units will significantly strain our local infrastructure. Our roads are already congested, and the addition of hundreds of new residents and thousands more vehicles will exacerbate traffic problems. This will make daily commutes more difficult and increase the risk of accidents. Each new household typically generates between 7 to 10 vehicle trips per day, potentially adding 2,520 to 3,600 additional vehicle trips daily.

Strain on Emergency Services:

Increased traffic congestion can slow down emergency response times. Studies show that every minute of delay in emergency response significantly impacts the outcomes of medical emergencies, fires, and other urgent situations. More vehicles on the road mean longer response times, which can be critical in life-threatening scenarios.

Destruction of Wildlife Habitat:

The open space at Royal Vista is a crucial habitat for a wide variety of wildlife, including Cooper's Hawks, raccoons, skunks, possums, foxes, cottontail rabbits, coyotes, and frogs. This area serves as a vital refuge in our

9a

9b

9с

9d

increasingly urbanized landscape. The proposed development will destroy their habitat and limit their passageway to the Puente Hills Significant Ecological Area, putting these species at risk. Loss of habitat can lead to a decline in local wildlife populations and biodiversity.

9d Cont.

Threats to Native & Migratory Birds:

Many native bird species, such as swallows, rely on the open space at Royal Vista for food and materials for breeding and nesting. These birds are already facing growing threats due to ongoing development and urbanization. Protecting their habitat is essential for their survival. Swallows, protected under the Migratory Bird Treaty Act, depend on these open spaces to construct their nests and raise their young.

9e

Loss of Biodiversity:

Open spaces support biodiversity by creating a mosaic of different ecosystems, which contributes to overall ecosystem health and resilience. Biodiversity provides essential services like clean air and water, pollination of crops, and natural pest control. It also helps combat climate change by supporting carbon sequestration. The proposed development will reduce this biodiversity, weakening the local ecosystem. Protecting diverse species ensures food security, medical discoveries, and overall planetary health in the face of increasing environmental challenges.

9f

Reduction of Groundwater Permeability:

The permeable ground on Royal Vista helps replenish the Puente Basin aquifer by allowing rainwater to seep into the earth. This process is crucial for maintaining a sustainable and reliable source of groundwater. Additionally, by absorbing rainwater, permeable surfaces reduce the risk of flooding during heavy rainfall and mitigate the urban heat island effect. The proposed development will limit groundwater permeability, leading to increased runoff and flooding, which can cause significant damage to local infrastructure and homes.

9g

Water Quality Protection:

Open spaces act as natural buffers, filtering pollutants and preventing runoff

9h

from reaching rivers and streams. This is essential for maintaining water quality and benefiting aquatic life. The loss of these natural buffers will degrade water quality in our local waterways, leading to increased pollution and harm to aquatic ecosystems. Maintaining open spaces helps protect our water resources and supports overall environmental health.

9h Cont. From: ccc

To: <u>DRP Public Comment</u>
Cc: <u>Marie Pavlovic</u>

Subject: PRJ2021-002011 Royal Vista Residential Project

Date: Monday, July 22, 2024 11:52:15 AM

CAUTION: External Email. Proceed Responsibly.

Dear Sirs

I am a current resident living in Royal Vista Goft Court, Walnut Ca 91789

I DO NOT want any residential houses built in this crowded area.

I object and against the subject project.

Caroline Lam tiger 911411@ gmail.com

CL



From: <u>DRP Public Comment</u>

To: <u>Marie Pavlovic</u>; <u>Joshua Huntington</u>

Cc: Susan Tae

Subject: FW: PRJ2021-002011, Royal Vista Residential Project

Date: Tuesday, July 23, 2024 7:05:57 AM

FYI

ELIDA LUNA (she/her/hers)

COMMISSION SECRETARY, Operations & Major Projects (OMP)

Direct: (213) 974-6409

Email: eluna@planning.lacounty.gov

From: Terry and Connie Brenner <terconb@yahoo.com>

Sent: Monday, July 22, 2024 9:03 PM

To: DRP Public Comment <comment@planning.lacounty.gov> **Subject:** PRJ2021-002011, Royal Vista Residential Project

CAUTION: External Email. Proceed Responsibly.

Agenda #7

This is from Connie Brenner

E-mail-terconb@yahoo.com

Phone # 909 595-3397

Sent from Yahoo Mail for iPhon e

Please, we do not want this or the proposed Sun joint development of 1500 units. It is irresponsible environmentally and will strain local infrastructure!

10a

I have lived in my home for 45 years. The golf course has always been beautiful and well kept. It looks so trashy now! We already have so much traffic in our neighborhood please don't allow them to build all of these condos. We will not be able to bear all this traffic in our nice neighborhood.

10b

We are also worried about safety for our children and also the investment that we have made for years in our homes!

Thank you for your consideration in this matter.

Connie Brenner

From: <u>Elaine Brown</u>
To: <u>DRP Public Comment</u>

Cc: Marie Pavlovic; Amy Bodek; Duran-Medina, Guadalupe; Rehman, Waqas; Chen, Cindy; Moreno, Andrea; Serrano.

Ryan; saveroyalvista

Subject: PRJ2021-002011 Royal Vista Residential Project

Date: Tuesday, July 23, 2024 10:25:01 AM

CAUTION: External Email. Proceed Responsibly.

Good morning,

My name is Elaine Brown and I am emailing to comment on agenda item #7 for the July 24, 2024 public hearing regarding PRJ2021-002011 Royal Vista Residential Project. You could contact me via elainehuibrown@gmail.com or 626-217-7784. I am not the applicant.

My family and I are not in support of the proposed development near our neighborhood. Although we like the golf courses and would prefer more open green spaces in the area, that is not the only reason that we are opposed to this development. We have seen several construction developments near our home over the last decades, and they have affected the traffic in the area heavily. One such example is the construction on Fullerton Road that has halted. Although it is now somewhat cleaned up and easier to access that area, for a couple years it was hard to get to all of the restaurants and businesses in the surrounding plazas. I believe this hurt and continues to hurt the local restaurants and stores there and have seen some large, long-standing restaurants close down there, including Frisco's and Smart & Final. Even now, there are still empty buildings there so I believe that the effects from that period of construction continue to affect the businesses today. It's just no longer somewhere that local residents or visitors from out-of-town will have as top of mind when they come to eat or shop, like the years of lack of access due to increased traffic made people forget about the plazas or find other places to go to eat.

We have also had new homes built near my house (near Banida Ave) and many houses previously owned by families have now been purchased by people renting out the homes or creating airbnbs. This has lead to many more parked cars and much more traffic. Although it's normal for cities and towns to expand and grow in population, I worry that an addition of hundreds more houses just down the street would lead to a much greater traffic and parking issue. Rowland Heights as it connects to Diamond Bar really only has one main street. Even those who may choose to take the 60 freeway, Gale Ave, or Valley Blvd would likely often end up on Colima again because that's where most of the businesses and restaurants are. Most of the plazas near the proposed development also can barely sustain the number of people who try to park in them to go to the restaurants there. It just feels to me that there is not enough space for people now and that adding so many homes would make the issue far worse.

Rowland Heights is not just somewhere that local residents enjoy. People from all over the county come here to enjoy our restaurants and I feel that creating more traffic would have the potential to hinder that business, especially with so many plazas that are so popular (Yes Plaza, Diamond Plaza, the plazas on Lemon Ave and Nogales St, etc.) that have limited parking and only one main street.

With the possibility of many years of construction, I also believe that people, likely including my own family, may begin avoiding driving near the construction. This is what happened with the prolonged construction on Fullerton. Although the plaza can now be accessed more easily, the parking lot is rarely full, a few businesses were lost and not yet replaced or have been

11a

replaced multiple times. I believe that the years of construction deterring visitors and local residents from an area has the potential to cause long-term issues for the local businesses. Based on the experience of the plaza on Fullerton along Gale Ave that is really only accessible through one street, even once the construction stopped and access was made easy once again, the businesses still seem to be far slower than before and there is still a large empty space that used to be Smart & Final.

One final point about traffic is that many people access the 60 freeway East using the Fairway on-ramp. Additional traffic due to construction there may cause people to start using the Nogales St, Lemon Ave, or Grand Ave on-ramps. There is potential for more traffic here since Nogales St already has a lot of traffic as it approaches the 60 freeway and Gale Ave, so this could make the current problem worse. There could also be an increase of traffic and possibly traffic collisions since this is the very area where two major freeways connect and literally overlap. If people take the Lemon Ave on-ramp, there is not much time and space for them to merge left. Soon after that on-ramp, there is the connecting ramp to the 57 South that drivers must merge away from. Following that, drivers often merge right from the 60 East so they could get on the 57 North and must also be mindful of drivers coming from the 57 North who are merging left onto the 60. There is not really other options for drivers who are on the 57 North since the freeways just connect this way with the overlap. Drivers may then decide to take Golden Springs Drive, which also often has some type of construction or road maintenance, or they may use the smaller streets and end up creating traffic down Lemon Ave, Gale Ave, and Valley Blvd.

Thank you for taking the time to read my comment. I appreciate the opportunity to have our voices heard, as local residents near the proposed development. I feel that there is so much more that could be said to oppose this development from an environmental standpoint or regarding preserving the character of our small town, but I really wanted to highlight how I think this development could impact the businesses and restaurants for which Rowland Heights and Diamond Bar are so widely recognized.

Sincerely, Elaine Brown elainehuibrown@gmail.com 626-217-7784 11a Cont. From: **SHELLEY GENTRY**

Marie Pavlovic; Amy Bodek; Duran-Medina, Guadalupe; Rehman, Waqas; Chen, Cindy; Moreno, Andrea; Serrano, Ryan; saveroyalvista To:

Royal Vista Residential Project Rowland Heights CA Subject:

Date: Tuesday, July 23, 2024 1:02:18 AM Attachments: FEIR June 2024 w letters.pdf

Importance: High

CAUTION: External Email. Proceed Responsibly.

Please find my response to the FEIR attached above.

Shelley Gentry 1223 Calbourne Drive Walnut CA 91789

Shelley Gentry 1223 Calbourne Dr. Walnut CA 91789

Via Email: mpaylov

mpavlovic@planning.lacounty.gov jhuntington@planning.lacounty.gov abodek@planning.lacounty.gov GDuran-Medina@bos.lacounty.gov wrehman@bos.lacounty.gov cchen@bos.lacounty.gov amoreno@bos.lacounty.gov RSerrano@bos.lacounty.gov

saveroyalvista@gmail.com

July 23, 2024

Marie Pavlovic and Joshua Huntington Los Angeles Department of Regional Planning LA County Planning Subdivisions Section 320 W. Temple Street, Room #160 Los Angeles, CA 90012

Regarding: Royal Vista Golf Course (Proposed Residential Project)

Dear Planning Department,

I am writing to express my concerns and to respond to the Final Environmental Impact Report for the proposed Royal Vista Golf Course/Residential Project.

A.) First, I would like to point out that there is an open lawsuit over deed restrictions that exist on the property on which the developer is proposing to build. The lawsuit was filed in April 2024 in Los Angeles County Superior Court, Pomona Courthouse South. It seems logical that a vote to approve this project should be held off until the pending lawsuit has been resolved, since the court may very well decide that the project cannot even be built at the proposed location.

12a

B.) The city of Diamond Bar as well as many local residents were concerned about the blight that the project would cause in the neighborhood over the years it will take to complete the project.

From: THE CITY OF DIAMOND BAR'S COMMENTS ON THE DRAFT ENVIROMENTAL IMPACT REPORT (DEIR) FOR THE ROYAL VISTA RESIDENTIAL AND PARKS PROJECT

"1. Blight. As previously stated in the City's Notice of Preparation (NOP) comments, the Project will almost certainly lead to the closure of those portions of the golf course currently not planned for development. If there are no plans to repurpose or manage the approximately 80 acres of remaining golf course land that lies outside of the Project boundaries, and the land remains unutilized for an indefinite period of time, there is a potential risk for blight. The DEIR does not adequately address the potential blight impacts resulting from the inevitable discontinuation of golf course operations beyond the Project

12b

boundaries, concluding only that future uses within the corresponding areas to be "speculative." The city finds this conclusion to be insufficient in that it does not consider the potential for these areas to fall into disrepair and negatively impact the quality of life for the surrounding residents.

The City requests that the FEIR directly address potential blight impacts and identify mitigation measures to minimize the effects of neglect and/or misuse within the portions of the golf course property outside of the Project boundaries while such land remains fallow." From the Final Environmental Impact Report, in response to the City of Diamond Bar's concern directly above:

"Response AG 3-1 At the time of NOP issuance, as well as at the time of the public release of the DEIR, the Royal Vista Golf Course was in use as a golf course. Following NOP issuance, and public release of the DEIR, the privately owned golf course closed1; however, as with all privately owned property, it remains the responsibility of the property owner to maintain the property. The adjacent properties are not owned by the Royal Vista Project applicant (or subdivider) and the subdivider has no control over what may or may not happen on this adjacent property. The owners of this adjacent property will be required to maintain their property just like any other private landowner within unincorporated LA County and will be subject to enforcement actions if they fail to comply with LA County Code requirements or otherwise engage in unlawful neglect or misuse of the property."

12b Cont.

My Response to the FEIR: As in many of the responses given in the FEIR, the response is mere lip service and is not a true representation of the actual situation on the property. The truth is the developer has no desire whatsoever to maintain the property. The most obvious example is County Ordinance 325 that requires brush clearance be completed by May 1, and the Los Angeles Co Fire Department will give a person 30-day grace before assessing a fine for failing complete brush clearance requirements. The developer had to be badgered into taking care of brush clearance because of the many complaints to the Los Angeles Co Fire Department and Los Angeles Building and Safety Department. The developer did not get around even starting brush clearance until June 24, 55 days past the due date. The property has become a dumping ground, a homeless camp and a haven for gophers, rats and fire ants. Pictures taken today July 22, 2024:





Pictures recently taken:



More furniture dump Removal of homeless man Power boxes?

Pictures taken prior to brush clearance (this fence line was left unattended since October 2023.)



My back fence

Vermon tunnel from golf course onto my property



Rat Feces on fence line

Fire ants from nest on golf course

12b Cont. See my letter dated May 15, 2024, attached hereto for other maintenance and safety issues that have taken place in the past, many of which continue to take place on the property.

C.) From: THE CITY OF DIAMOND BAR'S COMMENTS ON THE DRAFT ENVIROMENTAL IMPACT REPORT (DEIR) FOR THE ROYAL VISTA RESIDENTIAL AND PARKS PROJECT:

"Section 3, Item B. Provide direct access from Planning Area 3 (PA-3) via a direct extension of Tierra Luna, as this will provide access to the new signal at Tierra Luna/Colima and minimize any increase in traffic volume on Calbourne Drive."

FEIR Response AG 3-5 "An extension of Tierra Luna to Planning Ares 3 is not feasible due to the change in elevation between the existing end of Tierra Luna and Planning Area 3 directly below. In addition, the requested street extension would not avoid or substantially lessen a significant environmental impact under CEQA. Pursuant to Public Resources Code Section 21099 (b)(2) and CEQA Guidelines Section 15064.3, automobile delay as described by Level of Service or similar measures of vehicular capacity or traffic congestion is not considered a significant impact on the environment. Evaluation of traffic volumes on a subject roadway, including volumes considered "cut-through" traffic, is an evaluation of vehicular capacity, which by statute cannot be considered an environmental impact under CEQA. Section 4.17 of the DEIR therefore appropriately evaluates Vehicle Miles Traveled (VMT) in lieu of vehicular capacity and congestion in order to determine the significance of transportation impacts. The specific thresholds of significance used to evaluate the potential transportation impacts of the Project are provided on page 4.17-13 of the DEIR. Furthermore, the proposed street extension is not warranted based on the "non-CEQA" guidelines of the Los Angeles County Public Works ("Transportation Impact Analysis Guidelines" ("TIA Guidelines"). Pursuant to the TIA Guidelines, a "non-CEQA" Local Residential Street Cut-Through Analysis was conducted for the proposed Project, beginning on page 96 of the "Transportation Impact Analysis" (TIA) included in Appendix M of the DEIR. The Guidelines state: "The objective of this analysis is to determine potential increases in average daily traffic (ADT) volumes on designated Local Streets near a project that can be classified as cut-through trips generated by the project, and that can adversely affect the character and function of those streets." In the transportation engineering profession, cut-through trips refer to trips which travel along a local residential street, and which do not have an origin or destination in the neighborhood in which the local street is located. The Guidelines indicate that cut-through trips may result from development projects that add vehicle trips to congested arterial streets segments, which then results in trip diversion from the arterial roadway to a parallel and reasonably adjacent route utilizing local streets. The assumed assignment of Project-related trips in the TIA for Planning Areas 1, 2 and 3 are shown on TIA Figures 2-4, 2-5, and 2-6, respectively. As shown in TIA Figures 2-4 and 2-5, Project related trips destined to and from the east via Colima Road/Golden Springs Drive are reasonably assumed to access Colima Road via the Project's on-site roadway network opposite Walnut Leaf Drive, and not utilize Calbourne Drive for travel. It is noted in TIA Figures 2-4 and 2-5 that only 15% of vehicles related to Planning Area 1 are forecast to travel to the east via Golden Springs Road. TIA Figure 2-6 shows no forecast Project-related trips traveling to and from the east via Colima Road/Golden Springs Drive because this portion of the Project Site does not have direct access to Colima Road as is the case with Planning Areas 1 and 2. Instead, TIA Figure 2-6 reasonably assumes that vehicles destined to and from the east would utilize SR-60 and Fairway Drive north of SR-60 to reach these destinations. Table 2-2 in the TIA provides

12c Cont.

the vehicular trip generation forecast for the Project. Table 2-2 shows, for example, that Planning Area 3 is forecast to generate 22 outbound vehicle trips in the weekday morning (AM) peak hour and 23 inbound vehicle trips in the weekday afternoon (PM) peak hour. Assuming the commenter is correct and all forecast vehicle trips destined to and from the east (15%) generated by Planning Area 3 were to utilize Calbourne Drive for travel instead of SR-60 and Fairview Drive, it would result in approximately 3 (23 vehicle trip x .15= 3) additional outbound trips in the AM peak hour and 3 additional trips during the PM peak hour, or approximately one additional vehicle on Calbourne Drive every 20 minutes during the highest hours of travel during the day. This nominal increase in vehicle traffic would not warrant any changes to the Project or to Calbourne Drive based on the LACPW Guidelines. Further, as previously noted, changes in traffic volume or congestion on the local roadway network are not used for purposes of assessing transportation impacts due to development projects under CEQA."

FEIR Response IND 22-12 "The commenter asserts that Calbourne Drive is not designed to accommodate increased traffic volume. Response IND 22-7 discusses that the changes in traffic volume or congestion on the local roadway network are not used for purposes of assessing transportation impacts due to development Projects under CEQA. In addition, the commenter makes general assertions, without evidence, that additional traffic will have impacts due to increased noise, speeding and privacy, dust and pollution, and real estate values. The DEIR concluded that the Project operations would result in a less than significant impact associated with air quality and noise..."

My Response to the FEIR: The FEIR states that routing traffic from the Condominiums slated to be build on Walnut Dr South by making an exit on Tierra Luna which will become a lighted signal "is not feasible due to the change in elevation between the existing end of Tierra Luna and Planning Area 3 directly below." However, there is already a wide cart path that goes from street level to the lower level of the property. Perhaps not a direct connection could be made, but the driveway from the current path could be used allowing someone wanting to head east to turn left out of the driveway. It is not that it cannot be done, it's more like the developer doesn't want to make the adjustment. Once the development is built, the developer moves on, and the neighborhood is left to cope with their thoughtless plans. This hardly seems fair.



When calculating the amount of cut off traffic that will occur in Calbourne, The DEIR's TIA gives no rational formula for determining cut through traffic on Calbourne. It appears the numbers are pulled from thin air and used to come up with the most convenient hypothesis for the developer.

You don't have to be a rocket scientist to know that the increase in cars on the street causes an increase in noise, dust and air pollution. The following facts are really undisputed, and I am sure that the AQMD, located in Diamond Bar, will substantiate the following (i) Fact: Emissions from cars increase the levels of carbon dioxide and other greenhouse gases in the atmosphere (ii) Fact: Traditional gasoline and diesel-powered vehicles are major contributors to noise pollution. The sound produced by their engines, exhaust systems, and moving parts adds to the cacophony of urban environments. The increasing number of vehicles on the road amplifies the problem, especially during peak traffic hours, (iii) Fact: Wear and tear on tires and brakes have been shown to produce increasingly more particle pollution, by mass, than car exhaust systems did in several real-world and test scenarios. Some of the particles are large enough to see with our eyes. Others are fine particles (known as PM 2.5, with diameters up to 2.5 microns) and ultrafine particles (known as PM 0.1, with diameters of 100 nanometers), which can enter through our bloodstream and harm our organs.

As far as speeding goes, it was never mentioned in my comment.

Cut through traffic causing excess traffic to happen on Calbourne Drive will have an effect on property values. This is a well-known fact that anyone with a day or two of experience in real estate sales can confirm. US News and World Reports conducted a study entitled "Types of Roads That Can Have a Big Impact on Home Sales" which was published on May 4, 2023. The number 1 item listed was the following:

"Living off of a road that sees a lot of traffic throughout the day can make for a hassle getting in and out of the driveway. And when you decide to sell your house, potential buyers will worry about its resale value, says Greg Hague, CEO of Hague Partners and 72Sold.com, real estate brokerages based in Scottsdale, Arizona.

The biggest detractor in home values (on a busy road) is the fear that buyers have that these homes will be harder to sell," he says. It might take more time on the market and a lower asking price to entice buyers over a similar home on a quieter street."

Attached please find a letter and petition from residents who reside in the housing track of about 215 homes, in which Calbourne Drive is located.

D.) FROM MY LETTER DATED JANUARY 4, 2024, I asked for the following concerns to be addressed:

"4. Open Space off of Colima between Calbourne Dr and Tierra Luna: Regarding the following statement in the DEIR: Appendix M - last paragraph on page 22 and continued on page 23. After reading the DEIR, I was unable to determine if the current opening (chain-link fencing) on the north side of Colima, between Tierra Luna and Calbourne Drive, where the current golf cart crossing currently exists, will be permanently closed off with adequate

12c Cont.

12d

12d Cont.

fencing. Currently, this opening is opened at approximately 8am and then locked and secured every night at dusk by golf course employees once no golfers remain on the course. According to Jon Conk, this fence will be left "as is", which is a sliding chain link, but was unable to provide an answer as to who would be opening the gate in the morning and closing the gate every night at dusk. With walking trails on both sides of Colima at that point, leaving this as an opening of any kind will only entice people to cut across Colima to get to the open space area on the north side rather than walking the additional ½ block to the light at Tierra Luna and cross there. As noted in the DEIR, this is a highly dangerous proposition. It will not be "if" someone crosses there will they be hit by a car, it will really be a matter of when this happens, will that person survive. Since parking lots will not be provided at this open space, if left open, it is a possibility car will also stop to drop off and pick up people at this spot, even though they should not be stopping on Colima Rd. Again, this is an accident waiting to happen, as the speed limit is 45 mph, and the street is curved. By the time someone is able to see a stopped car it is likely too late to stop. The safest alternative is to simply fence off this entrance permanently. Please provide a detailed written answer to exactly what the plan for this area in the final EIR."

In the FEIR, RV Dev LLC offered the following response, which misstates my question and fails to answer my concerns:

FEIR Response: "...It should be noted that the current golf cart path south of Colima Road will be removed to accommodate the proposed development in Planning Area 5. PDF T-7 described on pages 4.17-27 and 4.17-28 of the DEIR includes the proposed relocation of the existing traffic signal on Colima Road at the golf cart path to the Tierra Luna Drive intersection opposite a Project driveway to Planning Area 5. The southerly connection for the proposed multi-use path will align with the planned signalized intersection of Tierra Luna-Project Driveway/Colima Road, which will provide a protected pedestrian crossing opportunity. The planned relocated traffic signal will be located approximately 100 feet east of the south end of the existing golf cart and pedestrian crossing, and approximately 140 feet east of the north end of the existing crossing. It is reasonable to assume that pedestrians will divert between 100 and 150 feet to cross Colima Road at the future signalized intersection."

My Response to the FEIR: I disagree with the FEIR response that it's reasonable to assume that people will divert 150 feet down the street to go to the crosswalk and then walk an additional 150 feet back up the street to get to the spot that is directly across from where they started, to get to the opening for the park. Many will simply jaywalk across the street for a more direct path. Case in point: On May 24, 2024, at 12:33 pm, residents in the area saw Jon Conk, RV Dev LLC's spokesperson, illegally park on Colima Road, less than 30 feet from a signaled crosswalk at Canyon Lake/Colima to post signage. He then jaywalked across the Colima and posted a sign on the opposite side of the street. He then jaywalked back to the other side of the street to get back to his illegally parked car. It is disingenuous to assume that others won't do the exact same thing as Mr. Conk, and while I'm sure RV Dev LLC will pass this off as "anecdotal", anecdotal evidence is not invalid.



12d Cont.

Conk parked illegally on Colima near Lake Canyon.

With the fence remaining open on Colima Road, despite a crosswalk down the street, some people will opt to take the most direct route, be it jaywalk across the street, or illegally park/stop on the street to drop off or pick up people at the opening. This is particularly dangerous because the street has a blind curve near the proposed park entrance on Colima. Let the record reflect that both the developer and the County of Los Angeles were repeatedly warned that the current design creates an unreasonably dangerous condition, one that a reasonable person in similar circumstances can clearly see should be avoided or minimized.

Sincerely,

Shelley Gentry
Shelley Gentry

Shelley Gentry 1223 Calbourne Dr. Walnut CA 91789

Via Email: mpavlovic@planning.lacounty.gov

jhuntington@planning.lacounty.gov

May 15, 2024

Marie Pavlovic and Joshua Huntington Los Angeles Department of Regional Planning LA County Planning Subdivisions Section 320 W. Temple Street, Room #160 Los Angeles, CA 90012

John Conk, Representative for RV Dev LLC C/O Project Dimensions, Inc. 4 Park Plaza #700 Irvine, CA 92614

Robert Wishner, CEO Sunjoint Development, LLC 6874 Alcedo Court Chino, CA 91710

Chen Feng, Agent for Service Sunjoint Development, LLC 280 Machlin Ct. City of Industry, CA 91789-3026

Dear Ms. Pavlovic and Messrs. Huntington, Conk, Wishner, and Feng,

As per my earlier email to Marie on April 3, 2024, you are aware that there are real problems with the current condition of the Royal Vista Golf Course ("Royal Vista"), whose owners, RV Dev LLC and Sunjoint Development, LLC (together "Royal Vista Owners"), are not keeping the property in safe condition.

The property is no longer being watered. Weeds and brush have been allowed to grow higher than my fence and are flowing onto my property. As the weather continues to warm, the grass will become dry, and with overhead powerlines and transformers in the track of homes where my house is located, the area will become a dangerous fire hazard for every single resident whose home encircles the proposed "park area." A windy day and a spark or two from these lines will put life and property in peril.

Cynthia Garcia, with the Department of Building & Safety (So. Whittier Office) came to my house and viewed the situation in person. She confirmed that the condition of Royal Vista is not acceptable, and Royal Vista Owners are not in compliance with brush clearance ordinances. It is my understanding that there is a case open against Royal Vista Owners for various violations, but I have not seen any steps being taken to rectify the situation to date.

13a

James Yang, with Los Angeles County Public Works, recently suggested at a recent Rowland Height Community Council meeting held on May 13, that since Royal Vista is being overseen by "developers", it is more difficult to get Royal Vista Owners to comply with brush clearance and property maintenance ordinances. However, in this case, the Royal Vista Owners and the developers are one and the same. Just because they are organized as a corporation and/or a limited liability company, the <u>law does not provide them any special dispensation</u>, as the law applies to every property owner equally, and I expect that the Royal Vista Owners to be held accountable in the same manner and timeline as any other property owner.

We are also experiencing serious safety concerns as the property is not properly secured, which allows unknown people to enter the property at all times of the day and night. Soon after Royal Vista closed, there were kids entering the area behind my house kicking around soccer balls. Twice a ball was kicked around and entered my yard. The first time, one of the kids climbed over my back fence to retrieve the ball. The second time, while sitting down to eat dinner, my doorbell rang, and a young teenaged girl told me their ball was in my yard and asked if I could retrieve it. I have also seen neighbors walking their dogs or strolling on the pathway. While these may not sound like such a big deal, they certainly are a nuisance and limit my privacy.

Occasionally, I have seen people out on the path after nightfall. In addition, yesterday, there was an unhoused man living on the south side of Royal Vista, near the signaled crosswalk just west of Calboune Drive, in what used to be an outhouse area (there are photographs of this). On May 3, there was an unhoused woman wandering on Royal Vista. Prior to May 3rd, there was another unhoused person living in the irrigation shack located on Royal Vista near Harvard Estates off E Walnut Dr. S. That person was asked to vacate the premises and complied, but only returned later. So long as Royal Vista refuses to secure the property, instances like these will only increase.

However, it was not until this weekend that something happened that really rattled me. On May 12, between 2:30 and 3:00 in the afternoon, I saw six adult males and one juvenile female milling around the area. They were not exercising or walking their dog. They were wandering aimlessly. One male had a big yellow bag, and another had a golf club. At least one of them was taking pictures of the surrounding area with his cell phone. They were not on the pathway, but instead individually spread out all over the area, including in the tall grass. At one point two males were within a few feet of my fence. Shortly after they saw me in my yard, they retreated towards Terria Luna. There was no logic for their presence and no reason to take pictures of private backyards. I recorded the situation and have pictures of the incident which was reported to the Walnut Sherriff Station the same day. Officer Hensel (Badge #476235) said they can try to increase patrols, but I am not able to file a police report because I am not the property owner of Royal Vista.

I believe it is the unkept appearance and lack of security measures at Royal Vista that is attracting an increased number of people who are entering the property since it looks completely abandoned. The Royal Vista Owners are well aware of the many trespass issues on the property but have done nothing to stop the situation. While neighbors walking their dogs are not much of a concern, the real problem is that people on the property cannot always be identified, and we have no idea if they are merely getting some exercise or instead there for some nefarious purpose.

The county government serves at the pleasure of the local residents via the election process. We deserve a safe neighborhood, and developers from South Orange and San Bernardino Counties should not be allowed to come into the neighborhood and put the residents at risk and destroy

13b

property values. The county has leverage to alleviate the situation by refusing to consider Royal Vista Owners request for a zoning change until the property is brought into compliance with brush clearance and is properly secured in a way that eliminates the safety concerns for the surrounding neighborhood. Please provide me with a written response of the steps the county can/will take to help rectify these issues.

I am hopeful that Royal Vista Owners will be good neighbors and step up to the plate to resolve these concerns, but let this letter serve as notice that if the current unsafe conditions at Royal Vista continue to exist, the inaction of Royal Vista Owners to properly secure and maintain the property will continue to have a negative effect on the safety of the surrounding neighborhoods and decrease the property values of all the adjacent homes by creating a private nuisance. In California, causing a private nuisance provides a cause of action for all of the neighbors injured by the Royal Vista Owners actions (and inactions). Neighbors can file a lawsuit against the individual or group responsible for the nuisance. Such a lawsuit can seek an injunction to prohibit Royal Vista Owners from continuing the nuisance activity, and neighbors can also seek damages for a loss of property value and other damages caused by said nuisance.

I look forward to seeing the above-mentioned issues resolved quickly.

Sincerely,

Should be start of

CC: Diamond Bar City Council
Linda Kuo - Rowland Heights Community Coordinating Council

Wanda Ewing - Royal Vista Open Space, Wanda Ewing Cindy Garcia - Los Angeles Co. Building and Safety

James Yang - Los Angeles Co. Public Works

13b Cont. June 15, 2024

Ms. Marie Povlovic Mr. Josh Huntington Los Angeles County Department of Regional Planning 320 West Temple Street, 13th Floor Los Angeles, CA 90012

RE: ROYAL VISTA RESIDENTIAL PROJECT - PROPOSED UNITS ON WALNUT DRIVE SOUTH ("The Project")

Dear Ms. Povlovic and Mr. Huntington,

As you are aware, during the Notice of Preparation for The Project set forth above, our community expressed a concern about the cut-thru traffic issue The Project will cause to the residential community east of the proposed condo build on E. Walnut Drive S., a matter which was dismissed out of hand by the developer in the Draft Environmental Impact Report ("DEIR"). During the comment period for the DIER, the community and the City of Diamond Bar once again raise this issue.

Within the last month, the community become aware that the City of Industry will most likely be developing a piece of vacant land located at 20249 E. Walnut Drive South, to meet the State mandated Regional Housing Needs Allocation (RHNA), adding an additional twenty units to E Walnut Dr. S. This parcel is across the street and within several 100 feet east from The Project.

Based on this information, we expect the following changes to be implemented to The Project:

- . Limiting the exits from The Project onto E. Walnut Drive South from 2 to 1,
- Any exit onto E. Walnut Drive S. from The Project should be limited to left turns only, and
- Opening Tierra Luna as a through street, which is slated to become a lighted intersection.

E. Walnut Drive South is a narrow residential street and cannot bear any more traffic than it already is handing, let alone adding the possibility of an additional two hundred cars into the immediate area. Furthermore, for anyone travelling east on E. Walnut Drive S. will find there is only one lighted exit to Colima/Golden Springs, located on Calboune Drive. Additional traffic will assuredly affect each and every homeowner in our community by increasing traffic, pollution, and noise level, and for homeowners on Calbourne, having a direct impact by decreasing the value of their property.

Should The Project be passed and approved without the requested changes, members of our community will pursue all remedies available to them under the law to protect the environment surrounding their homes, and to recoup any loss of their home's property value, particularly as Calbourne Drive will be essentially converted from a local residential street to a busy throughfare.

Sincerely,

(Signatures attached hereto as Exhibit A)

CC: City of Diamond Bar - City Council 21810 Copley Drive Diamond Bar California 91765 14a

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EXHIBIT A-

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LA IIDII A	Address	20525 Calpet Dr. Walnut	20525 Calpet Dr. Walnut	2052 K Callet Dr. Walnit CB	411 LASPINO LN DIAMONDEAR					
The state of the s	Name	Kenneth Prince	Kenue Prince	Roselin Riaco	CARRIE Chene					

From: DRP Public Comment

To: <u>Marie Pavlovic</u>; <u>Joshua Huntington</u>

Cc: Rafael Andrade

Subject: FW: Agenda item #7 not the applicant. Subject PRJ 002011, Royal Vista Residental Project

Date: Tuesday, July 23, 2024 10:24:56 AM

FYI

ELIDA LUNA (she/her/hers)

COMMISSION SECRETARY, Operations & Major Projects (OMP)

Direct: (213) 974-6409

Email: eluna@planning.lacounty.gov

From: Ingrid Bernabe <ingridbernabe30@gmail.com>

Sent: Tuesday, July 23, 2024 9:53 AM

To: DRP Public Comment < comment@planning.lacounty.gov>

Subject: Agenda item #7 not the applicant. Subject PRJ 002011, Royal Vista Residental Project

CAUTION: External Email. Proceed Responsibly.

My name is Ingrid Bernabe and am resident of Rowland Heights since 1960. From a once beautiful and quiet community where kids could play in safety in the street and we could easily cross Colima Rd (5th Avenue at that time) without being afraid to become a fatality caused from dense traffic and drivers racing to overtake each other before the traffic light changes and in many instances do not heed even a turned RED traffic light, resulting in accidents with not good outcomes.

Currently, We have much needed infrastructure. Just to name a few. Stater Brothers the only non asian grocery store; Brea Canyon CutOff street needs urgent repair starting from Colima Blvd toward Pathfinder crossing. Many accidents happen at that intersection due to sloppy signage. There is an over abundance of traffic from people using this street that are coming from the 57 Frwy going north on Brea Canyon Cutoff because of problems and overload on Pomona Frwy.

After a few years of construction the now finished Fairway is in need of left turn signal at Walnut intersection. Traffic on Colima mornings, evenings and weekends is a nightmare for everyone including emergency vehicles.

There is need for open space in Rowland Heights. current lack of infrastructure, loss of current habitat and threat to environmental issues by developing the Royal Vista Golf course into dense housing is detrimental to ALL residents. Currently, Rowland Heights has an over abundance of existing apartments already. (Some of these are low income housing)

Developing the Royal Vista Golf course into more housing is most detrimental to our living environment, to our current infrastructure, i.e. police department, no city hall, fire department stretched to their limit, streets in need of repair, only have two pharmacies of which Rite Aid might close and Walgreen's location on the corner of Fullerton and Colima is most ill planned due to traffic issues.

15a

15b

From: Kelly Campbell

To: DRP Public Comment

Cc: Marie Pavlovic; Amy Bodek; Duran-Medina, Guadalupe; Rehman, Waqas; Chen, Cindy; Moreno, Andrea; Serrano,

Ryan; saveroyalvista

Subject: PRJ2021-002011 Royal Vista Residential Project

Date: Monday, July 22, 2024 3:07:09 PM

CAUTION: External Email. Proceed Responsibly.

Regarding agenda item #7,

Kelly Campbell K.m.campbell@msn.com 714-928-3520

I am a resident of Rowland Heights and not the applicant.

I'm requesting that you do not amend the Land Use designation of our Rowland Heights Community and deny the builders request to build this unfair number of additional homes/condos on the Royal Vista Gold Course.

Adding this large number of additional residents to our small city is reckless of LA County to approve and is unfair to the current residents of Rowland Heights, Walnut and Diamond Bar. Rowland Heights infrastructure is already failing, (roads, streets and highways) and are at compacity during peak hours. The conditions of our roads are crumbling on most residential streets in Rowland Heights due to the county not focusing on the condition of our town and turning a blind. Adding the additional amount of traffic will make the drive on our small city unbearable. LA county already has unleashed a change to the building code in Rowland Heights that allows the residence to build on every square inch of their property with mini-Mansion, ADUs and JAUDs that has changed the way our neighborhoods look and fells. Every residential street is filled with cars due to multi-families living in one lot that was designed for a single family to dwell in. Adding this large number of additional households to our town will create overcrowding and tax our resources. grocery store, water supply, power grid and the need for services of Fire department & Police response. Rowland Heights already is borrowing Police services from Walnut & Diamond Bar Police Station. This amount of additional housing is unsafe to our Rowland Heights community and is an unreasonable request to the current residents of Rowland Heights, City of Walnut & City of Diamond Bar.

16a

Thank you, Kelly Campbell From: <u>Linda Kuo</u>

To: <u>DRP Public Comment</u>; <u>Marie Pavlovic</u>

Subject: Royal Vista Residential Project (No. PRJ2021-002011)

Date:Monday, July 22, 2024 12:58:19 PMAttachments:PAC Summary RPPL2024001499.pdf

CAUTION: External Email. Proceed Responsibly.

Dear Planning Commission:

I am a resident of Rowland Heights for over 29 years. I am writing to you regarding a project currently in the planning stage, which is adjacent to the proposed development. The western portion of the golf course has been sold to Sunjoint Development ("Sunjoint"), which plans to construct 1,591 homes, including 1,261 apartment units, directly adjacent to the Project. The Environmental Impact Report ("EIR") has not included the Sunjoint development in its cumulative analysis. This significant omission fails to address the cumulative impact of the Sunjoint project on traffic congestion, noise, and air quality to the surrounding neighborhoods.

The lead agency has opted to exclude the Sunjoint project in the cumulative analysis citing the project was proposed after the Notice of Preparation date of October 13, 2022 (CEQA Guidelines Section 15125(a)). Please note Planning was aware of the project as early as March 2023 (email dated March 13, 2023 from M. Esfandi to B. Garrison with cc to J. Huntington) which is during the period of preparing the DEIR.

CEQA Guidelines Section 15125(a) also states:

"Where existing conditions change or fluctuate over time, and where necessary to provide the most accurate picture practically possible of the project's impacts, a lead agency may define existing conditions by referencing historic conditions, or conditions expected when the project becomes operational, or both, that are supported with substantial evidence. In addition, a lead agency may also use baselines consisting of both existing conditions and projected future conditions that are supported by reliable projections based on substantial evidence in the record."

Cumulative impacts refer to the effects of a project when combined with other reasonably foreseeable future projects. I believe this project is reasonably foreseeable as the land has been sold to the developer, the golf course has ceased operation, Sunjoint has met with Planning Department, and received comments from Public Works Land Development Coordinating Center, LA County Fire Department, Department of Parks & Recreation and County of Los Angeles of Public Health. See attached 17 page *Pre-Application Counseling Report* issued by the Planning Department, case #RPPL2024001499. It is estimated an additional 3,000 vehicles will result from the Sunjoint project which the EIR has not taken into consideration. Excluding this project from the cumulative analysis constitutes irresponsible development and fails to provide an accurate representation of the project's environmental impact.

I urge the Commission to direct Planning staff to perform additional analysis to include Sunjoint as part of the cumulative analysis and recirculate the EIR for additional comments from CalTrans, other vested public agencies, and the public.

17a

Respectfully submitted,

Linda Kuo Rowland Heights Resident 17a Cont.

PLEASE INCLUDE ATTACHED 17 PAGE Pre-Application Counseling Report AS PART OF THE PUBLIC RECORDS

AMY J. BODEK, AICP Director, Regional Planning **DENNIS SLAVIN**Chief Deputy Director,
Regional Planning

SUBDIVISIONS PRE-APPLICATION COUNSELING REPORT

CASE NUMBER RPPL2024001499 **MEETING DATE** 04/25/2024

OWNER/APPLICANT

Sunjoint Development, LLC/Kimberley Tang

PROJECT OVERVIEW

Subdivision to create a total of 1,591 residential units, including 1,261 apartment units with amenities that include pools, exercise facilities, a tot-lot and picnic areas, 183 single-family detached residential units (one unit per lot), 97 three-story townhomes, 29 two-family residences and an additional 21 residential lots. Additional amenities include recreational trail areas and open space areas.

LOCATION		ACCESS		
Fairway Drive and Walnut Course), Rowland Heights	•	Fairway Drive and Wa	Inut Drive	
ASSESSORS PARCEL N	IUMBER(S)	SITE AREA		
8762-022-005, 8762-022- 002-007, 8764-002-017 a	-008, 8764-002-004, 8764- nd 8764-008-030	74 gross acres		17a Co
GENERAL PLAN/LOCA	L PLAN	PLANNING AREA	SUP DISTRICT	T
Rowland Heights Commu	nity Plan	East San Gabriel Valley	1st	
LAND USE DESIGNATION	ON	ZONE		
O (Open Space)		A-1-10,000 (Light Agri	, C-R-DP (Commercial-	
PROPOSED UNITS OR LOTS	MAX DENSITY/UNITS (DU/AC)	COMMUNITY STANI	DARDS DISTRICT	
1,591 units	To be determined	Rowland Heights		
CASE PLANNER:	PHONE NUMBER:	E-MAIL ADDRESS:		

COMMENTS AND RECOMMENDATIONS

This Pre-Application Counseling (PAC) meeting report is based on the project proposal of 1,591 residential units.

213-893-7005

LAND USE AND ZONING

Michelle Lynch

mlynch@planning.lacounty.gov

- a. The project is within the O (Open Space) land use category of the Rowland Heights Community Plan and does not allow development for residential units. The zones A-1-1, A-1-10,000, and C-R-DP limit the creation of new residential lots to a minimum of 10,000 Square Feet or 1 acre depending on the zone, and so the project site could not be subdivided without a Zone Change Chapter 22.198 and Plan Amendments Chapter 22.180 per the zoning code. Refer to the Rowland Heights Community Plan (RHCP) to designate the proposed land use. Alternatively, after the adoption of the East San Gabriel Valley Area Plan (ESGVAP), the RHCP will no longer be applicable. The land use designations and requirements from the ESGVAP will be applicable and comments from this report may no longer be applicable.
- b. For multi-family housing the land-use category must be proposed as U3, U4 or U5 categories and the zones must be changed to the minimum lot size requested which is typically 5, 000 square feet. If you wish to propose lots sizes less than 5,000 sq. ft then a Residential Planned Development (RPD) zone Section 22.18.060 must be included in the proposal. Please clarify the term "custom lots".
- c. Project proposes rental units, townhomes, single-family units and duplexes. Please clarify if any of the units will be condominiums. Rental units must be proposed on separate parcels from For-Sale units as they will need to comply with the Affordable Housing requirements.
- d. Any development prior to the submittal of the subdivision application is also subject to Title 22 requirements include any grading project. Please refer to <u>Section 22.140.240</u> <u>Grading Projects</u>. Any grading in excess of 100,000 cubic yards will require a Conditional Use Permit (CUP)
- e. Per the RHCP, amendments may be initiated by the Regional Planning Commission and reviewed by the Planning Advisory Committee and other interested community groups. However, this may not be applicable if the ESGVAP is adopted prior to the submittal of the project.
- f. A Hillside Management conditional use permit will be required. Preserved open space may be required, see Chapter 22.104 (Hillside Management Areas).
- g. If a zone with a Residential Planned Development program is proposed, then a CUP will be required. See Section 22.18.060 (Development Standards and Regulations for Zone RPD).
- h. RPD zoned area will require a minimum of 30% of the net area to be set aside as open space.
- i. In addition to the materials listed within the subdivision application checklist, submit the following:
 - An exhibit that outlines the number of lots proposed, the types of units proposed on those lots, if the units will be simple fee lots, condominium units, or rental units.
 - ii. A summary of the number of units that are proposed, grouped by the type of units and zone and land use they are proposed within. This information will help determine what the maximum density per the new zone and land use may be permitted.
- j. If condominium units are proposed, then an Exhibit Map depicting the location of all condominium units is required. This Exhibit Map can be combined with any Exhibit "A" maps that will be required for the Hillside Management CUP and RPD zone designation.

- k. Staff recommends the proposal of zones and land uses compatible with those adjacent to the Project site and discussed within the ESGVAP for this neighborhood. A project design that is not consistent with the ESGVAP will not be supported.
- I. Further research regarding underlying land use approvals for the existing use is required. It must be demonstrated that the open space land use designation was not required for the development of the existing residential community. Neighboring zone includes an RPD zone which may have required separate open space lots.

2. INCLUSIONARY HOUSING ORDINANCE (IHO) Chapter 22.121

- a. The project as designed is subject to IHO because the density proposed is more than five units. Please review the IHO section for requirements and set-aside units for affordable housing.
- b. An <u>Administrative Housing Permit</u> will be required upon submittal. Please refer to the additional requirements under our <u>Applications and Forms</u> page for Housing Permits for Affordable and Senior Housing.

3. DESIGN STANDARDS

- a. The development standards that future residential development must comply is within Residential Zones Chapter 22.18, the Rowland Heights Community Plan and Rowland Heights Community Standards District (CSD) Chapter 22.232
- b. Identify any changes to existing structures or fences/walls, such as over height fences/walls, structures that do not meet setbacks. Structures not legally built will have to be demolished.
- c. The project narrative indicates a proposed gated community. Per policy, gated communities are not advised. Individual owners may propose fences or gates as long as the property meets Title 22 requirements.
- d. If attached condominium units are proposed, then they must comply with the Townhome development standards within Section 22.140.680. A CUP will be required.
- e. If detached condominium units are proposed, then they also must comply with <u>Section</u> 21.24.380 Condominiums and Community Apartment Projects.
- f. The department is currently developing a Residential Design Standards Ordinance. The project may be subject to these guidelines. More information these draft guidelines can be found here: https://planning.lacounty.gov/Residentialdesign
- g. Design review will be required as part of the subdivision review. Architectural plans and elevations will be required. Please make sure to include all proposed amenities and indicate if these amenities will be accessible to the public.
- h. Indicate if access and proposed parks will be accessible to the public.

4. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

- a. This project will require an Environmental Impact Report (EIR).
- b. Please review our requirements for an EIR.
- c. Only consultants who are on the <u>Prequalified Environmental Consultant List</u> may prepare environmental review documents.
- d. Any previous work including any grading will need to be included in the environmental review.

5. GENERAL COMMENTS FOR TENTATIVE MAP PREPARATION

- a. Refer to the Subdivisions Application Checklist for more information and requirements.
- b. A Map number shall be obtained. Before submitting a tentative map application, the registered civil engineer or licensed surveyor shall obtain a map number from the county engineer. Please refer to Epic-LA to obtain a Map number from DPW.

- c. The Tentative Map should contain all the map content required per Section 21.48.040 (Information Required – Format). Ensure there is a parcel table with the net and gross areas of each lot, notes regarding utilities, a vicinity map, the north arrow, easements, the General Plan Land Use Category and the Zoning designations, earthwork movement quantities and depictions of retaining walls with cross sections and heights. For earthwork greater than 100,000 cubic yards, a conditional use permit is required.
- d. List any existing or proposed easements. For existing easements, provide copies of the recorded documents.
- e. If there are any oak trees on the properties, an oak tree permit will be required. Make sure to label all oak trees and refer to the Oak Tree Permit requirements, if any oak trees will be undisturbed, encroached upon or removed.
- f. Clarify if existing slopes are natural slopes.
- g. The Tentative Map must depict all existing conditions and the proposed lot lines. Future proposed structures and uses not under construction should not be placed on the tentative map. Only currently existing structures should be depicted and whether they will Cont. remain or are to be removed should be noted.
- h. If the subdivision proposes condominium units, then an Exhibit Map must accompany the Tentative Map. The Exhibit Map should include the proposed condominium units/buildings.
- i. Upon submittal, please include a circulation and pedestrian exhibits.
- j. If there are existing conditions on the parcels for open space, it will be further reviewed at the time of submittal. Please review any existing Cups associated with the parcels and provide with the submittal.
- k. In order to reduce any Vehicle Miles Traveled (VMT) requirements, it is advised to propose mixed uses.
- The Tentative Map will be conditioned to provide the location of on-site trees per Section 21.32.195, which requires one tree per each 25-feet of existing and proposed street frontage. A tree planting plan will be required during the Final Map process.

17a

FILING INSTRUCTIONS

To file a subdivision application:

- Refer to http://planning.lacounty.gov/apps for a Subdivisions submittal, checklist and other documents and information, as applicable.
- Submit a DRP-Base Application-Subdivisions through the <u>EPIC-LA</u> website and upload all required application materials.
- Email Michelle Lynch, mlynch@planning.lacounty.gov to schedule an appointment to submit your application package. Upload the application checklist materials prior to the scheduled appointment. The day of the appointment an invoice will be sent out if all the materials can be taken in. If the project cannot be taken in, you will receive a list of outstanding items that are needed.
- This report is advisory only. A new submittal is required for any additional inquiries or proposals. You may not upload additional items to this case number once the report is provided.
- Below is a timeline of the review process. Estimated review for Tentative Map is 1-2 years
 without an EIR, duration for review will extend 1-2 years if an initial study and subsequent EIR is
 required. Final map recordation is estimated to be 1-2 years for review through DPW.
 Development of residential units only occur after final map recordation.
- All general inquiries can be emailed to subdivisions@planning.lacounty.gov

SUBDIVISION REVIEW PROCESS



- Pre-Application Counseling: Conceptual design review and project scope guidance
- 2 Case Preview: Detailed review of draft plans
- Case Intake: Submittal of all required materials and fees
- 4 Interdepartmental Subdivision Team (IST): Analysis of tentative design and environmental impacts
- 5 <u>Public Hearing</u>: Formal consideration of proposal
- 6 Final Map: Clearance of final design, project conditions and environmental mitigation
- Revised Exhibit "A" or Site Plan Review: Review of grading and building plans for construction.
- 8 Bond Release: Inspection of completed improvements

Public V	Vorks	PLAN NAW	C	Date:
LOS ANGELES	COUNTY	GENER	AL INFO	ORMATION
Owner/Applicant: Location: Zoning:				General/Local Plan: Area:
Proposed Project: TAPN:	ne development includes 12	261 luxury apartments	183 single fa	family detached homes, 97 townhomes, 29 duplex, and 21 custom lots
AFN.		REGIONA PLAN	L PLAN	NNING .
□Parcel Map □Lease Project □Slope Analysis		□ Tract Ma□ Plan Am□ Zone Ch	endment	☐ Conditional Use Permit ☐ Single Lot Development (R-3 or Greater)
□Other:				<u> </u>
		DIIDI	IC WOR	DK6
		PUBL	IC WOR	KN3
2. Street F	Colima Road Tairway Drive Valnut Drive			00'□84'□80'□66'□64'□60'□58'□(Min 40' for any dedicated street) 00'□84'□80'□66'□64'□60'□58'□(Min 40' for any dedicated street) 1 €60'
Highways Local Street	□120' □100' □80 □64' □60' □58')' □64'	Other: Other:	
Industrial Collector Alleys	□84' □30'			
Antelope Valley	☐64' (Section/1/4 S	Section Lines)		
Tap Street	□64' □60'	for future access	_	
Slope Easement Offsite Easement		□ Yes □ Yes	□ No □ No	(if yes, required before tentative approval)
☐ PM or TR (> or		Rural Improvements (s	nts (18' fro sidewalk c	\Box TR (greater or = 10 acres min. lot size) – none required rom centerline with concrete inverted shoulder) optional if> or = 20,000 SF) lders (>20,000 SF)

17a Cont.

☐ Offsite Access (24' min)

☐ Contact Caltrans for State Highway _\$

Additional Road Comments

☐ Underground New Utilities (<50KV)

☐ Street Trees

☐ Traffic Study

☐ IEC Approval

Other:

- -Dedicate street right of way on Walnut Drive (32' from the c/l).
- -Construct curb, gutter, sidewalk, and pavement on Walnut Drive.
- -Construct/reconstruct all driveway approaches to comply with ADA.
- -Close all unused driveways fronting your lots with standard curb, gutter, and sidewalk.

□ Repair

☐ Signing/Striping

-Show if gates are going to be proposed and provide 50' min setback to avoid queuing in the r/w. Provide typical gate detail (see sample attached). If no gates are proposed, annotate such on tentative map.

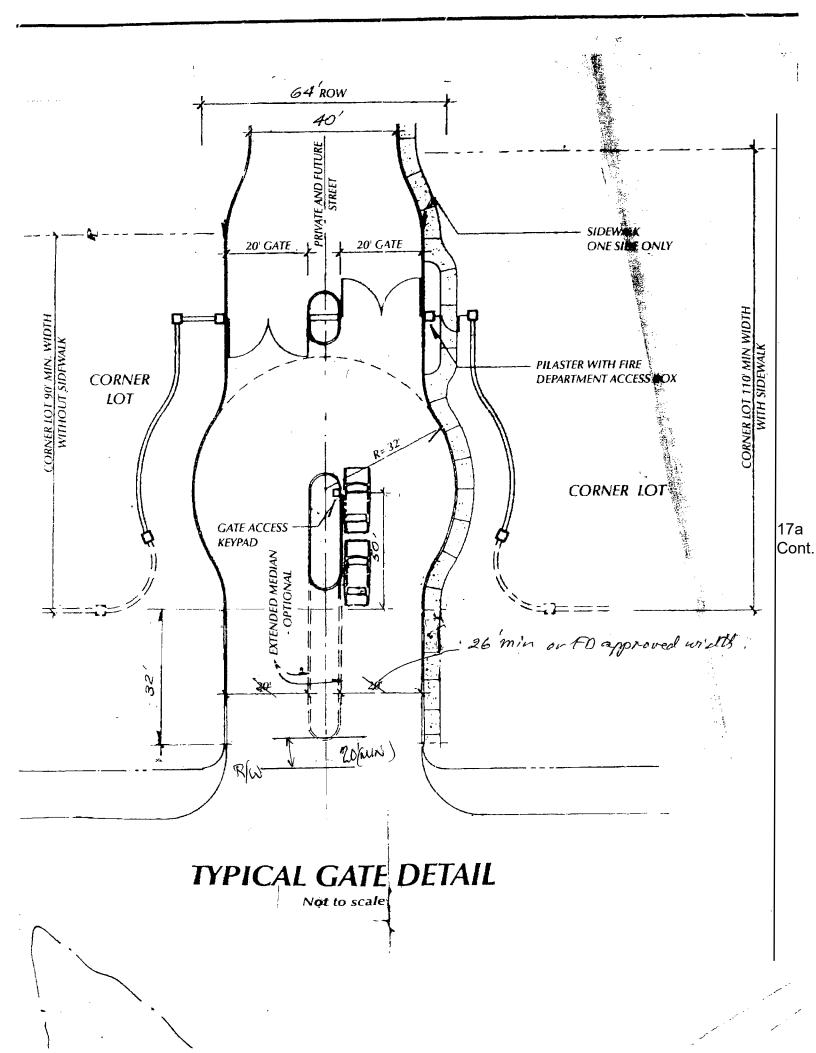
☐ B&T District

- -Indicate whether internal circulation be served by "Private Driveways and Fire Lanes" or "Private and Future Streets". If Private and Future Streets are proposed, street improvements will be required to comply with public roads standards.
- -Traffic Access Management Study is required.

DRAINAGE:				
□Hydrology Report	□ Low Impact Developme	ent Plan (LID)	☐ Span & Clearance	
☐ Delineate F.H. Boundaries	□ Note of Flood Hazard		☐ Antelope Valley Drainage Fee -	
□ Drainage Improvements	☐ Delta Q Basin (7 Day P	erk Test)	\$/lot	
☐Major Flood Way	☐ Blue Line Water Course	Э	☐ Drainage Acceptance Letter	
☐Drain to Street	☐ Contact Fish & Game/C	Corp of Engineers	□ On Site Drainage Requirements	
☐Show Proposed Building Footprints, Prop	osed Elevations, and Draina	age Pattern on Map		
Infiltration test required if infiltration	rate is needed for design	of items above.		
GRADING:				
☐Show Grading Limits and Quantity on Ter☐Submit Grading Plan		□Benchmark		
Show and call out earthwork value	<u>olume on the site pla</u>	an.		
SEWERS:				
☐Private Sewage Disposal – Contact Healt	h Department (> or 5 acres	min. lot size or > or =	200' x number of lots)	
□ Public Sewers □ Connect t	o Existing Main Line	□Obtain a Will	Serve Letter	
☐ Sewer Area Study (Required before tenta	tive approval)	☐Separate H.L	. for each lot or building	
☐ Show Existing Sewer Main and Sewer La	terals on Tentative Map	□Obtain outlet	approval from the City of	
	·		,	
WATER:				
☐Contact Local Water Company	¹	Will Serve Letter		
☐Water Shortage	1	Extend Waterlines		
□Contact County W.W.D.	1	PM or TR> or =5 acre	es – contact Health Dept.	
□Written Verification (500 du or 10% increa	ase, required before tentativ	e approval)		
☐ Service Area or Water Purveyor or form N	/lutual Water Company			
☐Show Existing Mainlines and Water Servi	ce Lines on Tentative Map			
GEOLOGY & SOILS:				
☐Geotechnical Report @ CUP/Tent. Map S	Stage □ C	Seotechnical Report @	@ Grading/Bldg. Permit Stage	
·	· ·	•	faction and landslide hazards. Geotechnical	.1
Other:reports addressing these potential I	hazards will be required at the	smically induced lique	raction and landslide nazards. Geotechnical le to demonstrate feasibility of the developm	ıl nent
BUILDING & SAFETY:	nazaras wiii be required at ti	no tontative map stag	to demonstrate reasistinty of the developm	ICIT
□ Permits				
if proposed, remove existing s	structures prior to fina	al map approval.	. Demolition permits and final	
sign-off from the building insp	ector are required from	om the Building	and Safety office.	
MAPPING:		<u> </u>		
☐Tentative Map	□Final Map		□Waiver	
	⊡т mar wap		□vvaivei	
	FIRE DEPART	<u>MENT</u>		
☐F.H. w/I 750' structure	□F.H. w/i 450' lot fro	ontage	□F.H. spacing @ 600'	
□ <u> </u>	.P.M. @ 20 PSI	•		
	riveway Width			
·	iveway widii			
☐ No <u>requirements</u> till building permit				
Additional Comments:				
		the second section	files and added for an device	
Note: Preliminary comments on th				
and reflect possible future requirer	•	_	•	
moving forward and as the project		with the tentative	e map process. The	
comments on this form are not con	nditions of approval.			

1 7

a C o n





COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit 5823 Rickenbacker Road Commerce, CA 90040 Telephone (323) 890-4293, Fax (323) 890-9783

EPIC-LA NUMBER: RPPL2024001499 PROJECT NUMBER:

CITY/COMMUNITY: Rowland Heights STATUS: Cleared

PROJECT ADDRESS: 20102 Colima Road DATE: 04/16/2024

Walnut, CA 91789

CONDITIONS

- 1. Every building constructed shall be accessible to Fire Department apparatus by way of access roadways, with an all-weather surface of not less than 20 width. The roadway shall be extended to within 150 feet of all portions of the exterior walls when measured by an unobstructed route around the exterior of the building. The roadway shall provide approved signs and/or stripping stating "NO PARKING FIRE LANE" and shall be maintained in accordance with the County of Los Angeles Fire Code.
- 2. Provide a minimum unobstructed width of 28 feet, exclusive of shoulders and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building when the height of the building above the lowest level of the Fire Apparatus Access Road is more than 30 feet high, or the building is more than three stories. The access roadway shall be located a minimum of 10 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official. (LA County Fire Code 503.1.1 & 503.2.2)
- 3. The proposed development may necessitate multiple ingress/egress access for the circulation of traffic, and emergency response issues.
- 4. Provide a minimum width of 34 feet for parallel parking on one side of the Fire Apparatus Access Road with through access and with one side of the roadway being designated "No Parking Fire Lane".
- 5. Fire Apparatus Access Roads shall be provided with a 32-foot centerline turning radius. (Los Angeles County Fire Code 503.2.4)
- 6. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code. Fire Code
- 7. The required fire flow for the public fire hydrants for this project is 4000 gpm at 20 psi residual pressure for 3 hours. One (1) public fire hydrants flowing simultaneously may be used to achieve the required fire flow. (Fire Code 507.3 & Appendix B)
 - Fire flow to be calculated upon providing the required information per Table B105.1.
- 8. The required fire flow for the public fire hydrants for single family residential homes less than a total square footage of 3600 feet is 1250 gpm at 20 psi residual pressure for 2 hours with one public fire hydrant flowing. Any single family residential home 3601 square feet or greater shall comply too Table B105.1 of the Fire Code in Appendix B.
- 9. Show all existing public and private hydrants to withn 600' of the proposed development. Provide the hydrant location and indicate the distance dimensions to the nearest property line on the site plan. Do NOT provide any proposed hydrant locations as fire locations are to be determined on behalf of the fire code official.
- 10. Provide a Form 196 signed and completed by the local water purveyor.
- 11. Provide the type of construction, aggregate square footage and indicate the sprinkler type to be installed per NFPA 13; for all proposed structures within each phase of development. Fire flow is to be calculated per the requested information via Table B105.1 of the Los Angeles County Fire Code.
- 12. A digital copy of the Final Map shall be submitted to the Fire Department's Land Development Unit for review and approval prior to recordation. Submittal shall be provided through EPIC-LA using the following Plan Type:

17a Cont.

Joseph J Your

Fire Land Development-City Request-Final Map (Tract/Parcel).

- 13. The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows and fire hydrants.
- 14. Specific fire and life safety requirements for the construction phase will be addressed at the Fire Department building plan check review. There may be additional fire and life safety requirements during this time.

17a Cont.

For any questions regarding the report, please contact Joseph Youman at (323) 890-4243 or joseph.youman@fire.lacounty.gov.

Joseph J Journe



LOS ANGELES COUNTY DEPARTMENT OF PARKS AND RECREATION



CONCEPTUAL PARK OBLIGATION ESTIMATE

Map # RPPL2024001499 Park Planning Area # 10	DRP Map Date: 03/18/2024 CSD: ROWLAND HEIGHTS	SCM Date: CSD Map Type	Report Date: 04/04/2024 e: Pre-Application Counseling
Total Units 309	= Proposed Units	309 + Exempt Uni	ts 0
Conc	eptual Park land obliga	tion in acres or in-lieu	fees:
	ACRES:	3.02	
	IN-LIEU FEES:	\$950,214	
The purpose of this report is to provisubmitted application. As the project proposed number of units and house Sections 21.24.340, 21.24.350, 21 Ordinance provide that the County 1) the dedication of land for public 2) the payment of in-lieu fees or, 3) the provision of amenities or a The specific determination of how agency as recommended by the D. The Representative Land Value (RLVs annually, based on changes in the Corsubdivision map if first advertised for he LACC Section 21.28.140, subsection 3 advertised for public hearing.	et develops and is refined, this estimation type. 28.120, 21.28.130, and 21.28.14 will determine whether the developer or private park purpose or, my combination of the above. the park obligation will be satisfied epartment of Parks and Recreation in the park obligation will be satisfied epartment of Parks and Recreation in the park obligation. The new RLVs becausing before either a hearing officer of the park of the p	d will be adjusted accordingly to the County of Los Angeles (copment's park obligation is to be discounty of the condition on the condition on the composition of the Regional Planning Commission.	Code, Title 21, Subdivision to met by: Ins of approval by the advisory Collection and may apply to this sion on or after July 1st pursuant to
Trails:	inator		
Contact Trail Coordi	illator.		
	letached homes, 97 townhor		
For further information or to Please contact Clement Lau at 1000 S. Fremont Avenue. Unit	(626) 588-5301 or Loretta Qu	ach at (626) 588-5305, Dep	partment of Parks and Recreatic

For information on Trail requirements: Please contact the Trails Coordinator at (626) 588-5323.



LOS ANGELES COUNTY DEPARTMENT OF PARKS AND RECREATION



CONCEPTUAL PARK OBLIGATION ESTIMATE

Map # RPPL2024001499 DRP Map Date: 03/18/2024 SCM Date: Report Date: 04/04/2024 CSD: ROWLAND HEIGHTS CSD Map Type: Pre-Application Counseling

The formula for calculating the acreage obligation and or in-lieu fee is as follows:

(P)eople x (0.0030) Ratio x (U)nits = (X) acres obligation (X) acres obligation x RLV/Acre = In-Lieu Base Fee

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as

determined by the U.S. Census

Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people

generated by the development. This ratio is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units 309 = Proposed Units 309 + Exempt Units 0

Park Planning Area = 10

Type of dwelling unit	People *	Ratio 3.0 Acres/ 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.30	0.0030	280	2.77
M.F. < 5 Units	2.84	0.0030	29	0.25
M.F. >= 5 Units	3.09	0.0030	0	0.00
Mobile Units	3.21	0.0030	0	0.00
Exempt Units			0	0.00
TOTAL			309	3.02

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	3.02	314,736	\$950,213.16



BARBARA FERRER, Ph.D., M.P.H., M.Ed. Director

MUNTU DAVIS, M.D., M.P.H.

County Health Officer

MEGAN McCLAIRE, M.S.P.H. Chief Deputy Director

LIZA FRIAS, REHS

Director of Environmental Health

BRENDA LOPEZ, REHS

Assistant Director of Environmental Health

SCOTT ABBOTT, REHS, M.P.A.

Assistant Director of Environmental Health

5050 Commerce Drive Baldwin Park, Californa 91706 TEL (626) 430-5374 • FAX (626) 813-3000

www.publichealth.lacounty.gov/eh/

April 10, 2024

TO: Joshua Huntington

Supervising Regional Planner Department of Regional Planning

Attention: Michelle Lynch

FROM: Charlene Contreras

Director, Community Protection Branch

Department of Public Health

SUBJECT: PRE-APPLICATION CONSULTATION

CASE: RPPL2024001499

20055 COLIMA ROAD WALNUT CA 91789

Thank you for the opportunity to review the application and project located at the subject property. The applicant requests to develop 1,261 luxury apartments with lifestyle amenities, including pools, exercise facilities, tot-lot equipment and picnic areas. Additionally, 183 single-family detached homes, 97 townhomes, 29 duplex homes and 21 custom lots are programmed for the proposed development.

Public Health has no conditions that need to be applied to the project if ultimatel	У
approved by the advisory agency.	

□ Public Health requires that the conditions and/or information requested below are addressed prior to agency approval or clearance. Conditions are subject to change



BOARD OF SUPERVISORS

Hilda L. Solis First District

Holly J. Mitchell Second District

Lindsey P. Horvath Third District

Janice Hahn Fourth District

Kathryn Barger Fifth District

Joshua Huntington April 10, 2024 Page 2 of 5

based on the information provided during the official subdivision process beyond this discovery phase in planning.

- 1. Drinking Water Program: Potable Water
 - 1.1 The project will be required to have an approved safe and reliable potable water source either from an approved onsite source (i.e., ground water well) or permitted nearby public water system that meets water demands of the proposed project.
 - 1.2 When a public water system is intended to be utilized as a potable water source, the applicant shall provide proof of public water service via current (must be within the last 12 months) monthly water bill or signed in-force water "Will Serve" letter from the local water company of the proposed project. Conditional "Will Serve" letters may not be accepted until either the conditions are met or agreed to in writing by the applicant, as determined by the Department.

For questions regarding drinking water, please contact Beverly Tway, Drinking Water Program at (626) 430-5420 or btway@ph.lacounty.gov.

2. Land Use Program: Wastewater

Cont.

17a

- 2.1 The project will be required to have an approved safe and reliable method of wastewater disposal from a permitted nearby public sewer system the meets load demands of the proposed project.
- 2.2 When connecting to a public sewer system is intended to be utilized for wastewater disposal, submit a copy of a current (issued within the past 12 months) signed "Sewer Will Serve" letter from approved public sewer system in the service area. Conditional "Will Serve" letters may not be accepted until either the conditions are met or agreed to in writing by the applicant, as determined by the Department.

For questions regarding wastewater, please contact Xiomara Santana, Land Use Program at (626) 430-5380 or xsantana@ph.lacounty.gov.

3. Community Protection Branch: Environmental Hygiene

Please Note: The following are general requirements for Noise and Air Quality recommendations for the proposed project.

The applicant shall abide by the requirements contained in Title 12, Section 12.08.390, 12.08.440, 12.08.530, Noise Control Ordinance for the County of Los Angeles (reference available at municode.com).

3.1 Construction Noise

Ordinance:

12.08.440 Construction Noise

Operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work between weekday hours of 7:00 p.m. and 7:00 a.m., or at any time on Sundays or holidays, such that the sound therefrom creates a noise disturbance across a residential or commercial real-property line, except for emergency work of public service utilities or by variance issued by the health officer is prohibited.

3.2 Community Noise

Ordinance:

12.08.530 Residential air conditioning or refrigeration equipment Operating or permitting the operation of any air conditioning or refrigeration equipment in such a manner as to exceed any of the following sound levels is prohibited in table 1.

Measuring Location	Units Installed on or after January 1, 1980, dBA
Any point on neighboring property line, 5 feet above grade level, no closer than 3 feet from any wall.	55
Center of neighboring patio, 5 feet above level, no closer than 3 feet from any wall.	50
Outside the neighboring living area window nearest the equipment location, not more than 3 feet from the window opening, but at least 3 feet from any other surface.	50

Table 1: dBA levels not to be exceeded on the neighboring property

3.3 Exterior Noise

Ordinance:

12.08.390 Exterior Noise Standards

No person shall operate or cause to be operated, any source of sound at any location within the unincorporated county, or allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person which causes the noise level, when measured on any other property either incorporated or unincorporated, to exceed any of the following exterior noise standards in table 2:

		Exte	rior Noise Standa	rds, dBA		
Area	Duration	Std # 1 = L50	Std # 2 = L25	Std # 3 = L8.3	Std # 4 = L1.7	Std # 5 = L0
		30min/hr	15min/hr	5 min/hr	1 min/hr	At no time
Residential	7 am – 10 pm	50	55	60	65	70
Residential	10 pm – 7 am	45	50	55	60	65
Commercial	7 am – 10 pm	60	65	70	75	80
	10 pm – 7 am	55	60	65	70	75

Table 2. Std = Standard dB that may not exceed the cumulative period

3.4 Recommendations

3.4.1 Construction Noise

Noise mitigation measures should be applied to reduce construction noise and to comply with Title 12, 12.08.440 – Construction Noise. Noise mitigation strategies may include but are not limited to:

 All construction equipment shall be equipped with the manufacturers' recommended noise muffling devices, such as mufflers and engine covers. These devices shall be kept in good working condition throughout the construction process.

17a Cont.

- 2. Installation of a temporary sound barrier at the property lines of the proposed project site to mitigate noise impacts on all surrounding properties.
- 3. All construction equipment shall be properly maintained and tuned to minimize noise emissions.
- 4. Stationary noise sources (e.g., generators and compressors) shall be located as far from residential receptor locations as is feasible.

3.4.2 Air Quality Recommendation

3.4.2.1 During grading or excavation activities if applicable, application of dust control measures to minimize fugitive dust is recommended. Fugitive dust can result in worker and public exposure to fungal spores such as Coccidioides, which can cause Coccidioidomycosis (Valley Fever). Adhere to all applicable rules and regulations including the Air Quality Management District regulations.

Joshua Huntington April 10, 2024 Page 5 of 5

For questions regarding Environmental Hygiene, please contact, Makkaphoeum Em of Environmental Hygiene Program at (626) 430-5201 or mem@ph.lacounty.gov.

If you have any other questions or require additional information, please contact Veronica Aranda Public Health, Planning & Land Use Liaison at (626) 430-5201 or varanda@ph.lacounty.gov.

17a Cont.

CC:va

DPH_PRE-APPLICATION CONSULTATION_20055 COLIMA ROAD WALNUT CA 91789_RPPL2024001499_04.10.2024

From: DRP Public Comment

To: <u>Joshua Huntington</u>; <u>Marie Pavlovic</u>; <u>Erica G. Aguirre</u>

Cc: Susan Tae; Elida Luna

Subject: FW: Agenda Item #7 Public Hearing &/24/24

Date: Monday, July 22, 2024 9:52:43 AM

FYI

RAFAEL ANDRADE

SENIOR TYPIST-CLERK, Operations & Major Projects (OMP)

Office: (213) 974-6409 • Direct: (213) 974-6557

Email: randrade@planning.lacounty.gov

From: Ed Ewing <eewing88@gmail.com>
Sent: Monday, July 22, 2024 9:51 AM

To: DRP Public Comment < comment@planning.lacounty.gov>

Subject: Agenda Item #7 Public Hearing &/24/24

CAUTION: External Email. Proceed Responsibly.

My name is Edward Ewing. I am not the applicant, I am a resident in the area of the proposed project.

Subject: PRJ2021-002011 Royal Vista Residential Project.

I am a long time resident of the community with 45 years of watching the many changes that have taken place. The proposed residential project will significantly harm, affect and alter the way of life for our neighborhoods and many surrounding areas.

The open space that provides the habitat for many native species of animals will be destroyed beyond repair. This open space provides a connecting corridor to several other surrounding breeding and living areas that is crucial for the survival of native species, such as owls, swallows, foxes, rabbits, just to name a few. The development of this land into an unnecessary housing development will have a devastating ecological event that cannot be reversed.

My second concern regarding this project is the extreme increase of traffic congestion, pollution and public safety. The local emergency services are already stretched thin and more congestion will only slow their response time further creating potential harm to the residents.

We have a responsibility to our neighbors to protect the environment, wildlife habitat and the quality of life we all deserve and expect.

I trust you will do the right thing a deny approval of this project.

Respectively,

Edward Ewing
eewing88@gmail.com
909-592-2047

18a

18b

From: <u>Ivan Wong</u>

To: <u>DRP Public Comment</u>

Cc: Marie Pavlovic; Amy Bodek; Duran-Medina, Guadalupe; Rehman, Waqas; Chen, Cindy; Moreno, Andrea; Serrano,

Ryan; saveroyalvista

Subject: PRJ2021-002011 Royal Vista Residential Project - Agenda # 7

Date: Tuesday, July 23, 2024 11:28:08 AM

CAUTION: External Email. Proceed Responsibly.

Hello,

My name is Ivan, a resident (not applicant) currently living at a property adjacent to one of the green spaces included in the Royal Vista Residential Project.

We are writing to express our concerns and opposition toward this project for the following reasons:

- •environmental impacts/disruptions from the constructions •congestion and neighborhood saftey/quality due to the sudden increase of population & vehicles
- •public resources for the same reasoning above

We do not want and do not see any changes beneficial to the neighborhood's current conditions and environment coming from this project.

Best regards, Ivan Wong 19a

From: <u>DRP Public Comment</u>

To: <u>Joshua Huntington</u>; <u>Marie Pavlovic</u>

Cc: Elida Luna

Subject: FW: Sunjoint Development and The Royal Vista Golf Course Project

Date: Tuesday, July 23, 2024 12:22:19 PM

FYI

RAFAEL ANDRADE

SENIOR TYPIST-CLERK, Operations & Major Projects (OMP)

Office: (213) 974-6409 • Direct: (213) 974-6557

Email: randrade@planning.lacounty.gov

From: Jacques Carr < secretaryjacquesdarrowcarr@gmail.com>

Sent: Tuesday, July 23, 2024 11:57 AM

To: DRP Public Comment < comment@planning.lacounty.gov>

Subject: Sunjoint Development and The Royal Vista Golf Course Project

CAUTION: External Email. Proceed Responsibly.

Sunjoint Development should be forced to survey and take into regard the effect that Fossil Fuel Emissions will have on Rowland Heights in the area between Desire and Larkvane and on Rowland Heights. There is already a very big issue with substandard Air Quality due to excessive auto emissions. In the area mentioned there is a 55 and Over Senior Apartment Complex. Fossil Fuel Particulates (Auto Exhaust Dust) is also an issue that I think should be considered. You know, when your nose starts itching and tickling you it isn't always allergies.

20a

From: DRP Public Comment

To: <u>Joshua Huntington; Marie Pavlovic; Erica G. Aguirre</u>

Cc: <u>Elida Luna</u>; <u>Susan Tae</u>

Subject: FW: PRJ2021-002011, Royal Vista Residential Project

Date: Monday, July 22, 2024 7:01:04 AM

FYI

RAFAEL ANDRADE

SENIOR TYPIST-CLERK, Operations & Major Projects (OMP)

Office: (213) 974-6409 • Direct: (213) 974-6557

Email: randrade@planning.lacounty.gov

From: pekardesigns@verizon.net <pekardesigns@verizon.net>

Sent: Sunday, July 21, 2024 9:04 PM

To: DRP Public Comment <comment@planning.lacounty.gov> **Subject:** PRJ2021-002011, Royal Vista Residential Project

CAUTION: External Email. Proceed Responsibly.

Agenda item #7 Beverly Pekar

pekardesigns@verizon.net

Not the applicant

• Strain on Local Infrastructure: The development of 360 units will greatly strain our local infrastructure. Our roads are already congested, and the addition of hundreds of new residents, and thousands more vehicles, will exacerbate traffic problems, making daily commutes more difficult and increasing the risk of accidents. How will we be able to exit the area in case of an emergency such as an earthquake or wild fire? Will we all be stuck in a horrific traffic jam like the poor souls burned to death in Lahaina? How can the EIR claim traffic is unavoidable? Public transportation stinks. I would not feel safe using it. It's not only the added resident's cars, but also all the Amazon, UPS and FedEX delivery trucks that will add to the congestion.

Strain on Emergency Services: Increased traffic congestion can slow down
emergency response times. Studies have shown that every minute of delay in
emergency response can significantly impact the outcomes of medical
emergencies, fires, and other urgent situations. We have no close hospitals.
Where will all these new residents go for medical and emergency
services?

 Loss of Biodiversity: Open spaces support biodiversity by creating a mosaic of different ecosystems. This diversity of plants and animals contributes to 21b

21a

21c

ecosystem health and resilience. The proposed development will reduce this biodiversity, weakening the local ecosystem. Biodiversity is crucial now more than ever because it supports ecosystem resilience, provides essential services like clean air and water, and helps combat climate change. Protecting species ensures food security, medical discoveries, and overall planetary health in the face of increasing environmental challenges.

21c Cont.

Reduction of Groundwater Permeability: The permeable ground on Royal
Vista helps replenish the Puente Basin aquifer by allowing rainwater to seep
into the earth. This process contributes to a sustainable and reliable source of
groundwater. Additionally, by absorbing rainwater, permeable surfaces reduce
the risk of flooding during heavy rainfall and mitigate the urban heat island
effect. The proposed development will limit groundwater permeability, leading to
increased runoff and flooding.

21d

 Water Quality Protection: Open spaces act as buffers, filtering pollutants and preventing runoff from reaching rivers and streams, which benefits aquatic life. The loss of these natural buffers will degrade water quality in our local waterways.

21e

•

From: Safe Pass

To: <u>DRP Public Comment</u>

Cc: Marie Pavlovic; Amy Bodek; Duran-Medina, Guadalupe; Rehman, Waqas; Chen, Cindy; Moreno, Andrea; Serrano,

Ryan; saveroyalvista

Subject: PRJ2021-002011 Royal Vista Residential Project **Date:** Wednesday, July 17, 2024 8:27:36 AM

CAUTION: External Email. Proceed Responsibly.

To Whom It May Concern,

My name is Rui Li. I am the home owner and resident of 1345 Calbourne Dr, Walnut, CA 91789. I am not the applicant but the opponent of the subject project.

22a

The project will for sure cause so much environment pollution, noise, crime rate increase, traffic congestion and so on.

It will affect the public infrastructure as well. We love our community and area cause it has peaceful and quiet environment and low population density. But the subject project will ruin our future life with no benefits.

22b

I strongly object the subject project.

Thank you

Rui

626-438-7767

From: Susan Trautz
To: DRP Public Comment

Cc: Duran-Medina, Guadalupe; Marie Pavlovic; Serrano, Ryan; saveroyalvista; Amy Bodek; Moreno, Andrea; Chen,

Cindy; Rehman, Wagas

Subject: PRJ2021-002011 Royal Vista Residential Project

Date: Tuesday, July 23, 2024 7:25:11 AM

CAUTION: External Email. Proceed Responsibly.

Written comment for the July 24, 2024, Regional Planning Commission Public Hearing Agenda Item #7
Not the applicant

Dear L.A. County Regional Planning Commission,

Three years.

For three years, we have followed this project. We have listened, asked questions, considered all positions, read every document available to us, met with neighbors, met with District 1 staff, met with the Department of Regional Planning staff, attended community meetings, and met with the developer's representatives. All in good faith.

Why? Because this is our community. It is the place we call home. This is where we raise our children, play with our grandchildren, chat with our neighbors and watch out for each other. This is where we have invested in our home and invested in our community. This is where Susan taught children for 23 years. This place matters to us and our neighbors. Just as your neighborhood and community likely matter to you.

Now, it's up to you. We read the recommendations. What will YOU do?

Will you approve a project that results in *SIGNIFICANT ADVERSE IMPACTS* to our environment related to greenhouse gas emissions, noise, and traffic? Will the **Statement of Overriding Considerations** convince you that the benefits and value of the project truly outweigh the impact to the lives of the people in this community? When did being good stewards of the environment become a secondary concern?

We are in favor of responsible development. This project is not it. It could be, with adjustments.

We believe homes can and should be built on the Royal Vista land. We think Royal Vista Residential has made a good effort to design a variety of residential units that could build the strength of our community.

23a

23b

23c

However, we oppose making the environment a secondary concern.

We oppose the density and overall plans to build 1800+ residential units on this open space.

We oppose the loss of land and water for wildlife.

23c Cont.

We oppose the County's recommendation that RV Dev LLC pay in-lieu fees of \$986,332 to the Department of Parks and Recreation instead of giving our community what it needs. Accessible open green space that cleans our air and provides physical and mental health benefits to children, adults, seniors, and disabled.

Finally, we oppose that RV Dev LLC gathered support for this project by reaching out to people who do not live in this community.

23d

All in good faith.

Thank you for your consideration,

Derrick and Susan Trautz

From: Ren

To: <u>DRP Public Comment</u>
Cc: <u>Marie Pavlovic</u>

Subject: PRJ2021-002011 Royal Vista Residential Project

Date: Tuesday, July 23, 2024 1:53:54 AM

Attachments: FEIR comment letter.pdf

CAUTION: External Email. Proceed Responsibly.

Please see my attached comment letter on the proposed Royal Vista project FEIR.

Project No. PRJ2021-002011 Royal Vista Residential Project Agenda Item #7 Not the applicant Subject: PRJ2021-002011 Royal Vista Residential Project

Agenda #7, Not the Applicant

Top 10 Reasons to Oppose the Destructive, Dense Development on Royal Vista

10. Destruction of 156 Acres of Open Space	
Say goodbye to our beloved green spaces and hello to concrete jungles!	
9. Urban Heat Island Effect	
Because who doesn't love an extra 10 degrees of sweltering heat in the summer?	24b
8. Increased Traffic	$\dot{\top}$
Perfect for those who enjoy spending more quality time in their carstuck in a jam.	24c
7. Higher Risk of Accidents	
More cars mean more accidents. Get ready for fender benders galore!	Т
6. Strain on Emergency Services	24d
When every second counts, traffic delays can be life-threatening. Not cool.	
5. Increased Crime	$\overline{}$
More density can lead to more crime. Let's not turn our peaceful community into a	24e
hotspot for trouble.	<u></u>
4. Loss of Biodiversity	24f
Waving goodbye to local wildlife and saying hello to an ecological disaster.	<u></u>
3. Smog, Anyone?	$\overline{}$
Who needs fresh air when you can have that delicious, smoky urban aroma instead?	24g
2. Losing Faith in Our System	\pm
When decisions favor developers over the community, trust in the system takes a	24h
serious hit.	
1. The Irreplaceable Open Space	\top
Once it's gone, it's gone forever. We owe it to future generations to protect these	24i
precious areas!	

Ren Ewing
Rowland Heights Resident

 From:
 Royal Vista Open Space

 To:
 DRP Public Comment

 Cc:
 Marie Pavlovic

Subject: PRJ2021-002011 Royal Vista Residential Project (Batch 1 of 4)

Date:Monday, July 22, 2024 10:05:46 PMAttachments:RVOS Petition signatures batch 1.pdf

CAUTION: External Email. Proceed Responsibly.

Los Angeles County Department of Regional Planning & Commissioners,

From: Rowland Heights Community

Attached are signatures of community residents who are opposed to the proposed Royal Vista Project No. PRJ2021_002011 (Agenda Item #7 - not the applicant)

Online Petition Signatures: 1,865

Physical Petition Signatures: 594

Total Signatures: 2,459

Due to the county email size limit, the attachments will be sent in 4 batches.

*Batch 1 of 4

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Royal Vista Open Space Nonprofit Organization SaveRoyalVista.com 25a

Date: July 21, 2024

To: Los Angeles County Department of Regional Planning & Commissioners

From: Rowland Heights Community

The following are signatures of local community members who are opposed to the Royal Vista Project No. PRJ2021_002011

25a Cont.

Online Petition Signatures: 1,865
Physical Petition Signatures: 594 **Total Signatures: 2,459**

change.org/saveroyalvista

Save Royal Vista Open Space



Petition to

August 15, 2021 Los Angeles County Department of Regional Planning and 12 others



Christina Deckert \cdot 3 years ago

We do not have the roads to accommodate additional homes, this would also eliminate the green space that makes our cities a clean safe place for our children to grow

♥ 2 · • Share · У Tweet



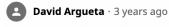


Alex Chang · 3 years ago

We will need better living quality to avoid more people moving in as the traffic on Colima is already very bad.

🛡 2 · 😝 Share · 💆 Tweet





Royal Vista Golf Course is a beautiful open space that gives our beautiful community a sense of sanity in a confusing world.



🛡 2 · 🚯 Share · 🍠 Tweet

Iran Williams · 3 years ago

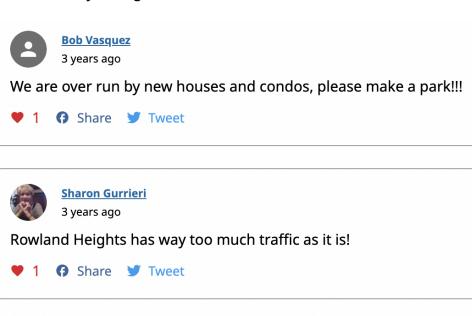
The entire Royal Vista is absolutely beautiful the way it is. I enjoy watching the animals in the glorious open space. Also, I've attended many weddings, school banquets, and my daughter's sweet 16 and many photo shoots there. It's also going to make the entire community too crowded if they decide to build housing. Leave it the way it is. Royal Vista is perfect and a landmark for our community and surrounding cities.



♥ 3 · ⑤ Share · У Tweet

⚠ Jason Luo · 3 years ago

The developers are trying very hard to market this as affordable housing. 5-6 bedroom 3.5-4.5 bathroom houses that are going to be sold for \$1.5-2 million is NOT affordable! Our green space shouldn't be destroyed just to satisfy their greed.





Overcrowing is a problem.



Enough gentrification!





Royal Vista is our home town golf course! Without Royal Vista, life will not be the same here for all locals. More traffic and heavy construction is not what we need. There is little to no open spaces for locals here. Royal Vista has been here before I was born and should continue to operate. SAVE

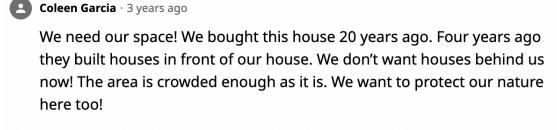


My friend posts photos and videos of this beautiful open space, featuring abundant local wildlife, wonderful lush greenery, and countless other people who enjoy not only the golf but their nature walks and the amazing green scenery. Please save this incredible open space for future generations-- both human and wildlife-- to come!





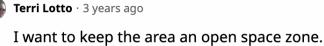
Who doesn't need a beautiful green nature place to go in their community. Where will the living creatures go? We need to stop taking away these place and start preserving them.

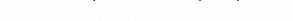












♥ 2 · ♠ Share · ♥ Tweet

I live in the area of the golf course. The streets are already overcrowded. Our home is very close to the 60 freeway which creates a lot of pollution, and without the open space to mitigate that, this area will become a very unhealthy place to live. President Biden says that climate change is the biggest threat to our county, so why is the golf course looking to increase the carbon footprint of the area, and why on earth would the County of Los Angeles, who know that climate change is real, ever approve such a plan? No one with an ounce of common sense is ever going to believe this project has anything to do with affordable housing. Rowland Heights has a median income of 75,000 to 96,000 depending on what study you look at. Even at 96,000, the proposed condos would need to sell in the very low \$400,000. to adhere to the "affordability" standards of 30% of a person's income. Comps of Condo's in this area are already well into the \$600,000 - \$700,000 range. The proposed single family homes will sell for over a million dollars each. Whatever fraud the developer wants to try to pull over on the neighborhood, please do not think we don't see and know that this project is about the landowner and developer turning the land into individual plots of land for big profits, and they don't care who it hurts, as long as the money rolls in.

CL-25 8 II Comica 18 8 96HIL WOAN 81 3 50 7 HUNG CO 14 1 IN CHURG-CH RESIDENTIAL. They propose to build 321 units on the space. By signing this petition, you are saying WO to zoning change. Dear Weighbors, Project No. PR|2021_002011 is coming before the Los Angeles County Regional Flanning Commission on L'ou, となって 20 SAWWOOD ! ろどが July 28th, 2021. If this project is approved, it will change the soning of Royal Vista Golf Course from OPEN SPACE to Eilsen Cont Jones L GADT CED 200 Pros Chier Chang Chien 13.4 REW JO NOW 1 ANOWA ANOVA Address Every signature is in agreement to keep the zoning OPEN SPACE arren 8元/公开 75 ley Place thee in. 8-11 CA91798 wicksillar Lace R. H. CA 9176 DA160 VEAVE RAIMMAN ew Ave , Rowland Hesty, 16/Warles る。オガでが a/t いか、五 いってきるころで の。エダ ひゃんなが 250 る子公 スーエ R.H. CA PIOUR X-X ガーオ に、そ ダイカと みんらむ た、エ 21/1/2 84746 7618 81748 KN/164. 200 19/1/8 8216 والم 3 7 のとうがある E-mail was from the vail of su OBERTYTAY 2008 91748 & Same 10th alice for sees 10 /a litychien 123@yakon on ina wichang @ yakoo com CXWTHOOGY Yalog Cor Now York STABUMY COMMENS & GMANGO JOCHIAND LONG Yorker 91748 3 c 0002 80 9 mg1 A. MOS BYATUS 7054104 holes 06000 Charles Or Trs aban ralion BB yahod, ton 3 No 013 くしての Tous le Signature Va hoo CON CANTURA Chen 1/2/2 7/2/1 2/2 2 7/231 23/2

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	3 MANUEL PLUMA		2 Summertown S7 Walnut	MPLUMA & ADLICOM	A.	7/2021
	4 EVELYN flum A		SUMMERTOWN WALNAT	Em Pluma@ Aol. com	Elliena	3/20/21
	5 Michael Dean Vildo	£	TE3 Summertown Walnut	mulidoss@ust.edu	yi 41	7/25/4
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3 Grace Thoug		249,748 SKechar Oloxuail con	
4 Tina chen	The State of the Control of the Cont	191789 tona 65658074716 6mail.	
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2 Barbara Luo	-airlance Dr. Diamond Bar lag		///
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Robert Embrick	ANDRADA DR. ROWLAND	HT91748 BOOMEREKIE	1006 ldyho 7-2-
JOSEPH SELCHO	DAKBURN DR. WALNUT CH		
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5 Brendon Lin		irlance Dr. Valnut, CA91789	brendon, lia Qyahou. com		7/21/202
6 Ken Lee		riggerly Diamond Bar	Kyungaboonl @ Yaha L	1 - 3/16	1/2/204
2 Betty Liantono:		mar Rd Ste 389, Walnut	snackeru 20g		
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10 Leona Eliana		Ma Siesta Walnut	jinleona @ gwail-com	Legen 7	1/4/21
11 Kvang Lee		erra Luna Walnut Ca 91789	juminc@lahoo.com	TWE	3/2/21
12 Meilin Lee		Fretza Lupa, Walnut, CA91789	"Same as above."	Meilonsa	1/22/5/
13 Hsu, Jie ming		Tierraluna, Walnut, CA 9178	NA	经出	#7/37/34
14 Caroline Lam		- Padris De Walnit Ca 917	8 tige/9/14/ @ gwel	1/1/	7/21/21
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6 Johnny Lee		Everily Biseze Dr. Walnut, UA	Johnny Lu 3/ (Com mail 1604)	Johnson	7/18/2/
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10 John Lee	٠ - ١ - ١	lerra Siestan, Walnut Cit	foreq tenshia gmail, wom	1/2	7/21/2
11 Frank Lin		Tierra Siesta, Walnut	franklinosos Qyahoo.com	FENK An	7/21/2
13 M. S. S. MANON		TEXES CINS NOUNT		MX	12/2/31
13 Gary Lyi		Tierra Siesta walnut age	769 Gany Line Story lobales	4	7-21-21
14 Anifor Lui	_	Prerra Stepta walnut 10 917	of Anta-Line yahvolvon	/ac	7-21-27
15 Joseph Misland		ierra Cima Ave Walnut, CA 91)	89 comie 9090 @ yahoo can	huj	7-21-21
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Dear Neighbors, Project No. PRJ2021_002011 is coming before the Los Angeles County Regional Planning Commission on July 28th, 2021. If this project is approved, it will change the zoning of Royal Vista Golf Course from OPEN SPACE to CL-25 RESIDENTIAL. They propose to build 321 units on the space. By signing this petition, you are saying NO to zoning change. Every signature is in agreement to keep the zoning OPEN SPACE. Address E-mail Signature Date Name Toolettechar XX 92Hymacks gone out lookery JACKWEIHERE & SMAIL. COM ON BUD DR. WALNUT CA 91789 laule 7-27-2 T, WALMET roll sdouge quail.com 7-22-21 Walnut cristinasiardon@quela ZMINNEW ZMI (a) onice - Then chamidean 11 12

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CL-25 Dear Neighbors, Project No. PR[2021_00201] is coming before the Los Angeles County Regional Planning Commission on Tuly 28th. 2021. If this project is approved, it will change the zoning of Royal Vista Golf Course from OPEN SPACE to RESIDENTIAL. They propose to build 321 units on the space, By signing this petition, you are saying NO to zoning change. Every signature is in agreement to keep the zoning OPEN SPACE. E-mail Name Address Date Signature langed. Ct. Digmond Bar, CA 917th Antony Shang Rangillon T., Rawland Height CA ellie Rsu 880@ xukos.com

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PETITION Project No. PKJZUZI UUZUII

We are opposed to the housing development of Royal Vista Golf Course, and zone change from open space to urban. CL-25

Name Signature Email got_eg@ yahor, com Maggie Hesselcrave smally be egullion Ismall Menter SIMON MENGESES STMONMENESSES HOTEL. ROBERT MORONE property. BUNEAUES DIEMALION ERIVES T MORRINO 100100 MARIOS YIERCE PIEXCE_CHUCKE YAHOCEUM albuh one yours. For 7. Desperth Pionce parsestill9140 Dynoul con Amule a Tahoor LEE 9. Amy Charil- robadychoo.com 10. amemorby STOUTH A OWY OF MAPUTE IZELLE WE Strikia Centry + 11. Damon Herrera DAMON. HEVERDE COMPANIO 12. Frovian Avina Froy ChAvina @ MBD. GB 13. TAYIORS 4483@ NOL, COM 14. RM cervantes 60 9 6mail. com 15. Raymend Cervantes HIVETSTICKSASTUNIOR.COM 16. Stevial FIEDRER METRICUCKOTE GMAIL MARIO TRIBUEROS 17. Jserigusta 1973egv 18. Matt Thompson thompsanton 17@ Yahan, com 19. Falynn Thingson 20. princestallar Qualwan ANDVEN VISTA & VEHES FOR 21. Ross Buccon RICK TRAINOR 22. CC/12 1321 @ YG/00.4n 23. mijix ia ug @ small con 24. Mai chi Chen Lile @ Gaminsuma com 25. Manessuche 2005 Dognard com 26. 27. 20 tipeline 888 @ Grandil. Cr 28. DATRICIA KASADATE prasadate and com 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45.

We are opposed to the housing development of Royal Vista Golf Course

	1914T Name	Signature	Email	CL-25
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2.	Margaryta Bervl	OM BD	(67648502@gmail.u	M
3.	Helen Youis	Helan Marie		
4.	ELVIRA HARRILL	00000	elupa hamille gmi	O com
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10.	Kelly Campbell		K.m. Campbell (2) Ms	
11.	Jane CAmpbell	Jave & Compbell	STANLEYSTERIERS 7661	mail.co.
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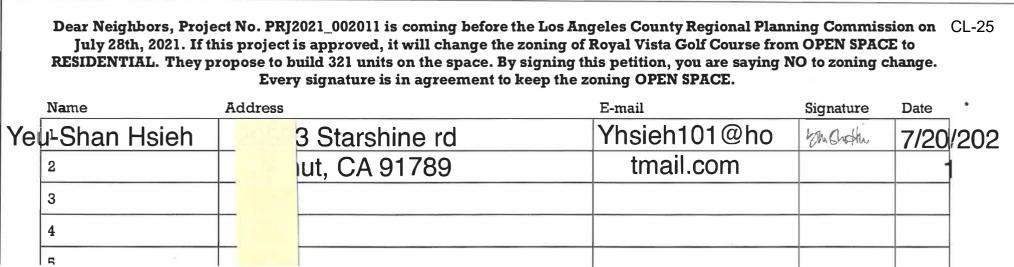
We are opposed to the housing development of Royal Vista Golf Course, and zone change from open space to urban.

	Name	Signature	Email
1.	Tachun Wu		Addute (a) Xilxa com
2.	Člyzo Fan Yin	49-	65/072835 @ 12 (2 com
3.	Kyuma Hu	Re-C-n	Kyungha 4 Q SHALL CO.
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4 Marin Catherma	7	Pacific Oaks, RHTs	meathermane verizon. ne	Who of here	7.18.21
5CHRIS FROST		IBARRA DR. ROWHTS	dolfaholic sie Vario		7-18-21
6 EMERY FROST		9 16 01	sofynala@yahooco	in That	7-18-21
7 PAUL FRANCIS		DIBOURNE DR D.B.	pfrancision eg.		7-19-20
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PETITION We are opposed to the housing development of Royal Vista Golf Course

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Dear Neighbors, Project No. PRJ2021_002011 The Los Angeles County Regional Planning Commission on July 28th, 2021 voted to initiate the process changing the zoning of Royal Vista Golf Course from OPEN SPACE to RESIDENTIAL. RV Dev, LLC will build 321 units on the space. By signing this petition, you are saying NO to zoning change. Every signature is in agreement to keep the zoning OPEN SPACE.

Name	Address		Email	Signature	Date
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1 Ting Yang		hopel hill Dr walnut CA 9178	Jing Yang 6743@ Gmail	Jun Die Vier	
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1 Patrick (d	3 Evening Breeze Dr. Walnut, CA 91789 pat9394 @ gm ail. com	12	8/6/2021
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5 Jing Zhang	Twin Pines Ln,	Diamond Bar, CA 91765	sundayzhang 9@gmail com	Singhang	7/26/21
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 From:
 Royal Vista Open Space

 To:
 DRP Public Comment

 Cc:
 Marie Pavlovic

Subject: PRJ2021-002011 Royal Vista Residential Project

Date:Tuesday, July 23, 2024 2:51:55 AMAttachments:FEIR Comment Letter RVOS.pdf

CAUTION: External Email. Proceed Responsibly.

Attached is the comment letter for the proposed Royal Vista Residential Project.

PRJ2021-002011 Agenda Item #7 Not the applicant

Please confirm receipt.

Sincerely,

--

Royal Vista Open Space Nonprofit Organization

Subject: PRJ2021-002011 Royal Vista Residential Project

Agenda #7, Not the Applicant

Commissioners of the Los Angeles County Department of Regional Planning,

We are writing to express our deep concerns, and disappointment with the process of the proposed development of 360 units on Royal Vista and the subsequent 1500+ unit Sunjoint development. As you consider this project, we urge you to make a fully informed decision by carefully evaluating all the facts and potential impacts. It is crucial to recognize that the Sunjoint development is likely timing its application to follow the approval of this project, thereby avoiding inclusion in the cumulative effects of the EIR.

26a Cont.

Our community's comments and concerns must be addressed, not dismissed as they were in the current EIR, which overlooked the input of professionals and biologists who have studied the area extensively.

Errors and Misrepresentations in the FEIR

The EIR contains multiple errors and false statements, one of which concerns the presence of bats on Royal Vista. It falsely claims that the palm tree skirts are regularly maintained and trimmed. In truth, these palm tree skirts are not maintained or trimmed, and serve as a chosen habitat for local bats. Many community members, including members of RVOS have witnessed and heard bats on and near Royal Vista, directly contradicting the EIR's assertions.

CDFW stated the following on p. 55 of the FEIR:

"Prior to construction activities, a qualified bat specialist shall conduct bat surveys within Project areas (plus a 100-foot buffer as access allows) in order to identify potential habitat that could provide daytime and/or nighttime roost sites, and any maternity roosts. Acoustic recognition technology shall be used to maximize detection of bat species and to minimize impacts to sensitive bat species. A discussion of survey results, including negative findings shall be included in the final EIR. The final EIR shall also discuss potentially significant effects of the Project on bats and include species specific mitigation measures to reduce impacts to below a level of significance (CEQA Guidelines, § 15125)."

The EIR response (p. 56) states that a bat study will be conducted 14 days prior to construction. How can these findings be addressed in an EIR of an approved project, far along in the process, while the developer is eagerly awaiting to recoup their investment?

26b

1. False Claim in the EIR Response on p. 373

"A desktop review of the palms on the Project site (based on Google Earth aerial from February 2024) show that nearly all the palms are regularly maintained such that the dead fronds are regularly removed and there are few to none fan palms with extensive frond skirts. The regular maintenance substantially limits the development of potential roost sites, precluding suitable habitat. In other words, regular maintenance of palms substantially limits or fully eliminates potential habitat."

As you can see in the images below, the palms are NOT regularly maintained, as they have long skirts that take several years to develop.





[Project planning areas 4 & 5]

2. False Claim in the EIR Response on p. 353

"The Project will include a net gain in the number of trees on the Project site from 411 trees to 1,8643 trees."

This total number is incorrect, the developer is not planting 18,000+ trees. Only 8 of the 30 species of trees being planted are native to California. One of the best tree species for absorbing carbon is oaks, due to their large canopies, dense wood and long lifespans. The developer informed the community that native plants and oaks would be planted in the proposed development. The two oak species listed on the Tree Planting Legend are **NOT** California natives but the Quercus llex, native to the Mediterranean and the Quercus Virginiana, native to Southeastern United States. There are five prominent species that thrive in southern California, which should be the obvious choice when planting an oak. Native oaks are a keystone species meaning they are trees that **entire ecosystems depend on for survival and habitat**. One oak tree in its native habitat can provide food for hundreds of different caterpillars, more than 100 animals feed on the oak's acorns and up to 2300 species are associated with oaks.

26c

26d

3. Misrepresentation in the EIR pp. 8, 58

Organizations		
ORG 1a	Royal Vista Open Space (RVOP)	
ORG 1b	South Coast Air Quality Management District submitted by RVOP	Γ
ORG 2	Rowland Heights Community Coordinating Council	ļ
ORG 3a	Pierce Law Firm submitted by RVOP	Γ
ORG 3b	Pierce Law Firm email submitted by RVOP	
ORG 4	Pavone & Fonner, LLP submitted by RVOP	
0007	Allen Melline I and Combin Mellen, 6 Metric II D. and Friends.	Γ

Our organization RVOS (Royal Vista Open Space), was erroneously referred to as RVOP multiple times in the document.

The Environmental Impact Report addresses facts, reports, and statements, but **the responses often lack accuracy**, and fail to directly address the issues raised. Instead, they may focus on specific wording without substantive engagement, and dismiss the entire point. This situation represents a significant conflict of interest, as the project developer funds the entity responsible for the EIR. How can the process be trusted, accurate, factual, or truthful?

We have been actively notifying and involving the local community for three years, and almost no one we have spoken to supports this development. The developer has produced support letters including businesses and realtors who don't even reside in the area. For three years, we have been acknowledged but ignored by our elected officials. For three years, our voices have been heard but not heeded. It's as though anyone who starts an application is given assistance throughout the process and ultimately granted their development wishes, purely for monetary gain. This occurs regardless of the detrimental impacts on our community, surrounding areas, and the planet.

It is imperative that the FEIR be recirculated to accurately address the significant concerns raised by our community and the expert analyses. Dismissing these issues undermines the integrity of the planning process and the wellbeing of our community.

We want to trust that you will read and listen to our comments and ensure that a thorough and transparent review is conducted. Our goal is to foster meaningful public participation, and informed decision making. You are making a decision that should reflect the best interests of the residents of Los Angeles County.

Thank you for your attention to this critical matter.

Royal Vista Open Space

Nonprofit Organization (RVOS)

Rowland Heights

26e

26f

From: Wanda Ewing

To: <u>DRP Public Comment</u>; <u>Marie Pavlovic</u>

Subject: Royal Vista Residential Project (No. PRJ2021-002011)

Date:Tuesday, July 23, 2024 1:51:11 AMAttachments:Ewing FEIR Comment Letter.pdf

CAUTION: External Email. Proceed Responsibly.

Agenda Item #7
Not the applicant

Attached are my comments regarding the Royal Vista Residential Project. Please confirm receipt.

Wanda Ewing

Resident of Rowland Heights

1. The FEIR states, "While dead fronds of Mexican Fan Palm trees could provide potential habitat for some species, the palm trees on the Project site are regularly maintained to remove the dead fronds." "there are few fan palms with extensive frond skirts, precluding the establishment of suitable habitat in the palm trees for the bat species" This statement is **not correct** and is unsupported by the evidence below, photos of Mexican Palms in various locations on the north and south sides of Royal Vista taken December 2023. These substantiate an accumulation of many years of dead fronds, the lack of maintenance by the golf course and the presence of bats seen by homeowners on properties surrounding these palms. My home is contiguous to the golf course and I have seen bats flying over the golf course. The California Department of Fish and Wildlife recommended a bat survey be conducted **during the FEIR process**.

"Prior to construction activities, a qualified bat specialist shall conduct bat surveys within Project areas (plus a 100-foot buffer as access allows) in order to identify potential habitat that could provide daytime and/or nighttime roost sites, and any maternity roosts. Acoustic recognition technology shall be used to maximize detection of bat species and to minimize impacts to sensitive bat species. A discussion of survey results, including negative findings shall be included in the final EIR. The final EIR shall also discuss potentially significant effects of the Project on bats and include species specific mitigation measures to reduce impacts to below a level of significance (CEQA Guidelines, § 15125)."

Instead, the lead agency blatantly ignored the recommendation of the CDFW and chose instead to conduct a bat survey **14 days before construction**. I request the Commissioners to direct Planning staff to perform the bat surveys and recirculate the EIR to include negative findings.









27a Cont.

2. Planning area 6 is 1.59 acres and 350 feet from my backyard. The FEIR states that the Coopers Hawk, pictured below in my backyard which is contiguous to the golf course, can forage for food on 1.59 acres of land. This is highly implausible and an irrational statement.







3. Walnut Valley Water District former General Manager Eric Hitchman stated to me in a phone conversation on 8/22/22 that with a future agreement, the water district would acquire the Royal Vista owned well that pumps groundwater for golf course irrigation. He stated that the water district has a voice as to the source of water for the development and may use the same non-potable pumped well water to irrigate the 81% non-native project landscaping. This is equally unsustainable as the golf course water usage of 198 feet annually. There will continue to be ground water pumped from the aguifer for the project irrigation. The major difference between the two is that the golf course provides 156 acres of habitat to hundreds of animals. The project, with its paved roads, 3,000 sq ft houses and 360 units will not provide habitat with its proclaimed 37% of parks and trails occupied by people. No blue heron or Canada goose or coyote or grey fox will approach those areas and it is preposterous to state that the project's small parks and narrow trails are a replacement to the expansive golf course habitat. In the FEIR Scott Cashen's biological resources analysis and data provide proof that golf courses are habitat for many species. For 44 years, I have observed the animals that travel through the neighborhood yards and pockets of oak woodlands near the golf course as their corridor between the habitat of the golf course on their way to the Puente Hills SEA. Photo evidence below. ESA has produced a glaringly biased analysis in the FEIR.







Vista GC used as a corridor between the golf course and the SEA

Oak woodland 360 feet from Royal

- 4. The lead agency has failed to use the most comprehensive approach to analyzing the cumulative projects most likely to have an impact on the environment of Rowland Heights unincorporated to "provide the most accurate picture practically possible of the project's impacts", dismissing evidence of the golf course properties contiguous and to the west of the project, sold to developer Sunjoint in March 2023, as well as the PAC report of 4/25/24, public record during the FEIR analysis. The cumulative analysis must address what is reasonable and foreseeable for the remainder of the golf course property, since the proposed Project will render future use of the property for full golf purposes infeasible, and how the remainder of the golf course property is used going forward will impact nearby residents.
- 5. We are **not** asking for replacement of **existing off-site** private fences as stated in the FEIR. My residence, as well as many others, have little or no fencing between the golf course and our properties. Our homes were built advertising the golf course as an amenity. Gates and no fencing allowed the original home buyer access to the golf course which was advertised as a part of the home value. Project fencing must be built at the perimeter surrounding the proposed trails and parks in order to prevent the unhoused and criminals from trespassing onto our property with easy access via the public trails. These proposed trails do not have a plan for maintenance or addressing the issues of unhoused encampments and easy access by criminals to the existing homes. According to the Public Policy Institute "nationally, California has topped the list for the state with the largest homeless population for more than a decade. As of 2022, 30% of all people in the United States experiencing homelessness resided in California."
- 6. Walnut Valley Water District states in their comment letter (12-19-23) that in 2024, new regulations adopted by the State will decrease the amount of water allowed for residential customers. I have removed my lawn, planted California Natives and stopped landscape irrigation in addition to daily efforts to conserve water use in our home. The current residents surrounding the golf course will undoubtedly be required to reduce water usage even further if the county allows

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27f Cont.

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- 7. Los Angeles County Sheriff's Department (LASD) has indicated that any increase in service calls as a result of the population increase associated with the Project would be within LASD's goal of response times. In actuality, the sheriff deputies in our community have expressed personal concerns about additional property crime due to the densification of the RH community with 360 units and in the reasonably foreseeable future, another 1591 units on the open space that the lead agency refuses to consider. The sheriffs, the foot soldiers, are the ones who will be called upon to protect our properties, and they know they will not be able to protect the neighborhood adequately or in a timely manner.
- 8. Though the FEIR states that automobile delay or traffic congestion is not considered a significant impact on the environment, this is untrue. California Air Resources Board states some communities continue to be disproportionately exposed due to their proximity to heavily trafficked freeways and vehicular congestion. Our proximity to the 60/57 freeway interchange and the Grand Avenue goods transit corridor in City of Industry, in addition to the development of the golf course and queuing on surrounding intersections will disproportionately increase Rowland Heights exposure to emissions. Colima will become a parking lot with the large number of new units and freeway congestion forcing cars to use the road as an alternative.
- 9. Unincorporated areas are targeted for the California legislature's demand for the massive development of housing. Rowland Heights has no local government agency as cities do, and no advocates to represent the resident's concerns regarding the overdevelopment of the area. Rowland Heights Community Coordinating Council, nonprofit liaison to Los Angeles County government, is opposed to the loss of the open space consisting of the closed Royal Vista Golf Course and opposed to amending the general plan to rezone the land to residential, and has provided a forum for the residents to express their concerns regarding the project. However, the poor responses at a meeting presented by regional planning failed answer the questions and comments of residents. Additionally, DRP refused to inform the residents within 1000 feet of the project by mail of the July 24 continued public hearing after canceling the June 26 public hearing on short notice. Their suggestion was a small group of concerned residents should inform the community of the changed date. The lack of transparency of the DRP is unacceptable.

Commissioners, let us not forget: We are not separate from the environment. It is our home, our food, our air, our water, our life, the place we all share with wildlife and nature. Let's take care of it.

Wanda Ewing Rowland Heights resident From: Rafael Andrade

To: <u>Joshua Huntington</u>; <u>Marie Pavlovic</u>; <u>Erica G. Aguirre</u>

Cc: Susan Tae; Elida Luna

Subject: FW: Please SUPPORT the Royal Vista Residential Project

Date: Monday, July 22, 2024 3:08:09 PM

FYI

RAFAEL ANDRADE

SENIOR TYPIST-CLERK, Operations & Major Projects (OMP)

Office: (213) 974-6409 • Direct: (213) 974-6557

Email: randrade@planning.lacounty.gov

From: Alex Rose <Alex.Rose.633826625@grassrootsmessage.com>

Sent: Monday, July 22, 2024 3:07 PM

To: EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>

Subject: Please SUPPORT the Royal Vista Residential Project

CAUTION: External Email. Proceed Responsibly.

Dear LA County Board of Supervisors & LA County Regional Planning Commission,

I'm writing urgently to ask you to please SUPPORT the Royal Vista Residential Project in unincorporated Rowland Heights.

We are in a housing crisis, where every new housing unit makes a difference. This project represents an important opportunity to deliver 360 new housing units close to public transportation and job centers. Importantly, nearly one-quarter of the homes are reserved for sale as affordable moderate-income or middle-income units to accommodate a variety of income levels.

This creative for-sale, owner-occupied housing proposal is also sensitive to the adjacent existing neighborhoods, maintaining 35% of the project site as open space, greenway buffers and trails for public use. In addition, it is estimated to generate more than \$2.86 million annually for the County and more than 1,170 construction jobs.

For these reasons and more, I urge your approval of the Royal Vista Residential Project for Los Angeles County.

Sincerely,

Alex Rose Continental Development Corporation arose@continentaldevelopment.com

From: DRP Public Comment

To: <u>Joshua Huntington</u>; <u>Marie Pavlovic</u>

Cc: Elida Luna

Subject: FW: Royal Vista Residential Project - Support Letters

Date: Tuesday, July 23, 2024 12:22:51 PM
Attachments: RoyalVistaSupportLetters 7.23.24.pdf

Royal Vista Residential Project BizFed Support Letter RPC 5.2.24 (2).pdf

FYI

RAFAEL ANDRADE

SENIOR TYPIST-CLERK, Operations & Major Projects (OMP)

Office: (213) 974-6409 • Direct: (213) 974-6557

Email: randrade@planning.lacounty.gov

From: Chris Wilson <chris.wilson@bizfed.org>

Sent: Tuesday, July 23, 2024 12:00 PM

To: DRP Public Comment < comment@planning.lacounty.gov>

Cc: Christine Aghassi < christineaghassi@gmail.com> **Subject:** Royal Vista Residential Project - Support Letters

CAUTION: External Email. Proceed Responsibly.

Good afternoon,

Apologies for the inconvenience in sending you the below attachment at this late hour. The below letters are in individuals/organizations in support of the Royal Vista Residential Project that will be heard by the Regional Planning Commission tomorrow on 7/23.

Just so you know, we had originally had our system send the members of the Board of Supervisors and the Regional Planning Commission members the below letters instead of your email address so that it is captured for the official record. Please accept our apologies for the mixup on our part.

Again, you will find several stakeholders/organizations in support of the Royal Vista Residential Project below. You. will also see BizFed's official letter in support.

Please let me know if you have any questions.

Chris Wilson, Senior Advocacy Manager (562) 201-6034 - chris.wilson@bizfed.org Los Angeles County Business Federation



Strengthening the voice of business since 2008 by uniting 235 diverse business groups mobilizing 420,000 employers with 5 million employees CLICK TO RSVP: Celebrate extraordinary business leadership at the Bizzi Awards

SUPPORT New Housing in LA County!	
Date	July 23, 2024, 6:20 PM
Supporter Action Type	Wrote
Social Media Shared On (Share Campaigns)	
Issues	Los Angeles - Land Use/Real Estate/CEQA
Supporter	Chris Wilson
Text	Dear LA County Board of Supervisors & LA County Regional Planning Commission, I'm writing urgently to ask you to please SUPPORT the Royal Vista Residential Project in unincorporated Rowland Heights. We are in a housing crisis, where every new housing unit makes a difference. This project represents an important opportunity to deliver 360 new housing units close to public transportation and job centers. Importantly, nearly one-quarter of the homes are reserved for sale as affordable moderate-income or middle-income units to accommodate a variety of income levels. This creative for-sale, owner-occupied housing proposal is also sensitive to the adjacent existing neighborhoods, maintaining 35% of the project site as open space, greenway buffers and trails for public use. In addition, it is estimated to generate more than \$2.86 million annually for the County and more than 1,170 construction jobs. For these reasons and more, I urge your approval of the Royal Vista Residential Project for Los Angeles County. Sincerely, Chris Wilson BizFed Chris.wilson@bizfed.org

SUPPORT New Housing in LA County!	
Date	July 23, 2024, 5:08 PM
Supporter Action Type	Wrote
Social Media Shared On (Share Campaigns)	
Issues	Los Angeles - Land Use/Real Estate/CEQA
Supporter	Claudia Oliveira
Text	Dear LA County Board of Supervisors & LA County Regional Planning Commission, I'm writing urgently to ask you to please SUPPORT the Royal Vista Residential Project in unincorporated Rowland Heights. We are in a housing crisis, where every new housing unit makes a difference. This project represents an important opportunity to deliver 360 new housing units close to public transportation

and job centers. Importantly, nearly onequarter of the homes are reserved for sale as affordable moderate-income or middle-income units to accommodate a variety of income levels. This creative for-sale, owner-occupied housing proposal is also sensitive to the adjacent existing neighborhoods, maintaining 35% of the project site as open space, greenway buffers and trails for public use. In addition, it is estimated to generate more than \$2.86 million annually for the County and more than 1,170 construction jobs. For these reasons and more, I urge your approval of the Royal Vista Residential Project for Los Angeles County. Sincerely, Claudia Oliveira your organization Claudiaoliveira@dtlachamber.com

SUPPORT New Housing in LA County!	
Date	July 23, 2024, 4:39 AM
Supporter Action Type	Wrote
Social Media Shared On (Share Campaigns)	
Issues	Los Angeles - Land Use/Real Estate/CEQA
Supporter	George Francisco
Text	Dear LA County Board of Supervisors & LA County Regional Planning Commission, I'm writing urgently to ask you to please SUPPORT the Royal Vista Residential Project in unincorporated Rowland Heights. We are in a housing crisis, where every new housing unit makes a difference. This project represents an important opportunity to deliver 360 new housing units close to public transportation and job centers. Importantly, nearly one-quarter of the homes are reserved for sale as affordable moderate-income or middle-income units to accommodate a variety of income levels. This creative for-sale, owner-occupied housing proposal is also sensitive to the adjacent existing neighborhoods, maintaining 35% of the project site as open space, greenway buffers and trails for public use. In addition, it is estimated to generate more than \$2.86 million annually for the County and more than 1,170 construction jobs. For these reasons and more, I urge your approval of the Royal Vista Residential Project for Los Angeles County. Sincerely, George Francisco Venice

Chamber of Commerce
gianfrancisco@hotmail.com

SUPPORT New Housing in LA County!	
Date	July 23, 2024, 2:49 AM
Supporter Action Type	Wrote
Social Media Shared On (Share Campaigns)	
Issues	Los Angeles - Land Use/Real Estate/CEQA
Supporter	John Dewitt
Text Supporter Unique ID	Dear LA County Board of Supervisors & LA County Regional Planning Commission, I'm writing urgently to ask you to please SUPPORT the Royal Vista Residential Project in unincorporated Rowland Heights. We are in a housing crisis, where every new housing unit makes a difference. This project represents an important opportunity to deliver 360 new housing units close to public transportation and job centers. Importantly, nearly one-quarter of the homes are reserved for sale as affordable moderate-income or middle-income units to accommodate a variety of income levels. This creative for-sale, owner-occupied housing proposal is also sensitive to the adjacent existing neighborhoods, maintaining 35% of the project site as open space, greenway buffers and trails for public use. In addition, it is estimated to generate more than \$2.86 million annually for the County and more than 1,170 construction jobs. For these reasons and more, I urge your approval of the Royal Vista Residential Project for Los Angeles County. Sincerely, John Dewitt El Monte/South El Monte Chamber of Commerce jedi@jedewitt.com
Supporter Quorum ID	63392651
Organization	El Monte/South El Monte Chamber of Commerce
Official	
Email Custom Target	hollyjmitchell@bos.lacounty.gov
UTM Source	
UTM Medium	
UTM Campaign	
UTM Term	
UTM Content	

SUPPORT New Housing in LA County!	
Date	July 23, 2024, 2:44 AM
Supporter Action Type	Wrote
Social Media Shared On (Share Campaigns)	
Issues	Los Angeles - Land Use/Real Estate/CEQA
Supporter	Trent Noll
Text	Dear LA County Board of Supervisors & LA County Regional Planning Commission, I'm writing urgently to ask you to please SUPPORT the Royal Vista Residential Project in unincorporated Rowland Heights. We are in a housing crisis, where every new housing unit makes a difference. This project represents an important opportunity to deliver 360 new housing units close to public transportation and job centers. Importantly, nearly one-quarter of the homes are reserved for sale as affordable moderate-income or middle-income units to accommodate a variety of income levels. This creative for-sale, owner-occupied housing proposal is also sensitive to the adjacent existing neighborhoods, maintaining 35% of the project site as open space, greenway buffers and trails for public use. In addition, it is estimated to generate more than \$2.86 million annually for the County and more than 1,170 construction jobs. For these reasons and more, I urge your approval of the Royal Vista Residential Project for Los Angeles County. Sincerely, Trent Noll your organization Tnoll@smpinc.net
Supporter Unique ID	70921406
Supporter Quorum ID Organization	70721400
Official	
Email Custom Target	hollyjmitchell@bos.lacounty.gov
UTM Source	non-jameonone bosinacountry 150 v
UTM Medium	
UTM Campaign	
UTM Term	
UTM Content	
UTM Source Type	LinkedIn
Supporter Email	Tnoll@smpinc.net
AFFILIATION	
CURRENT MEMBER	
MEMBERSHIP TYPE	
BIZFED LA TAGS	

BIZFED LA MEMBER ORGANIZATION	Building Industry Association of Southern
	California

SUPPORT New Housing in LA County!	
Date	July 23, 2024, 1:12 AM
Supporter Action Type	Wrote
Social Media Shared On (Share Campaigns)	
Issues	Los Angeles - Land Use/Real Estate/CEQA
Supporter	Nef Cortez
Text	Dear LA County Board of Supervisors & LA County Regional Planning Commission, I'm writing urgently to ask you to please SUPPORT the Royal Vista Residential Project in unincorporated Rowland Heights. We are in a housing crisis, where every new housing unit makes a difference. This project represents an important opportunity to deliver 360 new housing units close to public transportation and job centers. Importantly, nearly onequarter of the homes are reserved for sale as affordable moderate-income or middle-income units to accommodate a variety of income levels. This creative for-sale, owner-occupied housing proposal is also sensitive to the adjacent existing neighborhoods, maintaining 35% of the project site as open space, greenway buffers and trails for public use. In addition, it is estimated to generate more than \$2.86 million annually for the County and more than 1,170 construction jobs. For these reasons and more, I urge your approval of the Royal Vista Residential Project for Los Angeles County. Sincerely, Nef Cortez Nationwide Cost Recovery Services nef.ncrs@gmail.com
Supporter Unique ID	
Supporter Quorum ID	63385904
Organization	Nationwide Cost Recovery Services
Official	

SUPPORT New Housing in LA County!	
Date	July 23, 2024, 12:01 AM
Supporter Action Type	Wrote
Social Media Shared On (Share Campaigns)	
Issues	Los Angeles - Land Use/Real Estate/CEQA
Supporter	Jon Conk

Text	Dear LA County Board of Supervisors & LA County Regional Planning Commission, I'm writing urgently to ask you to please SUPPORT the Royal Vista Residential Project in unincorporated Rowland Heights. We are in a housing crisis, where every new housing unit makes a difference. This project represents an important opportunity to deliver 360 new housing units close to public transportation and job centers. Importantly, nearly one-quarter of the homes are reserved for sale as affordable moderate-income or middle-income units to accommodate a variety of income levels. This creative for-sale, owner-occupied housing proposal is also sensitive to the adjacent existing neighborhoods, maintaining 35% of the project site as open space, greenway buffers and trails for public use. In addition, it is estimated to generate more than \$2.86 million annually for the County and more than 1,170 construction jobs. For these
	County. Sincerely, Jon Conk Project
	Dimensions jconk@projectdimensions.com
Supporter Unique ID	
Supporter Quorum ID	63382702
Organization	Project Dimensions

SUPPORT New Housing in LA County!	
Date	July 22, 2024, 10:37 PM
Supporter Action Type	Wrote
Social Media Shared On (Share Campaigns)	
Issues	Los Angeles - Land Use/Real Estate/CEQA
Supporter	Jheri Heetland
Text	Dear LA County Board of Supervisors & LA County Regional Planning Commission, I'm writing urgently to ask you to please SUPPORT the Royal Vista Residential Project in unincorporated Rowland Heights. We are in a housing crisis, where every new housing unit makes a difference. This project represents an important opportunity to deliver 360 new housing units close to public transportation and job centers. Importantly, nearly onequarter of the homes are reserved for sale as affordable moderate-income or middle-income

	units to accommodate a variety of income
	levels. This creative for-sale, owner-occupied
	housing proposal is also sensitive to the
	adjacent existing neighborhoods, maintaining
	35% of the project site as open space,
	greenway buffers and trails for public use. In
	addition, it is estimated to generate more than
	\$2.86 million annually for the County and more
	than 1,170 construction jobs. For these
	reasons and more, I urge your approval of the
	Royal Vista Residential Project for Los Angeles
	County. Sincerely, Jheri Heetland Chatsworth
	Porter Ranch Chamber
	exec@chatsworthchamber.com
Supporter Unique ID	
Supporter Quorum ID	63393040
Organization	Chatsworth Porter Ranch Chamber;
	Chatsworth Porter Ranch Chamber of
	Commerce

SUPPORT New Housing in LA County!	
Date	July 22, 2024, 10:36 PM
Supporter Action Type	Wrote
Social Media Shared On (Share Campaigns)	
Issues	Los Angeles - Land Use/Real Estate/CEQA
Supporter	Yu-Shan Teng
Text	Dear LA County Board of Supervisors & LA County Regional Planning Commission, I'm writing urgently to ask you to please SUPPORT the Royal Vista Residential Project in unincorporated Rowland Heights. We are in a housing crisis, where every new housing unit makes a difference. This project represents an important opportunity to deliver 360 new housing units close to public transportation and job centers. Importantly, nearly one-quarter of the homes are reserved for sale as affordable moderate-income or middle-income units to accommodate a variety of income levels. This creative for-sale, owner-occupied housing proposal is also sensitive to the adjacent existing neighborhoods, maintaining 35% of the project site as open space, greenway buffers and trails for public use. In addition, it is estimated to generate more than \$2.86 million annually for the County and more than 1,170 construction jobs. For these

reasons and more, I urge your approval of the Royal Vista Residential Project for Los Angeles County. Sincerely, Yu-Shan Teng Dexen Industries, Inc. yushan@dexen.com
63384276
Dexen Industries; Dexen Industries, Inc.
hollyjmitchell@bos.lacounty.gov
Outbox Email
Outbox Email yushan@dexen.com
yushan@dexen.com

SUPPORT New Housing in LA County!	
Date	July 22, 2024, 10:23 PM
Supporter Action Type	Wrote
Social Media Shared On (Share Campaigns)	
Issues	Los Angeles - Land Use/Real Estate/CEQA
Supporter	Ira Bland
Text	Dear LA County Board of Supervisors & LA County Regional Planning Commission, I'm writing urgently to ask you to please SUPPORT the Royal Vista Residential Project in unincorporated Rowland Heights. We are in a housing crisis, where every new housing unit makes a difference. This project represents an important opportunity to deliver 360 new housing units close to public transportation and job centers. Importantly, nearly one-

	quarter of the homes are reserved for sale as affordable moderate-income or middle-income units to accommodate a variety of income levels. This creative for-sale, owner-occupied housing proposal is also sensitive to the adjacent existing neighborhoods, maintaining 35% of the project site as open space, greenway buffers and trails for public use. In addition, it is estimated to generate more than \$2.86 million annually for the County and more than 1,170 construction jobs. For these reasons and more, I urge your approval of the Royal Vista Residential Project for Los Angeles County. Sincerely, Ira Bland your organization ira@irabland4realestate.com
Supporter Unique ID	
Supporter Quorum ID	63393050
Organization	
Official	
Email Custom Target	firstdistrict@bos.lacounty.gov
UTM Source	
UTM Medium	
UTM Campaign	
UTM Term	
UTM Content	
UTM Source Type	Outbox Email
Supporter Email	ira@irabland4realestate.com
AFFILIATION	BizFed Los Angeles, BizFed Institute
CURRENT MEMBER	
MEMBERSHIP TYPE	
BIZFED LA TAGS	
BIZFED LA MEMBER ORGANIZATION	
BIZFED LA INTERNAL TAGS	
INVOICE LINK	
BIZFED LA - AT RISK RENEWALS	
BIZFED CV TAGS	
BIZFED INSTITUTE TAGS	BFI Housing 2023, future of transportation, Los Angeles, EnergyChoice_Gov, CEC, CPUC_11_15_19, 7-28-17 Import, BFI News, BFI Housing, Prospect
BFI FORUMS	
BIZFED PAC TAGS	

SUPPORT New Housing in LA County!	
Date	July 22, 2024, 10:09 PM

Supporter Action Type	Wrote
Social Media Shared On (Share Campaigns)	
Issues	Los Angeles - Land Use/Real Estate/CEQA
Supporter	Diana Waters
Text	Dear LA County Board of Supervisors & LA County Regional Planning Commission, I'm writing urgently to ask you to please SUPPORT the Royal Vista Residential Project in unincorporated Rowland Heights. We are in a housing crisis, where every new housing unit makes a difference. This project represents an important opportunity to deliver 360 new housing units close to public transportation and job centers. Importantly, nearly one- quarter of the homes are reserved for sale as affordable moderate-income or middle-income units to accommodate a variety of income levels. This creative for-sale, owner-occupied housing proposal is also sensitive to the adjacent existing neighborhoods, maintaining 35% of the project site as open space, greenway buffers and trails for public use. In addition, it is estimated to generate more than \$2.86 million annually for the County and more than 1,170 construction jobs. For these reasons and more, I urge your approval of the Royal Vista Residential Project for Los Angeles County. Sincerely, Diana Waters Ignite! dianawaters09@gmail.com
Supporter Unique ID	40000440
Supporter Quorum ID	63383460
Organization	Ignite!
Official Email Custom Target	hollyjmitchell@bos.lacounty.gov
Email Custom Target UTM Source	nonyjmitchen@bos.iacounty.gov
UTM Medium	
UTM Campaign	
UTM Term	
UTM Content	
UTM Source Type	Outbox Email
Supporter Email	dianawaters09@gmail.com
AFFILIATION	BizFed Los Angeles
CURRENT MEMBER	Dial ou dos imperes
MEMBERSHIP TYPE	
BIZFED LA TAGS	
BIZFED LA MEMBER ORGANIZATION	
BIZFED LA INTERNAL TAGS	
DIZI ED LA INTERNAL TAGS	

INVOICE LINK	
BIZFED LA - AT RISK RENEWALS	
BIZFED CV TAGS	
BIZFED INSTITUTE TAGS	
BFI FORUMS	
BIZFED PAC TAGS	

SUPPORT New Housing in LA County!	
Date	July 22, 2024, 10:06 PM
Supporter Action Type	Wrote
Social Media Shared On (Share Campaigns)	
Issues	Los Angeles - Land Use/Real Estate/CEQA
Supporter	Alex Rose
Text Supporter Unique ID	Dear LA County Board of Supervisors & LA County Regional Planning Commission, I'm writing urgently to ask you to please SUPPORT the Royal Vista Residential Project in unincorporated Rowland Heights. We are in a housing crisis, where every new housing unit makes a difference. This project represents an important opportunity to deliver 360 new housing units close to public transportation and job centers. Importantly, nearly one-quarter of the homes are reserved for sale as affordable moderate-income or middle-income units to accommodate a variety of income levels. This creative for-sale, owner-occupied housing proposal is also sensitive to the adjacent existing neighborhoods, maintaining 35% of the project site as open space, greenway buffers and trails for public use. In addition, it is estimated to generate more than \$2.86 million annually for the County and more than 1,170 construction jobs. For these reasons and more, I urge your approval of the Royal Vista Residential Project for Los Angeles County. Sincerely, Alex Rose Continental Development Corporation arose@continentaldevelopment.com
Supporter Quorum ID	63382662
Organization	Continental Development Corporation
Official	1
Email Custom Target	hollyjmitchell@bos.lacounty.gov
UTM Source	, 0

SUPPORT New Housing in LA County!	
Date	July 22, 2024, 10:06 PM
Supporter Action Type	Wrote
Social Media Shared On (Share Campaigns)	
Issues	Los Angeles - Land Use/Real Estate/CEQA
Supporter	David Honda
Text	Dear LA County Board of Supervisors & LA County Regional Planning Commission, I'm writing urgently to ask you to please SUPPORT the Royal Vista Residential Project in unincorporated Rowland Heights. We are in a housing crisis, where every new housing unit makes a difference. This project represents an important opportunity to deliver 360 new housing units close to public transportation and job centers. Importantly, nearly one- quarter of the homes are reserved for sale as affordable moderate-income or middle-income units to accommodate a variety of income levels. This creative for-sale, owner-occupied housing proposal is also sensitive to the adjacent existing neighborhoods, maintaining 35% of the project site as open space, greenway buffers and trails for public use. In addition, it is estimated to generate more than \$2.86 million annually for the County and more than 1,170 construction jobs. For these reasons and more, I urge your approval of the Royal Vista Residential Project for Los Angeles County. Sincerely, David Honda your organization dhonda1@yahoo.com
Supporter Unique ID	
Supporter Quorum ID	63393155
Organization	
Official	
Email Custom Target	hollyjmitchell@bos.lacounty.gov
UTM Source	
UTM Medium	
UTM Campaign	
UTM Term	
UTM Content	
UTM Source Type	Outbox Email
Supporter Email	dhonda1@yahoo.com
AFFILIATION	BizFed Los Angeles, BizFed Institute
CURRENT MEMBER	

SUPPORT New Housing in LA County!	
Date	July 22, 2024, 10:03 PM
Supporter Action Type	Wrote
Social Media Shared On (Share Campaigns)	
Issues	Los Angeles - Land Use/Real Estate/CEQA
Supporter	Suzy Gold
Text	Dear LA County Board of Supervisors & LA County Regional Planning Commission, I'm writing urgently to ask you to please SUPPORT the Royal Vista Residential Project in unincorporated Rowland Heights. We are in a housing crisis, where every new housing unit makes a difference. This project represents an important opportunity to deliver 360 new housing units close to public transportation and job centers. Importantly, nearly one-quarter of the homes are reserved for sale as affordable moderate-income or middle-income units to accommodate a variety of income levels. This creative for-sale, owner-occupied housing proposal is also sensitive to the adjacent existing neighborhoods, maintaining 35% of the project site as open space, greenway buffers and trails for public use. In addition, it is estimated to generate more than \$2.86 million annually for the County and more than 1,170 construction jobs. For these reasons and more, I urge your approval of the Royal Vista Residential Project for Los Angeles County. Sincerely, Suzy Gold New California Coalition suzy@goodfightpolitical.com
Supporter Unique ID	
Supporter Quorum ID	63384653
Organization	New California Coalition
Official	
Email Custom Target	hollyjmitchell@bos.lacounty.gov
UTM Source	
UTM Medium	
UTM Campaign	
UTM Term	
UTM Content	
UTM Source Type	Outbox Email
Supporter Email	suzy@goodfightpolitical.com
AFFILIATION	BizFed Los Angeles
CURRENT MEMBER	YES

SUPPORT New Housing in LA County!	
Date	July 22, 2024, 10:01 PM
Supporter Action Type	Wrote
Social Media Shared On (Share Campaigns)	
Issues	Los Angeles - Land Use/Real Estate/CEQA
Supporter	Nancy Starczyk
Text Supporter Unique ID	Dear LA County Board of Supervisors & LA County Regional Planning Commission, I'm writing urgently to ask you to please SUPPORT the Royal Vista Residential Project in unincorporated Rowland Heights. We are in a housing crisis, where every new housing unit makes a difference. This project represents an important opportunity to deliver 360 new housing units close to public transportation and job centers. Importantly, nearly one-quarter of the homes are reserved for sale as affordable moderate-income or middle-income units to accommodate a variety of income levels. This creative for-sale, owner-occupied housing proposal is also sensitive to the adjacent existing neighborhoods, maintaining 35% of the project site as open space, greenway buffers and trails for public use. In addition, it is estimated to generate more than \$2.86 million annually for the County and more than 1,170 construction jobs. For these reasons and more, I urge your approval of the Royal Vista Residential Project for Los Angeles County. Sincerely, Nancy Starczyk Southland Regional Association of Realtors nancy@elitestates.com
Supporter Quorum ID	63393227
Organization	Southland Regional Association of Realtors
Official	0-1-1-1-0-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1
Email Custom Target	firstdistrict@bos.lacounty.gov
UTM Source	
UTM Medium	
UTM Campaign	
UTM Term	
UTM Content	
UTM Source Type	Outbox Email
Supporter Email	nancy@elitestates.com
AFFILIATION	BizFed Los Angeles, BizFed Institute

CURRENT MEMBER	YES
MEMBERSHIP TYPE	Association
BIZFED LA TAGS	ADVOCACY COMMITTEE, LAND USE HOUSING DEVELOPMENT CEQA COMMITTEE
BIZFED LA MEMBER ORGANIZATION	Southland Regional Association of Realtors
BIZFED LA INTERNAL TAGS	
INVOICE LINK	
BIZFED LA - AT RISK RENEWALS	No
BIZFED CV TAGS	

SUPPORT New Housing in LA County!	
Date	July 22, 2024, 9:56 PM
Supporter Action Type	Wrote
Social Media Shared On (Share Campaigns)	
Issues	Los Angeles - Land Use/Real Estate/CEQA
Supporter	Greg Astorian
Text	Dear LA County Board of Supervisors & LA County Regional Planning Commission, I'm writing urgently to ask you to please SUPPORT the Royal Vista Residential Project in unincorporated Rowland Heights. We are in a housing crisis, where every new housing unit makes a difference. This project represents an important opportunity to deliver 360 new housing units close to public transportation and job centers. Importantly, nearly one-quarter of the homes are reserved for sale as affordable moderate-income or middle-income units to accommodate a variety of income levels. This creative for-sale, owner-occupied housing proposal is also sensitive to the adjacent existing neighborhoods, maintaining 35% of the project site as open space, greenway buffers and trails for public use. In addition, it is estimated to generate more than \$2.86 million annually for the County and more than 1,170 construction jobs. For these reasons and more, I urge your approval of the Royal Vista Residential Project for Los Angeles County. Sincerely, Greg Astorian Glendale Association of Realtors gregastorian@gmail.com
Supporter Unique ID	
Supporter Quorum ID	63392730
Organization	Glendale Association of Realtors
Official	

Email Custom Target	hollyjmitchell@bos.lacounty.gov
UTM Source	
UTM Medium	
UTM Campaign	
UTM Term	
UTM Content	
UTM Source Type	Outbox Email
Supporter Email	gregastorian@gmail.com
AFFILIATION	BizFed Los Angeles, BizFed Institute
CURRENT MEMBER	YES
MEMBERSHIP TYPE	Association
BIZFED LA TAGS	LAND USE HOUSING DEVELOPMENT CEQA COMMITTEE, ARTS ENTERTAINMENT SPORTS OLYMPICS COMMITTEE, SCAQMD/CARB COMMITTEE, MOBILITY GOODS MOVEMENT TRANSPORTATION COMMITTEE, RESPONSIBLE GOVERNANCE COMMITTEE, POLLING MESSAGING COMMITTEE, SMALL BUSINESS EMPLOYMENT COMMITTEE, COVID- 19 TASK FORCE, WATER COMMITTEE, WORKFORCE DEVELOPMENT EDUCATION ANTI-POVERTY COMMITTEE, HEALTH CARE LIFE SCIENCES COMMITTEE, ENERGY ENVIRONMENT COMMITTEE, ADVOCACY COMMITTEE
BIZFED LA MEMBER ORGANIZATION	Glendale Association of Realtors
BIZFED LA INTERNAL TAGS	PRIMARY CONTACT
INVOICE LINK	
BIZFED LA - AT RISK RENEWALS	No
BIZFED CV TAGS	
BIZFED INSTITUTE TAGS	Political Forecast 2023, ADVISORY COMMITTEE - BIZFED, Bizzis - 2023, Gov Infrastructure Package, AdvoAcademyOrientation1, BFI Housing 2023, Kevin BFI email list, Current Officer, 2022 Forecast, Oppose SB 679 (Kamlager) - New Property Taxes, ev charging, BFI Business Resiliency 2021, Los Angeles, Current Member
BFI FORUMS	
BIZFED PAC TAGS	





May 2, 2024

Hon. Chair and Regional Planning Commissioners LA County Department of Regional Planning 320 W. Temple St. Los Angeles, Ca 90012

RE: Royal Vista Residential Project - Support

Dear Chair O'Connor and Members,

On behalf of the Los Angeles County Business Federation (BizFed), a grassroots alliance of more than 240 diverse business groups mobilizing 410,000 employers with 5 million employees in Southern California, we urge your approval of the Royal Vista Residential Project in unincorporated Rowland Heights.

BizFed members have worked tirelessly to champion policies and projects that will create new housing opportunities for local families and our local workforce. The Royal Vista Residential Project represents an important such opportunity as it will re-use a portion of the now closed Royal Vista Golf Course to provide 360 new dwelling units – close to public transportation and job centers. Of the proposed units, 82 (nearly 23%) are reserved for sale as affordable moderate- or middle-income units to accommodate a variety of income levels.

This creative for-sale, owner-occupied housing proposal is also sensitive to the adjacent existing neighborhoods, maintaining 35% of the project site as open space, greenway buffers and trails for public use. In addition, it is estimated to generate more than \$2.86 million annually for the County and more than 1,170 construction jobs.

For these reasons and more, we urge your approval of the Royal Vista Residential Project for Los Angeles County. If you have any questions, please don't hesitate to contact our Senior Advocacy Manager Chris Wilson at (562) 201-6034.

Sincerely,

Fran Inman BizFed 2024 Chair Majestic Realty

Fran Inman

David Fleming BizFed Founding Chair Tracy Hernandez
BizFed Founding CEO
IMPOWER, Inc.

David Englin BizFed President

30a

CC: Amy Bodek - Director, Elida Luna - Commission Secretary

Sand W Glenny

BizFed Association Members

Action Apartment Association Advanced Medical Technology Association Alhambra Chamber American Beverage Association
Antelope Valley Chamber formerly Lancaster
Chamber of Commerce Apartment Association of Greater Los Angeles Apartment Association of Orange County Apartment Association, CA Southern Cities, Inc . Arcadia Association of Realtors
AREAA North Los Angeles SFV SCV Armenian American Business Association Armenian Trade & Labor Association **Arts District Los Angeles** ASCM Inland Empire Chapter Asian American Advertising Federation- 3AF Associated Builders & Contractors SoCal (ABC SoCal) **Associated General Contractors** Association of Independent Commercial Producers AV Edge California Azusa Chamber Bell Chamber

Beverly Hills Bar Association Beverly Hills Chamber BioCom Black Business Association BNI4SUCCESS **Boyle Heights Chamber of Commerce** Bridge Compton Org Building Industry Association - LA/Ventura Counties Building Industry Association of Southern California

Building Industry Association- Baldyview Building Owners & Managers Association of Greater Los Angeles

Burbank Association of Realtors Burbank Chamber of Commerce Business and Industry Council for Emergency Planning and Preparedness **Business Resource Group Calabasas Chamber of Commerce** CalAsian Chamber

CalChamber

California Apartment Association- Los Angeles California Asphalt Pavement Association

California Bankers Association California Business Properties California Business Roundtable **California Cleaners Association California Contract Cities Association**

California Fashion Association California Fuels & Convenience Alliance- Formerly California Independent Oil Marketers Association (CIOMA)

California Gaming Association California Grocers Association California Hispanic Chamber California Hotel & Lodging Association
California Independent Petroleum Association California Life Sciences Association California Manufacturers & Technology Association **California Metals Coalition**

California Natural Gas Producers Association California Restaurant Association California Retailers Association California Self Storage Association

California Small Business Alliance California Society of CPAs - Los Angeles Chapter California Trucking Association

Carson Chamber of Commerce Carson Dominguez Employers Alliance **Central City Association**

Century City Chamber of Commerce
Chatsworth Porter Ranch Chamber of Commerce Citrus Valley Association of Realtors

Civil Justice Association of California CJAC Claremont Chamber of Commerce Commerce Business Council formerly Commercial Industrial Council/Chamber of Commerce

Community Foundation of the Valleys Compton Chamber of Commerce Compton Community Development Corporation Compton Entertainment Chamber of Commerce Construction Industry Air Quality Coalition Construction Industry Coalition on Water Quality

Council of Infill Builders Crenshaw Chamber of Commerce Culver City Chamber of Commerce

Downey Chamber of Commerce

Downtown Center Business Improvement District Downtown Long Beach Alliance

DTLA Chamber of Commerce El Monte/South El Monte Chamber **El Segundo Chamber of Commerce Employers Group**

Energy Independence Now EIN
Engineering Contractor's Association **EXP The Opportunity Engine** FastLink DTLA

Filipino American Chamber of Commerce Friends of Hollywood Central Park **FuturePorts**

Gardena Valley Chamber Gateway to LA

Glendale Association of Realtors Glendale Chamber

Glendora Chamber Greater Antelope Valley AOR

Greater Bakersfield Chamber of Commerce Greater Coachella Valley Chamber of Commerce Greater Downey Association of REALTORS

Greater Lakewood Chamber of Commerce Greater Leimert Park Crenshaw Corridor BID Greater Los Angeles African American Chambe Greater Los Angeles Association of Realtors Greater Los Angeles New Car Dealers Association

Greater San Fernando Valley Chamber

Harbor Association of Industry and Commerce Harbor Trucking Association
Historic Core BID of Downtown Los Angeles

Hollywood Chamber Hospital Association of Southern California

Hotel Association of Los Angeles
ICBWA- International Cannabis Women Business
Association

Independent Cities Association **Independent Hospitality Coalition Industrial Environmental Association** Industry Business Council Inglewood Board of Realtors **Inland Empire Economic Partnership**

Irwindale Chamber of Commerce Kombucha Brewers International La Cañada Flintridge Chamber LA County Medical Association LA Fashion District BID

LA South Chamber of Commerce Larchmont Boulevard Association

Latin Business Association Latino Food Industry Association Latino Restaurant Association

LAX Coastal Area Chamber

Licensed Adult Residential Care Association-LARCA Long Beach Area Chamber

Long Beach Economic Partnership Long Beach Major Arts Consortium Los Angeles Area Chamber **Los Angeles Economic Development Center**

Los Angeles Gateway Chamber of Commerce Los Angeles Latino Chamber

Los Angeles LGBTQ Chamber of Commerce Los Angeles Parking Association

Los Angeles World Affairs Council/Town Hall Los Angeles Los Angeles Regional Food Bank

MADIA Tech Launch

Malibu Chamber of Commerce

Manhattan Beach Chamber of Commerce Marina Del Rey Lessees Association **Marketplace Industry Association**

Monrovia Chamber

Motion Picture Association of America, Inc. MoveLA MultiCultural Business Alliance

NAIOP Southern California Chapter NAREIT

National Association of Minority Contractors National Association of Theatre Owners CA/Nevada

National Association of Women Business Owners National Association of Women Business Owners -

National Association of Women Business Owners-California

National Federation of Independent Business Owners California National Hookah

National Latina Business Women's Association Norweigian American Chamber of Commerce Orange County Business Council **Orange County Hispanic Chamber of Commerce** Pacific Merchant Shipping Association Panorama City Chamber of Commerce **Paramount Chamber of Commerce**

Pasadena Chamber

Pasadena Foothills Association of Realtors

Pharmaceutical Care Management Association PhRMA

Pico Rivera Chamber of Commerce Pomona Chamber

Rancho Southeast REALTORS ReadyNation California

Recording Industry Association of America Regional CAL Black Chamber, SVF

Regional Hispanic Chambers

San Dimas Chamber of Commerce San Gabriel Valley Economic Partnership San Pedro Peninsula Chamber of Commerce

Santa Clarita Valley Chamber

Santa Clarita Valley Economic Development Corp

Santa Monica Chamber of Commerce

Secure Water Alliance Sherman Oaks Chamber **South Bay Association of Chambers**

South Bay Association of Realtors **South Gate Chamber of Commerce** South Pasadena Chamber of Commerce

Southern California Contractors Association

Southern California Golf Association Southern California Grantmakers Southern California Leadership Council Southern California Minority Suppliers Development Council Inc.

Southern California Water Coalition

Southland Regional Association of Realtors Specialty Equipment Market Association Sportfishing Association of California

Structural Engineers Association of Southern California Sunland/Tujunga Chamber

Sunset Strip Business Improvement District Swiss American Chamber of Commerce Thai American Chamber of Commerce The LA Coalition for the Economy & Jobs

The Los Angeles Taxpayers Association The Two Hundred for Homeownership

Torrance Area Chamber
Tri-Counties Association of Realtors

United Chambers - San Fernando Valley & Region

United States-Mexico Chamber Unmanned Autonomous Vehicle Systems Association

Urban Business Council US Green Building Council **US Resiliency Council**

Valley Economic Alliance, The **Valley Industry & Commerce Association**

Venice Chamber of Commerce Vermont Slauson Economic Development Corporation

Veterans in Business

Vietnamese American Chamber **Warner Center Association**

West Hollywood Chamber West Hollywood Design District West Los Angeles Chamber

West San Gabriel Valley Association of Realtors West Valley/Warner Center Chamber

Westchester BID

Western Electrical Contractors Association Western Manufactured Housing Association

Western Propane Gas Association Western States Petroleum Association **Westside Council of Chambers**

Westwood Community Council Whittier Chamber of Commerce

Wilmington Chamber **World Trade Center**

Cont.

From: Rafael Andrade

To: <u>Joshua Huntington</u>; <u>Marie Pavlovic</u>

Cc: Elida Luna

Subject: FW: Please SUPPORT the Royal Vista Residential Project

Date: Tuesday, July 23, 2024 11:24:31 AM

FYI

RAFAEL ANDRADE

SENIOR TYPIST-CLERK, Operations & Major Projects (OMP)

Office: (213) 974-6409 • Direct: (213) 974-6557

Email: randrade@planning.lacounty.gov

From: Chris Wilson < Chris. Wilson. 633925556@foradvocacy.com>

Sent: Tuesday, July 23, 2024 11:20 AM

To: EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>

Subject: Please SUPPORT the Royal Vista Residential Project

CAUTION: External Email. Proceed Responsibly.

Dear LA County Board of Supervisors & LA County Regional Planning Commission,

I'm writing urgently to ask you to please SUPPORT the Royal Vista Residential Project in unincorporated Rowland Heights.

We are in a housing crisis, where every new housing unit makes a difference. This project represents an important opportunity to deliver 360 new housing units close to public transportation and job centers. Importantly, nearly one-quarter of the homes are reserved for sale as affordable moderate-income or middle-income units to accommodate a variety of income levels.

This creative for-sale, owner-occupied housing proposal is also sensitive to the adjacent existing neighborhoods, maintaining 35% of the project site as open space, greenway buffers and trails for public use. In addition, it is estimated to generate more than \$2.86 million annually for the County and more than 1,170 construction jobs.

For these reasons and more, I urge your approval of the Royal Vista Residential Project for Los Angeles County.

Sincerely,

BizFed

Chris Wilson

Chris.wilson@bizfed.org

From: Rafael Andrade

To: <u>Joshua Huntington</u>; <u>Marie Pavlovic</u>; <u>Erica G. Aguirre</u>

Cc: Susan Tae; Elida Luna

Subject: FW: Please SUPPORT the Royal Vista Residential Project

Date: Monday, July 22, 2024 3:02:21 PM

FYI

RAFAEL ANDRADE

SENIOR TYPIST-CLERK, Operations & Major Projects (OMP)

Office: (213) 974-6409 • Direct: (213) 974-6557

Email: randrade@planning.lacounty.gov

From: Brissa Sotelo-Vargas <Brissa.SoteloVargas.633932771@foradvocacy.com>

Sent: Monday, July 22, 2024 3:01 PM

To: EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>

Subject: Please SUPPORT the Royal Vista Residential Project

CAUTION: External Email. Proceed Responsibly.

Dear LA County Board of Supervisors & LA County Regional Planning Commission,

I'm writing urgently to ask you to please SUPPORT the Royal Vista Residential Project in unincorporated Rowland Heights.

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For these reasons and more, I urge your approval of the Royal Vista Residential Project for Los Angeles County.

Sincerely,

Brissa Sotelo-Vargas Valero brissa.sotelo@valero.com

From: Elida Luna CL-33

To: <u>Marie Pavlovic</u>; <u>Joshua Huntington</u>

Cc: Rafael Andrade

Subject: FW: Please SUPPORT the Royal Vista Residential Project

Date: Tuesday, July 23, 2024 10:09:13 AM

FYI

ELIDA LUNA (she/her/hers)

COMMISSION SECRETARY, Operations & Major Projects (OMP)

Direct: (213) 974-6409

Email: eluna@planning.lacounty.gov

From: Claudia Oliveira < Claudia. Oliveira. 709370284@advocatesmessage.com>

Sent: Tuesday, July 23, 2024 10:08 AM

To: EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>

Subject: Please SUPPORT the Royal Vista Residential Project

CAUTION: External Email. Proceed Responsibly.

Dear LA County Board of Supervisors & LA County Regional Planning Commission,

I'm writing urgently to ask you to please SUPPORT the Royal Vista Residential Project in unincorporated Rowland Heights.

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For these reasons and more, I urge your approval of the Royal Vista Residential Project for Los Angeles County.

Sincerely,

Claudia Oliveira your organization Claudiaoliveira@dtlachamber.com

From: Rafael Andrade

To: <u>Joshua Huntington</u>; <u>Marie Pavlovic</u>; <u>Erica G. Aguirre</u>

Cc: Susan Tae; Elida Luna

Subject: FW: Please SUPPORT the Royal Vista Residential Project

Date: Monday, July 22, 2024 3:07:26 PM

FYI

RAFAEL ANDRADE

SENIOR TYPIST-CLERK, Operations & Major Projects (OMP)

Office: (213) 974-6409 • Direct: (213) 974-6557

Email: randrade@planning.lacounty.gov

From: David Honda < David. Honda. 633931554@advocatesmessage.com >

Sent: Monday, July 22, 2024 3:06 PM

To: EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>

Subject: Please SUPPORT the Royal Vista Residential Project

CAUTION: External Email. Proceed Responsibly.

Dear LA County Board of Supervisors & LA County Regional Planning Commission,

I'm writing urgently to ask you to please SUPPORT the Royal Vista Residential Project in unincorporated Rowland Heights.

We are in a housing crisis, where every new housing unit makes a difference. This project represents an important opportunity to deliver 360 new housing units close to public transportation and job centers. Importantly, nearly one-quarter of the homes are reserved for sale as affordable moderate-income or middle-income units to accommodate a variety of income levels.

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For these reasons and more, I urge your approval of the Royal Vista Residential Project for Los Angeles County.

Sincerely,

David Honda your organization dhonda1@yahoo.com 34a

From: Rafael Andrade CL-35

To: <u>Joshua Huntington</u>; <u>Marie Pavlovic</u>; <u>Erica G. Aguirre</u>

Cc: Susan Tae; Elida Luna

Subject: FW: Please SUPPORT the Royal Vista Residential Project

Date: Monday, July 22, 2024 11:51:14 AM

FYI

RAFAEL ANDRADE

SENIOR TYPIST-CLERK, Operations & Major Projects (OMP)

Office: (213) 974-6409 • Direct: (213) 974-6557

Email: randrade@planning.lacounty.gov

From: David Englin < David. Englin. 636421634@advocatefor.me>

Sent: Monday, July 22, 2024 11:49 AM

To: EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>

Subject: Please SUPPORT the Royal Vista Residential Project

CAUTION: External Email. Proceed Responsibly.

Dear LA County Board of Supervisors & LA County Regional Planning Commission,

I'm writing urgently to ask you to please SUPPORT the Royal Vista Residential Project in unincorporated Rowland Heights.

We are in a housing crisis, where every new housing unit makes a difference. This project represents an important opportunity to deliver 360 new housing units close to public transportation and job centers. Importantly, nearly one-quarter of the homes are reserved for sale as affordable moderate-income or middle-income units to accommodate a variety of income levels.

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For these reasons and more, I urge your approval of the Royal Vista Residential Project for Los Angeles County.

Sincerely,

David Englin BizFed david.englin@gmail.com 35a

From: Rafael Andrade CL-36

To: <u>Joshua Huntington; Marie Pavlovic; Erica G. Aguirre</u>

Cc: <u>Susan Tae</u>; <u>Elida Luna</u>

Subject: FW: Please SUPPORT the Royal Vista Residential Project

Date: Monday, July 22, 2024 3:11:14 PM

FYI

RAFAEL ANDRADE

SENIOR TYPIST-CLERK, Operations & Major Projects (OMP)

Office: (213) 974-6409 • Direct: (213) 974-6557

Email: randrade@planning.lacounty.gov

From: Diana Waters < Diana. Waters. 633834603@grsdelivery.com>

Sent: Monday, July 22, 2024 3:10 PM

To: EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>

Subject: Please SUPPORT the Royal Vista Residential Project

CAUTION: External Email. Proceed Responsibly.

Dear LA County Board of Supervisors & LA County Regional Planning Commission,

I'm writing urgently to ask you to please SUPPORT the Royal Vista Residential Project in unincorporated Rowland Heights.

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For these reasons and more, I urge your approval of the Royal Vista Residential Project for Los Angeles County.

Sincerely,

Diana Waters
Ignite!
dianawaters09@gmail.com

36a

From: Rafael Andrade

To: <u>Joshua Huntington</u>; <u>Marie Pavlovic</u>; <u>Erica G. Aguirre</u>

Cc: Susan Tae; Elida Luna

Subject: FW: Please SUPPORT the Royal Vista Residential Project

Date: Monday, July 22, 2024 3:00:03 PM

FYI

RAFAEL ANDRADE

SENIOR TYPIST-CLERK, Operations & Major Projects (OMP)

Office: (213) 974-6409 • Direct: (213) 974-6557

Email: randrade@planning.lacounty.gov

From: Greg Astorian < Greg. Astorian. 633927308@grsdelivery.com>

Sent: Monday, July 22, 2024 2:57 PM

To: EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>

Subject: Please SUPPORT the Royal Vista Residential Project

CAUTION: External Email. Proceed Responsibly.

Dear LA County Board of Supervisors & LA County Regional Planning Commission,

I'm writing urgently to ask you to please SUPPORT the Royal Vista Residential Project in unincorporated Rowland Heights.

We are in a housing crisis, where every new housing unit makes a difference. This project represents an important opportunity to deliver 360 new housing units close to public transportation and job centers. Importantly, nearly one-quarter of the homes are reserved for sale as affordable moderate-income or middle-income units to accommodate a variety of income levels.

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For these reasons and more, I urge your approval of the Royal Vista Residential Project for Los Angeles County.

Sincerely,

Greg Astorian
Glendale Association of Realtors
gregastorian@gmail.com

37a

From: Rafael Andrade CL-38

To: <u>Joshua Huntington; Marie Pavlovic; Erica G. Aguirre</u>

Cc: Susan Tae; Elida Luna

Subject: FW: Please SUPPORT the Royal Vista Residential Project

Date: Monday, July 22, 2024 3:27:27 PM

FYI

RAFAEL ANDRADE

SENIOR TYPIST-CLERK, Operations & Major Projects (OMP)

Office: (213) 974-6409 • Direct: (213) 974-6557

Email: randrade@planning.lacounty.gov

From: Ira Bland < Ira. Bland.633930508@p2a.co>

Sent: Monday, July 22, 2024 3:24 PM

To: EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>

Subject: Please SUPPORT the Royal Vista Residential Project

CAUTION: External Email. Proceed Responsibly.

Dear LA County Board of Supervisors & LA County Regional Planning Commission,

I'm writing urgently to ask you to please SUPPORT the Royal Vista Residential Project in unincorporated Rowland Heights.

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For these reasons and more, I urge your approval of the Royal Vista Residential Project for Los Angeles County.

Sincerely,

Ira Bland your organization ira@irabland4realestate.com 38a

From: Rafael Andrade

To: <u>Joshua Huntington</u>; <u>Marie Pavlovic</u>; <u>Erica G. Aguirre</u>

Cc: Susan Tae; Elida Luna

Subject: FW: Please SUPPORT the Royal Vista Residential Project

Date: Monday, July 22, 2024 3:38:25 PM

FYI

RAFAEL ANDRADE

SENIOR TYPIST-CLERK, Operations & Major Projects (OMP)

Office: (213) 974-6409 • Direct: (213) 974-6557

Email: randrade@planning.lacounty.gov

From: Jheri Heetland < Jheri. Heetland. 633930405@advocatesmessage.com >

Sent: Monday, July 22, 2024 3:37 PM

To: EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>

Subject: Please SUPPORT the Royal Vista Residential Project

CAUTION: External Email. Proceed Responsibly.

Dear LA County Board of Supervisors & LA County Regional Planning Commission,

I'm writing urgently to ask you to please SUPPORT the Royal Vista Residential Project in unincorporated Rowland Heights.

We are in a housing crisis, where every new housing unit makes a difference. This project represents an important opportunity to deliver 360 new housing units close to public transportation and job centers. Importantly, nearly one-quarter of the homes are reserved for sale as affordable moderate-income or middle-income units to accommodate a variety of income levels.

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For these reasons and more, I urge your approval of the Royal Vista Residential Project for Los Angeles County.

Sincerely,

Jheri Heetland Chatsworth Porter Ranch Chamber exec@chatsworthchamber.com 39a

From: <u>Elida Luna</u>

To: Marie Pavlovic; Joshua Huntington

Cc: Rafael Andrade; Susan Tae

Subject: FW: Please SUPPORT the Royal Vista Residential Project

Date: Tuesday, July 23, 2024 6:34:29 AM

FYI

ELIDA LUNA (she/her/hers)

COMMISSION SECRETARY, Operations & Major Projects (OMP)

Direct: (213) 974-6409

Email: eluna@planning.lacounty.gov

From: John Dewitt < John. Dewitt. 633926513@foradvocacy.com>

Sent: Monday, July 22, 2024 7:50 PM

To: EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>

Subject: Please SUPPORT the Royal Vista Residential Project

CAUTION: External Email. Proceed Responsibly.

Dear LA County Board of Supervisors & LA County Regional Planning Commission,

I'm writing urgently to ask you to please SUPPORT the Royal Vista Residential Project in unincorporated Rowland Heights.

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For these reasons and more, I urge your approval of the Royal Vista Residential Project for Los Angeles County.

Sincerely,

John Dewitt
El Monte/South El Monte Chamber of Commerce
jedi@jedewitt.com

40a

From: <u>Elida Luna</u>

To: <u>Marie Pavlovic</u>; <u>Joshua Huntington</u>

Cc: Rafael Andrade

Subject: FW: Please SUPPORT the Royal Vista Residential Project

Date: Monday, July 22, 2024 5:02:09 PM

FYI

ELIDA LUNA (she/her/hers)

COMMISSION SECRETARY, Operations & Major Projects (OMP)

Direct: (213) 974-6409

Email: eluna@planning.lacounty.gov

From: Jon Conk < Jon.Conk.633827023@foradvocacy.com>

Sent: Monday, July 22, 2024 5:02 PM

To: EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>

Subject: Please SUPPORT the Royal Vista Residential Project

CAUTION: External Email. Proceed Responsibly.

Dear LA County Board of Supervisors & LA County Regional Planning Commission,

I'm writing urgently to ask you to please SUPPORT the Royal Vista Residential Project in unincorporated Rowland Heights.

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For these reasons and more, I urge your approval of the Royal Vista Residential Project for Los Angeles County.

Sincerely,

Jon Conk
Project Dimensions
jconk@projectdimensions.com

41a

From: <u>DRP Public Comment</u>

To: <u>Marie Pavlovic</u>; <u>Joshua Huntington</u>

Cc: Rafael Andrade

Subject: FW:

Date: Tuesday, July 23, 2024 10:23:45 AM

FYI

ELIDA LUNA (she/her/hers)

COMMISSION SECRETARY, Operations & Major Projects (OMP)

Direct: (213) 974-6409

Email: eluna@planning.lacounty.gov

From: Mi Hwa Jun <mjun050560@gmail.com>

Sent: Tuesday, July 23, 2024 9:58 AM

To: DRP Public Comment < comment@planning.lacounty.gov>

Subject:

CAUTION: External Email. Proceed Responsibly.

Dear

Commisioner who is planing for royal vista housing project

This is mi hwa jun who is waiting for your approval the housing project for resident Your approve will make me to have opportunity to change my life I hope this project will pass sooner to develope the area which is not enough housing plan

Please consider this for

42a

From: Rafael Andrade

To: Joshua Huntington; Marie Pavlovic; Erica G. Aguirre

Cc: Susan Tae; Elida Luna

Subject: FW: Please SUPPORT the Royal Vista Residential Project

Date: Monday, July 22, 2024 3:02:52 PM

FYI

RAFAEL ANDRADE

SENIOR TYPIST-CLERK, Operations & Major Projects (OMP)

Office: (213) 974-6409 • Direct: (213) 974-6557

Email: randrade@planning.lacounty.gov

From: Nancy Starczyk <Nancy.Starczyk.633932270@advocacymessages.com>

Sent: Monday, July 22, 2024 3:01 PM

To: EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>

Subject: Please SUPPORT the Royal Vista Residential Project

CAUTION: External Email. Proceed Responsibly.

Dear LA County Board of Supervisors & LA County Regional Planning Commission,

I'm writing urgently to ask you to please SUPPORT the Royal Vista Residential Project in unincorporated Rowland Heights.

We are in a housing crisis, where every new housing unit makes a difference. This project represents an important opportunity to deliver 360 new housing units close to public transportation and job centers. Importantly, nearly one-quarter of the homes are reserved for sale as affordable moderate-income or middle-income units to accommodate a variety of income levels.

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For these reasons and more, I urge your approval of the Royal Vista Residential Project for Los Angeles County.

Sincerely,

Nancy Starczyk Southland Regional Association of Realtors nancy@elitestates.com

43a

From: Elida Luna

To: Marie Pavlovic; Joshua Huntington Cc: Rafael Andrade; Susan Tae

Subject: FW: Please SUPPORT the Royal Vista Residential Project

Date: Monday, July 22, 2024 6:13:22 PM

FYI

ELIDA LUNA (she/her/hers)

COMMISSION SECRETARY, Operations & Major Projects (OMP)

Direct: (213) 974-6409

Email: eluna@planning.lacounty.gov

From: Nef Cortez < Nef. Cortez. 633859044@advocatesmessage.com>

Sent: Monday, July 22, 2024 6:13 PM

To: EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>

Subject: Please SUPPORT the Royal Vista Residential Project

CAUTION: External Email. Proceed Responsibly.

Dear LA County Board of Supervisors & LA County Regional Planning Commission,

I'm writing urgently to ask you to please SUPPORT the Royal Vista Residential Project in unincorporated Rowland Heights.

We are in a housing crisis, where every new housing unit makes a difference. This project represents an important opportunity to deliver 360 new housing units close to public transportation and job centers. Importantly, nearly one-quarter of the homes are reserved for sale as affordable moderate-income or middle-income units to accommodate a variety of income levels.

CL-44

This creative for-sale, owner-occupied housing proposal is also sensitive to the adjacent existing neighborhoods, maintaining 35% of the project site as open space, greenway buffers and trails for public use. In addition, it is estimated to generate more than \$2.86 million annually for the County and more than 1,170 construction jobs.

For these reasons and more, I urge your approval of the Royal Vista Residential Project for Los Angeles County.

Sincerely,

Nef Cortez Nationwide Cost Recovery Services nef.ncrs@gmail.com

44a

From: DRP Public Comment

To: <u>Joshua Huntington</u>; <u>Erica G. Aguirre</u>; <u>Marie Pavlovic</u>

Cc: <u>Elida Luna</u>; <u>Susan Tae</u>

Subject: FW: Royal Vista Housing Project **Date:** Monday, July 22, 2024 6:59:57 AM

FYI

RAFAEL ANDRADE

SENIOR TYPIST-CLERK, Operations & Major Projects (OMP)

Office: (213) 974-6409 • Direct: (213) 974-6557

Email: randrade@planning.lacounty.gov

From: joanne park <msjoannepark@yahoo.com>

Sent: Friday, July 19, 2024 9:19 AM

To: DRP Public Comment < comment@planning.lacounty.gov>

Subject: Royal Vista Housing Project

CAUTION: External Email. Proceed Responsibly.

Good morning Madame Chair and Regional Planning Commissioners.

My name is Joanne Park and I am here to urge your support for the Royal Vista Residential Project in Rowland Heights.

- This Project is an important redevelopment of 75 acres of a now closed golf course.
- Most importantly it will replace this vacant, underutilized site for 360 new units of needed housing.
- The Project will also provide much needed and desired publicly accessible open space.
- It will help meet growing local and regional needs by increasing our housing supply across various income levels.
- By including 82 units of affordable housing, there will be options for first-time homebuyers and the middle income workforce.
- This is an ideal site as it is located near existing infrastructure, community resources, schools and jobs.

Please support this Project to help address housing needs of the County. We have been looking for a home for my family for years. We ask to support this initiative so that young families like mine can be home owners and live in the area we really love. We are committed and part of the community for many years now. As a public school teacher and my husband as a aerospace engineer, we look forward to exploring schools and community in the city as well as being able to raise our family in a

45a

community of other young families with diverse backgrounds.	45a Cont.
Thank you,	
Joanne	

From: Rafael Andrade

To: <u>Joshua Huntington</u>; <u>Marie Pavlovic</u>; <u>Erica G. Aguirre</u>

Cc: Susan Tae; Elida Luna

Subject: FW: Please SUPPORT the Royal Vista Residential Project

Date: Monday, July 22, 2024 3:05:34 PM

FYI

RAFAEL ANDRADE

SENIOR TYPIST-CLERK, Operations & Major Projects (OMP)

Office: (213) 974-6409 • Direct: (213) 974-6557

Email: randrade@planning.lacounty.gov

From: Suzy Gold <Suzy.Gold.633846538@advocatesmessage.com>

Sent: Monday, July 22, 2024 3:04 PM

To: EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>

Subject: Please SUPPORT the Royal Vista Residential Project

CAUTION: External Email. Proceed Responsibly.

Dear LA County Board of Supervisors & LA County Regional Planning Commission,

I'm writing urgently to ask you to please SUPPORT the Royal Vista Residential Project in unincorporated Rowland Heights.

We are in a housing crisis, where every new housing unit makes a difference. This project represents an important opportunity to deliver 360 new housing units close to public transportation and job centers. Importantly, nearly one-quarter of the homes are reserved for sale as affordable moderate-income or middle-income units to accommodate a variety of income levels.

This creative for-sale, owner-occupied housing proposal is also sensitive to the adjacent existing neighborhoods, maintaining 35% of the project site as open space, greenway buffers and trails for public use. In addition, it is estimated to generate more than \$2.86 million annually for the County and more than 1,170 construction jobs.

For these reasons and more, I urge your approval of the Royal Vista Residential Project for Los Angeles County.

Sincerely,

Suzy Gold New California Coalition suzy@goodfightpolitical.com 46a

From: <u>Elida Luna</u>

To: <u>Marie Pavlovic; Joshua Huntington</u>
Cc: <u>Susan Tae; Rafael Andrade</u>

Subject: FW: Please SUPPORT the Royal Vista Residential Project

Date: Monday, July 22, 2024 7:46:11 PM

FYI

ELIDA LUNA (she/her/hers)

COMMISSION SECRETARY, Operations & Major Projects (OMP)

Direct: (213) 974-6409

Email: eluna@planning.lacounty.gov

From: Trent Noll < Trent. Noll. 709214068@grassrootsmessage.com>

Sent: Monday, July 22, 2024 7:45 PM

To: EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>

Subject: Please SUPPORT the Royal Vista Residential Project

CAUTION: External Email. Proceed Responsibly.

Dear LA County Board of Supervisors & LA County Regional Planning Commission,

I'm writing urgently to ask you to please SUPPORT the Royal Vista Residential Project in unincorporated Rowland Heights.

We are in a housing crisis, where every new housing unit makes a difference. This project represents an important opportunity to deliver 360 new housing units close to public transportation and job centers. Importantly, nearly one-quarter of the homes are reserved for sale as affordable moderate-income or middle-income units to accommodate a variety of income levels.

This creative for-sale, owner-occupied housing proposal is also sensitive to the adjacent existing neighborhoods, maintaining 35% of the project site as open space, greenway buffers and trails for public use. In addition, it is estimated to generate more than \$2.86 million annually for the County and more than 1,170 construction jobs.

For these reasons and more, I urge your approval of the Royal Vista Residential Project for Los Angeles County.

Sincerely,

Trent Noll your organization Tnoll@smpinc.net 47a

From: Rafael Andrade

To: <u>Joshua Huntington</u>; <u>Marie Pavlovic</u>; <u>Erica G. Aguirre</u>

Cc: Susan Tae; Elida Luna

Subject: FW: Please SUPPORT the Royal Vista Residential Project

Date: Monday, July 22, 2024 3:37:49 PM

FYI

RAFAEL ANDRADE

SENIOR TYPIST-CLERK, Operations & Major Projects (OMP)

Office: (213) 974-6409 • Direct: (213) 974-6557

Email: randrade@planning.lacounty.gov

From: Yu-Shan Teng < YuShan. Teng. 633842761@yourconstituent.com>

Sent: Monday, July 22, 2024 3:37 PM

To: EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>

Subject: Please SUPPORT the Royal Vista Residential Project

CAUTION: External Email. Proceed Responsibly.

Dear LA County Board of Supervisors & LA County Regional Planning Commission,

I'm writing urgently to ask you to please SUPPORT the Royal Vista Residential Project in unincorporated Rowland Heights.

We are in a housing crisis, where every new housing unit makes a difference. This project represents an important opportunity to deliver 360 new housing units close to public transportation and job centers. Importantly, nearly one-quarter of the homes are reserved for sale as affordable moderate-income or middle-income units to accommodate a variety of income levels.

This creative for-sale, owner-occupied housing proposal is also sensitive to the adjacent existing neighborhoods, maintaining 35% of the project site as open space, greenway buffers and trails for public use. In addition, it is estimated to generate more than \$2.86 million annually for the County and more than 1,170 construction jobs.

For these reasons and more, I urge your approval of the Royal Vista Residential Project for Los Angeles County.

Sincerely,

Yu-Shan Teng
Dexen Industries, Inc.
yushan@dexen.com

48a

From: <u>DRP Public Comment</u>

To: Marie Pavlovic; Joshua Huntington
Cc: Rafael Andrade; Susan Tae

Subject: FW: Final Environmental Impact Report for the Royal Vista Residential and Parks Project (Project No. PRJ2021-

002011)

Date: Monday, July 22, 2024 7:48:16 PM
Attachments: RHCCC-LA COUNTY PLANNING.pdf

FYI

ELIDA LUNA (she/her/hers)

COMMISSION SECRETARY, Operations & Major Projects (OMP)

Direct: (213) 974-6409

Email: eluna@planning.lacounty.gov

From: Yvette Romo <ymromo4@gmail.com>

Sent: Monday, July 22, 2024 6:40 PM

To: DRP Public Comment <comment@planning.lacounty.gov>

Subject: Final Environmental Impact Report for the Royal Vista Residential and Parks Project (Project

No. PRJ2021-002011)

CAUTION: External Email. Proceed Responsibly.

Dear Planning Commission:

The Rowland Heights Community Council ('RHCCC") has reviewed the Final Environmental Impact Report (FEIR) from Los Angeles County.

Please review the issues the RHCCC would like you to address in the attached letter from the community.

Thank you, Yvette Romo RHCCC President



ROWLAND HEIGHTS COMMUNITY COORDINATING COUNCIL

"IMPROVING OUR COMMUNITY"

WWW.ROWLAND-HEIGHTS.COM

P.O. Box 8171 Rowland Heights California 91748

Email: rhccc4RH@gmail.com

President Yvette Romo

Vice Presidents
Denise Jackman
Maria Kramer

Recording Secretary
Wanda Ewing

Corresponding Secretary Open

> Treasurer Linda Kuo

Historian
Jacques Darrow Carr

Past President Cary Chen July 20, 2024

Los Angeles County Planning Commission 320 West Temple Street Los Angeles, CA 90012

Subject: Final Environmental Impact Report for the Royal Vista Residential and Parks Project (Project No. PRJ2021-002011)

Dear Planning Commission:

The Rowland Heights Community Coordinating Council ("RHCCC") has reviewed the Final Environmental Impact Report (FEIR) from the Los Angeles County Department of Regional Planning ("LACDRP") for the Royal Vista Residential and Parks Project ("Project"). RHCCC appreciates the opportunity to provide comments regarding aspects of the Project that will affect the Rowland Heights community.

RHCCC is an organization formed to serve as a liaison between the local community and various entities such as local government, businesses, schools, and nonprofit organizations. Its purposes include community representation of interests and concerns of the residents to Los Angeles County and other relevant governmental entities. It serves as a platform for community members to voice their opinions and address local issues. The council disseminates important information to the community and advocates for policies or changes that align with the interests and needs of the community in areas such as infrastructure, public safety, housing, economic development, and education.

After review of the FEIR, RHCCC would like to highlight certain issues the FEIR has not adequately addressed pertaining to environmental impacts of this Project. 49a

1. Traffic

Although the lead agency analyzed traffic impact in the immediate project surroundings, the FEIR lacks a comprehensive traffic analysis for the anticipated increase in vehicles along Colima Rd. between Desire Ave. and S. Larkvane Rd., an area already prone to persistent traffic congestion. The deterioration of traffic congestions and mitigations of such congestions have not been studied nor addressed. This area of traffic congestion is one of the greatest concerns for Rowland Heights residents.

49b

2. Sunjoint Development

The western portion of the golf course has been sold to Sunjoint Development, LLC ("Sunjoint"). Sunjoint is proposing 1,591 homes, including 1,261 apartment units directly adjacent to the Project. The FEIR failed to address the cumulative effect of the Sunjoint project regarding traffic congestion, water supplies, air quality and noise. Cumulative impacts refer to the effects of a project when combined with other reasonably foreseeable future projects. The purpose of studying cumulative effects under CEQA is to understand the combined potential adverse effects of multiple projects on the environment over time and implement mitigating measures to minimize negative environmental effects on the community.

49c

The lead agency has determined that the Notice of Preparation (NOP) release date for the Royal Vista Residential Project was October 13, 2022. This date establishes the cut-off for considering cumulative projects, as per CEQA Guidelines Section 15125(a). However, upon further reading, CEQA Guidelines Section 15125(a) also provides:

"Where existing conditions change or fluctuate over time, and where necessary to provide the most accurate picture practically possible of the project's impacts, a lead agency may define existing conditions by referencing historic conditions, or conditions expected when the project becomes operational, or both, that are supported with substantial evidence. In addition, a lead agency may also use baselines consisting of both existing conditions and projected future conditions that are supported by reliable projections based on substantial evidence in the record."

By excluding the Sunjoint project from the cumulative analysis, the FIER fails to provide an accurate assessment of the project's impacts on the surrounding neighborhoods.

On January 30, 2024, the Board of Supervisors approved the *East San Gabriel Valley Area Plan* which guides development decisions in 24 unincorporated communities within the East San Gabriel planning area. On a monthly basis, RHCCC Community Development Committee convened with Planning staff over a two year period to consider all aspects of land use (i.e. commercial, residential, mixed use and open space) in the Rowland Heights Community Plan. The updated plan continues to uphold the Royal Vista Golf Course as open space. RHCCC respectfully request the commission to uphold the Rowland Heights Community Plan and to deny the land use change.

We appreciate the opportunity to comment on aspects of this Project that will impact the Rowland Heights community.

Sincerely.

Yvette Romo

President, RHCCC

CC: Ryan Serrano - First District

49c Cont. From: DRP Public Comment

To: Joshua Huntington; Marie Pavlovic CL-50

Cc: Rafael Andrade
Subject: FW: Royal Vista

Date: Wednesday, July 24, 2024 11:57:21 AM

FYI

ELIDA LUNA (she/her/hers)

COMMISSION SECRETARY, Operations & Major Projects (OMP)

Direct: (213) 974-6409

Email: eluna@planning.lacounty.gov

----Original Message----

From: Coleen <cmeski3@yahoo.com> Sent: Wednesday, July 24, 2024 11:50 AM

To: DRP Public Comment < comment@planning.lacounty.gov>

Subject: Royal Vista

CAUTION: External Email. Proceed Responsibly.

Public comment

July 24, 2024 Agenda item #7 Coleen Garcia Cmeski3@yahoo.com

Comment to Senator Archuleta:

More housing will not help declining enrollment. It is due to families leaving California and lower birthrate.

It has been completely unfair to cut our time to one minute.

Traffic is a huge issue. 2 traffic deaths at Walnut Leaf and Colima. We were told there needs to be 3 deaths to put in a signal.

There will not be any affordable housing.

Morning Sun homes have been damaged due to construction in Diamond Bar across the street. We moved here because of the open space and now we are being enclosed.

Hope this is being read and considered.

Sincerely, Coleen Garcia Sent from my iPhone 50a

50c

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From: <u>DRP Public Comment</u>

To: <u>Joshua Huntington</u>; <u>Marie Pavlovic</u>

Cc: Rafael Andrade

Subject: FW: Question and concern

Date: Wednesday, July 24, 2024 11:18:39 AM

FYI

ELIDA LUNA (she/her/hers)

COMMISSION SECRETARY, Operations & Major Projects (OMP)

Direct: (213) 974-6409

Email: eluna@planning.lacounty.gov

----Original Message-----

From: Vivian <vli>vliu0321@yahoo.com> Sent: Wednesday, July 24, 2024 11:12 AM

To: DRP Public Comment < comment@planning.lacounty.gov>

Cc: Vivian Liu <vivian.liu@viewsonic.com>

Subject: Question and concern

CAUTION: External Email. Proceed Responsibly.

Dear all

My concerns and questions as below: Because of building more homes:

- 1. Traffic will be the serious concern in the future.
- 2. Water usage will be the warning in the future.
- 3. Is it really affordable housing pricing under the situation of current bad economy?
- 4. Low income level- you should set up it's married / single/ head of household , and many situation can affect the financial concern.
- 5. From human being's nature, you should be considerate, nice, kind about neighbor's safety. After shutting down the golf course, have the property owners ever thought about overgrown bushes/ weeds/trees which cause coyotes becoming our neighbors, also hot weather will cause unexpected fire? but property owners didn't consider /care until I tried many different calls and then arranging the grass cleaning.

To be honest with you, without kindly considering about neighbors safety, how can we expect the property owners / builders really care about the whole neighborhood in a nice way or they only consider about money/ tax collections?

Thanks Meng Liu

Sent from my iPhone

From: Johnny Wong
To: DRP Public Comment

Cc: Marie Pavlovic; Amy Bodek; Duran-Medina, Guadalupe; Rehman, Waqas; Chen, Cindy; Moreno, Andrea; Serrano,

Ryan; saveroyalvista; Heidi Wong

Subject: PRJ2021-002011 Royal Vista Residential Project

Date: Wednesday, July 24, 2024 2:06:19 AM

Importance: High

CAUTION: External Email. Proceed Responsibly.

This is to provide public comment for the record to agenda item number 7 for Public Hearing on July 24, 2024 - Wednesday. Our names are Johnny Wong and Tin Mei Wong. Our email addresses are johnnywyt@msn.com and heiditmwong@yahoo.com. We are not the applicant.

We express our strong opposition to the proposed housing development in our neighborhood because this project would have a detrimental impact on our community.

First and foremost, the development of 360 units will greatly strain our local infrastructure. The addition of hundreds of new residents will bring thousands more vehicles to the surrounding areas, exacerbating and extending traffic congestion and problems to local streets and destroying our quiet neighborhoods. This will make daily commutes more difficult, increasing traffic accidents and causing injuries to pedestrians and residents. The increase in population density will lead to increased traffic congestion, noise pollution, and strain on our public services.

Additionally, the construction of this project would result in significant environmental damage, destroying natural habitats and putting wildlife at risk. It will strain the emergency services. Increased traffic congestion will slow down emergency response times. Every minute of delay in emergency response can significantly impact the outcomes of medical emergencies, fires, and other urgent situations.

The proposed development will limit groundwater permeability, leading to increased runoff and flooding during heavy rainfall. The permeable ground on Royal Vista will vanish and cannot replenish the Puente Basin aquifer by allowing rainwater to seep into the earth. There will be no more sustainable and reliable source of groundwater and rainwater cannot be absorbed due to loss of permeable surfaces.

Water quality protection will deteriorate with no open spaces to act as buffers, filter pollutants and prevent runoff from reaching rivers and streams, which benefits aquatic life. The loss of these natural buffers will degrade water quality in our local waterways.

In conclusion, this project is simply not appropriate for our neighborhoods, and we strongly urge you to reconsider this proposed housing development.

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Thank you.

Sincerely,

Johnny and Tin Mei Wong

1217 Calbourne Drive, Diamond Bar

From: DRP Public Comment CL-53

To: <u>Joshua Huntington</u>; <u>Marie Pavlovic</u>

Cc: Rafael Andrade

Subject: FW: PRJ2021-002011 Royal Vista Residential Project

Date: Wednesday, July 24, 2024 11:16:40 AM

FYI

ELIDA LUNA (she/her/hers)

COMMISSION SECRETARY, Operations & Major Projects (OMP)

Direct: (213) 974-6409

Email: eluna@planning.lacounty.gov

----Original Message-----

From: nerissa328@gmail.com <nerissa328@gmail.com>

Sent: Wednesday, July 24, 2024 11:08 AM

To: DRP Public Comment < comment@planning.lacounty.gov > Subject: PRJ2021-002011 Royal Vista Residential Project

CAUTION: External Email. Proceed Responsibly.

My name is Nerissa Young, and I am a resident of the golf course. I strongly oppose the proposed development of a 360-unit community on our beloved golf course. This development poses significant risks and adverse impacts that will affect not just the environment, but also our community's well-being and quality of life.

Environmental Impact

First and foremost, the environmental impact of this development cannot be overstated. Our golf course is home to diverse wildlife, including many species of birds, small mammals, and plant life. The destruction of this green space will result in:

- 1. Loss of Habitat: Hundreds of animals and plants will lose their natural habitat, leading to a decline in local biodiversity.
- 2. Water Drainage and Flooding: The impermeable surfaces of a large housing development will increase runoff, potentially causing flooding in surrounding areas. This could strain our existing drainage systems.
- 3. Air and Water Quality: Construction activities will lead to increased dust and pollution, affecting air quality. Furthermore, increased usage of water resources for new homes could impact the water quality in the area.

Economic Impact

While proponents of the development argue that it will bring economic benefits, the long-term economic costs far outweigh any short-term gains:

- 1. Decrease in Property Values: The loss of green space and increased density can lead to a decrease in property values for existing homes in the area.
- 2. Increased Taxes and Fees: The community will bear the cost of expanding infrastructure and services, including roads, schools, and public utilities, leading to higher taxes and fees for residents.

Social Impact

The social fabric of our community is at risk due to:

- 1. Overcrowding: Adding 360 new units will lead to overcrowded schools, parks, and public spaces, diminishing the quality of life for all residents.
- 2. Traffic Congestion: The influx of new residents will exacerbate traffic congestion, increasing commute times and

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the risk of accidents.

3. Noise Pollution: Construction and increased population density will result in higher noise levels, disturbing the peace and tranquility that residents currently enjoy.

53c Cont.

Community Health

The health and well-being of our community members are also at stake:

- 1. Reduced Green Space: Our golf course serves as a crucial green space, providing residents with a place for recreation, relaxation, and exercise. Losing this area would negatively impact mental and physical health.
- 2. Stress and Anxiety: The potential disruptions and uncertainties brought about by this development can lead to increased stress and anxiety among residents.

53d

Conclusion

In conclusion, the proposed development on our golf course is not just an environmental issue; it's a community issue. The potential negative impacts on our environment, economy, social fabric, and health are too significant to ignore. I urge the planning committee and all stakeholders to reconsider this proposal and prioritize the well-being of our community and the preservation of our natural spaces.

Let us work together to find sustainable development solutions that respect our environment and enhance the quality of life for all residents.

Thank you. Nerissa From: <u>DRP Public Comment</u>

To: <u>Joshua Huntington</u>; <u>Marie Pavlovic</u>

Cc: Elida Luna

Subject: FW: agenda item #7 / not the applicant/ PRJ2021-002011, Royal Vista Residential Project

Date: Tuesday, July 23, 2024 11:05:04 AM

FYI

RAFAEL ANDRADE

SENIOR TYPIST-CLERK, Operations & Major Projects (OMP)

Office: (213) 974-6409 • Direct: (213) 974-6557

Email: randrade@planning.lacounty.gov

From: Patricia Byrd <byrdchatter23@yahoo.com>

Sent: Tuesday, July 23, 2024 10:34 AM

To: DRP Public Comment < comment@planning.lacounty.gov>

Subject: agenda item #7 / not the applicant/ PRJ2021-002011, Royal Vista Residential Project

CAUTION: External Email. Proceed Responsibly.

Patricia Byrd 19718 Heathridge Circle, Walnut, Calif. 91789 909 5950405 byrdchatter23@ yahoo.com

I am totally opposed to this project. I have been at this address for 52 years and have seen many changes. The traffic is horrible now and with the addition with all the proposed additional 1500 plus additional units and vehicles will make it more of a nightmare for our community as far as traffic and traffic

accidents. People will be using the neighborhood streets to get to Colima because of the backups on Fairway and Walnut exits. The City has not backed

their residents in any meaningful way and that is a disgrace. We are the ones who live here and it is we the home owners and the children that will be

affected in many, many ways. The planning commission seems to think we do not care what is done to our neighborhoods and although we have a small voice in things that are planned for us, WE ALL ABSOLUTLY CARE !!!!!

54a

From: **DRP Public Comment**

Joshua Huntington; Marie Pavlovic To:

Cc: Elida Luna

Subject: FW: Sunjoint Development and The Royal Vista Golf Course Project

Date: Tuesday, July 23, 2024 12:22:19 PM

FYI

RAFAEL ANDRADE

SENIOR TYPIST-CLERK, Operations & Major Projects (OMP)

Office: (213) 974-6409 • Direct: (213) 974-6557

Email: randrade@planning.lacounty.gov

From: Jacques Carr <secretaryjacquesdarrowcarr@gmail.com>

Sent: Tuesday, July 23, 2024 11:57 AM

To: DRP Public Comment < comment@planning.lacounty.gov>

Subject: Sunjoint Development and The Royal Vista Golf Course Project

CAUTION: External Email. Proceed Responsibly.

Sunjoint Development should be forced to survey and take into regard the effect that Fossil Fuel Emissions will have on Rowland Heights in the area between Desire and Larkvane and on Rowland Heights. There is already a very big issue with substandard Air Quality due to excessive auto emissions. In the area mentioned there is a 55 and Over Senior Apartment Complex. Fossil Fuel Particulates (Auto Exhaust Dust) is also an issue that I think should be considered. You know, when your nose starts itching and tickling you it isn't always allergies.

55a

From: <u>DRP Public Comment</u>

To: <u>Joshua Huntington</u>; <u>Marie Pavlovic</u>

Cc: Rafael Andrade
Subject: FW: Royal vista plan

Date: Wednesday, July 24, 2024 11:19:45 AM

FYI

ELIDA LUNA (she/her/hers)

COMMISSION SECRETARY, Operations & Major Projects (OMP)

Direct: (213) 974-6409

Email: eluna@planning.lacounty.gov

----Original Message----

From: Kayla Star

bridalmonogramss@gmail.com>

Sent: Wednesday, July 24, 2024 11:13 AM

To: DRP Public Comment < comment@planning.lacounty.gov>

Subject: Royal vista plan

CAUTION: External Email. Proceed Responsibly.

I'm writing to voice my concerns about the proposed 360-unit development on our golf course, specifically regarding traffic issues.

Adding so many new homes will severely increase traffic congestion in our area. Our roads are already busy, and this development will only make things worse. Commute times will rise, and the risk of accidents will go up. The increased traffic will also lead to more noise and pollution, impacting our daily lives.

Please reconsider this project and its potential impact on our community's traffic and quality of life.

Thanks for your attention.

Best,

Jimmy young

Sent from my iPhone

56a

From: <u>DRP Public Comment</u>

To: Joshua Huntington; Marie Pavlovic CL-57

Cc: Elida Luna

Subject: FW: Agenda item #7, Subject PRJ2021-002011, Royal Vista Residential Project

Date: Tuesday, July 23, 2024 7:51:23 AM

FYI

RAFAEL ANDRADE

SENIOR TYPIST-CLERK, Operations & Major Projects (OMP)

Office: (213) 974-6409 • Direct: (213) 974-6557

Email: randrade@planning.lacounty.gov

From: Linda Himes <familycat2@msn.com>

Sent: Tuesday, July 23, 2024 7:39 AM

To: DRP Public Comment < comment@planning.lacounty.gov>

Cc: contactsaverv@gmail.com

Subject: Agenda item #7, Subject PRJ2021-002011, Royal Vista Residential Project

CAUTION: External Email. Proceed Responsibly.

Linda Himes

familycat2@msn.com

909 706-5377

Not the applicant.

Subject: PRJ2021-002011, Royal Vista Residential Project.

I am writing to ask that you approve a modified plan for the Royal Vista Residential Plan. This plan would include only the proposed homes on Walnut Drive that are designed to be affordable. This is the only portion of the plan that addresses the housing shortage. To say that the entire development addresses the housing shortage is a ploy to get approval.

57a

Yes, there is a housing shortage and the county is addressing this issue in designated places throughout the county as evidenced by the many multiple dwelling structures being built in many neighboring communities. Rowland Heights doesn't need more housing, it needs more recreational space.

The county and the approved plan designed by the Rowland Heights Community Coordinating Council states that the rural nature must be preserved and that additional open spaces are needed. This is the perfect opportunity for LA County to show that Open Space and wellbeing for the environment and the people who live here are equally important. We can have both. A new model is needed, one where

57a Cont.

- Traffic is alleviated, not increased
- Ground water is replenished through permeability of natural landscapes
- Carbon dioxide is absorbed by plants instead of produced by additional higher density population
- Heat is absorbed by the open land rather than reflected by asphalt and buildings
- Stress on ALL living things is reduced rather than increased
- Biodiversity is encouraged rather than extinguished
- Carbon footprint is increased rather than decreased

Surely, a plan can be developed that recognizes the importance of preserving

what little space we have left in our community. Have you considered a botanical garden that would highlight the natural environment and educate our communities about the necessity of maintaining natural habitats while allowing for responsible development?

Surely there are ways to imagine more than the status quo of just more homes in an area that is already burdened by traffic, noise and air pollution in a community that was not master planned, but just sprung up. We deserve what communities like Irvine and Chino Hills have - more designated open space that serve the needs of a warming earth.

I urge you to be proactive and modify the proposed plan, eliminating all construction, except for the housing on Walnut Drive.

It is time that we choose to imagine a new LA County.

57a Cont. Sincerely, Linda Himes From: DRP Public Comment

To: <u>Joshua Huntington</u>; <u>Marie Pavlovic</u>

Cc: <u>DRP Public Comment</u>
Subject: FW: Royal Vista Project

Date: Wednesday, July 24, 2024 10:21:48 AM

FYI

ELIDA LUNA (she/her/hers)

COMMISSION SECRETARY, Operations & Major Projects (OMP)

Direct: (213) 974-6409

Email: eluna@planning.lacounty.gov

From: Lisa Valladares <jewels4lisa@aol.com> Sent: Wednesday, July 24, 2024 10:13 AM

To: DRP Public Comment < comment@planning.lacounty.gov>

Cc: saveroyalvista <saveroyalvista@gmail.com>

Subject: Royal Vista Project

CAUTION: External Email. Proceed Responsibly.

Subject: Urgent Plea for Community Consideration in New Home Building Projects

Dear Members of the Housing Commission,

I hope this message finds you well. I am writing to you on behalf of our community to express our profound concerns regarding the upcoming new home-building projects.

It is a well-known fact that in many new developments, community voices are often overshadowed by financial interests. While we understand the importance of economic factors in these projects, it is crucial to remember that the heart and soul of any community lie in its people. The residents of our community are deeply invested in the outcome of these projects and are earnestly seeking to be heard.

While we are opposed to development in our community, we strongly believe that if new construction is inevitable, it should be carried out with active participation and consideration of the community's needs and values. Our concerns are rooted in preserving our neighborhood's character, safety, and sustainability, and ensuring that any new developments enhance rather than detract from our quality of life.

Please, do not let our pleas fall on deaf ears. We urge you to prioritize the voices of the people who live here and who will be directly impacted by these projects. Your decision will set a precedent for how community concerns are valued in future developments. We are not merely asking for consideration; we are begging you to listen to us and work with us to create a future that benefits everyone.

Thank you for your time and attention to this matter. We look forward to your response and

58a

hope for a collaborative approach moving forward.

Sincerely, Julio and Lisa Valladares 1222 Tierra Luna, Walnut Ca. 91789

While these are not all the concerns, here are some I feel most strongly about:

1. Traffic Congestion:

- The addition of new homes typically results in more cars on the road, leading to longer commutes, increased accidents, and general traffic congestion. For example, getting to the 57 Freeway over Brea Canyon is already a nightmare. It is a one-lane road there and back, and it takes me 20 minutes to go less than 4 miles.

58b

- Our current road infrastructure is insufficient to handle increased traffic, necessitating expensive upgrades. The numerous potholes take forever to get fixed. Road rage is already up, and approving this project will only make it worse. The traffic here is unbearable, and we all suffer because everyone commutes.

2. Strain on Public Services:

- An influx of new residents will put a significant strain on schools, hospitals, and emergency services.
- Local governments will need to allocate more resources to infrastructure and services to meet growing demand. The police are already stretched thin, taking hours to respond to calls. This delay can mean life or death, rape, theft, torture, or child abduction. We need and want to appreciate our police saving us, not blame them for our traumas.

3. Environmental Impact:

- Building new homes leads to the loss of green spaces and wildlife habitats.
- Construction and development negatively affect local air and water quality and increase the risk of flooding due to reduced permeable ground surfaces. This greatly affects our health, well-being, cars, and home stability.

58d

58c

4. Property Values:

- New developments may decrease property values in the surrounding area.
- Changes to the neighborhood's character and aesthetics are significant worries for current residents. We bought our homes here for the tranquility of living on a golf course. The peace we cherish will be harshly disrupted by numerous new homes and townhomes.

58e

5. Noise and Pollution:

- Construction activities generate considerable noise, dust, and pollution.
- Increased population density and traffic will cause ongoing noise and pollution issues even after construction. The noise will be chaotic. We cherish our quiet and deserve it, just like those in less dense and more peaceful areas, likely where the board members live.

58f

6. Community Character:

- New developments may not align with the existing architectural style or the overall feel of the community.
 - There is also a risk of losing historical or culturally significant sites. Please don't let this

58g

happen.	58g Cont.
 7. Infrastructure Capacity: Local infrastructure, such as roads, sewage, and water supply systems, might not be adequate to support new developments. Concerns exist about whether utilities and services can sustain long-term growth. We already struggle with traffic, blackouts, and internet crashes. 	58h
8. Public Safety: - Higher population density leads to an increase in crime rates. Our police are already stretched so thin, and it is the community that is most affected. - Emergency services are already overburdened, compromising their response times. We deserve emergency services that can navigate through traffic and crime to save our lives. I am a mom and grandmother, and I am needed. My life, as well as everyone here, is worth living in peace and safety.	58i
 9. Economic Impact: Taxes will rise to fund necessary infrastructure and service upgrades, which many of us cannot afford. While the housing companies walk away with a fortune. Local businesses could face increased competition or disruptions during construction phases. 	58j
10. Affordable Housing: - There are concerns that new developments, labeled as affordable housing, may not be genuinely affordable, leading to foreclosures or rented rooms, bringing potentially unsafe individuals to the area. - Residents fear that new projects could lead to gentrification and the displacement of existing community members.	58k
 11. Green Spaces and Recreation: New developments often result in the loss of our only beautiful golf course, parks, trails, and recreational areas. Although developers promise parks, they often retract that promise as we are seeing each time they revise. This loss could negatively impact the community's health and well-being. Wildlife such as geese, owls, coyotes, birds, squirrels, raccoons, frogs, and rabbits thrive here and need the green space. Thousands of geese come to Royal Vista every year, raise their babies, and teach them to fly. It's not only a beautiful sight but their home will be lost. 	581
12. Flooding and Drainage: - More impermeable surfaces can lead to higher runoff and increased flooding risks. - Existing drainage systems might not handle additional water flow. Our area already struggles with this issue. I hear them come for hours at a time, draining the bad areas that will only get worse.	
These concerns highlight the importance of careful planning and community engagement when considering new home-building projects. Addressing these issues can help mitigate potential negative impacts and ensure that development benefits everyone.	58m
We share these concerns on behalf of the majority of this community, many of whom could not be here due to the unfair timing of this meeting.	

58m Cont.

We implore you to hear and validate our concerns and not approve this project.

Sincerely, Lisa and Julio Valladares 1222 Tierra Luna Walnut, Ca. 91789 From: <u>DRP Public Comment</u>

To: <u>Joshua Huntington</u>; <u>Marie Pavlovic</u>

Cc: Rafael Andrade

Subject: FW: Royal vista golf plan

Date: Wednesday, July 24, 2024 11:18:14 AM

FYI

ELIDA LUNA (she/her/hers)

COMMISSION SECRETARY, Operations & Major Projects (OMP)

Direct: (213) 974-6409

Email: eluna@planning.lacounty.gov

----Original Message-----

From: nerissa young <wo2kingking@gmail.com> Sent: Wednesday, July 24, 2024 11:12 AM

To: DRP Public Comment < comment@planning.lacounty.gov>

Subject: Royal vista golf plan

CAUTION: External Email. Proceed Responsibly.

I am writing to oppose the proposed 360-unit development on our golf course.

This project threatens local wildlife, increases flooding risks, and degrades air and water quality. It will likely decrease property values and raise taxes for expanded infrastructure. Overcrowding, traffic congestion, and noise pollution will harm our community's quality of life. Additionally, losing green space will negatively impact residents' mental and physical health.

Please reconsider this proposal for the sake of our community's well-being.

Thank you.

Sincerely,

Yuet Wong

59a

CL-59

From: <u>DRP Public Comment</u>

To: <u>Joshua Huntington</u>; <u>Marie Pavlovic</u>

Cc: DRP Public Comment CL-60
Subject: FW: My concerns

Date: Wednesday, July 24, 2024 10:22:48 AM

FYI

ELIDA LUNA (she/her/hers)

COMMISSION SECRETARY, Operations & Major Projects (OMP)

Direct: (213) 974-6409

Email: eluna@planning.lacounty.gov

----Original Message-----

From: Daniel Bodine <dbodine.solarsounds@gmail.com>

Sent: Wednesday, July 24, 2024 10:15 AM

To: DRP Public Comment < comment@planning.lacounty.gov>

Subject: My concerns

CAUTION: External Email. Proceed Responsibly.

LA County Planning Comm

I would like to understand clearly more about the conclusion of the environment impact statement. I understand that this case study is done under the pretense of 350 homes that they are considering to build on this portion of land but I do not think that would be accurate because once this portion has been approved the environmental impact will be changed due to the fact that the other portion of the golf course will also follow suit. once this has been approved. If that is the case I believe that a new environment case study has to take all this into consideration before approving this one portion of the project,

Thank you for your consideration

Daniel F. Bodine

60a

From: Elida Luna

To: Joshua Huntington; Marie Pavlovic

Cc: Rafael Andrade Subject: FW: Please SUPPORT the Royal Vista Residential Project

Date: Wednesday, July 24, 2024 10:36:48 AM

FYI

ELIDA LUNA (she/her/hers)

COMMISSION SECRETARY, Operations & Major Projects (OMP)

Direct: (213) 974-6409

Email: eluna@planning.lacounty.gov

From: Suzan Carne <Suzan.Carne.633930267@advocatesmessage.com>

Sent: Wednesday, July 24, 2024 10:36 AM

To: EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>

Subject: Please SUPPORT the Royal Vista Residential Project

CAUTION: External Email. Proceed Responsibly.

Dear LA County Board of Supervisors & LA County Regional Planning Commission,

I'm writing urgently to ask you to please SUPPORT the Royal Vista Residential Project in unincorporated Rowland Heights.

We are in a housing crisis, where every new housing unit makes a difference. This project represents an important opportunity to deliver 360 new housing units close to public transportation and job centers. Importantly, nearly onequarter of the homes are reserved for sale as affordable moderate-income or middle-income units to accommodate a variety of income levels.

This creative for-sale, owner-occupied housing proposal is also sensitive to the adjacent existing neighborhoods, maintaining 35% of the project site as open space, greenway buffers and trails for public use. In addition, it is estimated to generate more than \$2.86 million annually for the County and more than 1,170 construction jobs.

For these reasons and more, I urge your approval of the Royal Vista Residential Project for Los Angeles County.

Sincerely,

Suzan Carne South Bay Board of Realtors suzancarne@gmail.com

61a

CL-61

I am a eighty years old lady, I remember thirty fin years ago, My store is in City of La Puente shoppin center We had a Redelopment project. I appear in the public hearing and exprese. my situation you cannot understand my difficulties, Today I live by the Royal Vista golf wista cour There are more than four thousand people living there for almost half century, we are feeling confor table. Because We have good air verybody understan nature environment biosphere realm of life, the food chain, the oxygen ayole > plant take in carbon districte -> plant produce oxygen -> human takes in ohygen - human boreake down sugar molecules human releases Carbon dionide a Carbon dioxide and oxygen continually eyell through The biosphere and atmosphere. Right now builder wants to cut more than seven

CL-62a

indred trees and one hundred fifty acres grass will need to be morsed. We will lose a lot of oxygen. Right now when we pass colina Boulevard. between fairway to lemon threat we feel confortable because temperature drop few degree. All our neighborhood feeling sadness because our nature environent destroy by builder, they will out trees and kill the grass very cruel for us! Hope you can help me! Thank you! CHIU-CHIEN W. KNO July ->4/2024

CL-62a

From: <u>Marie Pavlovic</u>
To: <u>John Doe; Submit</u>

Cc: <u>EDL-DRP BU-S Commission Services</u>

Subject: **9/17/2024** RE: Please forward my appeal to the Board Services Division regarding Project No. PRJ2021-

002011-(1)

Date: Monday, August 19, 2024 3:05:17 PM

Attachments: <u>image001.png</u>

Good afternoon,

Forwarding a letter related to the Royal Vista Project, scheduled for hearing before the BOS on 09/17/24.

Kind regards,

MARIE PAVLOVIC

SENIOR PLANNER. Subdivisions

Office: (213) 974-6433 • Direct: (213) 459-3586

Email: mpavlovic@planning.lacounty.gov

Los Angeles County Department of Regional Planning 320 West Temple Street, 13th Floor, Los Angeles, CA 90012 **planning.lacounty.gov**



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From: John Doe <aka1johndoe@gmail.com>

Sent: Monday, August 19, 2024 1:51 PM

To: Marie Pavlovic <mpavlovic@planning.lacounty.gov>

Subject: Please forward my appeal to the Board Services Division regarding Project No. PRJ2021-

002011-(1)

CAUTION: External Email. Proceed Responsibly.

Hi, Ms. Pavlovic

This is Mr. Jow in Rowland Heights. With regards to Project No. PRJ2021-002011-(1), I have written a letter appealing the approval decision by the Regional Planning Commission. Please forward the attached letter to the LA Board of Supervisors (Board Services Division) for their kind consideration. Thank you and have a nice day.

Mr. Jow

Attention: Board Services Division.
Project No. PR J2021-002011-(1)
Vesting Tentative Tract Map No. TR83534-(1)
Plan Amendment No. RPPL2021004860-(1)
Zone Change No. RPPL2021007153-(1)
Conditional Use Permit No. RPPL2021007151-(1)
Administrative Housing Permit No. RPPL2021007161-(1)

Dear LA Board of Supervisors:

Words, feelings and numbers cannot adequately describe the conundrum of this project. *This is a quality of life issue.* I have stayed at the Quality Inn & Suites on East Walnut Drive, sandwiched directly between the CA 60 Interstate Freeway and the northern location of this proposed project. I power-walk the streets in the highest hills of Rowland Heights at 5:30 in the morning. I can personally attest to the noise, including the roar of cars and motorcycles pushing their engines to the limit on the unpoliced Brea Canyon Cut-off Road. "The Southern California Associated Government (SCAG) estimates that about 356,000 vehicles travel the 57/60 Confluence every day, including 26,000 trucks. During rush hour on weekdays, traffic can peak for 3–4 hours, with around 8,900 vehicles traveling westbound and 9,400 vehicles traveling eastbound per hour." If the developer is so confident about how great the quality of life will be after his project is completed, let's see him be one of the first to buy a house and live there with his family for the next several decades.

In the span of less than two years, I know of three neighbors that have lived here for decades that have sadly sold out. Elderly people shouldn't be forced or pressured to move, to lose their memories and emotional security wrapped up in a home in Rowland Heights. Young people looking for a house are the ones with the energy and time who can look outside of LA or the state. *Let the young people leave*, *not us.* We were here first. LA has enough traffic, population density, crime, air and light pollution, unwanted noise, limited natural/service-oriented resources, and mental illness as it is. Why make it worse? Is part of this to please a mega millions developer and an elected senator out of touch with the neighborhood? There are millions of existing homes and housing units that qualified contractors are can bid on in LA.

As responsible government representatives for the people of LA, I would like you to invite you to come out here in person, walk the neighborhood and talk with the residents before casting your vote. Healthy, thriving communities like Rowland Heights need to stay balanced. Do not feel pressured to vote in favor of this project because of county or state mandates, legal obligations, financial incentives, politics, etc. Please do not ignore the residents of Rowland Heights. Thank you for your time.

Sincerely,

The Jow Family 20206 Evening Breeze Drive Walnut, CA 91789 From: <u>Valerie Hardman</u>

To: Third District; First District; Holly J. Mitchell; Supervisor Janice Hahn (Fourth District); Barger, Kathryn

Cc: <u>PublicHearing</u>

 Subject:
 SUPPORT // Project No. PRJ2021-002011-(1)

 Date:
 Wednesday, August 28, 2024 8:26:01 PM

CAUTION: External Email. Proceed Responsibly.

Dear Honorable Members of the Board of Supervisors:

I am writing to urge you to deny an appeal filed on the Royal Vista Residential Project No. PRJ2021-002011-(1) and to APPROVE the Project's entitlements as recommended in a unanimous vote by the Regional Planning Commission on July 24, 2024.

The appeal was filed by a small group of nearby homeowners who do not want any housing built adjacent to their neighborhood. Meanwhile, we continue to have a critical housing shortage in all parts of Los Angeles County. The 75-acre Royal Vista Residential Project in Rowland Heights combines a diverse mix of new housing with publicly accessible trails, and large open spaces on the previous Royal Vista Golf Course, which has been permanently closed. The Project has been thoughtfully designed to provide 360 new for-sale homes to accommodate various income levels, including 82 affordable for sale homes per county ordinance for work-force housing. The Project also maintains more than 37% of the site as open space with over 2 miles of recreational trails for public use that will be maintained by the new Project's homeowners association.

The Royal Vista Residential Project will create job opportunities, generate additional property tax revenues, provide new funding—and students—for local schools with declining enrollment, create funding for LACDA needs, help support local business employment needs, provide local roadway improvements, enhance clean stormwater solutions, and provide four times the number of trees that exist on the Project site today.

For these reasons, I again urge you to deny the opponents appeal and to APPROVE the Royal Vista Residential Project.

Sincerely,

Valerie Hardman

Sent from my Verizon, Samsung Galaxy smartphone Get <u>Outlook for Android</u> From: Wai Wong

To: Third District; First District; Holly J. Mitchell; Supervisor Janice Hahn (Fourth District); Barger, Kathryn

Cc: <u>PublicHearing</u>

 Subject:
 SUPPORT // Project No. PRJ2021-002011-(1)

 Date:
 Wednesday, August 28, 2024 9:47:00 PM

CAUTION: External Email. Proceed Responsibly.

Dear Honorable Members of the Board of Supervisors:

I am writing to urge you to deny an appeal filed on the Royal Vista Residential Project No. PRJ2021-002011-(1) and to APPROVE the Project's entitlements as recommended in a unanimous vote by the Regional Planning Commission on July 24, 2024.

The appeal was filed by a small group of nearby homeowners who do not want any housing built adjacent to their neighborhood. Meanwhile, we continue to have a critical housing shortage in all parts of Los Angeles County. The 75-acre Royal Vista Residential Project in Rowland Heights combines a diverse mix of new housing with publicly accessible trails, and large open spaces on the previous Royal Vista Golf Course, which has been permanently closed. The Project has been thoughtfully designed to provide 360 new for-sale homes to accommodate various income levels, including 82 affordable for sale homes per county ordinance for work-force housing. The Project also maintains more than 37% of the site as open space with over 2 miles of recreational trails for public use that will be maintained by the new Project's homeowners association.

The Royal Vista Residential Project will create job opportunities, generate additional property tax revenues, provide new funding—and students—for local schools with declining enrollment, create funding for LACDA needs, help support local business employment needs, provide local roadway improvements, enhance clean stormwater solutions, and provide four times the number of trees that exist on the Project site today.

For these reasons, I again urge you to deny the opponents appeal and to APPROVE the Royal Vista Residential Project.

Sincerely, W. Wong

From: <u>Diana Zhang</u>

To: Third District; First District; Holly J. Mitchell; Supervisor Janice Hahn (Fourth District); Barger, Kathryn

Cc: <u>PublicHearing</u>

 Subject:
 SUPPORT // Project No. PRJ2021-002011-(1)

 Date:
 Thursday, August 29, 2024 1:18:36 PM

CAUTION: External Email. Proceed Responsibly.

Dear Honorable Members of the Board of Supervisors:

I am writing to urge you to deny an appeal filed on the Royal Vista Residential Project No. PRJ2021-002011-(1) and to APPROVE the Project's entitlements as recommended in a unanimous vote by the Regional Planning Commission on July 24, 2024.

The appeal was filed by a small group of nearby homeowners who do not want any housing built adjacent to their neighborhood. Meanwhile, we continue to have a critical housing shortage in all parts of Los Angeles County. The 75-acre Royal Vista Residential Project in Rowland Heights combines a diverse mix of new housing with publicly accessible trails, and large open spaces on the previous Royal Vista Golf Course, which has been permanently closed. The Project has been thoughtfully designed to provide 360 new for-sale homes to accommodate various income levels, including 82 affordable for sale homes per county ordinance for work-force housing. The Project also maintains more than 37% of the site as open space with over 2 miles of recreational trails for public use that will be maintained by the new Project's homeowners association.

The Royal Vista Residential Project will create job opportunities, generate additional property tax revenues, provide new funding—and students—for local schools with declining enrollment, create funding for LACDA needs, help support local business employment needs, provide local roadway improvements, enhance clean stormwater solutions, and provide four times the number of trees that exist on the Project site today.

For these reasons, I again urge you to deny the opponents appeal and to APPROVE the Royal Vista Residential Project.

Sincerely,

Diana Zhang

Sent from my iPhone

From: Winnie Tham

To: Third District; First District; Holly J. Mitchell; Supervisor Janice Hahn (Fourth District); Barger, Kathryn;

PublicHearing

Subject: Support Project No. PRJ2021-002011-(1) **Date:** Friday, August 30, 2024 6:28:16 AM

CAUTION: External Email. Proceed Responsibly.

Dear Board of Supervisors:

I am writing to urge you to deny an appeal filed on the Royal Vista Residential Project No. PRJ2021-002011-(1) and to approve the Project's entitlements as recommended in a unanimous vote by the Regional Planning Commission on July 24, 2024.

The appeal was filed by a small group of nearby homeowners who do not want any housing built adjacent to their neighborhood. Meanwhile, we continue to have a housing shortage in Los Angeles County. The 75-acre Royal Vista Residential Project in Rowland Heights combines a diverse mix of new housing with publicly accessible trails, and large open spaces on the previous Royal Vista Golf Course, which has been permanently closed.

The Royal Vista Residential Project will create job opportunities, generate additional property tax revenues, provide new funding, students for local schools, create funding for LACDA needs, help support local business employment needs, provide local roadway improvements, and enhance clean stormwater solutions. For these reasons, I urge you to deny the opponents appeal and to approve the Royal Vista Residential Project.

Sincerely,



WINNIE THAM, PE, LEED AP

Senior Project Manager

wtham@fuscoe.com

O (949) 474-1960 | D (949) 636-7977

fuscoe.com

15535 Sand Canyon Ave, Suite 100 Irvine, California 92618

I will be on vacation between August 12 - 16, 2024, returning on August 19, 2024.

FUSCOE ENGINEERING, INC.

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From: Damon Mamalakis
To: PublicHearing
Cc: Smitherman, LaChelle

Subject: Royal Vista Residential Project (Project No. PRJ2021-001011-(1))

Date: Wednesday, August 28, 2024 1:49:13 PM

Attachments: <u>image001.png</u>

CAUTION: External Email. Proceed Responsibly.

Hello – please find a link below to the Response to Comments memorandum and cover letter regarding the RPC Project hearing on July 24, 2024. Please let me know if you have any questions.

Thank you

Damon

https://spaces.hightail.com/receive/CCDf0859KF

DAMON P. MAMALAKIS



12100 Wilshire Blvd. | Suite 1600 | Los Angeles | CA | 90025

Direct: 310.254.9026 | Mobile: 310.871.2164 | Main: 310.209.8800

damon@agd-landuse.com www.AGD-Landuse.com

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August 21, 2024

BY EMAIL

Josh Huntington, AICP, Supervising Planner
Marie Pavlovic, Senior Planner
Subdivisions Section
LA County Department of Regional Planning
jhuntington@planning.lacounty.govmpavlovic@planning.lacounty.gov

Re: Royal Vista Residential Project (Project No. PRJ2021-001011-(1))

We represent the Project applicant, RV DEV, LLC. Attached hereto are responses to comment letters provided before, during, and after the Regional Planning Commission's July 24, 2024, public hearing for the Project. As concluded by environmental consultant ESA, none of the comments responded to in the attached Response to Comments (Attachment A) require recirculation of the Project EIR. In regard to Section 15088.5 of the State CEQA Guidelines, the responses above do not constitute "significant new information" that would require recirculation because the Project (1) does not propose substantial changes which would require major revisions of EIR due to the involvement of new significant environmental effects or a new mitigation measure; (2) would not have circumstantial changes which would require major revisions of the EIR due to the substantial increase in the severity of previously identified significant effects; and (3)does not disclose a feasible project alternative or mitigation measure considerably different from others previously analyzed that would clearly lessen the significant environmental impacts of the Project, but the Project applicant declines to adopt it. Further, the responses propose minor changes to typographical errors; the EIR was not determined to be inadequate or conclusory in nature and is appropriate for use in analyzing the Project in combination with this Responses to Comments. Indeed, none of the comment letters provided substantial evidence of a significant impact not analyzed and disclosed in the Project EIR.

Very truly yours,

Damon P. Mamalakis

Attachment A: ESA Response to Comments Memorandum, August 2024

cc: Amy Bodek, AICP (Director of LA County Planning)
Susan Tae, AICP (Assistant Deputy Director, Current Planning Division)



633 West 5th Street
Suite 830
Los Angeles, CA 90071
213.599.4300 phone
213.599.4301 fax

August 21, 2024

Damon Mamalakis Armbruster Goldsmith & Delvac LLP 12100 Wilshire Blvd., Suite 1600 Los Angeles, CA 90025

Subject: Response to Comments from Regional Planning Commission Hearing 7-24-2024: Royal Vista

Residential Project, Rowland Heights (the "Project")

Dear Mr. Mamalakis:

The following contains the response to comment letters provided to the Regional Planning Commission ("RPC") before, during, and after the RPC's July 24, 2024 public hearing for the Project.

Comment Letters Received

The following comments letters were received by the RPC before, during, and after the RPC's July 24, 2024 public hearing for the Project. The comment letters are bracketed and separated by letter codes and can be found as **Attachment A.** The following responses to the letters are coded to match the bracketed letter as indicated in **Table 1**.

TABLE 1
COMMENT LETTERS RECEIVED

Comment Letter (CL) Code	Commenting Party
CL 1	Senator Bob Archuleta
CL 2	Dr. John and Karen Tannous
CL 3	Rui Li
CL 4	Aaron Clark, AGD, LLP
CL 5	Mitchell M. Tsai Law Firm
CL 6	Caroline Lam
CL 7	Beatrix Lau
CL 8	C.C. Weng Kuo
CL 9	Zhaoliang Xia
CL 10	Connie Brenner
CL 11	Elaine Brown
CL 12	Shelley Gentry
CL 13	Shelley Gentry
CL 14	Judy Wu et al.
CL 15	Ingrid Bernabe
CL 16	Kelly Campbell



CL 17 Linda Kuo CL 18 Ed Ewing CL 19 Ivan Wong CL 20 Jacques Carr CL 21 Beverly Pekar CL 22 Rui LI CL 23 Derrick and Susan Trautz CL 24 Ren Ewing CL 25 RVOS CL 26 RVOS CL 27 Wanda Ewing CL 28 Alex Rose CL 29 Chris Wilson CL 30 Los Angeles County Business Federation CL 31 Chris Wilson CL 32 Brissa Sotelo-Vargas CL 33 Claudia Oliveira CL 34 David Honda CL 35 David Englin CL 36 Diana Waters CL 37 Greg Astorian CL 38 Ira Bland CL 39 Jheri Heetland CL 40 John Dewitt CL 41 Jon Conk CL 42 Mi Hwa Jun CL 43 Nancy Starczyk CL 44 Nef Cortez CL	Comment Letter (CL) Code	Commenting Party
CL 19 Ivan Wong CL 20 Jacques Carr CL 21 Beverly Pekar CL 22 Rui Li CL 23 Derrick and Susan Trautz CL 24 Ren Ewing CL 25 RVOS CL 26 RVOS CL 27 Wanda Ewing CL 28 Alex Rose CL 29 Chris Wilson CL 30 Los Angeles County Business Federation CL 31 Chris Wilson CL 32 Brissa Sotelo-Vargas CL 33 Claudia Oliveira CL 34 David Honda CL 35 David Englin CL 36 Diana Waters CL 37 Greg Astorian CL 38 Ira Bland CL 39 Jheri Heetland CL 40 John Dewitt CL 41 Jon Conk CL 42 Mi Hwa Jun CL 43 Nancy Starczyk CL 44 Nef Cortez CL 45 Joanne Park CL 46 Suzy Gold	CL 17	Linda Kuo
CL 20	CL 18	Ed Ewing
CL 21 Beverty Pekar CL 22 Rui Li CL 23 Derrick and Susan Trautz CL 24 Ren Ewing CL 25 RVOS CL 26 RVOS CL 27 Wanda Ewing CL 28 Alex Rose CL 29 Chris Wilson CL 30 Los Angeles County Business Federation CL 31 Chris Wilson CL 32 Brissa Sotelo-Vargas CL 33 Claudia Oliveira CL 34 David Honda CL 35 David Englin CL 36 Diana Waters CL 37 Greg Astorian CL 38 Ira Bland CL 39 Jheri Heetland CL 40 John Dewitt CL 41 Jon Conk CL 42 Mi Hwa Jun CL 43 Nancy Starczyk CL 44 Nef Cortez CL 45 Joanne Park CL 46 Suzy Gold CL 47 Trent Noll CL 48 Yu-Shan Teng <td< td=""><td>CL 19</td><td>Ivan Wong</td></td<>	CL 19	Ivan Wong
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CL 30 Los Angeles County Business Federation CL 31 Chris Wilson CL 32 Brissa Sotelo-Vargas CL 33 Claudia Oliveira CL 34 David Honda CL 35 David Englin CL 36 Diana Waters CL 37 Greg Astorian CL 38 Ira Bland CL 39 Jheri Heetland CL 40 John Dewitt CL 41 Jon Conk CL 42 Mi Hwa Jun CL 43 Nancy Starczyk CL 44 Nef Cortez CL 45 Joanne Park CL 46 Suzy Gold CL 47 Trent Noll CL 48 Yu-Shan Teng CL 49 RHCCC	CL 28	Alex Rose
CL 31 Chris Wilson CL 32 Brissa Sotelo-Vargas CL 33 Claudia Oliveira CL 34 David Honda CL 35 David Englin CL 36 Diana Waters CL 37 Greg Astorian CL 38 Ira Bland CL 39 Jheri Heetland CL 40 John Dewitt CL 41 Jon Conk CL 42 Mi Hwa Jun CL 43 Nancy Starczyk CL 44 Nef Cortez CL 45 Joanne Park CL 46 Suzy Gold CL 47 Trent Noll CL 48 Yu-Shan Teng CL 49 RHCCC	CL 29	Chris Wilson
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CL 33 Claudia Oliveira CL 34 David Honda CL 35 David Englin CL 36 Diana Waters CL 37 Greg Astorian CL 38 Ira Bland CL 39 Jheri Heetland CL 40 John Dewitt CL 41 Jon Conk CL 42 Mi Hwa Jun CL 43 Nancy Starczyk CL 44 Nef Cortez CL 45 Joanne Park CL 46 Suzy Gold CL 47 Trent Noll CL 48 Yu-Shan Teng CL 49 RHCCC	CL 31	Chris Wilson
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CL 35 David Englin CL 36 Diana Waters CL 37 Greg Astorian CL 38 Ira Bland CL 39 Jheri Heetland CL 40 John Dewitt CL 41 Jon Conk CL 42 Mi Hwa Jun CL 43 Nancy Starczyk CL 44 Nef Cortez CL 45 Joanne Park CL 46 Suzy Gold CL 47 Trent Noll CL 48 Yu-Shan Teng CL 49 RHCCC	CL 33	Claudia Oliveira
CL 36 Diana Waters CL 37 Greg Astorian CL 38 Ira Bland CL 39 Jheri Heetland CL 40 John Dewitt CL 41 Jon Conk CL 42 Mi Hwa Jun CL 43 Nancy Starczyk CL 44 Nef Cortez CL 45 Joanne Park CL 46 Suzy Gold CL 47 Trent Noll CL 48 Yu-Shan Teng CL 49 RHCCC	CL 34	David Honda
CL 37 Greg Astorian CL 38 Ira Bland CL 39 Jheri Heetland CL 40 John Dewitt CL 41 Jon Conk CL 42 Mi Hwa Jun CL 43 Nancy Starczyk CL 44 Nef Cortez CL 45 Joanne Park CL 46 Suzy Gold CL 47 Trent Noll CL 48 Yu-Shan Teng CL 49 RHCCC	CL 35	David Englin
CL 38	CL 36	Diana Waters
CL 39 Jheri Heetland CL 40 John Dewitt CL 41 Jon Conk CL 42 Mi Hwa Jun CL 43 Nancy Starczyk CL 44 Nef Cortez CL 45 Joanne Park CL 46 Suzy Gold CL 47 Trent Noll CL 48 Yu-Shan Teng CL 49 RHCCC	CL 37	Greg Astorian
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CL 41 Jon Conk CL 42 Mi Hwa Jun CL 43 Nancy Starczyk CL 44 Nef Cortez CL 45 Joanne Park CL 46 Suzy Gold CL 47 Trent Noll CL 48 Yu-Shan Teng CL 49 RHCCC	CL 39	Jheri Heetland
CL 42 Mi Hwa Jun CL 43 Nancy Starczyk CL 44 Nef Cortez CL 45 Joanne Park CL 46 Suzy Gold CL 47 Trent Noll CL 48 Yu-Shan Teng CL 49 RHCCC	CL 40	John Dewitt
CL 43 Nancy Starczyk CL 44 Nef Cortez CL 45 Joanne Park CL 46 Suzy Gold CL 47 Trent Noll CL 48 Yu-Shan Teng CL 49 RHCCC	CL 41	Jon Conk
CL 44 Nef Cortez CL 45 Joanne Park CL 46 Suzy Gold CL 47 Trent Noll CL 48 Yu-Shan Teng CL 49 RHCCC	CL 42	Mi Hwa Jun
CL 45 Joanne Park CL 46 Suzy Gold CL 47 Trent Noll CL 48 Yu-Shan Teng CL 49 RHCCC	CL 43	Nancy Starczyk
CL 46 Suzy Gold CL 47 Trent Noll CL 48 Yu-Shan Teng CL 49 RHCCC	CL 44	Nef Cortez
CL 47 Trent Noll CL 48 Yu-Shan Teng CL 49 RHCCC	CL 45	Joanne Park
CL 48 Yu-Shan Teng CL 49 RHCCC	CL 46	Suzy Gold
CL 49 RHCCC	CL 47	Trent Noll
	CL 48	Yu-Shan Teng
CL 50 Coleen Garcia	CL 49	RHCCC
	CL 50	Coleen Garcia



Comment Letter (CL) Code	Commenting Party
CL 51	Meng Liu
CL 52	Johnny And Tin Mei Wong
CL 53	Nerissa
CL 54	Patricia Byrd
CL 55	Jacques Carr
CL 56	Jimmy Young
CL 57	Linda Himes
CL 58	Lisa And Julio Valladares
CL 59	Yuet Wong
CL 60	Daniel Bodine
CL 61	Suzan Carne
CL 62	Chiu-Chien W. Kuo



Response to Comment Letter CL 1

Senator Bob Archuleta

Response CL 1a

Comment noted. The comment expresses support for the Project. The comment letter will be available to the decision-makers for their review and consideration.

Response to Comment Letter CL 2

Dr. John and Karen Tannous

Response CL 2a

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response ORG 1a-4, FORM 1-2, FORM 1-3, and FORM 1-4. The Royal Vista Residential Project has no affiliation or relationship with the neighboring property (Sunjoint). The Project is proposed for the approximately 76-acre Project Site and does not include any portion of the adjacent Sunjoint Property. According to LA County Department of Regional Planning, no general plan amendment, zone change, subdivision or other discretionary development application has been filed with LA County Planning for a project on the adjacent golf course properties (Sunjoint Property), nor has LA County Planning received a request for environmental review of any development on the Sunjoint Property. The commenter does not provide any evidence that a project on the Sunjoint Property was proposed, officially announced or otherwise identified prior to the release of the NOP for the Project.

Response to Comment Letter CL 3

Rui Li

Response CL 3a

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response FORM 1-2, FORM 1-3, and IND 13-2.

Response to Comment Letter CL 4

Aaron Clark, Armbruster Goldsmith & Delvac LLP

Response CL 4a - 4g

Comment noted. This comment raises clarifications requested on behalf of the applicant. The comment letter will be available to the decision-makers for their review and consideration.



Response to Comment Letter CL 5

Mitchell M. Tsai Law Firm

Response CL 5a

Comment noted. The comment letter will be available to the decision-makers for their review and consideration.

Response CL 5b

This comment suggests that the County should require the use of a local workforce for Project construction to address air quality, greenhouse gas emission ("GHG") and transportation impacts. There is no CEQA provision, nor any County code provision, that mandates the hiring or use of individual development project's construction labor. Furthermore, the comment does not present any substantial evidence of a Project-specific air quality, GHG, or transportation impact that such a condition would mitigate. The Traffic significant and unavoidable VMT impact does not concern construction traffic, so local hire would not be feasible mitigation to reduce that impact. In addition, the significant and unavoidable GHG impact (not reducing GHG emissions to net zero) also does not concern construction emissions but rather operational emissions. Therefore, local hire is not feasible mitigation for this impact.

Response CL 5c

This comment presents a list of COVID-19 mitigation measures and suggests that all construction workers undergo COVID-19 Training and Certification before being allowed to conduct construction activities on the Project site. Effects of the environment on a project are not subject to CEQA review (Public Resources Code Sections 21065 and 21068). CEQA is generally not concerned with the effect the existing environment might have on proposed projects, and such effects are not treated as changes in the physical environment. See, e.g., *California Bldg. Indus. Assn. v. Bay Area Air Quality Mgmt. Dist.*, 62 Cal. 4th 369, 378 (2015) (CEQA does not require analysis of impact that existing environmental conditions might have on project, its residents, or its users, except when required by specific statutory exception). As any resurgence of COVID-19 would be an existing condition that might impact the Project, the County does not need to analyze it. Moreover, in the absence of any applicable methodology, such an analysis would be speculative. Therefore, none of the proposed measures are warranted.

Nonetheless, should there be a resurgence of COVID-19 during Project construction, the applicant's contractor would be required to adhere to the Center for Disease Control and Prevention's (CDC) workplace guidelines for construction workers, including the Construction COVID-19 Checklist for Employers and Employees. Adherence to these measures would ensure that potential health impacts are minimized during construction. Furthermore, the Project would be required to adhere to the County workplace guidelines in effect at the time. Adherence to the CDC and the County workplace guidelines would be sufficient to reduce exposure and transmission risk of COVID-19.



Response CL 5d

Comment noted. This comment recounts cases and statutory provisions concerning CEQA, but does not address the Project Draft or Final EIR, or the technical analyzes contained therein.

Response CL 5e

This comment claims that mitigation measure BIO-3 is not sufficient to provide "for a full picture of bat presence on site as bats are migratory animals." No evidence is cited, no expert testimony is provided, and attorney testimony is not substantial evidence (Pala Band of Mission Indians v. County of San Diego (1998) 68 Cal.App.4th 556, 580 [attorney testimony not substantial evidence].) As set forth in Appendix O to the Final EIR, GLA Supplemental Technical Memorandum re: Special Status Bats, "Mitigation Measure BIO-3 will further ensure that any potential impacts to special-status bats on the Project site would remain less than significant."

Response CL 5f (including Exhibits A-C)

Comment noted. The comment letter will be available to the decision-makers for their review and consideration. Exhibits A-C are provided in support of CL-5b; see Response to CL-5b, above.

Response to Comment Letter CL 6

Caroline Lam

Response CL 6a

Comment noted. This comment merely expresses opposition to the Project, but raises no concerns regarding the adequacy of the Draft and Final EIR and fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Therefore, the comment is noted and will be included in the Project record.

Response to Comment Letter CL 7

Beatrix Lau

Response CL 7a

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response FORM 1-2 and FORM 1-3.

Response CL 7b

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response IND 12-4.



Response CL 7c

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response FORM 1-4 and Form 3-7.

Response CL 7d

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response Form 1-4 and FORM 3-7.

Response CL 7e

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response FORM 1-5, FORM 3-9, and IND 23-6.

Response CL 7f

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response FORM 1-5 and IND 23-6.

Response CL 7g

Comment noted. The commenter does not state a specific concern about the adequacy of the Draft or Final EIR or otherwise comment on the contents of the environmental analyses or provide any substantial evidence of potential significant impacts.

Response to Comment Letter CL 8

C.C. Weng Kuo

Response CL 8a

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response FORM 2-6, FORM 2-9, FORM 2-10, and FORM 2-11.



Response to Comment Letter CL 9

Zhaoliang Xia

Response CL 9a

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response Form 2-9, IND 17-19, IND 21-1, and IND 24-15.

Response CL 9b

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response FORM 1-3.

Response CL 9c

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response IND 12-4.

Response CL 9d

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response FORM 3-7.

Response CL 9e

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response FORM 3-7.

Response CL 9f

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response FORM 3-6 and FORM 3-7.



Response CL 9g

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response FORM 1-5.

Response CL 9h

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response FORM 1-5 and FORM 3-9.

Response to Comment Letter CL 10

Connie Brenner

Response CL 10a

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response ORG 1a-4 and FORM 1-2. The Royal Vista Residential Project has no affiliation or relationship with the neighboring property (Sunjoint). The Project is proposed for the approximately 76-acre Project Site and does not include any portion of the adjacent Sunjoint Property. According to the LA County Planning Department, no general plan amendment, zone change, subdivision or other discretionary development application has been filed with LA County Planning for a project on the adjacent golf course properties (Sunjoint Property), nor has LA County Planning received a request for environmental review of any development on the Sunjoint Property. The commenter does not provide any evidence that a project on the Sunjoint Property was proposed, officially announced or otherwise identified prior to the release of the NOP for the Project.

Response CL 10b

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response FORM 1-2 and FORM 1-3.



Response to Comment Letter CL 11

Elaine Brown

Response CL 11a

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response FORM 1-3. The commenter does not state a specific concern about the adequacy of the Draft or Final EIR.

Response to Comment Letter CL 12

Shelley Gentry

Response CL 12a

Comment noted. The commenter does not state a specific concern about the adequacy of the Draft or Final EIR or otherwise comment on the contents of the environmental analyses or provide any substantial evidence of potential significant impacts. Moreover, the cited lawsuit is irrelevant to the Project before the County, that was approved by the RPC.

Response CL 12b

Comment noted. The commenter states that the Project EIR does not adequately address the potential blight impacts resulting from the inevitable discontinuation of golf course operations beyond the Project boundaries. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response AG 3-1.

Response CL 12c

Comment noted. The commenter provides an opinion on where an intersection should be located without providing any evidence even after it was described in the Final EIR Response AG 3-5 that it was determined to be infeasible to build an intersection due to the change in elevation between the existing end of Tierra Luna and Planning Area 3 directly below. Specifically, the Response states that the extension of Tierra Luna to Planning Area 3 is not required to mitigate any potential impact identified in the Draft EIR. Further, the response notes that within the "non-CEQA" operations analysis prepared for the Project as required by Los Angeles County Public Works, vehicle trips associated with Planning Area 3 (72 townhome units proposed) of the Project Site were reasonably assumed to utilize Fairway Drive to the west, which provides the closest and most direct access to the regional roadway network (as compared to the relatively longer and more circuitous travel on the residential streets to the east). Further, the Response to Comment AG-5 states that if a portion (15%) of the forecast vehicle trips associated with Planning Area 3 were to utilize Calbourne Drive to the east for travel, the result would be only 3 additional southbound trips during the weekday morning peak hour and 3 additional northbound trips during the weekday afternoon peak hour, or approximately one additional vehicle utilizing



Calbourne Drive every 20 minutes during these peak hours of travel. This relatively nominal addition in traffic volume would not warrant any changes to the Project or roadway traffic control for Calbourne Drive. See also RTC IND 22-2 through 22-14 for cut through traffic concerns.

Response CL 12d

Comment noted. Commenter merely disagrees with Final EIR Response IND 22-20. Whether individuals will violate the law, such as jaywalking is not a CEQA environmental impact issue that needs to be addressed in the Project EIR.

Response to Comment Letter CL 13

Shelley Gentry

Response CL 13a

Comment noted. The Project site has since been maintained to the satisfaction of Department of Building & Safety. Issues of maintenance are irrelevant to the CEQA analyses and determinations in the Project EIR.

Response CL 13b

Comment noted. The commenter describes what appears to be illegal trespassing activities that have occurred on the Project site since the golf course closed. These issues are irrelevant to the CEQA analyses and determinations in the Project EIR. Moreover, the applicant has increased security at the site and is in constant communication with the Sheriff's office to deal with trespassing issues.

Response to Comment Letter CL 14

Judy Wu et al.

Response CL 14a

Comment noted. See Final EIR Response IND 22-2 through 22-14 for cut-thru traffic concerns. The commenter suggests that a new project is proposed in the City of Industry that will impact the local circulation and requests that traffic improvements be made as part of the Royal Vista Project without providing any evidence. Under CEQA, a new environmental document will be required to evaluate future impacts associated with the potential future project in the City of Industry and project impacts would require mitigation measures. Such project did not exist at the time of the Notice of Preparation of the EIR for this Project and thus did not need to be considered as part of the cumulative impacts analysis for this Project. See Final EIR Response ORG 6-14. The commenter attached multiple pages of individual signatures as signatures for the comment letter, however the year is conspicuously absent from the signatures and the number of signatures is irrelevant to the issues raised in the comment letter which lack merit.



Response to Comment Letter CL 15

Ingrid Bernabe

Response CL 15a

Comment noted. The commenter raises concerns about general traffic conditions in the area and does not state a specific concern about the adequacy of the Project EIR or otherwise comment on the contents of the Project EIR analysis. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response FORM 1-3.

Response CL 15b

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response FORM 1-2, FORM 1-4, and FORM 4-8.

Response to Comment Letter CL 16

Kelly Campbell

Response CL 16a

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response FORM 1-3, AG 3-2, and IND 12-4 and Draft EIR Section 4.15.5 Public Service of the EIR regarding public safety.

Response to Comment Letter CL 17

Linda Kuo

Response CL 17a

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. The commenter also attached the Pre-Application Counseling Report for Sunjoint Development dated 4/25/2024. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response ORG 1a-4 and FORM 1-2. The Royal Vista Residential Project has no affiliation or relationship with the neighboring property (Sunjoint). The Project is proposed for the approximately 76-acre Project Site and does not include any portion of the adjacent Sunjoint Property. According to LA County Department of Regional Planning, no general plan amendment, zone change, subdivision or other discretionary development application has been filed with LA County Planning for a project on the adjacent golf course properties (Sunjoint Property), nor has LA County Planning received a request for environmental review of any



development on the Sunjoint Property. The commenter does not provide any evidence that a project on the Sunjoint Property was proposed, officially announced or otherwise identified prior to the release of the NOP for the Project which occurred on October 13, 2022, which was 18 months before the Pre-application counseling report.

CEQA Guidelines Section 15125(a) requires EIRs to contain a description of the physical environmental conditions in the vicinity of the project as they exist at the time the NOP is published, or if no NOP is published, at the time environmental analysis is commenced. The NOP release date for the Royal Vista Residential Project was October 13, 2022, which establishes the cut-off date for consideration of cumulative projects. The comment does not provide any evidence that a project on the Sunjoint Property was proposed, officially announced or otherwise identified prior to the release of the NOP for the Project.

Response to Comment Letter CL 18

Ed Ewing

Response CL 18a

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response FORM 1-4 and FORM 3-7.

Response CL 18b

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response FORM 1-3 and IND 12-4.

Response to Comment Letter CL 19

Ivan Wong

Response CL 19a

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response FORM 1-2, FORM 1-3, and FORM 1-5.



Response to Comment Letter CL 20

Jacques Carr

Response CL 20a

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response ORG 1a-4 and FORM 1-2. The Royal Vista Residential Project has no affiliation or relationship with the neighboring property (Sunjoint). The Project is proposed for the approximately 76-acre Project Site and does not include any portion of the adjacent Sunjoint Property. According to LA County Department of Regional Planning, no general plan amendment, zone change, subdivision or other discretionary development application has been filed with LA County Planning for a project on the adjacent golf course properties (Sunjoint Property), nor has LA County Planning received a request for environmental review of any development on the Sunjoint Property. The commenter does not provide any evidence that a project on the Sunjoint Property was proposed, officially announced or otherwise identified prior to the release of the NOP for the Project.

Response to Comment Letter CL 21

Beverly Pekar

Response CL 21a

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Section 4.15 Public Services of the EIR.

Response CL 21b

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response FORM 1-3 and IND 12-4, and Section 4.15 Public Services of the EIR.

Response CL 21c

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response FORM 1-4 and FORM 3-7.



Response CL 21d

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response FORM 1-5 and FORM 3-9.

Response CL 21e

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response FORM 1-5 and FORM 3-9.

Response to Comment Letter CL 22

Rui Li

Response CL 22a

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response FORM 1-2, FORM 1-3, IND 17-19, and IND 24-15.

Response CL 22b

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Section 4.19 Utilities and Public Services of the EIR. The commenter does not state a specific concern about the adequacy of the Draft or Final EIR or otherwise comment on the contents of the environmental analyses or provide any substantial evidence of potential significant impacts.

Response to Comment Letter CL 23

Derrick and Susan Trautz

Response CL 23a

Comment noted. This comment describes the living environment of the neighborhood but raises no concerns regarding the adequacy of the Draft and Final EIR.

Response CL 23b

Comment noted. The commenter comments on the significant and unavoidable impacts related to operational greenhouse gas emissions, temporary construction noise impacts and operational traffic impacts related to VMT



and asks if a Statement of Overriding Considerations will be adopted. As per CEQA requirements, a Statement of Overriding Considerations will be provided and in fact the RPC, in certifying the Project EIR, adopted the Statement of Overriding Considerations finding that the adverse environmental impacts of the Project are "acceptable" if any one of the enumerated Project benefits will be realized.

Response CL 23c

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response FORM 1-2, FORM 1-4, FORM 1-5, and IND 23-11. The commenter does not state a specific concern about the adequacy of the Draft or Final EIR or otherwise comment on the contents of the environmental analyses.

Response CL 23d

Comment noted. The commenter does not state a specific concern about the adequacy of the Draft or Final EIR or otherwise comment on the contents of the environmental analyses or provide any substantial evidence of potential significant impacts.

Response to Comment Letter CL 24

Ren Ewing

Response CL 24a

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response IND 23-11.

Response CL 24b

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response FORM 1-5.

Response CL 24c

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response FORM 1-3.



Response CL 24d

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response FORM 1-3 and IND 12-4.

Response CL 24e

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response FORM 1-2.

Response CL 24f

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response FORM 1-4 and FORM 3-7.

Response CL 24g

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response FORM 2-6 and FORM 2-11.

Response CL 24h

Comment noted. The commenter does not state a specific concern about the adequacy of the Draft or Final EIR or otherwise comment on the contents of the environmental analyses or provide any substantial evidence of potential significant impacts.

Response CL 24i

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response IND 23-11.



Response to Comment Letter CL 25

RVOS

Response CL 25a

Comment noted. These petition signatures are from 2021, prior to the Royal Vista Residential Project Application Submittal, the RPC and Board of Supervisors actions in 2021 to allow an application to move forward, any public outreach efforts, any public project presentations, and any environmental analysis being performed. The commenter does not state a specific concern about the adequacy of the Draft or Final EIR or otherwise comment on the contents of the environmental analyses or provide any substantial evidence of potential significant impacts.

Response to Comment Letter CL 26

RVOS

Response CL 26a

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response FORM 1-2 and IND 17-25.

Response CL 26b

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response AG 6-1.

Response CL 26c

Comment noted. The Final EIR includes mitigation measures to protect bats. See Response AG 6-1. It should be noted that the palms pictured in the comment letter are within the Project's Planning Area 4, which is fully avoided by the Project. The palms depicted on right include palms with only limited frond skirts due to maintenance (upper left) and a single palm at the upper right and two palms at the lower left with frond skirts that, consistent with the FEIR represent limited habitat that will be subject to Mitigation Measure BIO-3.

Response CL 26d

Comment noted. The commenter highlights a typo in the Final EIR. The project would not include 1,8643 trees rather the project will increase the number of trees from 411 trees to 1,864. The extra "3" should have been deleted when the "4" replaced it. The correct number of trees is documented throughout the Final EIR. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10,



Response to Comments, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response FORM 2-9.

Response CL 26e

Comment noted. The commenter highlights a typographical error in the Final EIR Table 10-2. The Table has the organization Royal Vista Open Space (RVOS) in error as RVOP. All comments from RVOS were fully responded to in the Final EIR.

Response CL 26f

Comment noted. The commenter states that the EIR addresses facts, reports, and statements, but the responses lack accuracy and fail to directly address the issues raised but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. All responses provided are adequate under CEQA and any minor typographical errors noted are irrelevant to impact analyses and determinations.

Response to Comment Letter CL 27

Wanda Ewing

Response CL 27a

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response FORM 3-6 and IND 23-9. The FEIR acknowledged the limited potential for bats including special-status bats such as the western yellow bat due to the presence of a few palms that support frond skirts. However, there are few palms with such skirts and Mitigation Measure BIO-3 provides detailed measures that ensure that any potential impacts would be avoided. It should be noted that the palms pictured on the first page of the comment letter are within the Project's Planning Area 4, which is fully avoided by the project. The palms depicted on the second page of the Ewing comment include palms with only limited frond skirts due to maintenance (upper left) and a single palm at the upper right and two palms at the lower left with frond skirts that, consistent with the FEIR represent limited habitat that will be subject to BIO-3 states, which states:

MITIGATION MEASURE BIO-3: Prior to site disturbance for Project construction, including removal of any vegetation, shed and/or maintenance building that could be used by roosting bats, a qualified biologist shall conduct a pre-construction bat roost survey for roosting bats. The survey shall be conducted no more than 14 days prior to site disturbance and shall include daytime surveys to search for sign such as guano, visual "emergence" surveys at dusk, followed by nighttime surveys using acoustic recognition equipment specific for bat detection. The pre-construction bat roost survey shall consist of a minimum of two bat surveys (conducted consecutively or as determined by the qualified biologist). If roosting bats are detected onsite outside of the bat maternity season, the roost tree or building shall be removed in a manner to avoid and/or minimize injury to roosting bats. This may include using



mechanical equipment to gently nudge the tree trunk multiple times or building as directed by the qualified biologist prior to removal

If roosting bats are detected onsite during the maternity season (March 1 to September 30), the Project shall avoid the subject roost(s) and incorporate an avoidance buffer (as determined by a qualified biologist) until after the maternity season or until a qualified biologist determines no maternity roosting is occurring. Once the qualified biologist approves removal of the subject roost tree(s), or buildings, the same tree and building removal procedures as outlined above shall be implemented prior to tree or building removal.

With implementation of BIO-3, any potential impacts to bats would be reduced to less than significant as clearly set forth in the Final EIR.

Response CL 27b

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response FORM 3-7, IND 23-9, and ORG 6-99. ORG 6-99 stated: "...that the Cooper's hawk, a CDFW Watch List species, has a high potential to forage on the Project site and a moderate potential to nest at the site, which includes the entire project site and not limited to 1.59 acres. As demonstrated by the photos of the Cooper's hawk on page 3 of the Ewing Comment letter, Cooper's hawks are highly urban adapted and are known to nest in residential areas with mature landscape trees. Mitigation Measure BIO-1 ensures that there would be no significant impacts on nesting avifauna including Cooper's hawk as set forth below.

Mitigation Measure BIO-1: Designated Biologist. Prior to initiating ground- or vegetation-disturbing activities, Applicant shall submit to CDFW for review and approval a list of biological monitors (Designated Biologist) that will be involved with the Project. The list shall include their names, qualifications, experience, and contact information. Designated Biologists shall: a) be knowledgeable and experienced in the biology and natural history of local plant and wildlife resources; b) be able to identify resources that are or have the potential to be present at the Project area; c) have previous biological monitoring experience on construction Projects; d) for any required nesting bird surveys, the biologist must have at least three (3) years of field experience conducting general and protocol-level surveys related to finding nests and monitoring them for a specific purpose of determining breeding status, egg incubation, chick maturity, and estimating fledge date; e) have the necessary experience and/or certifications for conducting protocol and focused surveys for species that may be present in the Project area; f) when needed, have obtained the proper documentation in regards to Scientific Collecting Permits (SCP) or Memorandum of Understanding (MOU).

Nesting and/or Breeding Bird Avoidance. Applicant shall not conduct vegetation alteration or removal from February 1 to September 15 (January 1 to June 30 if raptors are present) to avoid impacts to breeding/nesting birds, including loggerhead shrike, sharp shinned hawk, southern California rufous crowned sparrow, and other special status and common species. If the nesting season cannot be avoided, a Designated Biologist shall complete surveys to identify active nests which may be impacted directly or indirectly by Project activities. If the survey identifies an active nest, a buffer shall be established between the construction activities and the active nest so that nesting activities are not interrupted. The



buffer shall be delineated by temporary fencing if site conditions allow and does not create additional disturbance, and shall be in effect throughout construction or until the nest is no longer active. If the survey identifies an active nest, Applicant shall implement one of the following to avoid and minimize impacts to nesting bird species:

- a) Implement default 300-foot minimum avoidance buffers for all non-special status passerine birds and 500-foot minimum avoidance buffer for all special status passerine and raptor species. The breeding habitat/nest site shall be fenced and/or flagged in all directions, and this area shall not be disturbed until the nest becomes inactive, the young have fledged, the young are no longer being fed by the parents, the young have left the area, and the young will no longer be impacted by the Project.
- Applicant may propose an alternative plan for avoidance of nesting birds for CDFW concurrence.
- c) Should at any time during monitoring, the Designated Biologist determine that an active nest is potentially subject to adverse impacts from construction in any way, the Designated Biologist will be empowered to suspend work to ensure protection of the nest and will monitor the nest site until the nestlings have fledged and are no longer dependent on the nest.

Response CL 27c

Comment noted. If the Walnut Valley Water District (WVWD) acquires the water right to the ground water within their service area, the WVWD can use that groundwater to supplement water demand within their service area. The project will not pump groundwater. This comment raises concerns that have been addressed in the Draft and Final EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response FORM 1-4. As addressed in the Final EIR, the golf course does not include native habitat capable of supporting special-status species with the potential exception of western yellow bat in the few palms with frond skirts and foraging by Cooper's hawk, a highly urban adapted species. The FEIR has demonstrated that the golf course does not include habitat for special-status animals other than those addressed above. With mitigation, any potential impacts would be addressed by BIO-1 and BIO-3.

With respect to wildlife movement between offsite neighborhoods or pockets of oak woodland, such areas do not constitute wildlife corridors. The golf course to be developed is fully surrounded by development and occurs within a larger urban setting precluding wildlife corridors. Therefore, the Project would not result in significant impacts to wildlife movement.

Response CL 27d

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response ORG 1a-4 and FORM 1-2. The Royal Vista Residential Project has no affiliation or relationship with the neighboring property (Sunjoint). The Project is proposed for the approximately 76-acre Project Site and does not include any portion of the adjacent Sunjoint Property. According to LA County Department of Regional Planning, no general plan amendment, zone change, subdivision or other discretionary



development application has been filed with LA County Planning for a project on the adjacent golf course properties (Sunjoint Property), nor has LA County Planning received a request for environmental review of any development on the Sunjoint Property. The commenter does not provide any evidence that a project on the Sunjoint Property was proposed, officially announced or otherwise identified prior to the release of the NOP for the Project.

CEQA Guidelines Section 15125(a) requires EIRs to contain a description of the physical environmental conditions in the vicinity of the project as they exist at the time the NOP is published, or if no NOP is published, at the time environmental analysis is commenced. The NOP release date for the Royal Vista Residential Project was October 13, 2022, which establishes the cut-off date for consideration of cumulative projects. The comment does not provide any evidence that a project on the Sunjoint Property was proposed, officially announced or otherwise identified prior to the release of the NOP for the Project.

Response CL 27e

Comment noted. Regarding fencing, the commenter does not state a specific concern about the adequacy of the Draft or Final EIR or otherwise comment on the contents of the environmental analyses or provide any substantial evidence of potential significant impacts. Regarding security, this comment raises concerns that have been addressed in the Draft and Final EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response FORM 1-2, AG 3-2, and IND 22-16.

Response CL 27f

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR and does not provide any substantial evidence of potential significant impacts. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response FORM 1-10 and Comment AG 2-1 from the Walnut Valley Water District.

Response CL 27g

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR and does not provide any substantial evidence of potential significant impacts. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response FORM 1-2, FORM 1-3, AG 3-2, IND 12-4, and Draft EIR Section 4.15.5 Public Service of the EIR regarding public safety.

Response CL 27h

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR and does not provide any substantial evidence of potential significant impacts. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response FORM 1-3.



Response CL 27i

Comment noted. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response ORG 1a-7. The commenter does not state a specific concern about the adequacy of the Draft or Final EIR or otherwise comment on the contents of the environmental analyses or provide any substantial evidence of potential significant impacts.

Response to Comment Letter CL 28

Alex Rose

Response CL 28a

Comment noted. The comment expresses support for the Project. The comment letter will be available to the decision-makers for their review and consideration.

Response to Comment Letter CL 29

Chris Wilson

Response CL 29a

Comment noted. The comment expresses support for the Project. The comment letter will be available to the decision-makers for their review and consideration.

Response to Comment Letter CL 30

Los Angeles County Business Federation

Response CL 30a

Comment noted. The comment expresses support for the Project. The comment letter will be available to the decision-makers for their review and consideration.

Response to Comment Letter CL 31

Chris Wilson

Response CL 31a



Response to Comment Letter CL 32

Brissa Sotelo-Vargas

Response CL 32a

Comment noted. The comment expresses support for the Project. The comment letter will be available to the decision-makers for their review and consideration.

Response to Comment Letter CL 33

Claudia Oliveira

Response CL 33a

Comment noted. The comment expresses support for the Project. The comment letter will be available to the decision-makers for their review and consideration.

Response to Comment Letter CL 34

David Honda

Response CL 34a

Comment noted. The comment expresses support for the Project. The comment letter will be available to the decision-makers for their review and consideration.

Response to Comment Letter CL 35

David Englin

Response CL 35a

Comment noted. The comment expresses support for the Project. The comment letter will be available to the decision-makers for their review and consideration.

Response to Comment Letter CL 36

Diana Waters

Response CL 36a



Response to Comment Letter CL 37

Greg Astorian

Response CL 37a

Comment noted. The comment expresses support for the Project. The comment letter will be available to the decision-makers for their review and consideration.

Response to Comment Letter CL 38

Ira Bland

Response CL 38a

Comment noted. The comment expresses support for the Project. The comment letter will be available to the decision-makers for their review and consideration.

Response to Comment Letter CL 39

Jheri Heetland

Response CL 39a

Comment noted. The comment expresses support for the Project. The comment letter will be available to the decision-makers for their review and consideration.

Response to Comment Letter CL 40

John Dewitt

Response CL 40a

Comment noted. The comment expresses support for the Project. The comment letter will be available to the decision-makers for their review and consideration.

Response to Comment Letter CL 41

Jon Conk

Response CL 41a



Response to Comment Letter CL 42

Mi Hwa Jun

Response CL 42a

Comment noted. The comment expresses support for the Project. The comment letter will be available to the decision-makers for their review and consideration.

Response to Comment Letter CL 43

Nancy Starcyzk

Response CL 43a

Comment noted. The comment expresses support for the Project. The comment letter will be available to the decision-makers for their review and consideration.

Response to Comment Letter CL 44

Nef Cortez

Response CL 44a

Comment noted. The comment expresses support for the Project. The comment letter will be available to the decision-makers for their review and consideration.

Response to Comment Letter CL 45

Joanne Park

Response CL 45a

Comment noted. The comment expresses support for the Project. The comment letter will be available to the decision-makers for their review and consideration.

Response to Comment Letter CL 46

Suzy Gold

Response CL 46a



Response to Comment Letter CL 47

Trent Noll

Response CL 47a

Comment noted. The comment expresses support for the Project. The comment letter will be available to the decision-makers for their review and consideration.

Response to Comment Letter CL 48

Yu-Shang Teng

Response CL 48a

Comment noted. The comment expresses support for the Project. The comment letter will be available to the decision-makers for their review and consideration.

Response to Comment Letter CL 49

RHCCC

Response CL 49a

Comment noted. The commenter does not state a specific concern about the adequacy of the Draft or Final EIR or otherwise comment on the contents of the environmental analyses or provide any substantial evidence of potential significant impacts.

Response CL 49b

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response FORM 1-3.

Response CL 49c

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response ORG 1a-4 and FORM 1-2. The Royal Vista Residential Project has no affiliation or relationship with the neighboring property (Sunjoint). The Project is proposed for the approximately 76-acre Project Site and does not include any portion of the adjacent Sunjoint Property. According to LA County Department of Regional Planning, no general plan amendment, zone change, subdivision or other discretionary development application has been filed with LA County Planning for a project on the adjacent golf course properties (Sunjoint Property), nor has LA County Planning received a request for environmental review of any development on the Sunjoint Property. The commenter does not provide any evidence that a project on the



Sunjoint Property was proposed, officially announced or otherwise identified prior to the release of the NOP for the Project.

CEQA Guidelines Section 15125(a) requires EIRs to contain a description of the physical environmental conditions in the vicinity of the project as they exist at the time the NOP is published, or if no NOP is published, at the time environmental analysis is commenced. The NOP release date for the Royal Vista Residential Project was October 13, 2022, which establishes the cut-off date for consideration of cumulative projects. The comment does not provide any evidence that a project on the Sunjoint Property was proposed, officially announced or otherwise identified prior to the release of the NOP for the Project.

Response to Comment Letter CL 50

Colleen Garcia

Response CL 50a

Comment noted. The commenter does not state a specific concern about the adequacy of the Draft or Final EIR or otherwise comment on the contents of the environmental analyses or provide any substantial evidence of potential significant impacts.

Response CL 50b

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response FORM 1-3.

Response CL 50c

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response FORM 1-2, FORM 4-6, and IND 23-11.

Response to Comment Letter CL 51

Meng Liu

Response CL 51a

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response FORM 1-3.



Response CL 51b

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response FORM 1-10.

Response CL 51c

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response FORM 1-2.

Response CL 51d

Comment noted. The commenter does not state a specific concern about the adequacy of the Draft or Final EIR or otherwise comment on the contents of the environmental analyses or provide any substantial evidence of potential significant impacts.

Response CL 51e

Comment noted. The commenter does not state a specific concern about the adequacy of the Draft or Final EIR or otherwise comment on the contents of the environmental analyses or provide any substantial evidence of potential significant impacts.

Response to Comment Letter CL 52

Johnny and Tin Mei Wong

Response CL 52a

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response FORM 1-2, FORM 1-3, IND 17-19, IND 24-15, and IND 12-4.

Response CL 52b

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response FORM 1-2, FORM 1-3, FORM 1-4, IND 17-19, IND 24-15, and IND 12-4.



Response CL 52c

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response FORM 1-5 and FORM 3-9.

Response to Comment Letter CL 53

Nerissa Young

Response CL 53a

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response FORM 1-4, FORM 3-7, FORM 1-5, FORM 3-9, and FORM 2-6.

Response CL 53b

Comment noted. The commenter does not state a specific concern about the adequacy of the Draft or Final EIR or otherwise comment on the contents of the environmental analyses or provide any substantial evidence of potential significant impacts.

Response CL 53c

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response FORM 1-2, FORM 1-3, IND 17-19, and IND 24-15.

Response CL 53d

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response IND 23-11.

Response to Comment Letter CL 54

Patricia Byrd

Response CL 54a

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response ORG 1a-4 and FORM 1-2. The Royal Vista Residential Project has no



affiliation or relationship with the neighboring property (Sunjoint). The Project is proposed for the approximately 76-acre Project Site and does not include any portion of the adjacent Sunjoint Property. According to LA County Department of Regional Planning, no general plan amendment, zone change, subdivision or other discretionary development application has been filed with LA County Planning for a project on the adjacent golf course properties (Sunjoint Property), nor has LA County Planning received a request for environmental review of any development on the Sunjoint Property. The commenter does not provide any evidence that a project on the Sunjoint Property was proposed, officially announced or otherwise identified prior to the release of the NOP for the Project.

CEQA Guidelines Section 15125(a) requires EIRs to contain a description of the physical environmental conditions in the vicinity of the project as they exist at the time the NOP is published, or if no NOP is published, at the time environmental analysis is commenced. The NOP release date for the Royal Vista Residential Project was October 13, 2022, which establishes the cut-off date for consideration of cumulative projects. The comment does not provide any evidence that a project on the Sunjoint Property was proposed, officially announced or otherwise identified prior to the release of the NOP for the Project.

Response to Comment Letter CL 55

Jacques Carr

Response CL 55a

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response ORG 1a-4 and FORM 1-2. The Royal Vista Residential Project has no affiliation or relationship with the neighboring property (Sunjoint). The Project is proposed for the approximately 76-acre Project Site and does not include any portion of the adjacent Sunjoint Property. According to LA County Department of Regional Planning, no general plan amendment, zone change, subdivision or other discretionary development application has been filed with LA County Planning for a project on the adjacent golf course properties (Sunjoint Property), nor has LA County Planning received a request for environmental review of any development on the Sunjoint Property. The commenter does not provide any evidence that a project on the Sunjoint Property was proposed, officially announced or otherwise identified prior to the release of the NOP for the Project.

CEQA Guidelines Section 15125(a) requires EIRs to contain a description of the physical environmental conditions in the vicinity of the project as they exist at the time the NOP is published, or if no NOP is published, at the time environmental analysis is commenced. The NOP release date for the Royal Vista Residential Project was October 13, 2022, which establishes the cut-off date for consideration of cumulative projects. The comment does not provide any evidence that a project on the Sunjoint Property was proposed, officially announced or otherwise identified prior to the release of the NOP for the Project.



Response to Comment Letter CL 56

Jimmy Young

Response CL 56a

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response FORM 1-3, FORM 2-11 and IND 8-2.

Response to Comment Letter CL 57

Linda Himes

Response CL 57a

Comment noted. The commenter suggests a modified plan to the project based on opinion and is speculative. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response FORM 1-3, FORM 1-4, FORM 3-7, FORM 1-5, and FORM 2-9.

Response to Comment Letter CL 58

Lisa and Julio Vallardes

Response CL 58a

Comment noted. The commenter does not state a specific concern about the adequacy of the Draft or Final EIR or otherwise comment on the contents of the environmental analyses or provide any substantial evidence of potential significant impacts.

Response CL 58b

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response FORM 1-3.

Response CL 58c

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response IND 12-4 and Section 4.15 Public Service of the EIR.



Response CL 58d

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response FORM 1-2, FORM 1-4, FORM 3-7, FORM 1-5, and FORM 3-9.

Response CL 58e

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response IND 19-2.

Response CL 58f

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response FORM IND 17-19, IND 24-15, FORM 2-6, and FORM 2-11.

Response CL 58g

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response IND 19-2. As discussed in the Draft EIR, impacts to Cultural Resources would be less than significant with mitigation.

Response CL 58h

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response IND 12-4.

Response CL 58i

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response FORM 1-2 and IND 12-4.



Response CL 58j

Comment noted. The commenter does not state a specific concern about the adequacy of the Draft or Final EIR or otherwise comment on the contents of the environmental analyses or provide any substantial evidence of potential significant impacts.

Response CL 58k

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response FORM 1-2, AG 5-2, ORG 1a-6, ORG 2-4, and ORG 6-5.

Response CL 58I

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response IND 23-11, FORM 1-4, and FORM 3-7.

Response CL 58m

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response FORM 1-5 and FORM 3-9.

Response to Comment Letter CL 59

Yuet Wong

Response CL 59a

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response FORM 1-4, FORM 3-7, IND 8-5, FORM 1-2, FORM 1-3, IND 17-19, IND 24-15, and IND 23-11.

Response to Comment Letter CL 60

Daniel Bodine

Response CL 60a

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR.



Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response ORG 1a-4 and FORM 1-2. The commenter speculates as to what additional development may or may not occur on the balance of the golf course not owned by the Project applicant. Speculation is not substantial evidence under CEQA. (CEQA Guidelines section 15145.) CEQA Guidelines Section 15125(a) requires EIRs to contain a description of the physical environmental conditions in the vicinity of the project as they exist at the time the NOP is published, or if no NOP is published, at the time environmental analysis is commenced. The NOP release date for the Royal Vista Residential Project was October 13, 2022, which establishes the cut-off date for consideration of cumulative projects.

All appropriate CEQA impact analyses, taking into account all related projects identified at the time of the Project NOP, were analyzed. Commenter provides no substantial evidence regarding a potential significant impact not analyzed in the Project EIR.

Response to Comment Letter CL 61

Suzan Carne

Response CL 61a

Comment noted. The comment expresses support for the Project. The comment letter will be available to the decision-makers for their review and consideration.

Response to Comment Letter CL 62

Chien-Chien W. Kuo

Response CL 62a

Comment noted. This comment raises concerns that have been addressed in the Draft and Final EIR but fails to provide any substantial evidence of any potential significant environmental effect not analyzed in the Project EIR. Refer to Chapter 10, *Response to Comments*, of the Final EIR that addressed these concerns during the Draft EIR public review period and see Response FORM 2-9 and IND 23-11. The commenter does not state a specific concern about the adequacy of the Draft or Final EIR or otherwise comment on the contents of the environmental analyses or provide any substantial evidence of potential significant impacts



Conclusion

None of the comments responded to above require recirculation of the Project EIR. In regard to Section 15088.5 of the State CEQA Guidelines, the responses above do not constitute "significant new information" that would require recirculation because the Project (1) does not propose substantial changes which would require major revisions of EIR due to the involvement of new significant environmental effects or a new mitigation measure; (2) would not have circumstantial changes which would require major revisions of the EIR due to the substantial increase in the severity of previously identified significant effects; and (3)does not disclose a feasible project alternative or mitigation measure considerably different from others previously analyzed that would clearly lessen the significant environmental impacts of the Project, but the Project applicant declines to adopt it. Further, the responses above propose minor changes to typographical errors; the EIR was not determined to be inadequate or conclusory in nature and is appropriate for use in analyzing the Project in combination with this Responses to Comments.

Sincerely,

Kevin Smith, Senior Planning Manager

Attachment A: Comment Letters

Kevin Smith

Attachment A Comment Letters

CAPITOL OFFICE 1021 O STREET **SUITE 6620** SACRAMENTO, CA 95814 TEL (916) 651-4030

DISTRICT OFFICE 12501 IMPERIAL HWY. SUITE 110 NORWALK, CA 90650 TEL (562) 406-1001



BOB ARCHULETA

THIRTIETH SENATE DISTRICT



STANDING COMMITTEES

MILITARY & VETERANS AFFAIRS CHAIR

BUSINESS, PROFESSIONS & ECONOMIC DEVELOPMENT

GOVERNMENTAL ORGANIZATION

TRANSPORTATION

JOINT LEGISLATIVE COMMITTEE ON EMERGENCY MANAGEMENT

July 16, 2024

The Honorable Hilda Solis Los Angeles County Board of Supervisors 500 West Temple Street, Room 358 Los Angeles, CA 90012 VIA EMAIL: firstdistrict@bos.lacounty.gov

Dear Supervisor Solis,

I write this letter to express my support for the Royal Vista Residential Project located in my Senate District 30, and your District 1, in the unincorporated community of Rowland Heights. The urgent need for new housing throughout our state is well understood and I know we share a commitment to prioritize housing supply and affordability for our region.

The Royal Vista Residential Project proposes to repurpose underutilized (and now vacant), private property and build 360 new homes including more than 80 affordable homes as for-sale workforce housing for police, fire, schoolteachers, county / city employees, first-time homebuyers, and others who income qualify, while maintaining more than 35% of the site as open space and trails for public use. This creative for-sale/owner-occupied housing proposal is sensitive to the adjacent, existing single-family neighborhoods while also accommodating various income levels.

I am aware that some nearby residents wish to keep the golf course open or, alternately, have the County purchase the land for use as a maintained park. Meanwhile, the applicant, in coordination with county staff, has made significant efforts to provide community benefit by leaving significant acreage as open space and creating greenway buffers between the proposed new homes and the existing neighborhoods. Additionally, the plan incorporates a recreational trail system of over 2 miles that can be utilized by all area residents.

As you are well aware, school enrollment is down in many areas. Rowland Unified School District enrollment has declined more than 20% over the last 10 years and the District needs new students. New residential development in Rowland Heights will help support growth of the District with new students and through development fees as well as generate important new revenue for the County's general fund.

1a

Pg 2 of 2 The Honorable Hilda Solis Royal Vista Residential Project

I therefore respectfully encourage you to consider these reasons as you deliberate the requested entitlements for the Royal Vista Residential Project and I urge your support for this important development.

1a Cont.

Sincerely,

Senator Bob Archuleta

California State Senate, District 30

From: DRP Public Comment

To: <u>Erica G. Aguirre</u>; <u>Joshua Huntington</u>; <u>Marie Pavlovic</u>

Cc: Susan Tae; Elida Luna

Subject: FW: PRJ2021-002011 - agenda item #7 **Date:** Tuesday, July 16, 2024 2:35:29 PM

FYI - Comment regarding Royal Vista.

RAFAEL ANDRADE

SENIOR TYPIST-CLERK, Operations & Major Projects (OMP)

Office: (213) 974-6409 • Direct: (213) 974-6557

Email: randrade@planning.lacounty.gov

From: JK Tannous <tannous@psmail.net> Sent: Tuesday, July 16, 2024 2:01 PM

To: DRP Public Comment < comment@planning.lacounty.gov>

Subject: PRJ2021-002011 - agenda item #7

CAUTION: External Email. Proceed Responsibly.

To the LA County Planning Commissioner,

We are writing concerning **agenda item #7**. We are John and Karen Tannous. We are not the applicant, but we are residents in the Royal Vista neighborhood.

We moved to this neighborhood three years ago because of the beauty of the surrounding area. It is rare to find a part of LA county where there is open green space and wildlife. We have a beautiful view overlooking the golf course. On any given day, we can see coyotes, hawks, squirrels, rabbits, and all kinds of birds. This area is a true sanctuary for us after working in the city all day.

We strongly oppose this project and the proposed Sunjoint development of 1500+ units. It is irresponsible environmentally as it will destroy the green space and wildlife in this area. This project will also strain our local infrastructure. We already have terrible traffic on Colima Road. Each day, we drive our daughter to and from school on Colima. What should only be a 7 minute drive is usually a 15 minute drive because of heavy traffic. Building additional housing units in this area will only increase the heavy traffic on

2a

Colima Road.

We ask you to stop this project from going through in consideration for the residents like us and the wildlife in this area. If you have any questions, you may contact us at tannous@psmail.net or at (971) 389-9669.

2a Cont.

Sincerely,

Dr. John and Karen Tannous

From: <u>DRP Public Comment</u>

To: <u>Erica G. Aguirre</u>; <u>Joshua Huntington</u>

Cc: <u>DRP Public Comment</u>

Subject: FW: PRJ2021-002011 Royal Vista Residential Project

Date: Wednesday, July 17, 2024 8:30:52 AM

FYI

ELIDA LUNA (she/her/hers)

COMMISSION SECRETARY, Operations & Major Projects (OMP)

Direct: (213) 974-6409

Email: eluna@planning.lacounty.gov

From: Safe Pass <safepasstranz@gmail.com> Sent: Wednesday, July 17, 2024 8:27 AM

To: DRP Public Comment < comment@planning.lacounty.gov>

Cc: Marie Pavlovic <mpavlovic@planning.lacounty.gov>; Amy Bodek

<ABodek@planning.lacounty.gov>; Duran-Medina, Guadalupe <GDuran-

Medina@bos.lacounty.gov>; Rehman, Waqas <WRehman@bos.lacounty.gov>; Chen, Cindy <cchen@bos.lacounty.gov>; Moreno, Andrea <amoreno@bos.lacounty.gov>; Serrano, Ryan

Andrea Cambridge Dos. lacountry.gov, inforence, Andrea Cambridge Dos. lacountry.gov, Seria

<RSerrano@bos.lacounty.gov>; saveroyalvista <saveroyalvista@gmail.com>

Subject: PRJ2021-002011 Royal Vista Residential Project

CAUTION: External Email. Proceed Responsibly.

To Whom It May Concern,

My name is Rui Li. I am the home owner and resident of 1345 Calbourne Dr, Walnut, CA 91789. I am not the applicant but the opponent of the subject project.

The project will for sure cause so much environment pollution, noise, crime rate increase, traffic congestion and so on.

It will affect the public infrastructure as well. We love our community and area cause it has peaceful and quiet environment and low population density. But the subject project will ruin our future life with no benefits.

I strongly object the subject project.

3a

Thank you

Rui

626-438-7767

MEMORANDUM

ARMBRUSTER GOLDSMITH & DELVAC LLP

DATE: July 18, 2024

TO: Josh Huntington, AICP & Marie Pavlovic, AICP,

Subdivisions Section, LA County Planning

Department

FROM: Aaron Clark

SUBJECT: Royal Vista Residential Project (Project No.

PRJ2021-001011-(1)): Needed Corrections to Staff

Report and Draft Findings and Conditions

Dear Mr. Huntington and Ms. Pavlovic:

Thank you for your professionalism and diligence in preparing the staff report and associated materials for the Royal Vista Residential Project (the "Project"), which will be heard by the Regional Planning Commission (the "Commission") at its July 24, 2024, meeting. On behalf of the Project applicant, RV DEV, LLC, I write to thank you for your recommendation of approval to the Commission for the Project applications, and to identify several items needing correction in the staff report and draft findings and conditions of approval. These items are addressed in turn below.

• In the staff report, the last sentence of Page 17 states:

"The largest open space area (PA 4) at nearly 6 acres will have benches, picnic tables, exercise equipment, and lounge seating in addition to the trail. The Project's open space will be open to the public." [emphasis added]

This sentence is inaccurate and should be corrected to read as follows:

"The <u>open space areas within PA 1, 2 and 5</u> will have benches, picnic tables, exercise equipment, and lounge seating in addition to the trail. The Project's open space will be open to the public."

• In the staff report, the first sentence of the second full paragraph of Page 19 states:

4 I.

4a

12100 Wilshire Boulevard, Suite 1600 Los Angeles, CA 90025

Telephone: (310) 209-8800

July 18, 2024 Page 2 of 4

"The infill Project's affordable housing component provides a variety of for-sale housing that includes single-family detached units that range in size from 2,800 to 3,200 square feet, duplexes that range in size from 1,575 to 1,895 square feet, triplexes that range in size from 1,125 to 1,552 square feet, and townhouses that range in size from 1,133 to 1,576 square feet." [emphasis added]

4b Cont.

This sentence's reference to the Project containing below market rate single-family residences is not correct; the Project's 10 below market-rate triplex units are each 1,125 sq. ft. in size; and none of the Project's duplex units are below market rate units. As such, this sentence should be corrected as follows:

"The infill Project's affordable housing component provides a variety of for-sale housing that includes <u>ten (10)</u> triplexes that are 1,125 square feet and <u>72</u> townhouses that range in size from 1,133 to 1,576 square feet."

• Exhibit C, Draft Findings for the VTTM, page 10 of 27, section "B" states:

"Staff received 24 letters in support of the Project: ..." [emphasis added]

The number 24 is inconsistent with the statement on page 24 of 25 in the staff report, which correctly reports: "Staff received a total of 137 letters in support." The number of support letters submitted for the Project is now 138 with State Senator Bob Archuleta's recently submitted support letter; please note this important correction to the Commission.

4c

• Exhibit C, Draft Findings for the VTTM, page 19 of 27, the next to last sentence of finding no. 32 states:

"According to the open space development schedule, included in the Preliminary Landscape Concept, the open space for each PA will be completed prior to issuance of a Certificate of Occupancy ("CofO") for the **first** residential unit within the respective PA". [emphasis added]

4d

This finding's reference to "first residential unit" is inconsistent with the open space development schedule mentioned above (which is actually labeled as the "OPEN SPACE COMPLETION SCHEDULE"). It is also inconsistent with Exhibit C, VTTM (Draft findings page 21 of 27, finding no. 39), and with Exhibit C, CUP (Draft Findings page 21 of 30, finding no. 38).

To be consistent and accurate, VTTM finding no. 32 should be revised by changing the word "first" to "last," as follows:

ARMBRUSTER GOLDSMITH & DELVAC LLP

July 18, 2024 Page 3 of 4

"According to the open space development schedule, included in the Preliminary Landscape Concept, the open space for each PA will be completed prior to issuance of a Certificate of Occupancy ("CofO") for the <u>last</u> residential unit within the respective PA."

4d Cont.

• Exhibit C, Draft Findings for the CUP & Admin. Housing Permit, page 20 of 30, finding no. 31 ("OPEN SPACE TYPES), second to last sentence.

•

Same issue as noted immediately above. Please change "first" to "last" in the second to last sentence of CUP/Admin. Housing Permit finding no. 31.

• Exhibit D, Draft Conditions of Approval for the CUP & Admin. Housing Permit, page 2 of 9, condition no. 7 reads, in pertinent part:

"This grant shall terminate on July 24, 2026. Entitlement to use of the property thereafter shall be subject to the regulations then in effect. In the event that the Permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the thenapplicable regulations." [emphasis added]

We question calling out an expiry date for the CUP/Housing Permit in this manner. The CUP/Admin. Housing Permit's life is tied to the VTTM's life, meaning so long as the VTTM does not expire prior to final map recordation, the CUP/Admin. Housing Permit likewise would not expire; as such, we believe it is more fitting to tie the expiry of the CUP/Admin. Housing Permit expressly to the expiry of the VTTM, in the unlikely event the VTTM were to expire prior to final map recordation. In keeping with other similar conditions for CUP's approved in conjunction with County land divisions, we request the following language instead be inserted for this condition:

"This grant shall terminate when the associated Vesting Tentative Tract Map expires on July 24, 2026. A time extension(s) may be requested in writing and with the payment of the applicable fee prior to such expiration date. In the event a final map does not record, this grant shall terminate upon the expiration of the vesting tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect."

• Exhibit D, Draft Conditions of Approval for the CUP & Admin. Housing Permit, page 6 of 9, condition no. 29 contains a typo: "Lot Not. 245 in PA 3..." [emphasis added]

4g

Please change this to "Lot No. 245 in PA3..."

4f

ARMBRUSTER GOLDSMITH & DELVAC LLP

July 18, 2024 Page 4 of 4

Thank you for conveying these important Project staff report, findings, and conditions corrections to the Commission in advance of the July 24, 2024, public hearing for the Project. If you have any questions, please do not hesitate to contact me.



P: (626) 381-9248 F: (626) 389-5414 E: info@mitchtsailaw.com 139 South Hudson Avenue Suite 200 Pasadena, California 91101

VIA E-MAIL

July 23, 2024

Los Angeles County Regional Planning Commission

320 W. Temple Street, Room 150.

Los Angeles, CA 90012

Em: comment@planning.lacounty.gov

RE: County of Los Angeles, Royal Vista Residential Project (Agenda Item No. 7.)

Dear Regional Planning Commission,

On behalf of the Western States Regional Council of Carpenters ("WSRCC"), formally known as Southwest Mountain States Regional Council of Carpenters, my Office is submitting these comments to the County of Los Angeles ("County") regarding the Final Environmental Impact Report ("FEIR") for the Royal Vista Residential Project (Project No. PRJ2021-002011-(1)) (SCH No. 2022100204) ("Project").

The proposed Project would redevelop the Project Site with 360 residential units in four residential planning areas and open space in two open space planning areas. Three of the four proposed residential planning areas will include 200 detached single-family homes, and 88 condominium units provided as 58 duplex units, and 30 triplex units. The fourth residential planning area will include 72 townhouse condominium units. (DEIR, ES-4).

The Western States Regional Council of Carpenters is a labor union representing almost 90,000 union carpenters in 12 states, including California, and has a strong interest in well-ordered land use planning and in addressing the environmental impacts of development projects.

Individual members of the Western Carpenters live, work, and recreate in the County and surrounding communities and would be directly affected by Project's environmental impacts.

5a

County of Los Angeles – Royal Vista Residential Project July 23, 2024 Page 2 of 13

The Western Carpenters expressly reserves the right to supplement these comments at or prior to hearings on the Project, and at any later hearing and proceeding related to this Project. Gov. Code, § 65009, subd. (b); Pub. Res. Code, § 21177, subd. (a); see Bakersfield Citizens for Local Control v. Bakersfield (2004) 124 Cal.App.4th 1184, 1199-1203; see also Galante Vineyards v. Monterey Water Dist. (1997) 60 Cal.App.4th 1109, 1121.

The Western Carpenters incorporates by reference all comments raising issues regarding the Environmental Impact Report (EIR) submitted prior to certification of the EIR for the Project. See Citizens for Clean Energy v City of Woodland (2014) 225 Cal.App.4th 173, 191 (finding that any party who has objected to the project's environmental documentation may assert any issue timely raised by other parties).

Moreover, the Western Carpenters requests that the County provide notice for any and all notices referring or related to the Project issued under the California Environmental Quality Act (CEQA) (Pub. Res. Code, § 21000 et seq.), and the California Planning and Zoning Law ("Planning and Zoning Law") (Gov. Code, §§ 65000–65010). California Public Resources Code Sections 21092.2, and 21167(f) and California Government Code Section 65092 require agencies to mail such notices to any person who has filed a written request for them with the clerk of the agency's governing body.

I. THE COUNTY SHOULD REQUIRE THE USE OF A LOCAL WORKFORCE TO BENEFIT THE COMMUNITY'S ECONOMIC DEVELOPMENT AND ENVIRONMENT

The County should require that the Project be built using local workers who have graduated from a Joint Labor-Management Apprenticeship Program approved by the State of California, have at least as many hours of on-the-job experience in the applicable craft which would be required to graduate from such a state-approved apprenticeship training program, or who are registered apprentices in a state-approved apprenticeship training program.

Community benefits such as local hire can also be helpful to reduce environmental impacts and improve the positive economic impact of the Project. Local hire provisions requiring that a certain percentage of workers reside within 10 miles or less of the Project site can reduce the length of vendor trips, reduce greenhouse gas

5a Cont.

5b

County of Los Angeles – Royal Vista Residential Project July 23, 2024 Page 3 of 13

emissions, and provide localized economic benefits. As environmental consultants Matt Hagemann and Paul E. Rosenfeld note:

[A]ny local hire requirement that results in a decreased worker trip length from the default value has the potential to result in a reduction of construction-related GHG emissions, though the significance of the reduction would vary based on the location and urbanization level of the project site.

March 8, 2021, SWAPE Letter to Mitchell M. Tsai re Local Hire Requirements and Considerations for Greenhouse Gas Modeling.

Workforce requirements promote the development of skilled trades that yield sustainable economic development. As the California Workforce Development Board and the University of California, Berkeley Center for Labor Research and Education concluded:

5b Cont.

[L]abor should be considered an investment rather than a cost—and investments in growing, diversifying, and upskilling California's workforce can positively affect returns on climate mitigation efforts. In other words, well-trained workers are key to delivering emissions reductions and moving California closer to its climate targets.¹

Furthermore, workforce policies have significant environmental benefits given that they improve an area's jobs-housing balance, decreasing the amount and length of job commutes and the associated greenhouse gas (**GHG**) emissions. In fact, on May 7, 2021, the South Coast Air Quality Management District found that that the "[u]se of a local state-certified apprenticeship program" can result in air pollutant reductions.²

Recently, the State of California verified its commitment towards workforce development through the Affordable Housing and High Road Jobs Act of 2022,

¹ California Workforce Development Board (2020) Putting California on the High Road: A Jobs and Climate Action Plan for 2030 at p. ii, *available at* https://laborcenter.berkeley.edu/wp-content/uploads/2020/09/Putting-California-on-the-High-Road.pdf.

South Coast Air Quality Management District (May 7, 2021) Certify Final Environmental Assessment and Adopt Proposed Rule 2305 – Warehouse Indirect Source Rule – Warehouse Actions and Investments to Reduce Emissions Program, and Proposed Rule 316 – Fees for Rule 2305, Submit Rule 2305 for Inclusion Into the SIP, and Approve Supporting Budget Actions, available at http://www.aqmd.gov/docs/default-source/Agendas/Governing-Board/2021/2021-May7-027.pdf?sfvrsn=10.

County of Los Angeles – Royal Vista Residential Project July 23, 2024 Page 4 of 13

otherwise known as Assembly Bill No. 2011 (**AB2011**). AB2011 amended the Planning and Zoning Law to

Locating jobs closer to residential areas can have significant environmental benefits. As the California Planning Roundtable noted in 2008:

People who live and work in the same jurisdiction would be more likely to take transit, walk, or bicycle to work than residents of less balanced communities and their vehicle trips would be shorter. Benefits would include potential reductions in both vehicle miles traveled and vehicle hours traveled.³

Moreover, local hire mandates and skill-training are critical facets of a strategy to reduce vehicle miles traveled (VMT). As planning experts Robert Cervero and Michael Duncan have noted, simply placing jobs near housing stock is insufficient to achieve VMT reductions given that the skill requirements of available local jobs must match those held by local residents.⁴ Some municipalities have even tied local hire and other workforce policies to local development permits to address transportation issues. Cervero and Duncan note that:

In nearly built-out Berkeley, CA, the approach to balancing jobs and housing is to create local jobs rather than to develop new housing. The city's First Source program encourages businesses to hire local residents, especially for entry- and intermediate-level jobs, and sponsors vocational training to ensure residents are employment-ready. While the program is voluntary, some 300 businesses have used it to date, placing more than 3,000 city residents in local jobs since it was launched in 1986. When needed, these carrots are matched by sticks, since the city is not shy about negotiating corporate participation in First Source as a condition of approval for development permits.

5b Cont.

³ California Planning Roundtable (2008) Deconstructing Jobs-Housing Balance at p. 6, available at https://cproundtable.org/static/media/uploads/publications/cpr-jobs-housing.pdf

⁴ Cervero, Robert and Duncan, Michael (2006) Which Reduces Vehicle Travel More: Jobs-Housing Balance or Retail-Housing Mixing? Journal of the American Planning Association 72 (4), 475-490, 482, *available at* http://reconnectingamerica.org/assets/Uploads/UTCT-825.pdf.

Therefore, the County should consider utilizing local workforce policies and requirements to benefit the local area economically and to mitigate greenhouse gas, improve air quality, and reduce transportation impacts.

5b Cont.

II. THE COUNTY SHOULD IMPOSE TRAINING REQUIREMENTS FOR THE PROJECT'S CONSTRUCTION ACTIVITIES TO PREVENT COMMUNITY SPREAD OF COVID-19 AND OTHER INFECTIOUS DISEASES

Construction work has been defined as a lower to high-risk activity for COVID-19 spread by the Occupations Safety and Health Administration. Recently, several construction sites have been identified as sources of community spread of COVID-19.⁵

WSRCC recommends that the County adopt additional requirements to mitigate public health risks from the Project's construction activities. WSRCC requests that the County require safe on-site construction work practices as well as training and certification for any construction workers on the Project Site.

In particular, based upon WSRCC's experience with safe construction site work practices, WSRCC recommends that the County require that while construction activities are being conducted at the Project Site:

Construction Site Design:

- The Project Site will be limited to two controlled entry points.
- Entry points will have temperature screening technicians taking temperature readings when the entry point is open.
- The Temperature Screening Site Plan shows details regarding access to the Project Site and Project Site logistics for conducting temperature screening.
- A 48-hour advance notice will be provided to all trades prior to the first day of temperature screening.

⁵c

⁵ Santa Clara County Public Health (June 12, 2020) COVID-19 CASES AT CONSTRUCTION SITES HIGHLIGHT NEED FOR CONTINUED VIGILANCE IN SECTORS THAT HAVE REOPENED, *available at* https://www.sccgov.org/sites/covid19/Pages/press-release-06-12-2020-cases-at-construction-sites.aspx.

- The perimeter fence directly adjacent to the entry points will be clearly marked indicating the appropriate 6-foot social distancing position for when you approach the screening area. Please reference the Apex temperature screening site map for additional details.
- There will be clear signage posted at the project site directing you through temperature screening.
- Provide hand washing stations throughout the construction site.

Testing Procedures:

- The temperature screening being used are non-contact devices.
- Temperature readings will not be recorded.
- Personnel will be screened upon entering the testing center and should only take 1-2 seconds per individual.
- Hard hats, head coverings, sweat, dirt, sunscreen or any other cosmetics must be removed on the forehead before temperature screening.
- Anyone who refuses to submit to a temperature screening or does not answer the health screening questions will be refused access to the Project Site.
- Screening will be performed at both entrances from 5:30 am to 7:30 am.; main gate [ZONE 1] and personnel gate [ZONE 2]
- After 7:30 am only the main gate entrance [ZONE 1] will continue to be used for temperature testing for anybody gaining entry to the project site such as returning personnel, deliveries, and visitors.
- If the digital thermometer displays a temperature reading above 100.0 degrees Fahrenheit, a second reading will be taken to verify an accurate reading.

5c Cont. • If the second reading confirms an elevated temperature, DHS will instruct the individual that he/she will not be allowed to enter the Project Site. DHS will also instruct the individual to promptly notify his/her supervisor and his/her human resources (HR) representative and provide them with a copy of Annex A.

Planning

• Require the development of an Infectious Disease Preparedness and Response Plan that will include basic infection prevention measures (requiring the use of personal protection equipment), policies and procedures for prompt identification and isolation of sick individuals, social distancing (prohibiting gatherings of no more than 10 people including all-hands meetings and all-hands lunches) communication and training and workplace controls that meet standards that may be promulgated by the Center for Disease Control, Occupational Safety and Health Administration, Cal/OSHA, California Department of Public Health or applicable local public health agencies.⁶

The United Brotherhood of Carpenters and Carpenters International Training Fund has developed COVID-19 Training and Certification to ensure that WSRCC members and apprentices conduct safe work practices. The County should require that all construction workers undergo COVID-19 Training and Certification before being allowed to conduct construction activities at the Project Site.

WSRCC has also developed a rigorous Infection Control Risk Assessment (**ICRA**) training program to ensure it delivers a workforce that understands how to identify and

5c Cont.

⁶ See also The Center for Construction Research and Training, North America's Building Trades Unions (April 27 2020) NABTU and CPWR COVIC-19 Standards for U.S Constructions Sites, available at https://www.cpwr.com/sites/default/files/NABTU_CPWR_Standards_COVID-19.pdf; Los Angeles County Department of Public Works (2020) Guidelines for Construction Sites During COVID-19 Pandemic, available at https://dpw.lacounty.gov/building-and-safety/docs/pw_guidelines-construction-sites.pdf.

control infection risks by implementing protocols to protect themselves and all others during renovation and construction projects in healthcare environments.⁷

ICRA protocols are intended to contain pathogens, control airflow, and protect patients during the construction, maintenance, and renovation of healthcare facilities. ICRA protocols prevent cross contamination, minimizing the risk of secondary infections in patients at hospital facilities.

5c Cont.

The County should require the Project to be built using a workforce trained in ICRA protocols.

III. THE PROJECT WOULD BE APPROVED IN VIOLATION OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

A. Background Concerning the California Environmental Quality Act

The California Environmental Quality Act is a California statute designed to inform decision-makers and the public about the potential significant environmental effects of a project. 14 California Code of Regulations ("**CEQA Guidelines**"), § 15002, subd. (a)(1).⁸ At its core, its purpose is to "inform the public and its responsible officials of the environmental consequences of their decisions *before* they are made." *Citizens of Goleta Valley v. Board of Supervisors* (1990) 52 Cal.3d 553, 564.

5d

CEQA directs public agencies to avoid or reduce environmental damage, when possible, by requiring alternatives or mitigation measures. CEQA Guidelines, § 15002, subds. (a)(2)-(3); see also Berkeley Keep Jets Over the Bay Committee v. Board of Port Comes (2001) 91 Cal.App.4th 1344, 1354; Citizens of Goleta Valley v. Board of Supervisors (1990) 52 Cal.3d 553; Laurel Heights Improvement Assn., 47 Cal.3d at p. 400. The EIR serves to provide public agencies and the public in general with information about the effect that a proposed project is likely to have on the environment and to "identify ways that environmental damage can be avoided or significantly reduced." CEQA Guidelines, § 15002, subd. (a)(2). If the project has a significant effect on the environment, the agency may approve the project only upon finding that it has "eliminated or substantially lessened all significant effects on the environment where

⁷ For details concerning Carpenters' ICRA training program, see https://icrahealthcare.com/.

⁸ The CEQA Guidelines, codified in Title 14 of the California Code of Regulations, section 15000 et seq., are regulatory guidelines promulgated by the state Natural Resources Agency for the implementation of CEQA. Cal. Pub. Res. Code, § 21083. The CEQA Guidelines are given "great weight in interpreting CEQA except when . . . clearly unauthorized or erroneous." Center for Biological Diversity v. Dept. of Fish & Wildlife (2015) 62 Cal.4th 204, 217.

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feasible" and that any unavoidable significant effects on the environment are "acceptable due to overriding concerns" specified in Public Resources Code section 21081. See CEQA Guidelines, § 15092, subds. (b)(2)(A)-(B).

While the courts review an EIR using an 'abuse of discretion' standard, the reviewing court is not to *uncritically* rely on every study or analysis presented by a project proponent in support of its position. *Berkeley Jets*, 91 Cal.App.4th at p. 1355 (quoting *Laurel Heights Improvement Assn.*, 47 Cal.3d at pp. 391, 409 fn. 12) (internal quotations omitted). A clearly inadequate or unsupported study is entitled to no judicial deference. *Id.* Drawing this line and determining whether the EIR complies with CEQA's information disclosure requirements presents a question of law subject to independent review by the courts. *Sierra Club v. County of Fresno* (2018) 6 Cal.5th 502, 515; *Madera Oversight Coalition, Inc. v. County of Madera* (2011) 199 Cal.App.4th 48, 102, 131. As the court stated in *Berkeley Jets*, prejudicial abuse of discretion occurs if the failure to include relevant information precludes informed decision-making and informed public participation, thereby thwarting the statutory goals of the EIR process. 91 Cal.App.4th at p. 1355 (internal quotations omitted).

The preparation and circulation of an EIR is more than a set of technical hurdles for agencies and developers to overcome. Communities for a Better Environment v. Richmond (2010) 184 Cal. App. 4th 70, 80 (quoting Vineyard Area Citizens for Responsible Growth, Inc. v. City of Rancho Cordova (2007) 40 Cal. 4th 412, 449-450). The EIR's function is to ensure that government officials who decide to build or approve a project do so with a full understanding of the environmental consequences and, equally important, that the public is assured those consequences have been considered. Id. For the EIR to serve these goals it must present information so that the foreseeable impacts of pursuing the project can be understood and weighed, and the public must be given an adequate opportunity to comment on that presentation before the decision to go forward is made. Id.

A strong presumption in favor of requiring preparation of an EIR is built into CEQA. This presumption is reflected in what is known as the "fair argument" standard under which an EIR must be prepared whenever substantial evidence in the record supports a fair argument that a project may have a significant effect on the environment. *Quail Botanical Gardens Found., Inc. v. City of Encinitas* (1994) 29 Cal.App.4th 1597, 1602; *Friends of "B" St.* v. *City of Hayward* (1980) 106 Cal.3d 988, 1002.

5d Cont. County of Los Angeles – Royal Vista Residential Project July 23, 2024 Page 10 of 13

The fair argument test stems from the statutory mandate that an EIR be prepared for any project that "may have a significant effect on the environment." PRC, § 21151; see No Oil, Inc. v. City of Los Angeles (1974) 13 Cal.App.3d 68, 75; accord Jensen v. City of Santa Rosa (2018) 23 Cal.App.5th 877, 884. Under this test, if a proposed project is not exempt and may cause a significant effect on the environment, the lead agency must prepare an EIR. PRC, §§ 21100 (a), 21151; CEQA Guidelines, § 15064 (a)(1), (f)(1). An EIR may be dispensed with only if the lead agency finds no substantial evidence in the initial study or elsewhere in the record that the project may have a significant effect on the environment. Parker Shattuck Neighbors v. Berkeley City Council (2013) 222 Cal.App.4th 768, 785. In such a situation, the agency must adopt a negative declaration. PRC, § 21080, subd. (c)(1); CEQA Guidelines, §§ 15063 (b)(2), 15064(f)(3).

"Significant effect upon the environment" is defined as "a substantial or potentially substantial adverse change in the environment." PRC, § 21068; CEQA Guidelines, § 15382. A project may have a significant effect on the environment if there is a reasonable probability that it will result in a significant impact. No Oil, Inc., 13 Cal.3d at p. 83 fn. 16; see Sundstrom v. County of Mendocino (1988) 202 Cal.App.3d 296, 309. If any aspect of the project may result in a significant impact on the environment, an EIR must be prepared even if the overall effect of the project is beneficial. CEQA Guidelines, § 15063(b)(1); see County Sanitation Dist. No. 2 v. County of Kern (2005) 127 Cal.App.4th 1544, 1580.

This standard sets a "low threshold" for preparation of an EIR. Consolidated Irrigation Dist. v. City of Selma (2012) 204 Cal.App.4th 187, 207; Nelson v. County of Kern (2010) 190 Cal.App.4th 252; Pocket Protectors v. City of Sacramento (2004) 124 Cal.App.4th 903, 928; Bowman v. City of Berkeley (2004) 122 Cal.App.4th 572, 580; Citizen Action to Serve All Students v. Thornley (1990) 222 Cal.App.3d 748, 754; Sundstrom, 202 Cal.App.3d at p. 310. If substantial evidence in the record supports a fair argument that the project may have a significant environmental effect, the lead agency must prepare an EIR even if other substantial evidence before it indicates the project will have no significant effect. See Jensen, 23 Cal.App.5th at p. 886; Clews Land & Livestock v. City of San Diego (2017) 19 Cal.App.5th 161, 183; Stanislaus Audubon Society, Inc. v. County of Stanislaus (1995) 33 Cal.App.4th 144, 150; Brentwood Assn. for No Drilling, Inc. v. City of Los Angeles (1982) 134 Cal.App.3d 491; Friends of "B" St., 106 Cal.App.3d 988; CEQA Guidelines, § 15064(f)(1).

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B. <u>CEQA Requires Subsequent or Supplemental Environmental Review</u> <u>When Substantial Changes or New Information Comes to Light</u>

Section 21092.1 of the California Public Resources Code requires that "[w]hen significant new information is added to an environmental impact report after notice has been given pursuant to Section 21092 ... but prior to certification, the public agency shall give notice again pursuant to Section 21092, and consult again pursuant to Sections 21104 and 21153 before certifying the environmental impact report" in order to give the public a chance to review and comment upon the information. (CEQA Guidelines § 15088.5.)

Significant new information includes "changes in the project or environmental setting as well as additional data or other information" that "deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative)." (CEQA Guidelines § 15088.5(a).) Examples of significant new information requiring recirculation include "new significant environmental impacts from the project or from a new mitigation measure," "substantial increase in the severity of an environmental impact," "feasible project alternative or mitigation measure considerably different from others previously analyzed" as well as when "the draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded." (*Id.*)

An agency has an obligation to recirculate an environmental impact report for public notice and comment due to "significant new information" regardless of whether the agency opts to include it in a project's environmental impact report. (Cadiz Land Co. v. Rail Cycle (2000) 83 Cal. App. 4th 74, 95 [finding that in light of a new expert report disclosing potentially significant impacts to groundwater supply "the EIR should have been revised and recirculated for purposes of informing the public and governmental agencies of the volume of groundwater at risk and to allow the public and governmental agencies to respond to such information."].) If significant new information was brought to the attention of an agency prior to certification, an agency is required to revise and recirculate that information as part of the environmental impact report.

In the FEIR, four additional bat special status bat species were identified through Appendix O, a 2024 memorandum prepared by Glenn Lukos Associates. The

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memorandum identifies the Western yellow bat (*Lasiurus xanthinus*), Western red bat (*Lasiurus blossevillii*), Hoary bat (*Lasiurus cinereus*), and Yuma myotis (*Myotis yumanensis*). These additional bats were "added to the DEIR biological resources analysis to clarify and amplify the analysis, but d[id] not change the DEIR impact conclusions." (Appendix O, pg 1). However, these survey results are based on field surveys performed *six years ago*; focused surveys were conducted by GLA biologists on July 10, 2018, July 23, July 30, 2018, and August 29, 2018 (Appendix O, pg. 5).

While the original survey methodology seems sound, the results are significantly less reliable six years later as bats change roosts seasonally. (*See* Caltrans Bat Mitigation: A Guide to Developing Feasible and Effective Solutions, 2019). Indeed, the change in use of the golf course, which closed earlier this year, may have been a significant enough change to result in more frequent use of the site by bat colonies. As such, a more recent set of surveys is necessary to determine whether the special status species of bats are present on the site.

The BIO-3 mitigation measure is not sufficient to address these concerns as it does not allow for a timely set of surveys to occur as 14-days pre-construction would not allow for a full picture of bat presence on site as bats are migratory animals.

The updated memorandum, while appreciated for expanding the scope, is ultimately insufficient as the data relied upon is out of date. BIO-3, while important for validating any site surveys performed, is insufficient to clarify the full presence of bats on site as it does not allow for multiple surveys to be conducted over a longer period. WSRCC requests the County perform further analysis of the site and its potential impacts on the special status species through a revised and recirculated EIR.

IV. CONCLUSION

In sum, WSRCC requests that the County require a local workforce, that the County impose training requirements for the Project's construction activities to prevent community spread of Covid-19 and other infectious diseases, and that the County conduct further site surveys relating to potential special status bats on the Project site before certifying the FEIR. If the City has any questions, feel free to contact my office.

5e Cont.

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County of Los Angeles – Royal Vista Residential Project July 23, 2024 Page 13 of 13

Sincerely,

Grace Holbrook

Attorneys for Western States

Regional Council of Carpenters

Attached:

March 8, 2021, SWAPE Letter to Mitchell M. Tsai re Local Hire Requirements and Considerations for Greenhouse Gas Modeling (Exhibit A);

Air Quality and GHG Expert Paul Rosenfeld CV (Exhibit B); and

Air Quality and GHG Expert Matt Hagemann CV (Exhibit C).



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Paul E. Rosenfeld, PhD (310) 795-2335 prosenfeld@swape.com

March 8, 2021

Mitchell M. Tsai 155 South El Molino, Suite 104 Pasadena, CA 91101

Subject: Local Hire Requirements and Considerations for Greenhouse Gas Modeling

Dear Mr. Tsai.

Soil Water Air Protection Enterprise ("SWAPE") is pleased to provide the following draft technical report explaining the significance of worker trips required for construction of land use development projects with respect to the estimation of greenhouse gas ("GHG") emissions. The report will also discuss the potential for local hire requirements to reduce the length of worker trips, and consequently, reduced or mitigate the potential GHG impacts.

Worker Trips and Greenhouse Gas Calculations

The California Emissions Estimator Model ("CalEEMod") is a "statewide land use emissions computer model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify potential criteria pollutant and greenhouse gas (GHG) emissions associated with both construction and operations from a variety of land use projects." CalEEMod quantifies construction-related emissions associated with land use projects resulting from off-road construction equipment; on-road mobile equipment associated with workers, vendors, and hauling; fugitive dust associated with grading, demolition, truck loading, and on-road vehicles traveling along paved and unpaved roads; and architectural coating activities; and paving.²

The number, length, and vehicle class of worker trips are utilized by CalEEMod to calculate emissions associated with the on-road vehicle trips required to transport workers to and from the Project site during construction.³

¹ "California Emissions Estimator Model." CAPCOA, 2017, available at: http://www.aqmd.gov/caleemod/home.

² "California Emissions Estimator Model." CAPCOA, 2017, available at: http://www.aqmd.gov/caleemod/home.

³ "CalEEMod User's Guide." CAPCOA, November 2017, available at: http://www.aqmd.gov/docs/default-source/caleemod/01_user-39-s-guide2016-3-2_15november2017.pdf?sfvrsn=4, p. 34.

Specifically, the number and length of vehicle trips is utilized to estimate the vehicle miles travelled ("VMT") associated with construction. Then, utilizing vehicle-class specific EMFAC 2014 emission factors, CalEEMod calculates the vehicle exhaust, evaporative, and dust emissions resulting from construction-related VMT, including personal vehicles for worker commuting.⁴

Specifically, in order to calculate VMT, CalEEMod multiplies the average daily trip rate by the average overall trip length (see excerpt below):

```
"VMT<sub>d</sub> = \Sigma(Average Daily Trip Rate _i * Average Overall Trip Length _i) _n Where:
```

n = Number of land uses being modeled."5

Furthermore, to calculate the on-road emissions associated with worker trips, CalEEMod utilizes the following equation (see excerpt below):

```
"Emissions<sub>pollutant</sub> = VMT * EF<sub>running,pollutant</sub>
Where:
```

Emissions_{pollutant} = emissions from vehicle running for each pollutant

VMT = vehicle miles traveled

EF_{running,pollutant} = emission factor for running emissions."6

Thus, there is a direct relationship between trip length and VMT, as well as a direct relationship between VMT and vehicle running emissions. In other words, when the trip length is increased, the VMT and vehicle running emissions increase as a result. Thus, vehicle running emissions can be reduced by decreasing the average overall trip length, by way of a local hire requirement or otherwise.

Default Worker Trip Parameters and Potential Local Hire Requirements

As previously discussed, the number, length, and vehicle class of worker trips are utilized by CalEEMod to calculate emissions associated with the on-road vehicle trips required to transport workers to and from the Project site during construction. In order to understand how local hire requirements and associated worker trip length reductions impact GHG emissions calculations, it is important to consider the CalEEMod default worker trip parameters. CalEEMod provides recommended default values based on site-specific information, such as land use type, meteorological data, total lot acreage, project type and typical equipment associated with project type. If more specific project information is known, the user can change the default values and input project-specific values, but the California Environmental Quality Act ("CEQA") requires that such changes be justified by substantial evidence. The default number of construction-related worker trips is calculated by multiplying the

⁴ "Appendix A Calculation Details for CalEEMod." CAPCOA, October 2017, available at: http://www.aqmd.gov/docs/default-source/caleemod/02 appendix-a2016-3-2.pdf?sfvrsn=6, p. 14-15.

⁵ "Appendix A Calculation Details for CalEEMod." CAPCOA, October 2017, available at: http://www.aqmd.gov/docs/default-source/caleemod/02 appendix-a2016-3-2.pdf?sfvrsn=6, p. 23.

⁶ "Appendix A Calculation Details for CalEEMod." CAPCOA, October 2017, available at: http://www.aqmd.gov/docs/default-source/caleemod/02 appendix-a2016-3-2.pdf?sfvrsn=6, p. 15.

⁷ "CalEEMod User's Guide." CAPCOA, November 2017, *available at*: http://www.aqmd.gov/docs/default-source/caleemod/01 user-39-s-guide2016-3-2 15november2017.pdf?sfvrsn=4, p. 34.

⁸ CalEEMod User Guide, available at: http://www.caleemod.com/, p. 1, 9.

number of pieces of equipment for all phases by 1.25, with the exception of worker trips required for the building construction and architectural coating phases. Furthermore, the worker trip vehicle class is a 50/25/25 percent mix of light duty autos, light duty truck class 1 and light duty truck class 2, respectively." Finally, the default worker trip length is consistent with the length of the operational home-to-work vehicle trips. The operational home-to-work vehicle trip lengths are:

"[B]ased on the <u>location</u> and <u>urbanization</u> selected on the project characteristic screen. These values were <u>supplied by the air districts or use a default average for the state</u>. Each district (or county) also assigns trip lengths for urban and rural settings" (emphasis added). ¹²

Thus, the default worker trip length is based on the location and urbanization level selected by the User when modeling emissions. The below table shows the CalEEMod default rural and urban worker trip lengths by air basin (see excerpt below and Attachment A).¹³

Worker Trip Length by Air Basin										
Air Basin	Rural (miles)	Urban (miles)								
Great Basin Valleys	16.8	10.8								
Lake County	16.8	10.8								
Lake Tahoe	16.8	10.8								
Mojave Desert	16.8	10.8								
Mountain Counties	16.8	10.8								
North Central Coast	17.1	12.3								
North Coast	16.8	10.8								
Northeast Plateau	16.8	10.8								
Sacramento Valley	16.8	10.8								
Salton Sea	14.6	11								
San Diego	16.8	10.8								
San Francisco Bay Area	10.8	10.8								
San Joaquin Valley	16.8	10.8								
South Central Coast	16.8	10.8								
South Coast	19.8	14.7								
Average	16.47	11.17								
Minimum	10.80	10.80								
Maximum	19.80	14.70								
Range	9.00	3.90								

⁹ "CalEEMod User's Guide." CAPCOA, November 2017, available at: http://www.aqmd.gov/docs/default-source/caleemod/01 user-39-s-guide2016-3-2 15november2017.pdf?sfvrsn=4, p. 34.

¹⁰ "Appendix A Calculation Details for CalEEMod." CAPCOA, October 2017, available at: http://www.aqmd.gov/docs/default-source/caleemod/02 appendix-a2016-3-2.pdf?sfvrsn=6, p. 15.

¹¹ "Appendix A Calculation Details for CalEEMod." CAPCOA, October 2017, available at: http://www.aqmd.gov/docs/default-source/caleemod/02 appendix-a2016-3-2.pdf?sfvrsn=6, p. 14.

¹² "Appendix A Calculation Details for CalEEMod." CAPCOA, October 2017, available at: http://www.agmd.gov/docs/default-source/caleemod/02 appendix-a2016-3-2.pdf?sfvrsn=6, p. 21.

¹³ "Appendix D Default Data Tables." CAPCOA, October 2017, available at: http://www.aqmd.gov/docs/default-source/caleemod/05_appendix-d2016-3-2.pdf?sfvrsn=4, p. D-84 – D-86.

As demonstrated above, default rural worker trip lengths for air basins in California vary from 10.8- to 19.8-miles, with an average of 16.47 miles. Furthermore, default urban worker trip lengths vary from 10.8- to 14.7-miles, with an average of 11.17 miles. Thus, while default worker trip lengths vary by location, default urban worker trip lengths tend to be shorter in length. Based on these trends evident in the CalEEMod default worker trip lengths, we can reasonably assume that the efficacy of a local hire requirement is especially dependent upon the urbanization of the project site, as well as the project location.

Practical Application of a Local Hire Requirement and Associated Impact

To provide an example of the potential impact of a local hire provision on construction-related GHG emissions, we estimated the significance of a local hire provision for the Village South Specific Plan ("Project") located in the City of Claremont ("City"). The Project proposed to construct 1,000 residential units, 100,000-SF of retail space, 45,000-SF of office space, as well as a 50-room hotel, on the 24-acre site. The Project location is classified as Urban and lies within the Los Angeles-South Coast County. As a result, the Project has a default worker trip length of 14.7 miles. ¹⁴ In an effort to evaluate the potential for a local hire provision to reduce the Project's construction-related GHG emissions, we prepared an updated model, reducing all worker trip lengths to 10 miles (see Attachment B). Our analysis estimates that if a local hire provision with a 10-mile radius were to be implemented, the GHG emissions associated with Project construction would decrease by approximately 17% (see table below and Attachment C).

Local Hire Provision Net Change									
Without Local Hire Provision									
Total Construction GHG Emissions (MT CO₂e)	3,623								
Amortized Construction GHG Emissions (MT CO₂e/year)	120.77								
With Local Hire Provision									
Total Construction GHG Emissions (MT CO2e)	3,024								
Amortized Construction GHG Emissions (MT CO₂e/year)	100.80								
% Decrease in Construction-related GHG Emissions	17%								

5f Cont.

As demonstrated above, by implementing a local hire provision requiring 10 mile worker trip lengths, the Project could reduce potential GHG emissions associated with construction worker trips. More broadly, any local hire requirement that results in a decreased worker trip length from the default value has the potential to result in a reduction of construction-related GHG emissions, though the significance of the reduction would vary based on the location and urbanization level of the project site.

This serves as an example of the potential impacts of local hire requirements on estimated project-level GHG emissions, though it does not indicate that local hire requirements would result in reduced construction-related GHG emission for all projects. As previously described, the significance of a local hire requirement depends on the worker trip length enforced and the default worker trip length for the project's urbanization level and location.

¹⁴ "Appendix D Default Data Tables." CAPCOA, October 2017, available at: http://www.aqmd.gov/docs/default-source/caleemod/05_appendix-d2016-3-2.pdf?sfvrsn=4, p. D-85.

Disclaimer

SWAPE has received limited discovery. Additional information may become available in the future; thus, we retain the right to revise or amend this report when additional information becomes available. Our professional services have been performed using that degree of care and skill ordinarily exercised, under similar circumstances, by reputable environmental consultants practicing in this or similar localities at the time of service. No other warranty, expressed or implied, is made as to the scope of work, work methodologies and protocols, site conditions, analytical testing results, and findings presented. This report reflects efforts which were limited to information that was reasonably accessible at the time of the work, and may contain informational gaps, inconsistencies, or otherwise be incomplete due to the unavailability or uncertainty of information obtained or provided by third parties.

5f Cont.

Sincerely,

Matt Hagemann, P.G., C.Hg.

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Paul E. Rosenfeld, Ph.D.

Location Type	Location Name	Rural H-W (miles)	Urban H-W (miles)
Air Basin	Great Basin	16.8	10.8
Air Basin	Lake County	16.8	10.8
Air Basin	Lake Tahoe	16.8	10.8
Air Basin	Mojave Desert	16.8	10.8
Air Basin	Mountain	16.8	10.8
Air Basin	North Central	17.1	12.3
Air Basin	North Coast	16.8	10.8
Air Basin	Northeast	16.8	10.8
Air Basin	Sacramento	16.8	10.8
Air Basin	Salton Sea	14.6	11
Air Basin	San Diego	16.8	10.8
Air Basin	San Francisco	10.8	10.8
Air Basin	San Joaquin	16.8	10.8
Air Basin	South Central	16.8	10.8
Air Basin	South Coast	19.8	14.7
Air District	Amador County	16.8	10.8
Air District	Antelope Valley	16.8	10.8
Air District	Bay Area AQMD	10.8	10.8
Air District	Butte County	12.54	12.54
Air District	Calaveras	16.8	10.8
Air District	Colusa County	16.8	10.8
Air District	El Dorado	16.8	10.8
Air District	Feather River	16.8	10.8
Air District	Glenn County	16.8	10.8
Air District	Great Basin	16.8	10.8
Air District	Imperial County	10.2	7.3
Air District	Kern County	16.8	10.8
Air District	Lake County	16.8	10.8
Air District	Lassen County	16.8	10.8
Air District	Mariposa	16.8	10.8
Air District	Mendocino	16.8	10.8
Air District	Modoc County	16.8	10.8
Air District	Mojave Desert	16.8	10.8
Air District	Monterey Bay	16.8	10.8
Air District	North Coast	16.8	10.8
Air District	Northern Sierra	16.8	10.8
Air District	Northern	16.8	10.8
Air District	Placer County	16.8	10.8
Air District	Sacramento	15	10

Air District	San Diego	16.8	10.8
Air District	San Joaquin	16.8	10.8
Air District	San Luis Obispo	13	13
Air District	Santa Barbara	8.3	8.3
Air District	Shasta County	16.8	10.8
Air District	Siskiyou County	16.8	10.8
Air District	South Coast	19.8	14.7
Air District	Tehama County	16.8	10.8
Air District	Tuolumne	16.8	10.8
Air District	Ventura County	16.8	10.8
Air District	Yolo/Solano	15	10
County	Alameda	10.8	10.8
County	Alpine	16.8	10.8
County	Amador	16.8	10.8
County	Butte	12.54	12.54
County	Calaveras	16.8	10.8
County	Colusa	16.8	10.8
County	Contra Costa	10.8	10.8
County	Del Norte	16.8	10.8
County	El Dorado-Lake	16.8	10.8
County	El Dorado-	16.8	10.8
County	Fresno	16.8	10.8
County	Glenn	16.8	10.8
County	Humboldt	16.8	10.8
County	Imperial	10.2	7.3
County	Inyo	16.8	10.8
County	Kern-Mojave	16.8	10.8
County	Kern-San	16.8	10.8
County	Kings	16.8	10.8
County	Lake	16.8	10.8
County	Lassen	16.8	10.8
County	Los Angeles-	16.8	10.8
County	Los Angeles-	19.8	14.7
County	Madera	16.8	10.8
County	Marin	10.8	10.8
County	Mariposa	16.8	10.8
County	Mendocino-	16.8	10.8
County	Mendocino-	16.8	10.8
County	Mendocino-	16.8	10.8
County	Mendocino-	16.8	10.8
County	Merced	16.8	10.8
County	Modoc	16.8	10.8
County	Mono	16.8	10.8
County	Monterey	16.8	10.8
County	Napa	10.8	10.8

County	Nevada	16.8	10.8
County	Orange	19.8	14.7
County	Placer-Lake	16.8	10.8
County	Placer-Mountain	16.8	10.8
County	Placer-	16.8	10.8
County	Plumas	16.8	10.8
County	Riverside-	16.8	10.8
County	Riverside-	19.8	14.7
County	Riverside-Salton	14.6	11
County	Riverside-South	19.8	14.7
County	Sacramento	15	10
County	San Benito	16.8	10.8
County	San Bernardino-	16.8	10.8
County	San Bernardino-	19.8	14.7
County	San Diego	16.8	10.8
County	San Francisco	10.8	10.8
County	San Joaquin	16.8	10.8
County	San Luis Obispo	13	13
County	San Mateo	10.8	10.8
County	Santa Barbara-	8.3	8.3
County	Santa Barbara-	8.3	8.3
County	Santa Clara	10.8	10.8
County	Santa Cruz	16.8	10.8
County	Shasta	16.8	10.8
County	Sierra	16.8	10.8
County	Siskiyou	16.8	10.8
County	Solano-	15	10
County	Solano-San	16.8	10.8
County	Sonoma-North	16.8	10.8
County	Sonoma-San	10.8	10.8
County	Stanislaus	16.8	10.8
County	Sutter	16.8	10.8
County	Tehama	16.8	10.8
County	Trinity	16.8	10.8
County	Tulare	16.8	10.8
County	Tuolumne	16.8	10.8
County	Ventura	16.8	10.8
County	Yolo	15	10
County	Yuba	16.8	10.8
Statewide	Statewide	16.8	10.8

Worker Trip Length by Air Basin									
Air Basin	Rural (miles)	Urban (miles)							
Great Basin Valleys	16.8	10.8							
Lake County	16.8	10.8							
Lake Tahoe	16.8	10.8							
Mojave Desert	16.8	10.8							
Mountain Counties	16.8	10.8							
North Central Coast	17.1	12.3							
North Coast	16.8	10.8							
Northeast Plateau	16.8	10.8							
Sacramento Valley	16.8	10.8							
Salton Sea	14.6	11							
San Diego	16.8	10.8							
San Francisco Bay Area	10.8	10.8							
San Joaquin Valley	16.8	10.8							
South Central Coast	16.8	10.8							
South Coast	19.8	14.7							
Average	16.47	11.17							
Mininum	10.80	10.80							
Maximum	19.80	14.70							
Range	9.00	3.90							

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

Village South Specific Plan (Proposed)

Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	45.00	1000sqft	1.03	45,000.00	0
High Turnover (Sit Down Restaurant)	36.00	1000sqft	0.83	36,000.00	0
Hotel	50.00	Room	1.67	72,600.00	0
Quality Restaurant	8.00	1000sqft	0.18	8,000.00	0
Apartments Low Rise	25.00	Dwelling Unit	1.56	25,000.00	72
Apartments Mid Rise	975.00	Dwelling Unit	25.66	975,000.00	2789
Regional Shopping Center	56.00	1000sqft	1.29	56,000.00	0

5f Cont.

1.2 Other Project Characteristics

UrbanizationUrbanWind Speed (m/s)2.2Precipitation Freq (Days)33Climate Zone9Operational Year2028

Utility Company Southern California Edison

 CO2 Intensity
 702.44
 CH4 Intensity
 0.029
 N20 Intensity
 0.006

 (lb/MWhr)
 (lb/MWhr)
 (lb/MWhr)
 (lb/MWhr)

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Consistent with the DEIR's model.

Land Use - See SWAPE comment regarding residential and retail land uses.

Construction Phase - See SWAPE comment regarding individual construction phase lengths.

Demolition - Consistent with the DEIR's model. See SWAPE comment regarding demolition.

Vehicle Trips - Saturday trips consistent with the DEIR's model. See SWAPE comment regarding weekday and Sunday trips.

Woodstoves - Woodstoves and wood-burning fireplaces consistent with the DEIR's model. See SWAPE comment regarding gas fireplaces.

Energy Use -

Construction Off-road Equipment Mitigation - See SWAPE comment on construction-related mitigation.

Area Mitigation - See SWAPE comment regarding operational mitigation measures.

Water Mitigation - See SWAPE comment regarding operational mitigation measures.

Table Name	Column Name	Default Value	New Value		
tblFireplaces	FireplaceWoodMass	1,019.20	0.00		
tblFireplaces	FireplaceWoodMass	1,019.20	0.00		
tblFireplaces	NumberWood	1.25	0.00		
tblFireplaces	NumberWood	48.75	0.00		
tblVehicleTrips	ST_TR	7.16	6.17		
tblVehicleTrips	ST_TR	6.39	3.87		
tblVehicleTrips	ST_TR	2.46	1.39		
tblVehicleTrips	ST_TR	158.37	79.82		
tblVehicleTrips	ST_TR	8.19	3.75		
tblVehicleTrips	ST_TR	94.36	63.99		
tblVehicleTrips	ST_TR	49.97	10.74		
tblVehicleTrips	SU_TR	6.07	6.16		
tblVehicleTrips	SU_TR	5.86	4.18		
tblVehicleTrips	SU_TR	1.05	0.69		
tblVehicleTrips	SU_TR	131.84	78.27		

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tblVehicleTrips	SU_TR	5.95	3.20
tblVehicleTrips	SU_TR	72.16	57.65
tblVehicleTrips	SU_TR	25.24	6.39
tblVehicleTrips	WD_TR	6.59	5.83
tblVehicleTrips	WD_TR	6.65	4.13
tblVehicleTrips	WD_TR	11.03	6.41
tblVehicleTrips	WD_TR	127.15	65.80
tblVehicleTrips	WD_TR	8.17	3.84
tblVehicleTrips	WD_TR	89.95	62.64
tblVehicleTrips	WD_TR	42.70	9.43
tblWoodstoves	NumberCatalytic	1.25	0.00
tblWoodstoves	NumberCatalytic	48.75	0.00
tblWoodstoves	NumberNoncatalytic	1.25	0.00
tblWoodstoves	NumberNoncatalytic	48.75	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.1 Overall Construction
<u>Unmitigated Construction</u>

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr											МТ	-/yr			
2021	0.1713	1.8242	1.1662	2.4000e- 003	0.4169	0.0817	0.4986	0.1795	0.0754	0.2549	0.0000	213.1969	213.1969	0.0601	0.0000	214.6993
2022	0.6904	4.1142	6.1625	0.0189	1.3058	0.1201	1.4259	0.3460	0.1128	0.4588	0.0000	1,721.682 6	1,721.682 6	0.1294	0.0000	1,724.918 7
2023	0.6148	3.3649	5.6747	0.0178	1.1963	0.0996	1.2959	0.3203	0.0935	0.4138	0.0000	1,627.529 5	1,627.529 5	0.1185	0.0000	1,630.492 5
2024	4.1619	0.1335	0.2810	5.9000e- 004	0.0325	6.4700e- 003	0.0390	8.6300e- 003	6.0400e- 003	0.0147	0.0000	52.9078	52.9078	8.0200e- 003	0.0000	53.1082
Maximum	4.1619	4.1142	6.1625	0.0189	1.3058	0.1201	1.4259	0.3460	0.1128	0.4588	0.0000	1,721.682 6	1,721.682 6	0.1294	0.0000	1,724.918 7

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2.1 Overall Construction

Mitigated Construction

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year		tons/yr										M	T/yr			
2021	0.1713	1.8242	1.1662	2.4000e- 003	0.4169	0.0817	0.4986	0.1795	0.0754	0.2549	0.0000	213.1967	213.1967	0.0601	0.0000	214.6991
2022	0.6904	4.1142	6.1625	0.0189	1.3058	0.1201	1.4259	0.3460	0.1128	0.4588	0.0000	1,721.682 3	1,721.682 3	0.1294	0.0000	1,724.918 3
2023	0.6148	3.3648	5.6747	0.0178	1.1963	0.0996	1.2959	0.3203	0.0935	0.4138	0.0000	1,627.529 1	1,627.529 1	0.1185	0.0000	1,630.492 1
2024	4.1619	0.1335	0.2810	5.9000e- 004	0.0325	6.4700e- 003	0.0390	8.6300e- 003	6.0400e- 003	0.0147	0.0000	52.9077	52.9077	8.0200e- 003	0.0000	53.1082
Maximum	4.1619	4.1142	6.1625	0.0189	1.3058	0.1201	1.4259	0.3460	0.1128	0.4588	0.0000	1,721.682 3	1,721.682 3	0.1294	0.0000	1,724.918 3
	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	9-1-2021	11-30-2021	1.4103	1.4103
2	12-1-2021	2-28-2022	1.3613	1.3613
3	3-1-2022	5-31-2022	1.1985	1.1985
4	6-1-2022	8-31-2022	1.1921	1.1921
5	9-1-2022	11-30-2022	1.1918	1.1918
6	12-1-2022	2-28-2023	1.0774	1.0774
7	3-1-2023	5-31-2023	1.0320	1.0320
8	6-1-2023	8-31-2023	1.0260	1.0260

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9	9-1-2023	11-30-2023	1.0265	1.0265
10	12-1-2023	2-29-2024	2.8857	2.8857
11	3-1-2024	5-31-2024	1.6207	1.6207
		Highest	2.8857	2.8857

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	СО	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					ton	s/yr							MT	⁷ /yr		
Area	5.1437	0.2950	10.3804	1.6700e- 003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e- 003	222.5835
Energy	0.1398	1.2312	0.7770	7.6200e- 003		0.0966	0.0966		0.0966	0.0966	0.0000	3,896.073 2	3,896.073 2	0.1303	0.0468	3,913.283 3
Mobile	1.5857	7.9962	19.1834	0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.498 6	7,620.498 6	0.3407	0.0000	7,629.016 2
Waste						0.0000	0.0000		0.0000	0.0000	207.8079	0.0000	207.8079	12.2811	0.0000	514.8354
Water						0.0000	0.0000		0.0000	0.0000	29.1632	556.6420	585.8052	3.0183	0.0755	683.7567
Total	6.8692	9.5223	30.3407	0.0914	7.7979	0.2260	8.0240	2.0895	0.2219	2.3114	236.9712	12,294.18 07	12,531.15 19	15.7904	0.1260	12,963.47 51

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2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					ton	s/yr							MT	7/yr		
Area	5.1437	0.2950	10.3804	1.6700e- 003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e- 003	222.5835
Energy	0.1398	1.2312	0.7770	7.6200e- 003		0.0966	0.0966		0.0966	0.0966	0.0000	3,896.073 2	3,896.073 2	0.1303	0.0468	3,913.283 3
Mobile	1.5857	7.9962	19.1834	0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.498 6	7,620.498 6	0.3407	0.0000	7,629.016 2
Waste						0.0000	0.0000		0.0000	0.0000	207.8079	0.0000	207.8079	12.2811	0.0000	514.8354
Water						0.0000	0.0000		0.0000	0.0000	29.1632	556.6420	585.8052	3.0183	0.0755	683.7567
Total	6.8692	9.5223	30.3407	0.0914	7.7979	0.2260	8.0240	2.0895	0.2219	2.3114	236.9712	12,294.18 07	12,531.15 19	15.7904	0.1260	12,963.47 51

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

3.0 Construction Detail

Construction Phase

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Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	9/1/2021	10/12/2021	5	30	
2	Site Preparation	Site Preparation	10/13/2021	11/9/2021	5	20	
3	Grading	Grading	11/10/2021	1/11/2022	5	45	
4	Building Construction	Building Construction	1/12/2022	12/12/2023	5	500	
5	Paving	Paving	12/13/2023	1/30/2024	5	35	
6	Architectural Coating	Architectural Coating	1/31/2024	3/19/2024	5	35	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 112.5

Acres of Paving: 0

Residential Indoor: 2,025,000; Residential Outdoor: 675,000; Non-Residential Indoor: 326,400; Non-Residential Outdoor: 108,800; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

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Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

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Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	458.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	801.00	143.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	160.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	СО	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					ton	s/yr							МТ	/yr		
Fugitive Dust	11 11 11				0.0496	0.0000	0.0496	7.5100e- 003	0.0000	7.5100e- 003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0475	0.4716	0.3235	5.8000e- 004		0.0233	0.0233	i i	0.0216	0.0216	0.0000	51.0012	51.0012	0.0144	0.0000	51.3601
Total	0.0475	0.4716	0.3235	5.8000e- 004	0.0496	0.0233	0.0729	7.5100e- 003	0.0216	0.0291	0.0000	51.0012	51.0012	0.0144	0.0000	51.3601

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3.2 Demolition - 2021

<u>Unmitigated Construction Off-Site</u>

	ROG	NOx	СО	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					ton	s/yr							MT	/yr		
Hauling	1.9300e- 003	0.0634	0.0148	1.8000e- 004	3.9400e- 003	1.9000e- 004	4.1300e- 003	1.0800e- 003	1.8000e- 004	1.2600e- 003	0.0000	17.4566	17.4566	1.2100e- 003	0.0000	17.4869
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	9.7000e- 004	7.5000e- 004	8.5100e- 003	2.0000e- 005	2.4700e- 003	2.0000e- 005	2.4900e- 003	6.5000e- 004	2.0000e- 005	6.7000e- 004	0.0000	2.2251	2.2251	7.0000e- 005	0.0000	2.2267
Total	2.9000e- 003	0.0641	0.0233	2.0000e- 004	6.4100e- 003	2.1000e- 004	6.6200e- 003	1.7300e- 003	2.0000e- 004	1.9300e- 003	0.0000	19.6816	19.6816	1.2800e- 003	0.0000	19.7136

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Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					ton	s/yr							MT	/yr		
Fugitive Dust					0.0496	0.0000	0.0496	7.5100e- 003	0.0000	7.5100e- 003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0475	0.4716	0.3235	5.8000e- 004		0.0233	0.0233	1	0.0216	0.0216	0.0000	51.0011	51.0011	0.0144	0.0000	51.3600
Total	0.0475	0.4716	0.3235	5.8000e- 004	0.0496	0.0233	0.0729	7.5100e- 003	0.0216	0.0291	0.0000	51.0011	51.0011	0.0144	0.0000	51.3600

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3.2 Demolition - 2021

<u>Mitigated Construction Off-Site</u>

	ROG	NOx	СО	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					ton	s/yr							MT	/yr		
Hauling	1.9300e- 003	0.0634	0.0148	1.8000e- 004	3.9400e- 003	1.9000e- 004	4.1300e- 003	1.0800e- 003	1.8000e- 004	1.2600e- 003	0.0000	17.4566	17.4566	1.2100e- 003	0.0000	17.4869
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	9.7000e- 004	7.5000e- 004	8.5100e- 003	2.0000e- 005	2.4700e- 003	2.0000e- 005	2.4900e- 003	6.5000e- 004	2.0000e- 005	6.7000e- 004	0.0000	2.2251	2.2251	7.0000e- 005	0.0000	2.2267
Total	2.9000e- 003	0.0641	0.0233	2.0000e- 004	6.4100e- 003	2.1000e- 004	6.6200e- 003	1.7300e- 003	2.0000e- 004	1.9300e- 003	0.0000	19.6816	19.6816	1.2800e- 003	0.0000	19.7136

3.3 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	СО	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					ton	s/yr							MT	/yr		
Fugitive Dust					0.1807	0.0000	0.1807	0.0993	0.0000	0.0993	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0389	0.4050	0.2115	3.8000e- 004		0.0204	0.0204		0.0188	0.0188	0.0000	33.4357	33.4357	0.0108	0.0000	33.7061
Total	0.0389	0.4050	0.2115	3.8000e- 004	0.1807	0.0204	0.2011	0.0993	0.0188	0.1181	0.0000	33.4357	33.4357	0.0108	0.0000	33.7061

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3.3 Site Preparation - 2021

<u>Unmitigated Construction Off-Site</u>

	ROG	NOx	СО	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					ton	s/yr							MT	/yr		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.7000e- 004	6.0000e- 004	6.8100e- 003	2.0000e- 005	1.9700e- 003	2.0000e- 005	1.9900e- 003	5.2000e- 004	1.0000e- 005	5.4000e- 004	0.0000	1.7801	1.7801	5.0000e- 005	0.0000	1.7814
Total	7.7000e- 004	6.0000e- 004	6.8100e- 003	2.0000e- 005	1.9700e- 003	2.0000e- 005	1.9900e- 003	5.2000e- 004	1.0000e- 005	5.4000e- 004	0.0000	1.7801	1.7801	5.0000e- 005	0.0000	1.7814

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					ton	s/yr							МТ	/yr		
Fugitive Dust					0.1807	0.0000	0.1807	0.0993	0.0000	0.0993	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0389	0.4050	0.2115	3.8000e- 004		0.0204	0.0204	1 1 1 1	0.0188	0.0188	0.0000	33.4357	33.4357	0.0108	0.0000	33.7060
Total	0.0389	0.4050	0.2115	3.8000e- 004	0.1807	0.0204	0.2011	0.0993	0.0188	0.1181	0.0000	33.4357	33.4357	0.0108	0.0000	33.7060

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3.3 Site Preparation - 2021

Mitigated Construction Off-Site

	ROG	NOx	СО	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					ton	s/yr							MT	/yr		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.7000e- 004	6.0000e- 004	6.8100e- 003	2.0000e- 005	1.9700e- 003	2.0000e- 005	1.9900e- 003	5.2000e- 004	1.0000e- 005	5.4000e- 004	0.0000	1.7801	1.7801	5.0000e- 005	0.0000	1.7814
Total	7.7000e- 004	6.0000e- 004	6.8100e- 003	2.0000e- 005	1.9700e- 003	2.0000e- 005	1.9900e- 003	5.2000e- 004	1.0000e- 005	5.4000e- 004	0.0000	1.7801	1.7801	5.0000e- 005	0.0000	1.7814

3.4 Grading - 2021

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					ton	s/yr							MT	/yr		
Fugitive Dust					0.1741	0.0000	0.1741	0.0693	0.0000	0.0693	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0796	0.8816	0.5867	1.1800e- 003		0.0377	0.0377		0.0347	0.0347	0.0000	103.5405	103.5405	0.0335	0.0000	104.3776
Total	0.0796	0.8816	0.5867	1.1800e- 003	0.1741	0.0377	0.2118	0.0693	0.0347	0.1040	0.0000	103.5405	103.5405	0.0335	0.0000	104.3776

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3.4 Grading - 2021

<u>Unmitigated Construction Off-Site</u>

	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					ton	s/yr							МТ	/yr		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.6400e- 003	1.2700e- 003	0.0144	4.0000e- 005	4.1600e- 003	3.0000e- 005	4.2000e- 003	1.1100e- 003	3.0000e- 005	1.1400e- 003	0.0000	3.7579	3.7579	1.1000e- 004	0.0000	3.7607
Total	1.6400e- 003	1.2700e- 003	0.0144	4.0000e- 005	4.1600e- 003	3.0000e- 005	4.2000e- 003	1.1100e- 003	3.0000e- 005	1.1400e- 003	0.0000	3.7579	3.7579	1.1000e- 004	0.0000	3.7607

Mitigated Construction On-Site

	ROG	NOx	СО	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					ton	s/yr							MT	/yr		
Fugitive Dust					0.1741	0.0000	0.1741	0.0693	0.0000	0.0693	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0796	0.8816	0.5867	1.1800e- 003		0.0377	0.0377		0.0347	0.0347	0.0000	103.5403	103.5403	0.0335	0.0000	104.3775
Total	0.0796	0.8816	0.5867	1.1800e- 003	0.1741	0.0377	0.2118	0.0693	0.0347	0.1040	0.0000	103.5403	103.5403	0.0335	0.0000	104.3775

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3.4 Grading - 2021

<u>Mitigated Construction Off-Site</u>

	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					ton	s/yr							МТ	-/yr		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.6400e- 003	1.2700e- 003	0.0144	4.0000e- 005	4.1600e- 003	3.0000e- 005	4.2000e- 003	1.1100e- 003	3.0000e- 005	1.1400e- 003	0.0000	3.7579	3.7579	1.1000e- 004	0.0000	3.7607
Total	1.6400e- 003	1.2700e- 003	0.0144	4.0000e- 005	4.1600e- 003	3.0000e- 005	4.2000e- 003	1.1100e- 003	3.0000e- 005	1.1400e- 003	0.0000	3.7579	3.7579	1.1000e- 004	0.0000	3.7607

3.4 Grading - 2022

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					ton	s/yr							MT	/yr		
Fugitive Dust					0.0807	0.0000	0.0807	0.0180	0.0000	0.0180	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0127	0.1360	0.1017	2.2000e- 004		5.7200e- 003	5.7200e- 003		5.2600e- 003	5.2600e- 003	0.0000	19.0871	19.0871	6.1700e- 003	0.0000	19.2414
Total	0.0127	0.1360	0.1017	2.2000e- 004	0.0807	5.7200e- 003	0.0865	0.0180	5.2600e- 003	0.0233	0.0000	19.0871	19.0871	6.1700e- 003	0.0000	19.2414

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3.4 Grading - 2022

<u>Unmitigated Construction Off-Site</u>

	ROG	NOx	СО	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					ton	s/yr							МТ	/yr		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.8000e- 004	2.1000e- 004	2.4400e- 003	1.0000e- 005	7.7000e- 004	1.0000e- 005	7.7000e- 004	2.0000e- 004	1.0000e- 005	2.1000e- 004	0.0000	0.6679	0.6679	2.0000e- 005	0.0000	0.6684
Total	2.8000e- 004	2.1000e- 004	2.4400e- 003	1.0000e- 005	7.7000e- 004	1.0000e- 005	7.7000e- 004	2.0000e- 004	1.0000e- 005	2.1000e- 004	0.0000	0.6679	0.6679	2.0000e- 005	0.0000	0.6684

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					ton	s/yr							MT	/yr		
Fugitive Dust					0.0807	0.0000	0.0807	0.0180	0.0000	0.0180	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0127	0.1360	0.1017	2.2000e- 004		5.7200e- 003	5.7200e- 003		5.2600e- 003	5.2600e- 003	0.0000	19.0871	19.0871	6.1700e- 003	0.0000	19.2414
Total	0.0127	0.1360	0.1017	2.2000e- 004	0.0807	5.7200e- 003	0.0865	0.0180	5.2600e- 003	0.0233	0.0000	19.0871	19.0871	6.1700e- 003	0.0000	19.2414

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3.4 Grading - 2022

<u>Mitigated Construction Off-Site</u>

	ROG	NOx	СО	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					ton	s/yr							МТ	/yr		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.8000e- 004	2.1000e- 004	2.4400e- 003	1.0000e- 005	7.7000e- 004	1.0000e- 005	7.7000e- 004	2.0000e- 004	1.0000e- 005	2.1000e- 004	0.0000	0.6679	0.6679	2.0000e- 005	0.0000	0.6684
Total	2.8000e- 004	2.1000e- 004	2.4400e- 003	1.0000e- 005	7.7000e- 004	1.0000e- 005	7.7000e- 004	2.0000e- 004	1.0000e- 005	2.1000e- 004	0.0000	0.6679	0.6679	2.0000e- 005	0.0000	0.6684

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	СО	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					ton	s/yr							MT	/yr		
Off-Road	0.2158	1.9754	2.0700	3.4100e- 003		0.1023	0.1023		0.0963	0.0963	0.0000	293.1324	293.1324	0.0702	0.0000	294.8881
Total	0.2158	1.9754	2.0700	3.4100e- 003		0.1023	0.1023		0.0963	0.0963	0.0000	293.1324	293.1324	0.0702	0.0000	294.8881

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3.5 Building Construction - 2022 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					ton	s/yr							MT	/yr		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0527	1.6961	0.4580	4.5500e- 003	0.1140	3.1800e- 003	0.1171	0.0329	3.0400e- 003	0.0359	0.0000	441.9835	441.9835	0.0264	0.0000	442.6435
Worker	0.4088	0.3066	3.5305	0.0107	1.1103	8.8700e- 003	1.1192	0.2949	8.1700e- 003	0.3031	0.0000	966.8117	966.8117	0.0266	0.0000	967.4773
Total	0.4616	2.0027	3.9885	0.0152	1.2243	0.0121	1.2363	0.3278	0.0112	0.3390	0.0000	1,408.795 2	1,408.795 2	0.0530	0.0000	1,410.120 8

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					ton	s/yr							MT	/yr		
Off-Road	0.2158	1.9754	2.0700	3.4100e- 003		0.1023	0.1023		0.0963	0.0963	0.0000	293.1321	293.1321	0.0702	0.0000	294.8877
Total	0.2158	1.9754	2.0700	3.4100e- 003		0.1023	0.1023		0.0963	0.0963	0.0000	293.1321	293.1321	0.0702	0.0000	294.8877

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3.5 Building Construction - 2022 Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					ton	s/yr							MT	/yr		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0527	1.6961	0.4580	4.5500e- 003	0.1140	3.1800e- 003	0.1171	0.0329	3.0400e- 003	0.0359	0.0000	441.9835	441.9835	0.0264	0.0000	442.6435
Worker	0.4088	0.3066	3.5305	0.0107	1.1103	8.8700e- 003	1.1192	0.2949	8.1700e- 003	0.3031	0.0000	966.8117	966.8117	0.0266	0.0000	967.4773
Total	0.4616	2.0027	3.9885	0.0152	1.2243	0.0121	1.2363	0.3278	0.0112	0.3390	0.0000	1,408.795 2	1,408.795 2	0.0530	0.0000	1,410.120 8

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					ton	s/yr							MT	/yr		
Off-Road	0.1942	1.7765	2.0061	3.3300e- 003		0.0864	0.0864		0.0813	0.0813	0.0000	286.2789	286.2789	0.0681	0.0000	287.9814
Total	0.1942	1.7765	2.0061	3.3300e- 003	·	0.0864	0.0864		0.0813	0.0813	0.0000	286.2789	286.2789	0.0681	0.0000	287.9814

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3.5 Building Construction - 2023 <u>Unmitigated Construction Off-Site</u>

	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					ton	s/yr							MT	/yr		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0382	1.2511	0.4011	4.3000e- 003	0.1113	1.4600e- 003	0.1127	0.0321	1.4000e- 003	0.0335	0.0000	417.9930	417.9930	0.0228	0.0000	418.5624
Worker	0.3753	0.2708	3.1696	0.0101	1.0840	8.4100e- 003	1.0924	0.2879	7.7400e- 003	0.2957	0.0000	909.3439	909.3439	0.0234	0.0000	909.9291
Total	0.4135	1.5218	3.5707	0.0144	1.1953	9.8700e- 003	1.2051	0.3200	9.1400e- 003	0.3292	0.0000	1,327.336 9	1,327.336 9	0.0462	0.0000	1,328.491 6

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					tons	s/yr							MT	/уг		
Off-Road	0.1942	1.7765	2.0061	3.3300e- 003		0.0864	0.0864		0.0813	0.0813	0.0000	286.2785	286.2785	0.0681	0.0000	287.9811
Total	0.1942	1.7765	2.0061	3.3300e- 003		0.0864	0.0864		0.0813	0.0813	0.0000	286.2785	286.2785	0.0681	0.0000	287.9811

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3.5 Building Construction - 2023 Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					ton	ıs/yr							МТ	/yr		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0382	1.2511	0.4011	4.3000e- 003	0.1113	1.4600e- 003	0.1127	0.0321	1.4000e- 003	0.0335	0.0000	417.9930	417.9930	0.0228	0.0000	418.5624
Worker	0.3753	0.2708	3.1696	0.0101	1.0840	8.4100e- 003	1.0924	0.2879	7.7400e- 003	0.2957	0.0000	909.3439	909.3439	0.0234	0.0000	909.9291
Total	0.4135	1.5218	3.5707	0.0144	1.1953	9.8700e- 003	1.2051	0.3200	9.1400e- 003	0.3292	0.0000	1,327.336 9	1,327.336 9	0.0462	0.0000	1,328.491 6

3.6 Paving - 2023

Unmitigated Construction On-Site

5f Cont.
Cont.

	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					ton	s/yr							MT	⁻ /yr		
	6.7100e- 003	0.0663	0.0948	1.5000e- 004		3.3200e- 003	3.3200e- 003		3.0500e- 003	3.0500e- 003	0.0000	13.0175	13.0175	4.2100e- 003	0.0000	13.1227
	0.0000		 			0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	6.7100e- 003	0.0663	0.0948	1.5000e- 004		3.3200e- 003	3.3200e- 003		3.0500e- 003	3.0500e- 003	0.0000	13.0175	13.0175	4.2100e- 003	0.0000	13.1227

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3.6 Paving - 2023
<u>Unmitigated Construction Off-Site</u>

	ROG	NOx	СО	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					ton	s/yr							MT	/yr		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.7000e- 004	2.7000e- 004	3.1200e- 003	1.0000e- 005	1.0700e- 003	1.0000e- 005	1.0800e- 003	2.8000e- 004	1.0000e- 005	2.9000e- 004	0.0000	0.8963	0.8963	2.0000e- 005	0.0000	0.8968
Total	3.7000e- 004	2.7000e- 004	3.1200e- 003	1.0000e- 005	1.0700e- 003	1.0000e- 005	1.0800e- 003	2.8000e- 004	1.0000e- 005	2.9000e- 004	0.0000	0.8963	0.8963	2.0000e- 005	0.0000	0.8968

Mitigated Construction On-Site

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	ROG	NOx	СО	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					ton	s/yr							МТ	/yr		
Off-Road	6.7100e- 003	0.0663	0.0948	1.5000e- 004		3.3200e- 003	3.3200e- 003		3.0500e- 003	3.0500e- 003	0.0000	13.0175	13.0175	4.2100e- 003	0.0000	13.1227
Paving	0.0000		 			0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	6.7100e- 003	0.0663	0.0948	1.5000e- 004		3.3200e- 003	3.3200e- 003		3.0500e- 003	3.0500e- 003	0.0000	13.0175	13.0175	4.2100e- 003	0.0000	13.1227

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3.6 Paving - 2023

<u>Mitigated Construction Off-Site</u>

	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					ton	s/yr							МТ	/уг		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.7000e- 004	2.7000e- 004	3.1200e- 003	1.0000e- 005	1.0700e- 003	1.0000e- 005	1.0800e- 003	2.8000e- 004	1.0000e- 005	2.9000e- 004	0.0000	0.8963	0.8963	2.0000e- 005	0.0000	0.8968
Total	3.7000e- 004	2.7000e- 004	3.1200e- 003	1.0000e- 005	1.0700e- 003	1.0000e- 005	1.0800e- 003	2.8000e- 004	1.0000e- 005	2.9000e- 004	0.0000	0.8963	0.8963	2.0000e- 005	0.0000	0.8968

3.6 Paving - 2024 <u>Unmitigated Construction On-Site</u>

	ROG	NOx	СО	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					ton	s/yr							МТ	-/yr		
Off-Road	0.0109	0.1048	0.1609	2.5000e- 004		5.1500e- 003	5.1500e- 003		4.7400e- 003	4.7400e- 003	0.0000	22.0292	22.0292	7.1200e- 003	0.0000	22.2073
Paving	0.0000			1 1		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0109	0.1048	0.1609	2.5000e- 004		5.1500e- 003	5.1500e- 003		4.7400e- 003	4.7400e- 003	0.0000	22.0292	22.0292	7.1200e- 003	0.0000	22.2073

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3.6 Paving - 2024

<u>Unmitigated Construction Off-Site</u>

	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					ton	s/yr							МТ	/уг		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.9000e- 004	4.1000e- 004	4.9200e- 003	2.0000e- 005	1.8100e- 003	1.0000e- 005	1.8200e- 003	4.8000e- 004	1.0000e- 005	4.9000e- 004	0.0000	1.4697	1.4697	4.0000e- 005	0.0000	1.4706
Total	5.9000e- 004	4.1000e- 004	4.9200e- 003	2.0000e- 005	1.8100e- 003	1.0000e- 005	1.8200e- 003	4.8000e- 004	1.0000e- 005	4.9000e- 004	0.0000	1.4697	1.4697	4.0000e- 005	0.0000	1.4706

Mitigated Construction On-Site

	ROG	NOx	СО	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	s/yr							MT	/yr		
Off-Road	0.0109	0.1048	0.1609	2.5000e- 004		5.1500e- 003	5.1500e- 003		4.7400e- 003	4.7400e- 003	0.0000	22.0292	22.0292	7.1200e- 003	0.0000	22.2073
Paving	0.0000		1 1 1 1	;		0.0000	0.0000	1 1 1 1	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0109	0.1048	0.1609	2.5000e- 004		5.1500e- 003	5.1500e- 003		4.7400e- 003	4.7400e- 003	0.0000	22.0292	22.0292	7.1200e- 003	0.0000	22.2073

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3.6 Paving - 2024 Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					ton	s/yr							МТ	/yr		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.9000e- 004	4.1000e- 004	4.9200e- 003	2.0000e- 005	1.8100e- 003	1.0000e- 005	1.8200e- 003	4.8000e- 004	1.0000e- 005	4.9000e- 004	0.0000	1.4697	1.4697	4.0000e- 005	0.0000	1.4706
Total	5.9000e- 004	4.1000e- 004	4.9200e- 003	2.0000e- 005	1.8100e- 003	1.0000e- 005	1.8200e- 003	4.8000e- 004	1.0000e- 005	4.9000e- 004	0.0000	1.4697	1.4697	4.0000e- 005	0.0000	1.4706

3.7 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	СО	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					ton	s/yr							MT	/yr		
Archit. Coating	4.1372					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.1600e- 003	0.0213	0.0317	5.0000e- 005		1.0700e- 003	1.0700e- 003		1.0700e- 003	1.0700e- 003	0.0000	4.4682	4.4682	2.5000e- 004	0.0000	4.4745
Total	4.1404	0.0213	0.0317	5.0000e- 005		1.0700e- 003	1.0700e- 003		1.0700e- 003	1.0700e- 003	0.0000	4.4682	4.4682	2.5000e- 004	0.0000	4.4745

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3.7 Architectural Coating - 2024 <u>Unmitigated Construction Off-Site</u>

	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					ton	s/yr							МТ	/yr		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0101	6.9900e- 003	0.0835	2.8000e- 004	0.0307	2.3000e- 004	0.0309	8.1500e- 003	2.2000e- 004	8.3700e- 003	0.0000	24.9407	24.9407	6.1000e- 004	0.0000	24.9558
Total	0.0101	6.9900e- 003	0.0835	2.8000e- 004	0.0307	2.3000e- 004	0.0309	8.1500e- 003	2.2000e- 004	8.3700e- 003	0.0000	24.9407	24.9407	6.1000e- 004	0.0000	24.9558

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					ton	s/yr							MT	/yr		
Archit. Coating	4.1372		! !			0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.1600e- 003	0.0213	0.0317	5.0000e- 005		1.0700e- 003	1.0700e- 003	,	1.0700e- 003	1.0700e- 003	0.0000	4.4682	4.4682	2.5000e- 004	0.0000	4.4745
Total	4.1404	0.0213	0.0317	5.0000e- 005		1.0700e- 003	1.0700e- 003		1.0700e- 003	1.0700e- 003	0.0000	4.4682	4.4682	2.5000e- 004	0.0000	4.4745

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3.7 Architectural Coating - 2024 Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					ton	s/yr							MT	/yr		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0101	6.9900e- 003	0.0835	2.8000e- 004	0.0307	2.3000e- 004	0.0309	8.1500e- 003	2.2000e- 004	8.3700e- 003	0.0000	24.9407	24.9407	6.1000e- 004	0.0000	24.9558
Total	0.0101	6.9900e- 003	0.0835	2.8000e- 004	0.0307	2.3000e- 004	0.0309	8.1500e- 003	2.2000e- 004	8.3700e- 003	0.0000	24.9407	24.9407	6.1000e- 004	0.0000	24.9558

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4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

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	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					ton	s/yr							MT	/yr		
Mitigated	1.5857	7.9962	19.1834	0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.498 6	7,620.498 6	0.3407	0.0000	7,629.016 2
Unmitigated	1.5857	7.9962	19.1834	0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.498 6	7,620.498 6	0.3407	0.0000	7,629.016 2

4.2 Trip Summary Information

	Avei	rage Daily Trip Ra	ate	Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	145.75	154.25	154.00	506,227	506,227
Apartments Mid Rise	4,026.75	3,773.25	4075.50	13,660,065	13,660,065
General Office Building	288.45	62.55	31.05	706,812	706,812
High Turnover (Sit Down Restaurant)	2,368.80	2,873.52	2817.72	3,413,937	3,413,937
Hotel	192.00	187.50	160.00	445,703	445,703
Quality Restaurant	501.12	511.92	461.20	707,488	707,488
Regional Shopping Center	528.08	601.44	357.84	1,112,221	1,112,221
Total	8,050.95	8,164.43	8,057.31	20,552,452	20,552,452

4.3 Trip Type Information

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		Miles			Trip %			Trip Purpos	se %
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Quality Restaurant	16.60	8.40	6.90	12.00	69.00	19.00	38	18	44
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Apartments Mid Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
General Office Building	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
High Turnover (Sit Down Restaurant)	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Hotel	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Quality Restaurant	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Regional Shopping Center	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

5f Cont.

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	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					ton	s/yr							MT	/yr		
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	2,512.646 5	2,512.646 5	0.1037	0.0215	2,521.635 6
Electricity Unmitigated			,	,		0.0000	0.0000	,	0.0000	0.0000	0.0000	2,512.646 5	2,512.646 5	0.1037	0.0215	2,521.635 6
NaturalGas Mitigated	0.1398	1.2312	0.7770	7.6200e- 003		0.0966	0.0966	,	0.0966	0.0966	0.0000	1,383.426 7	1,383.426 7	0.0265	0.0254	1,391.647 8
NaturalGas Unmitigated	0.1398	1.2312	0.7770	7.6200e- 003		0.0966	0.0966	y ! ! !	0.0966	0.0966	0.0000	1,383.426 7	1,383.426 7	0.0265	0.0254	1,391.647 8

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5.2 Energy by Land Use - NaturalGas <u>Unmitigated</u>

	NaturalGa s Use	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr					ton	s/yr							MT	/yr		
Apartments Low Rise	408494	2.2000e- 003	0.0188	8.0100e- 003	1.2000e- 004		1.5200e- 003	1.5200e- 003		1.5200e- 003	1.5200e- 003	0.0000	21.7988	21.7988	4.2000e- 004	4.0000e- 004	21.9284
Apartments Mid Rise	1.30613e +007	0.0704	0.6018	0.2561	3.8400e- 003		0.0487	0.0487	 	0.0487	0.0487	0.0000	696.9989	696.9989	0.0134	0.0128	701.1408
General Office Building	468450	2.5300e- 003	0.0230	0.0193	1.4000e- 004		1.7500e- 003	1.7500e- 003		1.7500e- 003	1.7500e- 003	0.0000	24.9983	24.9983	4.8000e- 004	4.6000e- 004	25.1468
High Turnover (Sit Down Restaurant)		0.0448	0.4072	0.3421	2.4400e- 003		0.0310	0.0310	 	0.0310	0.0310	0.0000	443.3124	443.3124	8.5000e- 003	8.1300e- 003	445.9468
Hotel	1.74095e +006	9.3900e- 003	0.0853	0.0717	5.1000e- 004		6.4900e- 003	6.4900e- 003	 	6.4900e- 003	6.4900e- 003	0.0000	92.9036	92.9036	1.7800e- 003	1.7000e- 003	93.4557
Quality Restaurant	1.84608e +006	9.9500e- 003	0.0905	0.0760	5.4000e- 004		6.8800e- 003	6.8800e- 003	 	6.8800e- 003	6.8800e- 003	0.0000	98.5139	98.5139	1.8900e- 003	1.8100e- 003	99.0993
Regional Shopping Center	91840	5.0000e- 004	4.5000e- 003	3.7800e- 003	3.0000e- 005		3.4000e- 004	3.4000e- 004		3.4000e- 004	3.4000e- 004	0.0000	4.9009	4.9009	9.0000e- 005	9.0000e- 005	4.9301
Total		0.1398	1.2312	0.7770	7.6200e- 003		0.0966	0.0966		0.0966	0.0966	0.0000	1,383.426 8	1,383.426 8	0.0265	0.0254	1,391.647 8

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5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGa s Use	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr					ton	s/yr							MT	/yr		
Apartments Low Rise	408494	2.2000e- 003	0.0188	8.0100e- 003	1.2000e- 004		1.5200e- 003	1.5200e- 003		1.5200e- 003	1.5200e- 003	0.0000	21.7988	21.7988	4.2000e- 004	4.0000e- 004	21.9284
Apartments Mid Rise	1.30613e +007	0.0704	0.6018	0.2561	3.8400e- 003		0.0487	0.0487		0.0487	0.0487	0.0000	696.9989	696.9989	0.0134	0.0128	701.1408
General Office Building	468450	2.5300e- 003	0.0230	0.0193	1.4000e- 004		1.7500e- 003	1.7500e- 003		1.7500e- 003	1.7500e- 003	0.0000	24.9983	24.9983	4.8000e- 004	4.6000e- 004	25.1468
High Turnover (Sit Down Restaurant)		0.0448	0.4072	0.3421	2.4400e- 003		0.0310	0.0310		0.0310	0.0310	0.0000	443.3124	443.3124	8.5000e- 003	8.1300e- 003	445.9468
Hotel	1.74095e +006	9.3900e- 003	0.0853	0.0717	5.1000e- 004		6.4900e- 003	6.4900e- 003		6.4900e- 003	6.4900e- 003	0.0000	92.9036	92.9036	1.7800e- 003	1.7000e- 003	93.4557
Quality Restaurant	1.84608e +006	9.9500e- 003	0.0905	0.0760	5.4000e- 004		6.8800e- 003	6.8800e- 003		6.8800e- 003	6.8800e- 003	0.0000	98.5139	98.5139	1.8900e- 003	1.8100e- 003	99.0993
Regional Shopping Center	91840	5.0000e- 004	4.5000e- 003	3.7800e- 003	3.0000e- 005		3.4000e- 004	3.4000e- 004	 	3.4000e- 004	3.4000e- 004	0.0000	4.9009	4.9009	9.0000e- 005	9.0000e- 005	4.9301
Total		0.1398	1.2312	0.7770	7.6200e- 003		0.0966	0.0966		0.0966	0.0966	0.0000	1,383.426 8	1,383.426 8	0.0265	0.0254	1,391.647 8

5.3 Energy by Land Use - Electricity Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr		МТ	-/yr	
Apartments Low Rise	106010	33.7770	1.3900e- 003	2.9000e- 004	33.8978
Apartments Mid Rise	3.94697e +006	1,257.587 9	0.0519	0.0107	1,262.086 9
General Office Building	584550	186.2502	7.6900e- 003	1.5900e- 003	186.9165
High Turnover (Sit Down Restaurant)		506.3022	0.0209	4.3200e- 003	508.1135
Hotel	550308	175.3399	7.2400e- 003	1.5000e- 003	175.9672
Quality Restaurant	353120	112.5116	4.6500e- 003	9.6000e- 004	112.9141
Regional Shopping Center	756000	240.8778	9.9400e- 003	2.0600e- 003	241.7395
Total		2,512.646 5	0.1037	0.0215	2,521.635 6

5.3 Energy by Land Use - Electricity Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr		MT	-/yr	
Apartments Low Rise	106010	33.7770	1.3900e- 003	2.9000e- 004	33.8978
Apartments Mid Rise	3.94697e +006	1,257.587 9	0.0519	0.0107	1,262.086 9
General Office Building	584550	186.2502	7.6900e- 003	1.5900e- 003	186.9165
High Turnover (Sit Down Restaurant)		506.3022	0.0209	4.3200e- 003	508.1135
Hotel	550308	175.3399	7.2400e- 003	1.5000e- 003	175.9672
Quality Restaurant	353120	112.5116	4.6500e- 003	9.6000e- 004	112.9141
Regional Shopping Center	756000	240.8778	9.9400e- 003	2.0600e- 003	241.7395
Total		2,512.646 5	0.1037	0.0215	2,521.635 6

6.0 Area Detail

6.1 Mitigation Measures Area

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	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					ton	s/yr							MT	/yr		
Mitigated	5.1437	0.2950	10.3804	1.6700e- 003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e- 003	222.5835
Unmitigated	5.1437	0.2950	10.3804	1.6700e- 003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e- 003	222.5835

6.2 Area by SubCategory Unmitigated

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory					ton	s/yr							MT	/yr		
Coating	0.4137					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Products	4.3998	 - 	1 	,		0.0000	0.0000	, , ,	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0206	0.1763	0.0750	1.1200e- 003		0.0143	0.0143	, , ,	0.0143	0.0143	0.0000	204.1166	204.1166	3.9100e- 003	3.7400e- 003	205.3295
Landscaping	0.3096	0.1187	10.3054	5.4000e- 004		0.0572	0.0572	, , ,	0.0572	0.0572	0.0000	16.8504	16.8504	0.0161	0.0000	17.2540
Total	5.1437	0.2950	10.3804	1.6600e- 003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e- 003	222.5835

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

6.2 Area by SubCategory

Mitigated

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory					ton	s/yr							МТ	/yr		
Architectural Coating	0.4137					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	4.3998	 	1 1 1 1			0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0206	0.1763	0.0750	1.1200e- 003		0.0143	0.0143		0.0143	0.0143	0.0000	204.1166	204.1166	3.9100e- 003	3.7400e- 003	205.3295
Landscaping	0.3096	0.1187	10.3054	5.4000e- 004		0.0572	0.0572		0.0572	0.0572	0.0000	16.8504	16.8504	0.0161	0.0000	17.2540
Total	5.1437	0.2950	10.3804	1.6600e- 003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e- 003	222.5835

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e	
Category	MT/yr				
ga.ea	585.8052	3.0183	0.0755	683.7567	
Jgatea	585.8052	3.0183	0.0755	683.7567	

5f Cont.

7.2 Water by Land Use <u>Unmitigated</u>

	Indoor/Out door Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	1.62885 / 1.02688	10.9095	0.0535	1.3400e- 003	12.6471
Apartments Mid Rise	63.5252 / 40.0485	425.4719	2.0867	0.0523	493.2363
General Office Building	7.99802 / 4.90201	53.0719	0.2627	6.5900e- 003	61.6019
High Turnover (Sit Down Restaurant)	10.9272 / 0.697482	51.2702	0.3580	8.8200e- 003	62.8482
Hotel	1.26834 / 0.140927	6.1633	0.0416	1.0300e- 003	7.5079
	2.42827 / 0.154996	11.3934	0.0796	1.9600e- 003	13.9663
Regional Shopping Center	4.14806 / 2.54236	27.5250	0.1363	3.4200e- 003	31.9490
Total		585.8052	3.0183	0.0755	683.7567

7.2 Water by Land Use Mitigated

	Indoor/Out door Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal		МТ	-/yr	
Apartments Low Rise	1.62885 / 1.02688	10.9095	0.0535	1.3400e- 003	12.6471
Apartments Mid Rise	63.5252 / 40.0485	425.4719	2.0867	0.0523	493.2363
General Office Building	7.99802 / 4.90201	53.0719	0.2627	6.5900e- 003	61.6019
High Turnover (Sit Down Restaurant)	10.9272 / 0.697482	51.2702	0.3580	8.8200e- 003	62.8482
Hotel	1.26834 / 0.140927	6.1633	0.0416	1.0300e- 003	7.5079
	2.42827 / 0.154996		0.0796	1.9600e- 003	13.9663
Regional Shopping Center	4.14806 / 2.54236	27.5250	0.1363	3.4200e- 003	31.9490
Total		585.8052	3.0183	0.0755	683.7567

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e		
	MT/yr					
į š	207.8079	12.2811	0.0000	514.8354		
ı .	207.8079	12.2811	0.0000	514.8354		

5f Cont.

8.2 Waste by Land Use <u>Unmitigated</u>

	Waste Disposed	Total CO2	CH4	N2O	CO2e	
Land Use	tons	MT/yr				
Apartments Low Rise	11.5	2.3344	0.1380	0.0000	5.7834	
Apartments Mid Rise	448.5	91.0415	5.3804	0.0000	225.5513	
General Office Building	41.85	8.4952	0.5021	0.0000	21.0464	
High Turnover (Sit Down Restaurant)		86.9613	5.1393	0.0000	215.4430	
Hotel	27.38	5.5579	0.3285	0.0000	13.7694	
Quality Restaurant	7.3	1.4818	0.0876	0.0000	3.6712	
Regional Shopping Center	58.8	11.9359	0.7054	0.0000	29.5706	
Total		207.8079	12.2811	0.0000	514.8354	

5f Cont.

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e	
Land Use	tons	MT/yr				
Apartments Low Rise	11.5	2.3344	0.1380	0.0000	5.7834	
Apartments Mid Rise	448.5	91.0415	5.3804	0.0000	225.5513	
General Office Building	41.85	8.4952	0.5021	0.0000	21.0464	
High Turnover (Sit Down Restaurant)		86.9613	5.1393	0.0000	215.4430	
Hotel	27.38	5.5579	0.3285	0.0000	13.7694	
Quality Restaurant	7.3	1.4818	0.0876	0.0000	3.6712	
Regional Shopping Center	58.8	11.9359	0.7054	0.0000	29.5706	
Total		207.8079	12.2811	0.0000	514.8354	

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Cont.

Boilers

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

User Defined Equipment

Equipment Type	Number
----------------	--------

11.0 Vegetation

Village South Specific Plan (Proposed)

Los Angeles-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	45.00	1000sqft	1.03	45,000.00	0
High Turnover (Sit Down Restaurant)	36.00	1000sqft	0.83	36,000.00	0
Hotel	50.00	Room	1.67	72,600.00	0
Quality Restaurant	8.00	1000sqft	0.18	8,000.00	0
Apartments Low Rise	25.00	Dwelling Unit	1.56	25,000.00	72
Apartments Mid Rise	975.00	Dwelling Unit	25.66	975,000.00	2789
Regional Shopping Center	56.00	1000sqft	1.29	56,000.00	0

1.2 Other Project Characteristics

Urbanization Urban Wind Speed (m/s) 2.2 Precipitation Freq (Days) 33

9 **Operational Year Climate Zone** 2028

Utility Company Southern California Edison

CH4 Intensity CO2 Intensity 702.44 0.029 **N2O Intensity** 0.006 (lb/MWhr) (lb/MWhr) (lb/MWhr)

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Consistent with the DEIR's model.

Land Use - See SWAPE comment regarding residential and retail land uses.

Construction Phase - See SWAPE comment regarding individual construction phase lengths.

Demolition - Consistent with the DEIR's model. See SWAPE comment regarding demolition.

Vehicle Trips - Saturday trips consistent with the DEIR's model. See SWAPE comment regarding weekday and Sunday trips.

Woodstoves - Woodstoves and wood-burning fireplaces consistent with the DEIR's model. See SWAPE comment regarding gas fireplaces.

Energy Use -

Construction Off-road Equipment Mitigation - See SWAPE comment on construction-related mitigation.

Area Mitigation - See SWAPE comment regarding operational mitigation measures.

Water Mitigation - See SWAPE comment regarding operational mitigation measures.

Table Name	Column Name	Default Value	New Value
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberWood	1.25	0.00
tblFireplaces	NumberWood	48.75	0.00
tblVehicleTrips	ST_TR	7.16	6.17
tblVehicleTrips	ST_TR	6.39	3.87
tblVehicleTrips	ST_TR	2.46	1.39
tblVehicleTrips	ST_TR	158.37	79.82
tblVehicleTrips	ST_TR	8.19	3.75
tblVehicleTrips	ST_TR	94.36	63.99
tblVehicleTrips	ST_TR	49.97	10.74
tblVehicleTrips	SU_TR	6.07	6.16
tblVehicleTrips	SU_TR	5.86	4.18
tblVehicleTrips	SU_TR	1.05	0.69
tblVehicleTrips	SU_TR	131.84	78.27

5f Cont.

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

tblVehicleTrips	SU_TR	5.95	3.20
tblVehicleTrips	SU_TR	72.16	57.65
tblVehicleTrips	SU_TR	25.24	6.39
tblVehicleTrips	WD_TR	6.59	5.83
tblVehicleTrips	WD_TR	6.65	4.13
tblVehicleTrips	WD_TR	11.03	6.41
tblVehicleTrips	WD_TR	127.15	65.80
tblVehicleTrips	WD_TR	8.17	3.84
tblVehicleTrips	WD_TR	89.95	62.64
tblVehicleTrips	WD_TR	42.70	9.43
tblWoodstoves	NumberCatalytic	1.25	0.00
tblWoodstoves	NumberCatalytic	48.75	0.00
tblWoodstoves	NumberNoncatalytic	1.25	0.00
tblWoodstoves	NumberNoncatalytic	48.75	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

5f Cont.

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year					lb/d	day							lb/d	lay		
2021	4.2769	46.4588	31.6840	0.0643	18.2675	2.0461	20.3135	9.9840	1.8824	11.8664	0.0000	6,234.797 4	6,234.797 4	1.9495	0.0000	6,283.535 2
2022	5.3304	38.8967	49.5629	0.1517	9.8688	1.6366	10.7727	3.6558	1.5057	5.1615	0.0000	15,251.56 74	15,251.56 74	1.9503	0.0000	15,278.52 88
2023	4.8957	26.3317	46.7567	0.1472	9.8688	0.7794	10.6482	2.6381	0.7322	3.3702	0.0000	14,807.52 69	14,807.52 69	1.0250	0.0000	14,833.15 21
2024	237.1630	9.5575	15.1043	0.0244	1.7884	0.4698	1.8628	0.4743	0.4322	0.5476	0.0000	2,361.398 9	2,361.398 9	0.7177	0.0000	2,379.342 1
Maximum	237.1630	46.4588	49.5629	0.1517	18.2675	2.0461	20.3135	9.9840	1.8824	11.8664	0.0000	15,251.56 74	15,251.56 74	1.9503	0.0000	15,278.52 88

2.1 Overall Construction (Maximum Daily Emission)

Mitigated Construction

ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
				lb/d	day							lb/d	lay		
4.2769	46.4588	31.6840	0.0643	18.2675	2.0461	20.3135	9.9840	1.8824	11.8664	0.0000	6,234.797 4	6,234.797 4	1.9495	0.0000	6,283.535 2
5.3304	38.8967	49.5629	0.1517	9.8688	1.6366	10.7727	3.6558	1.5057	5.1615	0.0000	15,251.56 74	15,251.56 74	1.9503	0.0000	15,278.52 88
4.8957	26.3317	46.7567	0.1472	9.8688	0.7794	10.6482	2.6381	0.7322	3.3702	0.0000	14,807.52 69	14,807.52 69	1.0250	0.0000	14,833.15 20
237.1630	9.5575	15.1043	0.0244	1.7884	0.4698	1.8628	0.4743	0.4322	0.5476	0.0000	2,361.398 9	2,361.398 9	0.7177	0.0000	2,379.342 1
237.1630	46.4588	49.5629	0.1517	18.2675	2.0461	20.3135	9.9840	1.8824	11.8664	0.0000	15,251.56 74	15,251.56 74	1.9503	0.0000	15,278.52 88
	4.2769 5.3304 4.8957 237.1630	4.2769 46.4588 5.3304 38.8967 4.8957 26.3317 237.1630 9.5575	4.2769 46.4588 31.6840 5.3304 38.8967 49.5629 4.8957 26.3317 46.7567 237.1630 9.5575 15.1043	4.2769 46.4588 31.6840 0.0643 5.3304 38.8967 49.5629 0.1517 4.8957 26.3317 46.7567 0.1472 237.1630 9.5575 15.1043 0.0244	PM10 Ib/s Ib/s	PM10 PM10 PM10 Ib/day	PM10 PM10 Total Ib/day	PM10 PM10 Total PM2.5	PM10 PM10 Total PM2.5 PM2.5 PM2.5	PM10 PM10 Total PM2.5 PM2.5 Total Ib/day	PM10	PM10	PM10	No. PM10 PM10 Total PM2.5 PM2.5 Total PM2.5 PM2.5 Total PM2.5 PM2.5 Total PM2.5 PM2.5 Total PM2.5 PM2.5 Total PM2.5 PM2.5 Total PM2.5 PM2.5 Total PM2.5 PM2.5 Total PM2.5 PM2.5 Total PM2.5 PM2.5 Total PM2.5 PM2.5 Total PM2.5 PM2.5 Total PM2.5 PM2.5 Total PM2.5 PM2.5 Total PM2.5 PM2.5 Total PM2.5 PM2.5 Total PM2.5 PM2.5 PM2.5 Total PM2.5 PM2.5	PM10

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

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

2.2 Overall Operational Unmitigated Operational

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	lay		
Area	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.59 50	18,148.59 50	0.4874	0.3300	18,259.11 92
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.983 2	8,355.983 2	0.1602	0.1532	8,405.638 7
Mobile	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.60 34	50,306.60 34	2.1807		50,361.12 08
Total	41.1168	67.2262	207.5497	0.6278	45.9592	2.4626	48.4217	12.2950	2.4385	14.7336	0.0000	76,811.18 16	76,811.18 16	2.8282	0.4832	77,025.87 86

Mitigated Operational

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Area	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.59 50	18,148.59 50	0.4874	0.3300	18,259.11 92
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292	1 	0.5292	0.5292		8,355.983 2	8,355.983 2	0.1602	0.1532	8,405.638 7
Mobile	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.60 34	50,306.60 34	2.1807		50,361.12 08
Total	41.1168	67.2262	207.5497	0.6278	45.9592	2.4626	48.4217	12.2950	2.4385	14.7336	0.0000	76,811.18 16	76,811.18 16	2.8282	0.4832	77,025.87 86

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

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	9/1/2021	10/12/2021	5	30	
2	Site Preparation	Site Preparation	10/13/2021	11/9/2021	5	20	
3	Grading	Grading	11/10/2021	1/11/2022	5	45	
4	Building Construction	Building Construction	1/12/2022	12/12/2023	5	500	
5	Paving	Paving	12/13/2023	1/30/2024	5	35	
6	Architectural Coating	Architectural Coating	1/31/2024	3/19/2024	5	35	

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Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 112.5

Acres of Paving: 0

Residential Indoor: 2,025,000; Residential Outdoor: 675,000; Non-Residential Indoor: 326,400; Non-Residential Outdoor: 108,800; Striped

Parking Area: 0 (Architectural Coating - sqft)

OffRoad Equipment

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

5f Cont.

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Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	458.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	801.00	143.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	160.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Fugitive Dust					3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
Off-Road	3.1651	31.4407	21.5650	0.0388		1.5513	1.5513	 	1.4411	1.4411		3,747.944 9	3,747.944 9	1.0549		3,774.317 4
Total	3.1651	31.4407	21.5650	0.0388	3.3074	1.5513	4.8588	0.5008	1.4411	1.9419		3,747.944 9	3,747.944 9	1.0549		3,774.317 4

5f Cont.

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

3.2 Demolition - 2021

<u>Unmitigated Construction Off-Site</u>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	day		
Hauling	0.1273	4.0952	0.9602	0.0119	0.2669	0.0126	0.2795	0.0732	0.0120	0.0852		1,292.241 3	1,292.241 3	0.0877		1,294.433 7
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0643	0.0442	0.6042	1.7100e- 003	0.1677	1.3500e- 003	0.1690	0.0445	1.2500e- 003	0.0457		170.8155	170.8155	5.0300e- 003		170.9413
Total	0.1916	4.1394	1.5644	0.0136	0.4346	0.0139	0.4485	0.1176	0.0133	0.1309		1,463.056 8	1,463.056 8	0.0927		1,465.375 0

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day												lb/c	day		
Fugitive Dust	 				3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
Off-Road	3.1651	31.4407	21.5650	0.0388		1.5513	1.5513		1.4411	1.4411	0.0000	3,747.944 9	3,747.944 9	1.0549		3,774.317 4
Total	3.1651	31.4407	21.5650	0.0388	3.3074	1.5513	4.8588	0.5008	1.4411	1.9419	0.0000	3,747.944 9	3,747.944 9	1.0549		3,774.317 4

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

3.2 Demolition - 2021

<u>Mitigated Construction Off-Site</u>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/	day							lb/d	day		
Hauling	0.1273	4.0952	0.9602	0.0119	0.2669	0.0126	0.2795	0.0732	0.0120	0.0852		1,292.241 3	1,292.241 3	0.0877		1,294.433 7
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0643	0.0442	0.6042	1.7100e- 003	0.1677	1.3500e- 003	0.1690	0.0445	1.2500e- 003	0.0457		170.8155	170.8155	5.0300e- 003		170.9413
Total	0.1916	4.1394	1.5644	0.0136	0.4346	0.0139	0.4485	0.1176	0.0133	0.1309		1,463.056 8	1,463.056 8	0.0927		1,465.375 0

3.3 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809		3,685.656 9	3,685.656 9	1.1920		3,715.457 3
Total	3.8882	40.4971	21.1543	0.0380	18.0663	2.0445	20.1107	9.9307	1.8809	11.8116		3,685.656 9	3,685.656 9	1.1920		3,715.457 3

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

3.3 Site Preparation - 2021

<u>Unmitigated Construction Off-Site</u>

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	day		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0772	0.0530	0.7250	2.0600e- 003	0.2012	1.6300e- 003	0.2028	0.0534	1.5000e- 003	0.0549		204.9786	204.9786	6.0400e- 003		205.1296
Total	0.0772	0.0530	0.7250	2.0600e- 003	0.2012	1.6300e- 003	0.2028	0.0534	1.5000e- 003	0.0549		204.9786	204.9786	6.0400e- 003		205.1296

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	day		
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809	0.0000	3,685.656 9	3,685.656 9	1.1920	 	3,715.457 3
Total	3.8882	40.4971	21.1543	0.0380	18.0663	2.0445	20.1107	9.9307	1.8809	11.8116	0.0000	3,685.656 9	3,685.656 9	1.1920		3,715.457 3

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3.3 Site Preparation - 2021 Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/				lb/d	day						
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0772	0.0530	0.7250	2.0600e- 003	0.2012	1.6300e- 003	0.2028	0.0534	1.5000e- 003	0.0549		204.9786	204.9786	6.0400e- 003	 	205.1296
Total	0.0772	0.0530	0.7250	2.0600e- 003	0.2012	1.6300e- 003	0.2028	0.0534	1.5000e- 003	0.0549		204.9786	204.9786	6.0400e- 003		205.1296

3.4 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day												lb/c	lay		
Fugitive Dust	11 11 11				8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	4.1912	46.3998	30.8785	0.0620		1.9853	1.9853		1.8265	1.8265		6,007.043 4	6,007.043 4	1.9428		6,055.613 4
Total	4.1912	46.3998	30.8785	0.0620	8.6733	1.9853	10.6587	3.5965	1.8265	5.4230		6,007.043 4	6,007.043 4	1.9428		6,055.613 4

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

3.4 Grading - 2021

<u>Unmitigated Construction Off-Site</u>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d				lb/d	day						
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0857	0.0589	0.8056	2.2900e- 003	0.2236	1.8100e- 003	0.2254	0.0593	1.6600e- 003	0.0610		227.7540	227.7540	6.7100e- 003		227.9217
Total	0.0857	0.0589	0.8056	2.2900e- 003	0.2236	1.8100e- 003	0.2254	0.0593	1.6600e- 003	0.0610		227.7540	227.7540	6.7100e- 003		227.9217

Mitigated Construction On-Site

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d				lb/d	lay						
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	4.1912	46.3998	30.8785	0.0620		1.9853	1.9853		1.8265	1.8265	0.0000	6,007.043 4	6,007.043 4	1.9428		6,055.613 4
Total	4.1912	46.3998	30.8785	0.0620	8.6733	1.9853	10.6587	3.5965	1.8265	5.4230	0.0000	6,007.043 4	6,007.043 4	1.9428		6,055.613 4

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3.4 Grading - 2021

<u>Mitigated Construction Off-Site</u>

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/o	day							lb/d	day		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0857	0.0589	0.8056	2.2900e- 003	0.2236	1.8100e- 003	0.2254	0.0593	1.6600e- 003	0.0610		227.7540	227.7540	6.7100e- 003		227.9217
Total	0.0857	0.0589	0.8056	2.2900e- 003	0.2236	1.8100e- 003	0.2254	0.0593	1.6600e- 003	0.0610		227.7540	227.7540	6.7100e- 003		227.9217

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Fugitive Dust) 				8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041		6,011.410 5	6,011.410 5	1.9442		6,060.015 8
Total	3.6248	38.8435	29.0415	0.0621	8.6733	1.6349	10.3082	3.5965	1.5041	5.1006		6,011.410 5	6,011.410 5	1.9442		6,060.015 8

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3.4 Grading - 2022

<u>Unmitigated Construction Off-Site</u>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	day		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0803	0.0532	0.7432	2.2100e- 003	0.2236	1.7500e- 003	0.2253	0.0593	1.6100e- 003	0.0609		219.7425	219.7425	6.0600e- 003		219.8941
Total	0.0803	0.0532	0.7432	2.2100e- 003	0.2236	1.7500e- 003	0.2253	0.0593	1.6100e- 003	0.0609		219.7425	219.7425	6.0600e- 003		219.8941

Mitigated Construction On-Site

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	day		
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965		 	0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041	0.0000	6,011.410 5	6,011.410 5	1.9442		6,060.015 8
Total	3.6248	38.8435	29.0415	0.0621	8.6733	1.6349	10.3082	3.5965	1.5041	5.1006	0.0000	6,011.410 5	6,011.410 5	1.9442		6,060.015 8

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

3.4 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	day		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0803	0.0532	0.7432	2.2100e- 003	0.2236	1.7500e- 003	0.2253	0.0593	1.6100e- 003	0.0609		219.7425	219.7425	6.0600e- 003		219.8941
Total	0.0803	0.0532	0.7432	2.2100e- 003	0.2236	1.7500e- 003	0.2253	0.0593	1.6100e- 003	0.0609		219.7425	219.7425	6.0600e- 003		219.8941

3.5 Building Construction - 2022

Unmitigated Construction On-Site

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.333 6	2,554.333 6	0.6120		2,569.632 2
Total	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.333 6	2,554.333 6	0.6120		2,569.632 2

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3.5 Building Construction - 2022 Unmitigated Construction Off-Site

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	day		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.4079	13.2032	3.4341	0.0364	0.9155	0.0248	0.9404	0.2636	0.0237	0.2873		3,896.548 2	3,896.548 2	0.2236	 	3,902.138 4
Worker	3.2162	2.1318	29.7654	0.0883	8.9533	0.0701	9.0234	2.3745	0.0646	2.4390		8,800.685 7	8,800.685 7	0.2429	 	8,806.758 2
Total	3.6242	15.3350	33.1995	0.1247	9.8688	0.0949	9.9637	2.6381	0.0883	2.7263		12,697.23 39	12,697.23 39	0.4665		12,708.89 66

Mitigated Construction On-Site

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.333 6	2,554.333 6	0.6120		2,569.632 2
Total	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.333 6	2,554.333 6	0.6120		2,569.632 2

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

3.5 Building Construction - 2022 Mitigated Construction Off-Site

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.4079	13.2032	3.4341	0.0364	0.9155	0.0248	0.9404	0.2636	0.0237	0.2873		3,896.548 2	3,896.548 2	0.2236		3,902.138 4
Worker	3.2162	2.1318	29.7654	0.0883	8.9533	0.0701	9.0234	2.3745	0.0646	2.4390		8,800.685 7	8,800.685 7	0.2429	 	8,806.758 2
Total	3.6242	15.3350	33.1995	0.1247	9.8688	0.0949	9.9637	2.6381	0.0883	2.7263		12,697.23 39	12,697.23 39	0.4665		12,708.89 66

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.209 9	2,555.209 9	0.6079		2,570.406 1
Total	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.209 9	2,555.209 9	0.6079		2,570.406 1

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

3.5 Building Construction - 2023 Unmitigated Construction Off-Site

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/o	day							lb/d	lay		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.3027	10.0181	3.1014	0.0352	0.9156	0.0116	0.9271	0.2636	0.0111	0.2747		3,773.876 2	3,773.876 2	0.1982	 	3,778.830 0
Worker	3.0203	1.9287	27.4113	0.0851	8.9533	0.0681	9.0214	2.3745	0.0627	2.4372		8,478.440 8	8,478.440 8	0.2190	 	8,483.916 0
Total	3.3229	11.9468	30.5127	0.1203	9.8688	0.0797	9.9485	2.6381	0.0738	2.7118		12,252.31 70	12,252.31 70	0.4172		12,262.74 60

Mitigated Construction On-Site

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.209 9	2,555.209 9	0.6079		2,570.406 1
Total	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.209 9	2,555.209 9	0.6079		2,570.406 1

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

3.5 Building Construction - 2023 Mitigated Construction Off-Site

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	lay		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.3027	10.0181	3.1014	0.0352	0.9156	0.0116	0.9271	0.2636	0.0111	0.2747		3,773.876 2	3,773.876 2	0.1982		3,778.830 0
Worker	3.0203	1.9287	27.4113	0.0851	8.9533	0.0681	9.0214	2.3745	0.0627	2.4372		8,478.440 8	8,478.440 8	0.2190		8,483.916 0
Total	3.3229	11.9468	30.5127	0.1203	9.8688	0.0797	9.9485	2.6381	0.0738	2.7118		12,252.31 70	12,252.31 70	0.4172		12,262.74 60

3.6 Paving - 2023

Unmitigated Construction On-Site

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	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	day		
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.584 1	2,207.584 1	0.7140		2,225.433 6
Paving	0.0000		1 1 1			0.0000	0.0000	1 1 1 1	0.0000	0.0000		 	0.0000			0.0000
Total	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.584 1	2,207.584 1	0.7140		2,225.433 6

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

3.6 Paving - 2023
<u>Unmitigated Construction Off-Site</u>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	day		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0566	0.0361	0.5133	1.5900e- 003	0.1677	1.2800e- 003	0.1689	0.0445	1.1700e- 003	0.0456		158.7723	158.7723	4.1000e- 003		158.8748
Total	0.0566	0.0361	0.5133	1.5900e- 003	0.1677	1.2800e- 003	0.1689	0.0445	1.1700e- 003	0.0456		158.7723	158.7723	4.1000e- 003		158.8748

Mitigated Construction On-Site

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	day		
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.584 1	2,207.584 1	0.7140		2,225.433 6
Paving	0.0000					0.0000	0.0000	 	0.0000	0.0000			0.0000		i i i	0.0000
Total	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.584 1	2,207.584 1	0.7140		2,225.433 6

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

3.6 Paving - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/o	day							lb/d	day		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	1 1 1	0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0566	0.0361	0.5133	1.5900e- 003	0.1677	1.2800e- 003	0.1689	0.0445	1.1700e- 003	0.0456		158.7723	158.7723	4.1000e- 003		158.8748
Total	0.0566	0.0361	0.5133	1.5900e- 003	0.1677	1.2800e- 003	0.1689	0.0445	1.1700e- 003	0.0456		158.7723	158.7723	4.1000e- 003		158.8748

3.6 Paving - 2024 <u>Unmitigated Construction On-Site</u>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Off-Road	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310		2,207.547 2	2,207.547 2	0.7140		2,225.396 3
Paving	0.0000		1			0.0000	0.0000		0.0000	0.0000			0.0000		 	0.0000
Total	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310		2,207.547 2	2,207.547 2	0.7140		2,225.396 3

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

3.6 Paving - 2024

<u>Unmitigated Construction Off-Site</u>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	day		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0535	0.0329	0.4785	1.5400e- 003	0.1677	1.2600e- 003	0.1689	0.0445	1.1600e- 003	0.0456		153.8517	153.8517	3.7600e- 003		153.9458
Total	0.0535	0.0329	0.4785	1.5400e- 003	0.1677	1.2600e- 003	0.1689	0.0445	1.1600e- 003	0.0456		153.8517	153.8517	3.7600e- 003		153.9458

Mitigated Construction On-Site

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	day		
Off-Road	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310	0.0000	2,207.547 2	2,207.547 2	0.7140		2,225.396 3
Paving	0.0000		 			0.0000	0.0000		0.0000	0.0000		i i	0.0000			0.0000
Total	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310	0.0000	2,207.547 2	2,207.547 2	0.7140		2,225.396 3

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

3.6 Paving - 2024

<u>Mitigated Construction Off-Site</u>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	day		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0535	0.0329	0.4785	1.5400e- 003	0.1677	1.2600e- 003	0.1689	0.0445	1.1600e- 003	0.0456		153.8517	153.8517	3.7600e- 003		153.9458
Total	0.0535	0.0329	0.4785	1.5400e- 003	0.1677	1.2600e- 003	0.1689	0.0445	1.1600e- 003	0.0456		153.8517	153.8517	3.7600e- 003		153.9458

3.7 Architectural Coating - 2024 <u>Unmitigated Construction On-Site</u>

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Archit. Coating	236.4115					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e- 003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159	 	281.8443
Total	236.5923	1.2188	1.8101	2.9700e- 003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

3.7 Architectural Coating - 2024 <u>Unmitigated Construction Off-Site</u>

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	day		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	, 	0.0000
Worker	0.5707	0.3513	5.1044	0.0165	1.7884	0.0134	1.8018	0.4743	0.0123	0.4866		1,641.085 2	1,641.085 2	0.0401	, ! ! !	1,642.088 6
Total	0.5707	0.3513	5.1044	0.0165	1.7884	0.0134	1.8018	0.4743	0.0123	0.4866		1,641.085 2	1,641.085 2	0.0401		1,642.088 6

Mitigated Construction On-Site

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	day		
Archit. Coating	236.4115		 			0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
	0.1808	1.2188	1.8101	2.9700e- 003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159	 	281.8443
Total	236.5923	1.2188	1.8101	2.9700e- 003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

3.7 Architectural Coating - 2024 Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	day		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	 	0.0000
Worker	0.5707	0.3513	5.1044	0.0165	1.7884	0.0134	1.8018	0.4743	0.0123	0.4866		1,641.085 2	1,641.085 2	0.0401	 	1,642.088 6
Total	0.5707	0.3513	5.1044	0.0165	1.7884	0.0134	1.8018	0.4743	0.0123	0.4866		1,641.085 2	1,641.085 2	0.0401		1,642.088 6

5f Cont.

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Mitigated	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.60 34	50,306.60 34	2.1807		50,361.12 08
Unmitigated	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.60 34	50,306.60 34	2.1807		50,361.12 08

4.2 Trip Summary Information

	Ave	rage Daily Trip Ra	ate	Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	145.75	154.25	154.00	506,227	506,227
Apartments Mid Rise	4,026.75	3,773.25	4075.50	13,660,065	13,660,065
General Office Building	288.45	62.55	31.05	706,812	706,812
High Turnover (Sit Down Restaurant)	2,368.80	2,873.52	2817.72	3,413,937	3,413,937
Hotel	192.00	187.50	160.00	445,703	445,703
Quality Restaurant	501.12	511.92	461.20	707,488	707,488
Regional Shopping Center	528.08	601.44	357.84	1,112,221	1,112,221
Total	8,050.95	8,164.43	8,057.31	20,552,452	20,552,452

4.3 Trip Type Information

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

		Miles			Trip %			Trip Purpos	e %
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Quality Restaurant	16.60	8.40	6.90	12.00	69.00	19.00	38	18	44
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Apartments Mid Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
General Office Building	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
High Turnover (Sit Down Restaurant)	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Hotel	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Quality Restaurant	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Regional Shopping Center	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

5f Cont.

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	day		
NaturalGas Mitigated	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.983 2	8,355.983 2	0.1602	0.1532	8,405.638 7
NaturalGas Unmitigated	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.983 2	8,355.983 2	0.1602	0.1532	8,405.638 7

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

5.2 Energy by Land Use - NaturalGas <u>Unmitigated</u>

	NaturalGa s Use	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr					lb/d	day							lb/c	lay		
Apartments Low Rise	1119.16	0.0121	0.1031	0.0439	6.6000e- 004		8.3400e- 003	8.3400e- 003		8.3400e- 003	8.3400e- 003		131.6662	131.6662	2.5200e- 003	2.4100e- 003	132.4486
Apartments Mid Rise	35784.3	0.3859	3.2978	1.4033	0.0211		0.2666	0.2666		0.2666	0.2666		4,209.916 4	4,209.916 4	0.0807	0.0772	4,234.933 9
General Office Building	1283.42	0.0138	0.1258	0.1057	7.5000e- 004		9.5600e- 003	9.5600e- 003		9.5600e- 003	9.5600e- 003		150.9911	150.9911	2.8900e- 003	2.7700e- 003	151.8884
High Turnover (Sit Down Restaurant)		0.2455	2.2314	1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.634 2	2,677.634 2	0.0513	0.0491	2,693.546 0
Hotel	4769.72	0.0514	0.4676	0.3928	2.8100e- 003		0.0355	0.0355		0.0355	0.0355	#	561.1436	561.1436	0.0108	0.0103	564.4782
Quality Restaurant	5057.75	0.0545	0.4959	0.4165	2.9800e- 003		0.0377	0.0377		0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
Regional Shopping Center		2.7100e- 003	0.0247	0.0207	1.5000e- 004		1.8700e- 003	1.8700e- 003		1.8700e- 003	1.8700e- 003		29.6019	29.6019	5.7000e- 004	5.4000e- 004	29.7778
Total		0.7660	6.7463	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.983 2	8,355.983 2	0.1602	0.1532	8,405.638 7

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

5.2 Energy by Land Use - NaturalGas Mitigated

	NaturalGa s Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr					lb/d	day							lb/d	day		
Apartments Low Rise	1.11916	0.0121	0.1031	0.0439	6.6000e- 004		8.3400e- 003	8.3400e- 003	! !	8.3400e- 003	8.3400e- 003	1 1 1	131.6662	131.6662	2.5200e- 003	2.4100e- 003	132.4486
Apartments Mid Rise	35.7843	0.3859	3.2978	1.4033	0.0211		0.2666	0.2666	,	0.2666	0.2666		4,209.916 4	4,209.916 4	0.0807	0.0772	4,234.933 9
General Office Building	1.28342	0.0138	0.1258	0.1057	7.5000e- 004		9.5600e- 003	9.5600e- 003	,	9.5600e- 003	9.5600e- 003		150.9911	150.9911	2.8900e- 003	2.7700e- 003	151.8884
High Turnover (Sit Down Restaurant)		0.2455	2.2314	1.8743	0.0134		0.1696	0.1696	,	0.1696	0.1696		2,677.634 2	2,677.634 2	0.0513	0.0491	2,693.546 0
Hotel	4.76972	0.0514	0.4676	0.3928	2.8100e- 003		0.0355	0.0355	,	0.0355	0.0355		561.1436	561.1436	0.0108	0.0103	564.4782
Quality Restaurant	5.05775	0.0545	0.4959	0.4165	2.9800e- 003		0.0377	0.0377	,	0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
Regional Shopping Center		2.7100e- 003	0.0247	0.0207	1.5000e- 004		1.8700e- 003	1.8700e- 003		1.8700e- 003	1.8700e- 003		29.6019	29.6019	5.7000e- 004	5.4000e- 004	29.7778
Total		0.7660	6.7463	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.983 2	8,355.983 2	0.1602	0.1532	8,405.638 7

6.0 Area Detail

6.1 Mitigation Measures Area

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	lay		
Mitigated	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.59 50	18,148.59 50	0.4874	0.3300	18,259.11 92
Unmitigated	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.59 50	18,148.59 50	0.4874	0.3300	18,259.11 92

6.2 Area by SubCategory Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory					lb/d	day							lb/d	lay		
Architectural Coating	2.2670					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	24.1085		i i	 		0.0000	0.0000	 	0.0000	0.0000			0.0000			0.0000
Hearth	1.6500	14.1000	6.0000	0.0900		1.1400	1.1400	 	1.1400	1.1400	0.0000	18,000.00 00	18,000.00 00	0.3450	0.3300	18,106.96 50
Landscaping	2.4766	0.9496	82.4430	4.3600e- 003		0.4574	0.4574	 	0.4574	0.4574		148.5950	148.5950	0.1424		152.1542
Total	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.59 50	18,148.59 50	0.4874	0.3300	18,259.11 92

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory					lb/d	day							lb/d	day		
Architectural Coating	2.2670					0.0000	0.0000	i i	0.0000	0.0000			0.0000		 	0.0000
Consumer Products	24.1085		 	 		0.0000	0.0000	i i	0.0000	0.0000			0.0000	 	 	0.0000
Hearth	1.6500	14.1000	6.0000	0.0900		1.1400	1.1400	i i	1.1400	1.1400	0.0000	18,000.00 00	18,000.00 00	0.3450	0.3300	18,106.96 50
Landscaping	2.4766	0.9496	82.4430	4.3600e- 003		0.4574	0.4574	i i	0.4574	0.4574		148.5950	148.5950	0.1424	 	152.1542
Total	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.59 50	18,148.59 50	0.4874	0.3300	18,259.11 92

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
		110 011 01 = 0.0	_ = =, =, = = ==			, , , ,

10.0 Stationary Equipment

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number
----------------	--------

11.0 Vegetation

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

Village South Specific Plan (Proposed)

Los Angeles-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	45.00	1000sqft	1.03	45,000.00	0
High Turnover (Sit Down Restaurant)	36.00	1000sqft	0.83	36,000.00	0
Hotel	50.00	Room	1.67	72,600.00	0
Quality Restaurant	8.00	1000sqft	0.18	8,000.00	0
Apartments Low Rise	25.00	Dwelling Unit	1.56	25,000.00	72
Apartments Mid Rise	975.00	Dwelling Unit	25.66	975,000.00	2789
Regional Shopping Center	56.00	1000sqft	1.29	56,000.00	0

5f Cont.

1.2 Other Project Characteristics

UrbanizationUrbanWind Speed (m/s)2.2Precipitation Freq (Days)33Climate Zone9Operational Year2028

Utility Company Southern California Edison

 CO2 Intensity
 702.44
 CH4 Intensity
 0.029
 N20 Intensity
 0.006

 (lb/MWhr)
 (lb/MWhr)
 (lb/MWhr)
 (lb/MWhr)

1.3 User Entered Comments & Non-Default Data

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

Project Characteristics - Consistent with the DEIR's model.

Land Use - See SWAPE comment regarding residential and retail land uses.

Construction Phase - See SWAPE comment regarding individual construction phase lengths.

Demolition - Consistent with the DEIR's model. See SWAPE comment regarding demolition.

Vehicle Trips - Saturday trips consistent with the DEIR's model. See SWAPE comment regarding weekday and Sunday trips.

Woodstoves - Woodstoves and wood-burning fireplaces consistent with the DEIR's model. See SWAPE comment regarding gas fireplaces.

Energy Use -

Construction Off-road Equipment Mitigation - See SWAPE comment on construction-related mitigation.

Area Mitigation - See SWAPE comment regarding operational mitigation measures.

Water Mitigation - See SWAPE comment regarding operational mitigation measures.

Table Name	Column Name	Default Value	New Value
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberWood	1.25	0.00
tblFireplaces	NumberWood	48.75	0.00
tblVehicleTrips	ST_TR	7.16	6.17
tblVehicleTrips	ST_TR	6.39	3.87
tblVehicleTrips	ST_TR	2.46	1.39
tblVehicleTrips	ST_TR	158.37	79.82
tblVehicleTrips	ST_TR	8.19	3.75
tblVehicleTrips	ST_TR	94.36	63.99
tblVehicleTrips	ST_TR	49.97	10.74
tblVehicleTrips	SU_TR	6.07	6.16
tblVehicleTrips	SU_TR	5.86	4.18
tblVehicleTrips	SU_TR	1.05	0.69
tblVehicleTrips	SU_TR	131.84	78.27

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

tblVehicleTrips	SU_TR	5.95	3.20
tblVehicleTrips	SU_TR	72.16	57.65
tblVehicleTrips	SU_TR	25.24	6.39
tblVehicleTrips	WD_TR	6.59	5.83
tblVehicleTrips	WD_TR	6.65	4.13
tblVehicleTrips	WD_TR	11.03	6.41
tblVehicleTrips	WD_TR	127.15	65.80
tblVehicleTrips	WD_TR	8.17	3.84
tblVehicleTrips	WD_TR	89.95	62.64
tblVehicleTrips	WD_TR	42.70	9.43
tblWoodstoves	NumberCatalytic	1.25	0.00
tblWoodstoves	NumberCatalytic	48.75	0.00
tblWoodstoves	NumberNoncatalytic	1.25	0.00
tblWoodstoves	NumberNoncatalytic	48.75	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

5f Cont.

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Year					lb/d	day							lb/d	lay			
2021	4.2865	46.4651	31.6150	0.0642	18.2675	2.0461	20.3135	9.9840	1.8824	11.8664	0.0000	6,221.493 7	6,221.493 7	1.9491	0.0000	6,270.221 4	
2022	5.7218	38.9024	47.3319	0.1455	9.8688	1.6366	10.7736	3.6558	1.5057	5.1615	0.0000	14,630.30 99	14,630.30 99	1.9499	0.0000	14,657.26 63	
2023	5.2705	26.4914	44.5936	0.1413	9.8688	0.7800	10.6488	2.6381	0.7328	3.3708	0.0000	14,210.34 24	14,210.34 24	1.0230	0.0000	14,235.91 60	
2024	237.2328	9.5610	15.0611	0.0243	1.7884	0.4698	1.8628	0.4743	0.4322	0.5476	0.0000	2,352.417 8	2,352.417 8	0.7175	0.0000	2,370.355 0	
Maximum	237.2328	46.4651	47.3319	0.1455	18.2675	2.0461	20.3135	9.9840	1.8824	11.8664	0.0000	14,630.30 99	14,630.30 99	1.9499	0.0000	14,657.26 63	

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

2.1 Overall Construction (Maximum Daily Emission)

Mitigated Construction

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Year					lb/day						lb/day						
2021	4.2865	46.4651	31.6150	0.0642	18.2675	2.0461	20.3135	9.9840	1.8824	11.8664	0.0000	6,221.493 7	6,221.493 7	1.9491	0.0000	6,270.221 4	
2022	5.7218	38.9024	47.3319	0.1455	9.8688	1.6366	10.7736	3.6558	1.5057	5.1615	0.0000	14,630.30 99	14,630.30 99	1.9499	0.0000	14,657.26 63	
2023	5.2705	26.4914	44.5936	0.1413	9.8688	0.7800	10.6488	2.6381	0.7328	3.3708	0.0000	14,210.34 24	14,210.34 24	1.0230	0.0000	14,235.91 60	
2024	237.2328	9.5610	15.0611	0.0243	1.7884	0.4698	1.8628	0.4743	0.4322	0.5476	0.0000	2,352.417 8	2,352.417 8	0.7175	0.0000	2,370.355 0	
Maximum	237.2328	46.4651	47.3319	0.1455	18.2675	2.0461	20.3135	9.9840	1.8824	11.8664	0.0000	14,630.30 99	14,630.30 99	1.9499	0.0000	14,657.26 63	

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

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

2.2 Overall Operational Unmitigated Operational

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	lay		
Area	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.59 50	18,148.59 50	0.4874	0.3300	18,259.11 92
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.983 2	8,355.983 2	0.1602	0.1532	8,405.638 7
Mobile	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.80 05	47,917.80 05	2.1953	 	47,972.68 39
Total	40.7912	67.7872	202.7424	0.6043	45.9592	2.4640	48.4231	12.2950	2.4399	14.7349	0.0000	74,422.37 87	74,422.37 87	2.8429	0.4832	74,637.44 17

Mitigated Operational

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Area	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.59 50	18,148.59 50	0.4874	0.3300	18,259.11 92
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292	 	0.5292	0.5292		8,355.983 2	8,355.983 2	0.1602	0.1532	8,405.638 7
Mobile	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.80 05	47,917.80 05	2.1953		47,972.68 39
Total	40.7912	67.7872	202.7424	0.6043	45.9592	2.4640	48.4231	12.2950	2.4399	14.7349	0.0000	74,422.37 87	74,422.37 87	2.8429	0.4832	74,637.44 17

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

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

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	9/1/2021	10/12/2021	5	30	
2	Site Preparation	Site Preparation	10/13/2021	11/9/2021	5	20	
3	Grading	Grading	11/10/2021	1/11/2022	5	45	
4	Building Construction	Building Construction	1/12/2022	12/12/2023	5	500	
5	Paving	Paving	12/13/2023	1/30/2024	5	35	
6	Architectural Coating	Architectural Coating	1/31/2024	3/19/2024	5	35	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 112.5

Acres of Paving: 0

Residential Indoor: 2,025,000; Residential Outdoor: 675,000; Non-Residential Indoor: 326,400; Non-Residential Outdoor: 108,800; Striped

Parking Area: 0 (Architectural Coating - sqft)

OffRoad Equipment

5f Cont.

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	- 1	8.00	187	0.41
Grading	Rubber Tired Dozers	- 1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	- 1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	- 1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	- 1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	· +	6.00	78	0.48

Trips and VMT

5f Cont.

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	458.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	801.00	143.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	160.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Fugitive Dust					3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
Off-Road	3.1651	31.4407	21.5650	0.0388		1.5513	1.5513		1.4411	1.4411		3,747.944 9	3,747.944 9	1.0549		3,774.317 4
Total	3.1651	31.4407	21.5650	0.0388	3.3074	1.5513	4.8588	0.5008	1.4411	1.9419		3,747.944 9	3,747.944 9	1.0549		3,774.317 4

5f Cont.

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.2 Demolition - 2021

<u>Unmitigated Construction Off-Site</u>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/	day							lb/c	day		
Hauling	0.1304	4.1454	1.0182	0.0117	0.2669	0.0128	0.2797	0.0732	0.0122	0.0854		1,269.855 5	1,269.855 5	0.0908		1,272.125 2
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	 	0.0000
Worker	0.0715	0.0489	0.5524	1.6100e- 003	0.1677	1.3500e- 003	0.1690	0.0445	1.2500e- 003	0.0457		160.8377	160.8377	4.7300e- 003	 	160.9560
Total	0.2019	4.1943	1.5706	0.0133	0.4346	0.0141	0.4487	0.1176	0.0135	0.1311		1,430.693 2	1,430.693 2	0.0955		1,433.081 2

Mitigated Construction On-Site

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Fugitive Dust					3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
Off-Road	3.1651	31.4407	21.5650	0.0388		1.5513	1.5513	 	1.4411	1.4411	0.0000	3,747.944 9	3,747.944 9	1.0549		3,774.317 4
Total	3.1651	31.4407	21.5650	0.0388	3.3074	1.5513	4.8588	0.5008	1.4411	1.9419	0.0000	3,747.944 9	3,747.944 9	1.0549		3,774.317 4

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.2 Demolition - 2021

<u>Mitigated Construction Off-Site</u>

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	day		
Hauling	0.1304	4.1454	1.0182	0.0117	0.2669	0.0128	0.2797	0.0732	0.0122	0.0854		1,269.855 5	1,269.855 5	0.0908		1,272.125 2
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0715	0.0489	0.5524	1.6100e- 003	0.1677	1.3500e- 003	0.1690	0.0445	1.2500e- 003	0.0457		160.8377	160.8377	4.7300e- 003		160.9560
Total	0.2019	4.1943	1.5706	0.0133	0.4346	0.0141	0.4487	0.1176	0.0135	0.1311		1,430.693 2	1,430.693 2	0.0955		1,433.081 2

3.3 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445	 	1.8809	1.8809		3,685.656 9	3,685.656 9	1.1920	 	3,715.457 3
Total	3.8882	40.4971	21.1543	0.0380	18.0663	2.0445	20.1107	9.9307	1.8809	11.8116		3,685.656 9	3,685.656 9	1.1920		3,715.457 3

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.3 Site Preparation - 2021

<u>Unmitigated Construction Off-Site</u>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	day		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	 	0.0000
Worker	0.0858	0.0587	0.6629	1.9400e- 003	0.2012	1.6300e- 003	0.2028	0.0534	1.5000e- 003	0.0549		193.0052	193.0052	5.6800e- 003	 	193.1472
Total	0.0858	0.0587	0.6629	1.9400e- 003	0.2012	1.6300e- 003	0.2028	0.0534	1.5000e- 003	0.0549		193.0052	193.0052	5.6800e- 003		193.1472

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809	0.0000	3,685.656 9	3,685.656 9	1.1920	 	3,715.457 3
Total	3.8882	40.4971	21.1543	0.0380	18.0663	2.0445	20.1107	9.9307	1.8809	11.8116	0.0000	3,685.656 9	3,685.656 9	1.1920		3,715.457 3

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.3 Site Preparation - 2021 Mitigated Construction Off-Site

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e			
Category	lb/day											lb/day							
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000			
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000			
Worker	0.0858	0.0587	0.6629	1.9400e- 003	0.2012	1.6300e- 003	0.2028	0.0534	1.5000e- 003	0.0549		193.0052	193.0052	5.6800e- 003		193.1472			
Total	0.0858	0.0587	0.6629	1.9400e- 003	0.2012	1.6300e- 003	0.2028	0.0534	1.5000e- 003	0.0549		193.0052	193.0052	5.6800e- 003		193.1472			

3.4 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	day		
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	4.1912	46.3998	30.8785	0.0620		1.9853	1.9853		1.8265	1.8265		6,007.043 4	6,007.043 4	1.9428	 	6,055.613 4
Total	4.1912	46.3998	30.8785	0.0620	8.6733	1.9853	10.6587	3.5965	1.8265	5.4230		6,007.043 4	6,007.043	1.9428		6,055.613 4

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.4 Grading - 2021

<u>Unmitigated Construction Off-Site</u>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e		
Category	lb/day											lb/day						
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000		
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	 	0.0000		
Worker	0.0954	0.0652	0.7365	2.1500e- 003	0.2236	1.8100e- 003	0.2254	0.0593	1.6600e- 003	0.0610		214.4502	214.4502	6.3100e- 003	 	214.6080		
Total	0.0954	0.0652	0.7365	2.1500e- 003	0.2236	1.8100e- 003	0.2254	0.0593	1.6600e- 003	0.0610		214.4502	214.4502	6.3100e- 003		214.6080		

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	4.1912	46.3998	30.8785	0.0620		1.9853	1.9853	 	1.8265	1.8265	0.0000	6,007.043 4	6,007.043 4	1.9428	 	6,055.613 4
Total	4.1912	46.3998	30.8785	0.0620	8.6733	1.9853	10.6587	3.5965	1.8265	5.4230	0.0000	6,007.043 4	6,007.043 4	1.9428		6,055.613 4

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.4 Grading - 2021

Mitigated Construction Off-Site

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e			
Category	lb/day											lb/day							
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000			
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	 	0.0000			
Worker	0.0954	0.0652	0.7365	2.1500e- 003	0.2236	1.8100e- 003	0.2254	0.0593	1.6600e- 003	0.0610		214.4502	214.4502	6.3100e- 003	 	214.6080			
Total	0.0954	0.0652	0.7365	2.1500e- 003	0.2236	1.8100e- 003	0.2254	0.0593	1.6600e- 003	0.0610		214.4502	214.4502	6.3100e- 003		214.6080			

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	day		
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041		6,011.410 5	6,011.410 5	1.9442		6,060.015 8
Total	3.6248	38.8435	29.0415	0.0621	8.6733	1.6349	10.3082	3.5965	1.5041	5.1006		6,011.410 5	6,011.410 5	1.9442		6,060.015 8

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.4 Grading - 2022

<u>Unmitigated Construction Off-Site</u>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	day		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0896	0.0589	0.6784	2.0800e- 003	0.2236	1.7500e- 003	0.2253	0.0593	1.6100e- 003	0.0609		206.9139	206.9139	5.7000e- 003		207.0563
Total	0.0896	0.0589	0.6784	2.0800e- 003	0.2236	1.7500e- 003	0.2253	0.0593	1.6100e- 003	0.0609		206.9139	206.9139	5.7000e- 003		207.0563

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041	0.0000	6,011.410 5	6,011.410 5	1.9442		6,060.015 8
Total	3.6248	38.8435	29.0415	0.0621	8.6733	1.6349	10.3082	3.5965	1.5041	5.1006	0.0000	6,011.410 5	6,011.410 5	1.9442		6,060.015 8

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.4 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	day		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0896	0.0589	0.6784	2.0800e- 003	0.2236	1.7500e- 003	0.2253	0.0593	1.6100e- 003	0.0609		206.9139	206.9139	5.7000e- 003		207.0563
Total	0.0896	0.0589	0.6784	2.0800e- 003	0.2236	1.7500e- 003	0.2253	0.0593	1.6100e- 003	0.0609		206.9139	206.9139	5.7000e- 003		207.0563

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.333 6	2,554.333 6	0.6120		2,569.632 2
Total	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.333 6	2,554.333 6	0.6120		2,569.632 2

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.5 Building Construction - 2022 Unmitigated Construction Off-Site

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/	day							lb/d	day		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.4284	13.1673	3.8005	0.0354	0.9155	0.0256	0.9412	0.2636	0.0245	0.2881		3,789.075 0	3,789.075 0	0.2381	; ; ;	3,795.028 3
Worker	3.5872	2.3593	27.1680	0.0832	8.9533	0.0701	9.0234	2.3745	0.0646	2.4390		8,286.901 3	8,286.901 3	0.2282	; ; ;	8,292.605 8
Total	4.0156	15.5266	30.9685	0.1186	9.8688	0.0957	9.9645	2.6381	0.0891	2.7271		12,075.97 63	12,075.97 63	0.4663		12,087.63 41

Mitigated Construction On-Site

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.333 6	2,554.333 6	0.6120		2,569.632 2
Total	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.333 6	2,554.333 6	0.6120		2,569.632 2

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.5 Building Construction - 2022 Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	day		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.4284	13.1673	3.8005	0.0354	0.9155	0.0256	0.9412	0.2636	0.0245	0.2881		3,789.075 0	3,789.075 0	0.2381		3,795.028 3
Worker	3.5872	2.3593	27.1680	0.0832	8.9533	0.0701	9.0234	2.3745	0.0646	2.4390		8,286.901 3	8,286.901 3	0.2282		8,292.605 8
Total	4.0156	15.5266	30.9685	0.1186	9.8688	0.0957	9.9645	2.6381	0.0891	2.7271		12,075.97 63	12,075.97 63	0.4663		12,087.63 41

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.209 9	2,555.209 9	0.6079		2,570.406 1
Total	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.209 9	2,555.209 9	0.6079		2,570.406 1

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.5 Building Construction - 2023 Unmitigated Construction Off-Site

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	day		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	1 1 1	0.0000	0.0000	0.0000		0.0000
Vendor	0.3183	9.9726	3.3771	0.0343	0.9156	0.0122	0.9277	0.2636	0.0116	0.2752		3,671.400 7	3,671.400 7	0.2096		3,676.641 7
Worker	3.3795	2.1338	24.9725	0.0801	8.9533	0.0681	9.0214	2.3745	0.0627	2.4372		7,983.731 8	7,983.731 8	0.2055		7,988.868 3
Total	3.6978	12.1065	28.3496	0.1144	9.8688	0.0803	9.9491	2.6381	0.0743	2.7124		11,655.13 25	11,655.13 25	0.4151		11,665.50 99

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.209 9	2,555.209 9	0.6079		2,570.406 1
Total	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.209 9	2,555.209 9	0.6079		2,570.406 1

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.5 Building Construction - 2023 Mitigated Construction Off-Site

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	day		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.3183	9.9726	3.3771	0.0343	0.9156	0.0122	0.9277	0.2636	0.0116	0.2752		3,671.400 7	3,671.400 7	0.2096		3,676.641 7
Worker	3.3795	2.1338	24.9725	0.0801	8.9533	0.0681	9.0214	2.3745	0.0627	2.4372		7,983.731 8	7,983.731 8	0.2055		7,988.868 3
Total	3.6978	12.1065	28.3496	0.1144	9.8688	0.0803	9.9491	2.6381	0.0743	2.7124		11,655.13 25	11,655.13 25	0.4151		11,665.50 99

3.6 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	day		
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.584 1	2,207.584 1	0.7140		2,225.433 6
Paving	0.0000					0.0000	0.0000	 	0.0000	0.0000			0.0000		 	0.0000
Total	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.584 1	2,207.584 1	0.7140		2,225.433 6

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.6 Paving - 2023
<u>Unmitigated Construction Off-Site</u>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	day		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0633	0.0400	0.4677	1.5000e- 003	0.1677	1.2800e- 003	0.1689	0.0445	1.1700e- 003	0.0456		149.5081	149.5081	3.8500e- 003		149.6043
Total	0.0633	0.0400	0.4677	1.5000e- 003	0.1677	1.2800e- 003	0.1689	0.0445	1.1700e- 003	0.0456		149.5081	149.5081	3.8500e- 003		149.6043

Mitigated Construction On-Site

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	day		
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.584 1	2,207.584 1	0.7140		2,225.433 6
Paving	0.0000		i i			0.0000	0.0000		0.0000	0.0000		i i i	0.0000			0.0000
Total	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.584 1	2,207.584 1	0.7140		2,225.433 6

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.6 Paving - 2023

<u>Mitigated Construction Off-Site</u>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	day		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0633	0.0400	0.4677	1.5000e- 003	0.1677	1.2800e- 003	0.1689	0.0445	1.1700e- 003	0.0456		149.5081	149.5081	3.8500e- 003		149.6043
Total	0.0633	0.0400	0.4677	1.5000e- 003	0.1677	1.2800e- 003	0.1689	0.0445	1.1700e- 003	0.0456		149.5081	149.5081	3.8500e- 003		149.6043

3.6 Paving - 2024

Unmitigated Construction On-Site

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/	day							lb/c	day		
Off-Road	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310		2,207.547 2	2,207.547 2	0.7140		2,225.396 3
Paving	0.0000		I I I			0.0000	0.0000		0.0000	0.0000		 	0.0000		 	0.0000
Total	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310		2,207.547 2	2,207.547	0.7140		2,225.396 3

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.6 Paving - 2024

<u>Unmitigated Construction Off-Site</u>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	day		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0601	0.0364	0.4354	1.4500e- 003	0.1677	1.2600e- 003	0.1689	0.0445	1.1600e- 003	0.0456		144.8706	144.8706	3.5300e- 003		144.9587
Total	0.0601	0.0364	0.4354	1.4500e- 003	0.1677	1.2600e- 003	0.1689	0.0445	1.1600e- 003	0.0456		144.8706	144.8706	3.5300e- 003		144.9587

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Off-Road	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310	0.0000	2,207.547 2	2,207.547 2	0.7140		2,225.396 3
Paving	0.0000	 				0.0000	0.0000		0.0000	0.0000		 	0.0000			0.0000
Total	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310	0.0000	2,207.547 2	2,207.547 2	0.7140		2,225.396 3

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.6 Paving - 2024

<u>Mitigated Construction Off-Site</u>

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	day		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0601	0.0364	0.4354	1.4500e- 003	0.1677	1.2600e- 003	0.1689	0.0445	1.1600e- 003	0.0456		144.8706	144.8706	3.5300e- 003		144.9587
Total	0.0601	0.0364	0.4354	1.4500e- 003	0.1677	1.2600e- 003	0.1689	0.0445	1.1600e- 003	0.0456		144.8706	144.8706	3.5300e- 003		144.9587

3.7 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Archit. Coating	236.4115					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e- 003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159	 	281.8443
Total	236.5923	1.2188	1.8101	2.9700e- 003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.7 Architectural Coating - 2024 <u>Unmitigated Construction Off-Site</u>

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	lay							lb/d	lay		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.6406	0.3886	4.6439	0.0155	1.7884	0.0134	1.8018	0.4743	0.0123	0.4866		1,545.286 0	1,545.286 0	0.0376		1,546.226 2
Total	0.6406	0.3886	4.6439	0.0155	1.7884	0.0134	1.8018	0.4743	0.0123	0.4866		1,545.286 0	1,545.286 0	0.0376		1,546.226 2

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Archit. Coating	236.4115					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e- 003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443
Total	236.5923	1.2188	1.8101	2.9700e- 003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.7 Architectural Coating - 2024 Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/o	day							lb/c	day		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	 	0.0000
Worker	0.6406	0.3886	4.6439	0.0155	1.7884	0.0134	1.8018	0.4743	0.0123	0.4866		1,545.286 0	1,545.286 0	0.0376	 	1,546.226 2
Total	0.6406	0.3886	4.6439	0.0155	1.7884	0.0134	1.8018	0.4743	0.0123	0.4866		1,545.286 0	1,545.286 0	0.0376		1,546.226 2

5f Cont.

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Mitigated	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.80 05	47,917.80 05	2.1953		47,972.68 39
Unmitigated	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.80 05	47,917.80 05	2.1953		47,972.68 39

4.2 Trip Summary Information

	Ave	age Daily Trip Ra	ate	Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	145.75	154.25	154.00	506,227	506,227
Apartments Mid Rise	4,026.75	3,773.25	4075.50	13,660,065	13,660,065
General Office Building	288.45	62.55	31.05	706,812	706,812
High Turnover (Sit Down Restaurant)	2,368.80	2,873.52	2817.72	3,413,937	3,413,937
Hotel	192.00	187.50	160.00	445,703	445,703
Quality Restaurant	501.12	511.92	461.20	707,488	707,488
Regional Shopping Center	528.08	601.44	357.84	1,112,221	1,112,221
Total	8,050.95	8,164.43	8,057.31	20,552,452	20,552,452

4.3 Trip Type Information

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		Miles			Trip %			Trip Purpos	e %
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Quality Restaurant	16.60	8.40	6.90	12.00	69.00	19.00	38	18	44
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Apartments Mid Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
General Office Building	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
High Turnover (Sit Down Restaurant)	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Hotel	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Quality Restaurant	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Regional Shopping Center	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

5f Cont.

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	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	lay							lb/c	lay		
NaturalGas Mitigated	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.983 2	8,355.983 2	0.1602	0.1532	8,405.638 7
	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292	i i i	0.5292	0.5292		8,355.983 2	8,355.983 2	0.1602	0.1532	8,405.638 7

5f Cont.

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

5.2 Energy by Land Use - NaturalGas <u>Unmitigated</u>

	NaturalGa s Use	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr		lb/day											lb/c	lay		
Apartments Low Rise	1119.16	0.0121	0.1031	0.0439	6.6000e- 004		8.3400e- 003	8.3400e- 003		8.3400e- 003	8.3400e- 003		131.6662	131.6662	2.5200e- 003	2.4100e- 003	132.4486
Apartments Mid Rise	35784.3	0.3859	3.2978	1.4033	0.0211		0.2666	0.2666		0.2666	0.2666		4,209.916 4	4,209.916 4	0.0807	0.0772	4,234.933 9
General Office Building	1283.42	0.0138	0.1258	0.1057	7.5000e- 004		9.5600e- 003	9.5600e- 003		9.5600e- 003	9.5600e- 003		150.9911	150.9911	2.8900e- 003	2.7700e- 003	151.8884
High Turnover (Sit Down Restaurant)		0.2455	2.2314	1.8743	0.0134		0.1696	0.1696	,	0.1696	0.1696		2,677.634 2	2,677.634 2	0.0513	0.0491	2,693.546 0
Hotel	4769.72	0.0514	0.4676	0.3928	2.8100e- 003		0.0355	0.0355	,	0.0355	0.0355		561.1436	561.1436	0.0108	0.0103	564.4782
Quality Restaurant	5057.75	0.0545	0.4959	0.4165	2.9800e- 003		0.0377	0.0377		0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
Regional Shopping Center	251.616	2.7100e- 003	0.0247	0.0207	1.5000e- 004		1.8700e- 003	1.8700e- 003		1.8700e- 003	1.8700e- 003		29.6019	29.6019	5.7000e- 004	5.4000e- 004	29.7778
Total		0.7660	6.7463	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.983 2	8,355.983 2	0.1602	0.1532	8,405.638 7

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGa s Use	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr					lb/	day							lb/d	day		
Apartments Low Rise	1.11916	0.0121	0.1031	0.0439	6.6000e- 004		8.3400e- 003	8.3400e- 003		8.3400e- 003	8.3400e- 003		131.6662	131.6662	2.5200e- 003	2.4100e- 003	132.4486
Apartments Mid Rise	35.7843	0.3859	3.2978	1.4033	0.0211		0.2666	0.2666	 	0.2666	0.2666		4,209.916 4	4,209.916 4	0.0807	0.0772	4,234.933 9
General Office Building	1.28342	0.0138	0.1258	0.1057	7.5000e- 004		9.5600e- 003	9.5600e- 003	 	9.5600e- 003	9.5600e- 003		150.9911	150.9911	2.8900e- 003	2.7700e- 003	151.8884
High Turnover (Sit Down Restaurant)		0.2455	2.2314	1.8743	0.0134		0.1696	0.1696	 	0.1696	0.1696		2,677.634 2	2,677.634 2	0.0513	0.0491	2,693.546 0
Hotel	4.76972	0.0514	0.4676	0.3928	2.8100e- 003		0.0355	0.0355	,	0.0355	0.0355		561.1436	561.1436	0.0108	0.0103	564.4782
Quality Restaurant	5.05775	0.0545	0.4959	0.4165	2.9800e- 003		0.0377	0.0377	 	0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
Regional Shopping Center	0.251616	2.7100e- 003	0.0247	0.0207	1.5000e- 004		1.8700e- 003	1.8700e- 003		1.8700e- 003	1.8700e- 003		29.6019	29.6019	5.7000e- 004	5.4000e- 004	29.7778
Total		0.7660	6.7463	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.983 2	8,355.983 2	0.1602	0.1532	8,405.638 7

6.0 Area Detail

6.1 Mitigation Measures Area

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Mitigated	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.59 50	18,148.59 50	0.4874	0.3300	18,259.11 92
Unmitigated	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.59 50	18,148.59 50	0.4874	0.3300	18,259.11 92

6.2 Area by SubCategory

<u>Unmitigated</u>

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory					lb/d	day							lb/d	lay		
Architectural Coating	2.2670					0.0000	0.0000	1	0.0000	0.0000			0.0000		i i	0.0000
Consumer Products	24.1085		,			0.0000	0.0000	,	0.0000	0.0000		,	0.0000		,	0.0000
Hearth	1.6500	14.1000	6.0000	0.0900		1.1400	1.1400	,	1.1400	1.1400	0.0000	18,000.00 00	18,000.00 00	0.3450	0.3300	18,106.96 50
Landscaping	2.4766	0.9496	82.4430	4.3600e- 003		0.4574	0.4574	,	0.4574	0.4574	#	148.5950	148.5950	0.1424	,	152.1542
Total	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.59 50	18,148.59 50	0.4874	0.3300	18,259.11 92

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

6.2 Area by SubCategory

Mitigated

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory					lb/d	day							lb/d	day		
Architectural Coating	2.2670					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	24.1085					0.0000	0.0000	,	0.0000	0.0000		,	0.0000			0.0000
Hearth	1.6500	14.1000	6.0000	0.0900		1.1400	1.1400	,	1.1400	1.1400	0.0000	18,000.00 00	18,000.00 00	0.3450	0.3300	18,106.96 50
Landscaping	2.4766	0.9496	82.4430	4.3600e- 003		0.4574	0.4574	,	0.4574	0.4574		148.5950	148.5950	0.1424		152.1542
Total	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.59 50	18,148.59 50	0.4874	0.3300	18,259.11 92

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
		110 011 01 = 009	_ = =, =, = = ==			, , , ,

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Village South Specific Plan (Proposed)

Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	45.00	1000sqft	1.03	45,000.00	0
High Turnover (Sit Down Restaurant)	36.00	1000sqft	0.83	36,000.00	0
Hotel	50.00	Room	1.67	72,600.00	0
Quality Restaurant	8.00	1000sqft	0.18	8,000.00	0
Apartments Low Rise	25.00	Dwelling Unit	1.56	25,000.00	72
Apartments Mid Rise	975.00	Dwelling Unit	25.66	975,000.00	2789
Regional Shopping Center	56.00	1000sqft	1.29	56,000.00	0

5f Cont.

1.2 Other Project Characteristics

UrbanizationUrbanWind Speed (m/s)2.2Precipitation Freq (Days)33Climate Zone9Operational Year2028

Utility Company Southern California Edison

 CO2 Intensity
 702.44
 CH4 Intensity
 0.029
 N20 Intensity
 0.006

 (lb/MWhr)
 (lb/MWhr)
 (lb/MWhr)
 (lb/MWhr)

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Consistent with the DEIR's model.

Land Use - See SWAPE comment regarding residential and retail land uses.

Construction Phase - See SWAPE comment regarding individual construction phase lengths.

Demolition - Consistent with the DEIR's model. See SWAPE comment regarding demolition.

Vehicle Trips - Saturday trips consistent with the DEIR's model. See SWAPE comment regarding weekday and Sunday trips.

Woodstoves - Woodstoves and wood-burning fireplaces consistent with the DEIR's model. See SWAPE comment regarding gas fireplaces.

Energy Use -

Construction Off-road Equipment Mitigation - See SWAPE comment on construction-related mitigation.

Area Mitigation - See SWAPE comment regarding operational mitigation measures.

Water Mitigation - See SWAPE comment regarding operational mitigation measures.

Trips and VMT - Local hire provision

Table Name	Column Name	Default Value	New Value
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberWood	1.25	0.00
tblFireplaces	NumberWood	48.75	0.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblVehicleTrips	ST_TR	7.16	6.17
tblVehicleTrips	ST_TR	6.39	3.87
tblVehicleTrips	ST_TR	2.46	1.39
tblVehicleTrips	ST_TR	158.37	79.82

5f Cont.

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

tblVehicleTrips	ST_TR	8.19	3.75
tblVehicleTrips	ST_TR	94.36	63.99
tblVehicleTrips	ST_TR	49.97	10.74
tblVehicleTrips	SU_TR	6.07	6.16
tblVehicleTrips	SU_TR	5.86	4.18
tblVehicleTrips	SU_TR	1.05	0.69
tblVehicleTrips	SU_TR	131.84	78.27
tblVehicleTrips	SU_TR	5.95	3.20
tblVehicleTrips	SU_TR	72.16	57.65
tblVehicleTrips	SU_TR	25.24	6.39
tblVehicleTrips	WD_TR	6.59	5.83
tblVehicleTrips	WD_TR	6.65	4.13
tblVehicleTrips	WD_TR	11.03	6.41
tblVehicleTrips	WD_TR	127.15	65.80
tblVehicleTrips	WD_TR	8.17	3.84
tblVehicleTrips	WD_TR	89.95	62.64
tblVehicleTrips	WD_TR	42.70	9.43
tblWoodstoves	NumberCatalytic	1.25	0.00
tblWoodstoves	NumberCatalytic	48.75	0.00
tblWoodstoves	NumberNoncatalytic	1.25	0.00
tblWoodstoves	NumberNoncatalytic	48.75	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.1 Overall Construction
<u>Unmitigated Construction</u>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year					ton	s/yr							MT	-/yr		
2021	0.1704	1.8234	1.1577	2.3800e- 003	0.4141	0.0817	0.4958	0.1788	0.0754	0.2542	0.0000	210.7654	210.7654	0.0600	0.0000	212.2661
2022	0.5865	4.0240	5.1546	0.0155	0.9509	0.1175	1.0683	0.2518	0.1103	0.3621	0.0000	1,418.655 4	1,418.655 4	0.1215	0.0000	1,421.692 5
2023	0.5190	3.2850	4.7678	0.0147	0.8497	0.0971	0.9468	0.2283	0.0912	0.3195	0.0000	1,342.441 2	1,342.441 2	0.1115	0.0000	1,345.229 1
2024	4.1592	0.1313	0.2557	5.0000e- 004	0.0221	6.3900e- 003	0.0285	5.8700e- 003	5.9700e- 003	0.0118	0.0000	44.6355	44.6355	7.8300e- 003	0.0000	44.8311
Maximum	4.1592	4.0240	5.1546	0.0155	0.9509	0.1175	1.0683	0.2518	0.1103	0.3621	0.0000	1,418.655 4	1,418.655 4	0.1215	0.0000	1,421.692 5

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2.1 Overall Construction

Mitigated Construction

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr MT/yr															
2021	0.1704	1.8234	1.1577	2.3800e- 003	0.4141	0.0817	0.4958	0.1788	0.0754	0.2542	0.0000	210.7651	210.7651	0.0600	0.0000	212.2658
2022	0.5865	4.0240	5.1546	0.0155	0.9509	0.1175	1.0683	0.2518	0.1103	0.3621	0.0000	1,418.655 0	1,418.655 0	0.1215	0.0000	1,421.692 1
2023	0.5190	3.2850	4.7678	0.0147	0.8497	0.0971	0.9468	0.2283	0.0912	0.3195	0.0000	1,342.440 9	1,342.440 9	0.1115	0.0000	1,345.228 7
2024	4.1592	0.1313	0.2557	5.0000e- 004	0.0221	6.3900e- 003	0.0285	5.8700e- 003	5.9700e- 003	0.0118	0.0000	44.6354	44.6354	7.8300e- 003	0.0000	44.8311
Maximum	4.1592	4.0240	5.1546	0.0155	0.9509	0.1175	1.0683	0.2518	0.1103	0.3621	0.0000	1,418.655 0	1,418.655 0	0.1215	0.0000	1,421.692 1
	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	9-1-2021	11-30-2021	1.4091	1.4091
2	12-1-2021	2-28-2022	1.3329	1.3329
3	3-1-2022	5-31-2022	1.1499	1.1499
4	6-1-2022	8-31-2022	1.1457	1.1457
5	9-1-2022	11-30-2022	1.1415	1.1415
6	12-1-2022	2-28-2023	1.0278	1.0278
7	3-1-2023	5-31-2023	0.9868	0.9868
8	6-1-2023	8-31-2023	0.9831	0.9831

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9	9-1-2023	11-30-2023	0.9798	0.9798
10	12-1-2023	2-29-2024	2.8757	2.8757
11	3-1-2024	5-31-2024	1.6188	1.6188
		Highest	2.8757	2.8757

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e			
Category		tons/yr											MT/yr						
Area	5.1437	0.2950	10.3804	1.6700e- 003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e- 003	222.5835			
Energy	0.1398	1.2312	0.7770	7.6200e- 003		0.0966	0.0966		0.0966	0.0966	0.0000	3,896.073 2	3,896.073 2	0.1303	0.0468	3,913.283 3			
Mobile	1.5857	7.9962	19.1834	0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.498 6	7,620.498 6	0.3407	0.0000	7,629.016 2			
Waste						0.0000	0.0000		0.0000	0.0000	207.8079	0.0000	207.8079	12.2811	0.0000	514.8354			
Water						0.0000	0.0000		0.0000	0.0000	29.1632	556.6420	585.8052	3.0183	0.0755	683.7567			
Total	6.8692	9.5223	30.3407	0.0914	7.7979	0.2260	8.0240	2.0895	0.2219	2.3114	236.9712	12,294.18 07	12,531.15 19	15.7904	0.1260	12,963.47 51			

5f Cont.

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					ton	s/yr					MT/yr					
Area	5.1437	0.2950	10.3804	1.6700e- 003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e- 003	222.5835
Energy	0.1398	1.2312	0.7770	7.6200e- 003		0.0966	0.0966	1 	0.0966	0.0966	0.0000	3,896.073 2	3,896.073 2	0.1303	0.0468	3,913.283 3
Mobile	1.5857	7.9962	19.1834	0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.498 6	7,620.498 6	0.3407	0.0000	7,629.016 2
Waste	6,		1 ! ! !			0.0000	0.0000	,	0.0000	0.0000	207.8079	0.0000	207.8079	12.2811	0.0000	514.8354
Water	6,					0.0000	0.0000	y : : :	0.0000	0.0000	29.1632	556.6420	585.8052	3.0183	0.0755	683.7567
Total	6.8692	9.5223	30.3407	0.0914	7.7979	0.2260	8.0240	2.0895	0.2219	2.3114	236.9712	12,294.18 07	12,531.15 19	15.7904	0.1260	12,963.47 51

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

3.0 Construction Detail

Construction Phase

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Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	9/1/2021	10/12/2021	5	30	
2	Site Preparation	Site Preparation	10/13/2021	11/9/2021	5	20	
3	Grading	Grading	11/10/2021	1/11/2022	5	45	
4	Building Construction	Building Construction	1/12/2022	12/12/2023	5	500	
5	Paving	Paving	12/13/2023	1/30/2024	5	35	
6	Architectural Coating	Architectural Coating	1/31/2024	3/19/2024	5	35	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 112.5

Acres of Paving: 0

Residential Indoor: 2,025,000; Residential Outdoor: 675,000; Non-Residential Indoor: 326,400; Non-Residential Outdoor: 108,800; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

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Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

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Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	458.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	801.00	143.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	160.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2021

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					ton	s/yr							MT	/yr		
Fugitive Dust					0.0496	0.0000	0.0496	7.5100e- 003	0.0000	7.5100e- 003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0475	0.4716	0.3235	5.8000e- 004		0.0233	0.0233		0.0216	0.0216	0.0000	51.0012	51.0012	0.0144	0.0000	51.3601
Total	0.0475	0.4716	0.3235	5.8000e- 004	0.0496	0.0233	0.0729	7.5100e- 003	0.0216	0.0291	0.0000	51.0012	51.0012	0.0144	0.0000	51.3601

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3.2 Demolition - 2021

<u>Unmitigated Construction Off-Site</u>

	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					ton	s/yr							МТ	/yr		
Hauling	1.9300e- 003	0.0634	0.0148	1.8000e- 004	3.9400e- 003	1.9000e- 004	4.1300e- 003	1.0800e- 003	1.8000e- 004	1.2600e- 003	0.0000	17.4566	17.4566	1.2100e- 003	0.0000	17.4869
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.2000e- 004	5.3000e- 004	6.0900e- 003	2.0000e- 005	1.6800e- 003	1.0000e- 005	1.6900e- 003	4.5000e- 004	1.0000e- 005	4.6000e- 004	0.0000	1.5281	1.5281	5.0000e- 005	0.0000	1.5293
Total	2.6500e- 003	0.0639	0.0209	2.0000e- 004	5.6200e- 003	2.0000e- 004	5.8200e- 003	1.5300e- 003	1.9000e- 004	1.7200e- 003	0.0000	18.9847	18.9847	1.2600e- 003	0.0000	19.0161

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					ton	s/yr							MT	/yr		
Fugitive Dust					0.0496	0.0000	0.0496	7.5100e- 003	0.0000	7.5100e- 003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0475	0.4716	0.3235	5.8000e- 004		0.0233	0.0233		0.0216	0.0216	0.0000	51.0011	51.0011	0.0144	0.0000	51.3600
Total	0.0475	0.4716	0.3235	5.8000e- 004	0.0496	0.0233	0.0729	7.5100e- 003	0.0216	0.0291	0.0000	51.0011	51.0011	0.0144	0.0000	51.3600

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3.2 Demolition - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					ton	s/yr							МТ	/yr		
Hauling	1.9300e- 003	0.0634	0.0148	1.8000e- 004	3.9400e- 003	1.9000e- 004	4.1300e- 003	1.0800e- 003	1.8000e- 004	1.2600e- 003	0.0000	17.4566	17.4566	1.2100e- 003	0.0000	17.4869
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.2000e- 004	5.3000e- 004	6.0900e- 003	2.0000e- 005	1.6800e- 003	1.0000e- 005	1.6900e- 003	4.5000e- 004	1.0000e- 005	4.6000e- 004	0.0000	1.5281	1.5281	5.0000e- 005	0.0000	1.5293
Total	2.6500e- 003	0.0639	0.0209	2.0000e- 004	5.6200e- 003	2.0000e- 004	5.8200e- 003	1.5300e- 003	1.9000e- 004	1.7200e- 003	0.0000	18.9847	18.9847	1.2600e- 003	0.0000	19.0161

3.3 Site Preparation - 2021

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					ton	s/yr							MT	/yr		
Fugitive Dust					0.1807	0.0000	0.1807	0.0993	0.0000	0.0993	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0389	0.4050	0.2115	3.8000e- 004		0.0204	0.0204		0.0188	0.0188	0.0000	33.4357	33.4357	0.0108	0.0000	33.7061
Total	0.0389	0.4050	0.2115	3.8000e- 004	0.1807	0.0204	0.2011	0.0993	0.0188	0.1181	0.0000	33.4357	33.4357	0.0108	0.0000	33.7061

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3.3 Site Preparation - 2021

<u>Unmitigated Construction Off-Site</u>

	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					ton	s/yr							MT	/yr		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
	5.8000e- 004	4.3000e- 004	4.8700e- 003	1.0000e- 005	1.3400e- 003	1.0000e- 005	1.3500e- 003	3.6000e- 004	1.0000e- 005	3.7000e- 004	0.0000	1.2225	1.2225	4.0000e- 005	0.0000	1.2234
Total	5.8000e- 004	4.3000e- 004	4.8700e- 003	1.0000e- 005	1.3400e- 003	1.0000e- 005	1.3500e- 003	3.6000e- 004	1.0000e- 005	3.7000e- 004	0.0000	1.2225	1.2225	4.0000e- 005	0.0000	1.2234

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					ton	s/yr							MT	/yr		
Fugitive Dust					0.1807	0.0000	0.1807	0.0993	0.0000	0.0993	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0389	0.4050	0.2115	3.8000e- 004		0.0204	0.0204		0.0188	0.0188	0.0000	33.4357	33.4357	0.0108	0.0000	33.7060
Total	0.0389	0.4050	0.2115	3.8000e- 004	0.1807	0.0204	0.2011	0.0993	0.0188	0.1181	0.0000	33.4357	33.4357	0.0108	0.0000	33.7060

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3.3 Site Preparation - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					ton	s/yr							MT	/yr		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.8000e- 004	4.3000e- 004	4.8700e- 003	1.0000e- 005	1.3400e- 003	1.0000e- 005	1.3500e- 003	3.6000e- 004	1.0000e- 005	3.7000e- 004	0.0000	1.2225	1.2225	4.0000e- 005	0.0000	1.2234
Total	5.8000e- 004	4.3000e- 004	4.8700e- 003	1.0000e- 005	1.3400e- 003	1.0000e- 005	1.3500e- 003	3.6000e- 004	1.0000e- 005	3.7000e- 004	0.0000	1.2225	1.2225	4.0000e- 005	0.0000	1.2234

3.4 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	СО	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					ton	s/yr							МТ	/yr		
Fugitive Dust					0.1741	0.0000	0.1741	0.0693	0.0000	0.0693	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0796	0.8816	0.5867	1.1800e- 003		0.0377	0.0377		0.0347	0.0347	0.0000	103.5405	103.5405	0.0335	0.0000	104.3776
Total	0.0796	0.8816	0.5867	1.1800e- 003	0.1741	0.0377	0.2118	0.0693	0.0347	0.1040	0.0000	103.5405	103.5405	0.0335	0.0000	104.3776

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3.4 Grading - 2021

<u>Unmitigated Construction Off-Site</u>

	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					ton	s/yr							МТ	/уг		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.2200e- 003	9.0000e- 004	0.0103	3.0000e- 005	2.8300e- 003	2.0000e- 005	2.8600e- 003	7.5000e- 004	2.0000e- 005	7.8000e- 004	0.0000	2.5808	2.5808	8.0000e- 005	0.0000	2.5828
Total	1.2200e- 003	9.0000e- 004	0.0103	3.0000e- 005	2.8300e- 003	2.0000e- 005	2.8600e- 003	7.5000e- 004	2.0000e- 005	7.8000e- 004	0.0000	2.5808	2.5808	8.0000e- 005	0.0000	2.5828

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr									MT/yr						
Fugitive Dust	11 11 11				0.1741	0.0000	0.1741	0.0693	0.0000	0.0693	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0796	0.8816	0.5867	1.1800e- 003		0.0377	0.0377		0.0347	0.0347	0.0000	103.5403	103.5403	0.0335	0.0000	104.3775
Total	0.0796	0.8816	0.5867	1.1800e- 003	0.1741	0.0377	0.2118	0.0693	0.0347	0.1040	0.0000	103.5403	103.5403	0.0335	0.0000	104.3775

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3.4 Grading - 2021

<u>Mitigated Construction Off-Site</u>

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr									MT/yr						
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.2200e- 003	9.0000e- 004	0.0103	3.0000e- 005	2.8300e- 003	2.0000e- 005	2.8600e- 003	7.5000e- 004	2.0000e- 005	7.8000e- 004	0.0000	2.5808	2.5808	8.0000e- 005	0.0000	2.5828
Total	1.2200e- 003	9.0000e- 004	0.0103	3.0000e- 005	2.8300e- 003	2.0000e- 005	2.8600e- 003	7.5000e- 004	2.0000e- 005	7.8000e- 004	0.0000	2.5808	2.5808	8.0000e- 005	0.0000	2.5828

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr									MT/yr						
Fugitive Dust					0.0807	0.0000	0.0807	0.0180	0.0000	0.0180	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
	0.0127	0.1360	0.1017	2.2000e- 004		5.7200e- 003	5.7200e- 003		5.2600e- 003	5.2600e- 003	0.0000	19.0871	19.0871	6.1700e- 003	0.0000	19.2414
Total	0.0127	0.1360	0.1017	2.2000e- 004	0.0807	5.7200e- 003	0.0865	0.0180	5.2600e- 003	0.0233	0.0000	19.0871	19.0871	6.1700e- 003	0.0000	19.2414

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3.4 Grading - 2022

<u>Unmitigated Construction Off-Site</u>

	ROG	NOx	СО	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					ton	s/yr							МТ	/yr		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.1000e- 004	1.5000e- 004	1.7400e- 003	1.0000e- 005	5.2000e- 004	0.0000	5.3000e- 004	1.4000e- 004	0.0000	1.4000e- 004	0.0000	0.4587	0.4587	1.0000e- 005	0.0000	0.4590
Total	2.1000e- 004	1.5000e- 004	1.7400e- 003	1.0000e- 005	5.2000e- 004	0.0000	5.3000e- 004	1.4000e- 004	0.0000	1.4000e- 004	0.0000	0.4587	0.4587	1.0000e- 005	0.0000	0.4590

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					ton	s/yr							MT	⁻ /yr		
Fugitive Dust					0.0807	0.0000	0.0807	0.0180	0.0000	0.0180	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0127	0.1360	0.1017	2.2000e- 004		5.7200e- 003	5.7200e- 003		5.2600e- 003	5.2600e- 003	0.0000	19.0871	19.0871	6.1700e- 003	0.0000	19.2414
Total	0.0127	0.1360	0.1017	2.2000e- 004	0.0807	5.7200e- 003	0.0865	0.0180	5.2600e- 003	0.0233	0.0000	19.0871	19.0871	6.1700e- 003	0.0000	19.2414

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3.4 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	СО	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					ton	s/yr							MT	/yr		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.1000e- 004	1.5000e- 004	1.7400e- 003	1.0000e- 005	5.2000e- 004	0.0000	5.3000e- 004	1.4000e- 004	0.0000	1.4000e- 004	0.0000	0.4587	0.4587	1.0000e- 005	0.0000	0.4590
Total	2.1000e- 004	1.5000e- 004	1.7400e- 003	1.0000e- 005	5.2000e- 004	0.0000	5.3000e- 004	1.4000e- 004	0.0000	1.4000e- 004	0.0000	0.4587	0.4587	1.0000e- 005	0.0000	0.4590

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	СО	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					ton	s/yr							MT	/yr		
Off-Road	0.2158	1.9754	2.0700	3.4100e- 003		0.1023	0.1023		0.0963	0.0963	0.0000	293.1324	293.1324	0.0702	0.0000	294.8881
Total	0.2158	1.9754	2.0700	3.4100e- 003		0.1023	0.1023		0.0963	0.0963	0.0000	293.1324	293.1324	0.0702	0.0000	294.8881

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3.5 Building Construction - 2022 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					ton	s/yr							MT	/yr		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0527	1.6961	0.4580	4.5500e- 003	0.1140	3.1800e- 003	0.1171	0.0329	3.0400e- 003	0.0359	0.0000	441.9835	441.9835	0.0264	0.0000	442.6435
Worker	0.3051	0.2164	2.5233	7.3500e- 003	0.7557	6.2300e- 003	0.7619	0.2007	5.7400e- 003	0.2065	0.0000	663.9936	663.9936	0.0187	0.0000	664.4604
Total	0.3578	1.9125	2.9812	0.0119	0.8696	9.4100e- 003	0.8790	0.2336	8.7800e- 003	0.2424	0.0000	1,105.977 1	1,105.977 1	0.0451	0.0000	1,107.103 9

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					ton	s/yr							MT	/yr		
Off-Road	0.2158	1.9754	2.0700	3.4100e- 003		0.1023	0.1023		0.0963	0.0963	0.0000	293.1321	293.1321	0.0702	0.0000	294.8877
Total	0.2158	1.9754	2.0700	3.4100e- 003		0.1023	0.1023		0.0963	0.0963	0.0000	293.1321	293.1321	0.0702	0.0000	294.8877

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3.5 Building Construction - 2022 Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					ton	s/yr							MT	/yr		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0527	1.6961	0.4580	4.5500e- 003	0.1140	3.1800e- 003	0.1171	0.0329	3.0400e- 003	0.0359	0.0000	441.9835	441.9835	0.0264	0.0000	442.6435
Worker	0.3051	0.2164	2.5233	7.3500e- 003	0.7557	6.2300e- 003	0.7619	0.2007	5.7400e- 003	0.2065	0.0000	663.9936	663.9936	0.0187	0.0000	664.4604
Total	0.3578	1.9125	2.9812	0.0119	0.8696	9.4100e- 003	0.8790	0.2336	8.7800e- 003	0.2424	0.0000	1,105.977 1	1,105.977 1	0.0451	0.0000	1,107.103 9

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	СО	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					ton	s/yr							MT	/yr		
Off-Road	0.1942	1.7765	2.0061	3.3300e- 003		0.0864	0.0864		0.0813	0.0813	0.0000	286.2789	286.2789	0.0681	0.0000	287.9814
Total	0.1942	1.7765	2.0061	3.3300e- 003		0.0864	0.0864		0.0813	0.0813	0.0000	286.2789	286.2789	0.0681	0.0000	287.9814

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3.5 Building Construction - 2023 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					ton	s/yr							МТ	/yr		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0382	1.2511	0.4011	4.3000e- 003	0.1113	1.4600e- 003	0.1127	0.0321	1.4000e- 003	0.0335	0.0000	417.9930	417.9930	0.0228	0.0000	418.5624
Worker	0.2795	0.1910	2.2635	6.9100e- 003	0.7377	5.9100e- 003	0.7436	0.1960	5.4500e- 003	0.2014	0.0000	624.5363	624.5363	0.0164	0.0000	624.9466
Total	0.3177	1.4420	2.6646	0.0112	0.8490	7.3700e- 003	0.8564	0.2281	6.8500e- 003	0.2349	0.0000	1,042.529 4	1,042.529 4	0.0392	0.0000	1,043.509 0

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					ton	s/yr							MT	/yr		
Off-Road	0.1942	1.7765	2.0061	3.3300e- 003		0.0864	0.0864		0.0813	0.0813	0.0000	286.2785	286.2785	0.0681	0.0000	287.9811
Total	0.1942	1.7765	2.0061	3.3300e- 003		0.0864	0.0864		0.0813	0.0813	0.0000	286.2785	286.2785	0.0681	0.0000	287.9811

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3.5 Building Construction - 2023 Mitigated Construction Off-Site

	ROG	NOx	СО	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					ton	ns/yr							МТ	-/yr		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0382	1.2511	0.4011	4.3000e- 003	0.1113	1.4600e- 003	0.1127	0.0321	1.4000e- 003	0.0335	0.0000	417.9930	417.9930	0.0228	0.0000	418.5624
Worker	0.2795	0.1910	2.2635	6.9100e- 003	0.7377	5.9100e- 003	0.7436	0.1960	5.4500e- 003	0.2014	0.0000	624.5363	624.5363	0.0164	0.0000	624.9466
Total	0.3177	1.4420	2.6646	0.0112	0.8490	7.3700e- 003	0.8564	0.2281	6.8500e- 003	0.2349	0.0000	1,042.529 4	1,042.529 4	0.0392	0.0000	1,043.509 0

3.6 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	СО	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					ton	s/yr							MT	⁻ /yr		
	6.7100e- 003	0.0663	0.0948	1.5000e- 004		3.3200e- 003	3.3200e- 003		3.0500e- 003	3.0500e- 003	0.0000	13.0175	13.0175	4.2100e- 003	0.0000	13.1227
Paving	0.0000		 			0.0000	0.0000	 	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	6.7100e- 003	0.0663	0.0948	1.5000e- 004		3.3200e- 003	3.3200e- 003		3.0500e- 003	3.0500e- 003	0.0000	13.0175	13.0175	4.2100e- 003	0.0000	13.1227

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3.6 Paving - 2023
<u>Unmitigated Construction Off-Site</u>

	ROG	NOx	СО	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					ton	s/yr							MT	/yr		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.8000e- 004	1.9000e- 004	2.2300e- 003	1.0000e- 005	7.3000e- 004	1.0000e- 005	7.3000e- 004	1.9000e- 004	1.0000e- 005	2.0000e- 004	0.0000	0.6156	0.6156	2.0000e- 005	0.0000	0.6160
Total	2.8000e- 004	1.9000e- 004	2.2300e- 003	1.0000e- 005	7.3000e- 004	1.0000e- 005	7.3000e- 004	1.9000e- 004	1.0000e- 005	2.0000e- 004	0.0000	0.6156	0.6156	2.0000e- 005	0.0000	0.6160

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					ton	s/yr							MT	/yr		
	6.7100e- 003	0.0663	0.0948	1.5000e- 004		3.3200e- 003	3.3200e- 003		3.0500e- 003	3.0500e- 003	0.0000	13.0175	13.0175	4.2100e- 003	0.0000	13.1227
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	6.7100e- 003	0.0663	0.0948	1.5000e- 004		3.3200e- 003	3.3200e- 003		3.0500e- 003	3.0500e- 003	0.0000	13.0175	13.0175	4.2100e- 003	0.0000	13.1227

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3.6 Paving - 2023

<u>Mitigated Construction Off-Site</u>

	ROG	NOx	СО	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					ton	s/yr							MT	/yr		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
	2.8000e- 004	1.9000e- 004	2.2300e- 003	1.0000e- 005	7.3000e- 004	1.0000e- 005	7.3000e- 004	1.9000e- 004	1.0000e- 005	2.0000e- 004	0.0000	0.6156	0.6156	2.0000e- 005	0.0000	0.6160
Total	2.8000e- 004	1.9000e- 004	2.2300e- 003	1.0000e- 005	7.3000e- 004	1.0000e- 005	7.3000e- 004	1.9000e- 004	1.0000e- 005	2.0000e- 004	0.0000	0.6156	0.6156	2.0000e- 005	0.0000	0.6160

3.6 Paving - 2024

<u>Unmitigated Construction On-Site</u>

	ROG	NOx	СО	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					ton	s/yr							MT	/yr		
Off-Road	0.0109	0.1048	0.1609	2.5000e- 004		5.1500e- 003	5.1500e- 003		4.7400e- 003	4.7400e- 003	0.0000	22.0292	22.0292	7.1200e- 003	0.0000	22.2073
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0109	0.1048	0.1609	2.5000e- 004		5.1500e- 003	5.1500e- 003		4.7400e- 003	4.7400e- 003	0.0000	22.0292	22.0292	7.1200e- 003	0.0000	22.2073

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3.6 Paving - 2024

<u>Unmitigated Construction Off-Site</u>

	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					ton	s/yr							MT	/yr		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.4000e- 004	2.9000e- 004	3.5100e- 003	1.0000e- 005	1.2300e- 003	1.0000e- 005	1.2400e- 003	3.3000e- 004	1.0000e- 005	3.4000e- 004	0.0000	1.0094	1.0094	3.0000e- 005	0.0000	1.0100
Total	4.4000e- 004	2.9000e- 004	3.5100e- 003	1.0000e- 005	1.2300e- 003	1.0000e- 005	1.2400e- 003	3.3000e- 004	1.0000e- 005	3.4000e- 004	0.0000	1.0094	1.0094	3.0000e- 005	0.0000	1.0100

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					ton	s/yr							MT	/yr		
Off-Road	0.0109	0.1048	0.1609	2.5000e- 004		5.1500e- 003	5.1500e- 003		4.7400e- 003	4.7400e- 003	0.0000	22.0292	22.0292	7.1200e- 003	0.0000	22.2073
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0109	0.1048	0.1609	2.5000e- 004		5.1500e- 003	5.1500e- 003		4.7400e- 003	4.7400e- 003	0.0000	22.0292	22.0292	7.1200e- 003	0.0000	22.2073

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3.6 Paving - 2024

<u>Mitigated Construction Off-Site</u>

	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					ton	s/yr							MT	/yr		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.4000e- 004	2.9000e- 004	3.5100e- 003	1.0000e- 005	1.2300e- 003	1.0000e- 005	1.2400e- 003	3.3000e- 004	1.0000e- 005	3.4000e- 004	0.0000	1.0094	1.0094	3.0000e- 005	0.0000	1.0100
Total	4.4000e- 004	2.9000e- 004	3.5100e- 003	1.0000e- 005	1.2300e- 003	1.0000e- 005	1.2400e- 003	3.3000e- 004	1.0000e- 005	3.4000e- 004	0.0000	1.0094	1.0094	3.0000e- 005	0.0000	1.0100

3.7 Architectural Coating - 2024

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					ton	s/yr							MT	/yr		
Archit. Coating	4.1372					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.1600e- 003	0.0213	0.0317	5.0000e- 005		1.0700e- 003	1.0700e- 003		1.0700e- 003	1.0700e- 003	0.0000	4.4682	4.4682	2.5000e- 004	0.0000	4.4745
Total	4.1404	0.0213	0.0317	5.0000e- 005		1.0700e- 003	1.0700e- 003		1.0700e- 003	1.0700e- 003	0.0000	4.4682	4.4682	2.5000e- 004	0.0000	4.4745

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3.7 Architectural Coating - 2024 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					ton	s/yr							MT	/yr		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.4800e- 003	4.9300e- 003	0.0596	1.9000e- 004	0.0209	1.6000e- 004	0.0211	5.5500e- 003	1.5000e- 004	5.7000e- 003	0.0000	17.1287	17.1287	4.3000e- 004	0.0000	17.1394
Total	7.4800e- 003	4.9300e- 003	0.0596	1.9000e- 004	0.0209	1.6000e- 004	0.0211	5.5500e- 003	1.5000e- 004	5.7000e- 003	0.0000	17.1287	17.1287	4.3000e- 004	0.0000	17.1394

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					ton	s/yr							MT	/yr		
Archit. Coating	4.1372					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.1600e- 003	0.0213	0.0317	5.0000e- 005		1.0700e- 003	1.0700e- 003		1.0700e- 003	1.0700e- 003	0.0000	4.4682	4.4682	2.5000e- 004	0.0000	4.4745
Total	4.1404	0.0213	0.0317	5.0000e- 005		1.0700e- 003	1.0700e- 003		1.0700e- 003	1.0700e- 003	0.0000	4.4682	4.4682	2.5000e- 004	0.0000	4.4745

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3.7 Architectural Coating - 2024 Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					ton	s/yr							МТ	-/yr		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.4800e- 003	4.9300e- 003	0.0596	1.9000e- 004	0.0209	1.6000e- 004	0.0211	5.5500e- 003	1.5000e- 004	5.7000e- 003	0.0000	17.1287	17.1287	4.3000e- 004	0.0000	17.1394
Total	7.4800e- 003	4.9300e- 003	0.0596	1.9000e- 004	0.0209	1.6000e- 004	0.0211	5.5500e- 003	1.5000e- 004	5.7000e- 003	0.0000	17.1287	17.1287	4.3000e- 004	0.0000	17.1394

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

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	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					ton	s/yr							MT	/yr		
Mitigated	1.5857	7.9962	19.1834	0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.498 6	7,620.498 6	0.3407	0.0000	7,629.016 2
Unmitigated	1.5857	7.9962	19.1834	0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.498 6	7,620.498 6	0.3407	0.0000	7,629.016 2

4.2 Trip Summary Information

	Ave	rage Daily Trip Ra	ate	Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	145.75	154.25	154.00	506,227	506,227
Apartments Mid Rise	4,026.75	3,773.25	4075.50	13,660,065	13,660,065
General Office Building	288.45	62.55	31.05	706,812	706,812
High Turnover (Sit Down Restaurant)	2,368.80	2,873.52	2817.72	3,413,937	3,413,937
Hotel	192.00	187.50	160.00	445,703	445,703
Quality Restaurant	501.12	511.92	461.20	707,488	707,488
Regional Shopping Center	528.08	601.44	357.84	1,112,221	1,112,221
Total	8,050.95	8,164.43	8,057.31	20,552,452	20,552,452

4.3 Trip Type Information

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		Miles			Trip %			Trip Purpos	e %
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Quality Restaurant	16.60	8.40	6.90	12.00	69.00	19.00	38	18	44
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Apartments Mid Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
General Office Building	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
High Turnover (Sit Down Restaurant)	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Hotel	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Quality Restaurant	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Regional Shopping Center	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

5f Cont.

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	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					ton	s/yr							MT	/yr		
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	2,512.646 5	2,512.646 5	0.1037	0.0215	2,521.635 6
Electricity Unmitigated	,					0.0000	0.0000		0.0000	0.0000	0.0000	2,512.646 5	2,512.646 5	0.1037	0.0215	2,521.635 6
NaturalGas Mitigated	0.1398	1.2312	0.7770	7.6200e- 003		0.0966	0.0966		0.0966	0.0966	0.0000	1,383.426 7	1,383.426 7	0.0265	0.0254	1,391.647 8
NaturalGas Unmitigated	0.1398	1.2312	0.7770	7.6200e- 003		0.0966	0.0966		0.0966	0.0966	0.0000	1,383.426 7	1,383.426 7	0.0265	0.0254	1,391.647 8

5f Cont.

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5.2 Energy by Land Use - NaturalGas <u>Unmitigated</u>

	NaturalGa s Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr					ton	s/yr							МТ	-/yr		
Apartments Low Rise	408494	2.2000e- 003	0.0188	8.0100e- 003	1.2000e- 004		1.5200e- 003	1.5200e- 003		1.5200e- 003	1.5200e- 003	0.0000	21.7988	21.7988	4.2000e- 004	4.0000e- 004	21.9284
Apartments Mid Rise	1.30613e +007	0.0704	0.6018	0.2561	3.8400e- 003		0.0487	0.0487		0.0487	0.0487	0.0000	696.9989	696.9989	0.0134	0.0128	701.1408
General Office Building	468450	2.5300e- 003	0.0230	0.0193	1.4000e- 004		1.7500e- 003	1.7500e- 003		1.7500e- 003	1.7500e- 003	0.0000	24.9983	24.9983	4.8000e- 004	4.6000e- 004	25.1468
High Turnover (Sit Down Restaurant)		0.0448	0.4072	0.3421	2.4400e- 003		0.0310	0.0310		0.0310	0.0310	0.0000	443.3124	443.3124	8.5000e- 003	8.1300e- 003	445.9468
Hotel	1.74095e +006	9.3900e- 003	0.0853	0.0717	5.1000e- 004		6.4900e- 003	6.4900e- 003		6.4900e- 003	6.4900e- 003	0.0000	92.9036	92.9036	1.7800e- 003	1.7000e- 003	93.4557
Quality Restaurant	1.84608e +006	9.9500e- 003	0.0905	0.0760	5.4000e- 004		6.8800e- 003	6.8800e- 003		6.8800e- 003	6.8800e- 003	0.0000	98.5139	98.5139	1.8900e- 003	1.8100e- 003	99.0993
Regional Shopping Center	91840	5.0000e- 004	4.5000e- 003	3.7800e- 003	3.0000e- 005		3.4000e- 004	3.4000e- 004		3.4000e- 004	3.4000e- 004	0.0000	4.9009	4.9009	9.0000e- 005	9.0000e- 005	4.9301
Total		0.1398	1.2312	0.7770	7.6200e- 003		0.0966	0.0966		0.0966	0.0966	0.0000	1,383.426 8	1,383.426 8	0.0265	0.0254	1,391.647 8

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGa s Use	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr					ton	s/yr							MT	/yr		
Apartments Low Rise	408494	2.2000e- 003	0.0188	8.0100e- 003	1.2000e- 004		1.5200e- 003	1.5200e- 003	! !	1.5200e- 003	1.5200e- 003	0.0000	21.7988	21.7988	4.2000e- 004	4.0000e- 004	21.9284
Apartments Mid Rise	1.30613e +007	0.0704	0.6018	0.2561	3.8400e- 003		0.0487	0.0487	, , , ,	0.0487	0.0487	0.0000	696.9989	696.9989	0.0134	0.0128	701.1408
General Office Building	468450	2.5300e- 003	0.0230	0.0193	1.4000e- 004		1.7500e- 003	1.7500e- 003	,	1.7500e- 003	1.7500e- 003	0.0000	24.9983	24.9983	4.8000e- 004	4.6000e- 004	25.1468
High Turnover (Sit Down Restaurant)		0.0448	0.4072	0.3421	2.4400e- 003		0.0310	0.0310	,	0.0310	0.0310	0.0000	443.3124	443.3124	8.5000e- 003	8.1300e- 003	445.9468
Hotel	1.74095e +006	9.3900e- 003	0.0853	0.0717	5.1000e- 004		6.4900e- 003	6.4900e- 003	,	6.4900e- 003	6.4900e- 003	0.0000	92.9036	92.9036	1.7800e- 003	1.7000e- 003	93.4557
Quality Restaurant	1.84608e +006	9.9500e- 003	0.0905	0.0760	5.4000e- 004		6.8800e- 003	6.8800e- 003	,	6.8800e- 003	6.8800e- 003	0.0000	98.5139	98.5139	1.8900e- 003	1.8100e- 003	99.0993
Regional Shopping Center	91840	5.0000e- 004	4.5000e- 003	3.7800e- 003	3.0000e- 005		3.4000e- 004	3.4000e- 004	,	3.4000e- 004	3.4000e- 004	0.0000	4.9009	4.9009	9.0000e- 005	9.0000e- 005	4.9301
Total		0.1398	1.2312	0.7770	7.6200e- 003		0.0966	0.0966		0.0966	0.0966	0.0000	1,383.426 8	1,383.426 8	0.0265	0.0254	1,391.647 8

5.3 Energy by Land Use - Electricity Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr		МТ	-/yr	
Apartments Low Rise	106010	33.7770	1.3900e- 003	2.9000e- 004	33.8978
Apartments Mid Rise	3.94697e +006	1,257.587 9	0.0519	0.0107	1,262.086 9
General Office Building	584550	186.2502	7.6900e- 003	1.5900e- 003	186.9165
High Turnover (Sit Down Restaurant)	1.58904e +006	506.3022	0.0209	4.3200e- 003	508.1135
Hotel	550308	175.3399	7.2400e- 003	1.5000e- 003	175.9672
Quality Restaurant	353120	112.5116	4.6500e- 003	9.6000e- 004	112.9141
Regional Shopping Center	756000	240.8778	9.9400e- 003	2.0600e- 003	241.7395
Total		2,512.646 5	0.1037	0.0215	2,521.635 6

5f Cont.

5.3 Energy by Land Use - Electricity Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr		МТ	-/yr	
Apartments Low Rise	106010	33.7770	1.3900e- 003	2.9000e- 004	33.8978
Apartments Mid Rise	3.94697e +006	1,257.587 9	0.0519	0.0107	1,262.086 9
General Office Building	584550	186.2502	7.6900e- 003	1.5900e- 003	186.9165
High Turnover (Sit Down Restaurant)		506.3022	0.0209	4.3200e- 003	508.1135
Hotel	550308	175.3399	7.2400e- 003	1.5000e- 003	175.9672
Quality Restaurant	353120	112.5116	4.6500e- 003	9.6000e- 004	112.9141
Regional Shopping Center	756000	240.8778	9.9400e- 003	2.0600e- 003	241.7395
Total		2,512.646 5	0.1037	0.0215	2,521.635 6

6.0 Area Detail

6.1 Mitigation Measures Area

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	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					ton	s/yr							MT	/yr		
Mitigated	5.1437	0.2950	10.3804	1.6700e- 003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e- 003	222.5835
Unmitigated	5.1437	0.2950	10.3804	1.6700e- 003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e- 003	222.5835

6.2 Area by SubCategory Unmitigated

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory					ton	s/yr							MT	/yr		
Coating	0.4137					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Products	4.3998	 - 	1 1 1 1 1	,		0.0000	0.0000	, , ,	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0206	0.1763	0.0750	1.1200e- 003		0.0143	0.0143	, , ,	0.0143	0.0143	0.0000	204.1166	204.1166	3.9100e- 003	3.7400e- 003	205.3295
Landscaping	0.3096	0.1187	10.3054	5.4000e- 004		0.0572	0.0572	, , ,	0.0572	0.0572	0.0000	16.8504	16.8504	0.0161	0.0000	17.2540
Total	5.1437	0.2950	10.3804	1.6600e- 003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e- 003	222.5835

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

6.2 Area by SubCategory Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory					ton	s/yr							МТ	/yr		
Architectural Coating	0.4137					0.0000	0.0000	! !	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	4.3998					0.0000	0.0000	1 1 1 1	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0206	0.1763	0.0750	1.1200e- 003		0.0143	0.0143	,	0.0143	0.0143	0.0000	204.1166	204.1166	3.9100e- 003	3.7400e- 003	205.3295
Landscaping	0.3096	0.1187	10.3054	5.4000e- 004		0.0572	0.0572	1 1 1 1 1	0.0572	0.0572	0.0000	16.8504	16.8504	0.0161	0.0000	17.2540
Total	5.1437	0.2950	10.3804	1.6600e- 003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e- 003	222.5835

5f Cont.

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category		МТ	√yr	
·······ga.cu	585.8052	3.0183	0.0755	683.7567
- Ciminigatou	585.8052	3.0183	0.0755	683.7567

5f Cont.

7.2 Water by Land Use Unmitigated

	Indoor/Out door Use	Total CO2	CH4	N2O	CO2e	
Land Use	Mgal		MT/yr			
Apartments Low Rise	1.62885 / 1.02688	10.9095	0.0535	1.3400e- 003	12.6471	
Apartments Mid Rise	63.5252 / 40.0485	425.4719	2.0867	0.0523	493.2363	
General Office Building	7.99802 / 4.90201	53.0719	0.2627	6.5900e- 003	61.6019	
High Turnover (Sit Down Restaurant)			0.3580	8.8200e- 003	62.8482	
Hotel	1.26834 / 0.140927	6.1633	0.0416	1.0300e- 003	7.5079	
	2.42827 / 0.154996		0.0796	1.9600e- 003	13.9663	
Regional Shopping Center	4.14806 / 2.54236	27.5250	0.1363	3.4200e- 003	31.9490	
Total		585.8052	3.0183	0.0755	683.7567	

5f Cont.

7.2 Water by Land Use

Mitigated

	Indoor/Out door Use	Total CO2	CH4	N2O	CO2e	
Land Use	Mgal		MT/yr			
Apartments Low Rise	1.62885 / 1.02688	10.9095	0.0535	1.3400e- 003	12.6471	
Apartments Mid Rise	63.5252 / 40.0485	425.4719	2.0867	0.0523	493.2363	
General Office Building	7.99802 / 4.90201	53.0719	0.2627	6.5900e- 003	61.6019	
High Turnover (Sit Down Restaurant)	10.9272 / 0.697482	51.2702	0.3580	8.8200e- 003	62.8482	
Hotel	1.26834 / 0.140927	6.1633	0.0416	1.0300e- 003	7.5079	
-, -, -, -,	2.42827 / 0.154996		0.0796	1.9600e- 003	13.9663	
Regional Shopping Center	4.14806 / 2.54236	27.5250	0.1363	3.4200e- 003	31.9490	
Total		585.8052	3.0183	0.0755	683.7567	

8.0 Waste Detail

8.1 Mitigation Measures Waste

Cont.

Category/Year

	Total CO2	CH4	N2O	CO2e		
	MT/yr					
į š	207.8079	12.2811	0.0000	514.8354		
ı .	207.8079	12.2811	0.0000	514.8354		

5f Cont.

8.2 Waste by Land Use Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	11.5	2.3344	0.1380	0.0000	5.7834
Apartments Mid Rise	448.5	91.0415	5.3804	0.0000	225.5513
General Office Building	41.85	8.4952	0.5021	0.0000	21.0464
High Turnover (Sit Down Restaurant)		86.9613	5.1393	0.0000	215.4430
Hotel	27.38	5.5579	0.3285	0.0000	13.7694
Quality Restaurant	7.3	1.4818	0.0876	0.0000	3.6712
Regional Shopping Center	58.8	11.9359	0.7054	0.0000	29.5706
Total		207.8079	12.2811	0.0000	514.8354

5f Cont.

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	11.5	2.3344	0.1380	0.0000	5.7834
Apartments Mid Rise	448.5	91.0415	5.3804	0.0000	225.5513
General Office Building	41.85	8.4952	0.5021	0.0000	21.0464
High Turnover (Sit Down Restaurant)		86.9613	5.1393	0.0000	215.4430
Hotel	27.38	5.5579	0.3285	0.0000	13.7694
Quality Restaurant	7.3	1.4818	0.0876	0.0000	3.6712
Regional Shopping Center	58.8	11.9359	0.7054	0.0000	29.5706
Total		207.8079	12.2811	0.0000	514.8354

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Cont.

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
					, , , ,

User Defined Equipment

Equipment Type	Number
----------------	--------

11.0 Vegetation

Village South Specific Plan (Proposed)

Los Angeles-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	45.00	1000sqft	1.03	45,000.00	0
High Turnover (Sit Down Restaurant)	36.00	1000sqft	0.83	36,000.00	0
Hotel	50.00	Room	1.67	72,600.00	0
Quality Restaurant	8.00	1000sqft	0.18	8,000.00	0
Apartments Low Rise	25.00	Dwelling Unit	1.56	25,000.00	72
Apartments Mid Rise	975.00	Dwelling Unit	25.66	975,000.00	2789
Regional Shopping Center	56.00	1000sqft	1.29	56,000.00	0

1.2 Other Project Characteristics

UrbanizationUrbanWind Speed (m/s)2.2Precipitation Freq (Days)33

Climate Zone 9 Operational Year 2028

Utility Company Southern California Edison

 CO2 Intensity
 702.44
 CH4 Intensity
 0.029
 N20 Intensity
 0.006

 (lb/MWhr)
 (lb/MWhr)
 (lb/MWhr)
 (lb/MWhr)

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Consistent with the DEIR's model.

Land Use - See SWAPE comment regarding residential and retail land uses.

Construction Phase - See SWAPE comment regarding individual construction phase lengths.

Demolition - Consistent with the DEIR's model. See SWAPE comment regarding demolition.

Vehicle Trips - Saturday trips consistent with the DEIR's model. See SWAPE comment regarding weekday and Sunday trips.

Woodstoves - Woodstoves and wood-burning fireplaces consistent with the DEIR's model. See SWAPE comment regarding gas fireplaces.

Energy Use -

Construction Off-road Equipment Mitigation - See SWAPE comment on construction-related mitigation.

Area Mitigation - See SWAPE comment regarding operational mitigation measures.

Water Mitigation - See SWAPE comment regarding operational mitigation measures.

Trips and VMT - Local hire provision

Table Name	Column Name	Default Value	New Value
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberWood	1.25	0.00
tblFireplaces	NumberWood	48.75	0.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblVehicleTrips	ST_TR	7.16	6.17
tblVehicleTrips	ST_TR	6.39	3.87
tblVehicleTrips	ST_TR	2.46	1.39
tblVehicleTrips	ST_TR	158.37	79.82

5f Cont.

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tblVehicleTrips	ST_TR	8.19	3.75
tblVehicleTrips	ST_TR	94.36	63.99
tblVehicleTrips	ST_TR	49.97	10.74
tblVehicleTrips	SU_TR	6.07	6.16
tblVehicleTrips	SU_TR	5.86	4.18
tblVehicleTrips	SU_TR	1.05	0.69
tblVehicleTrips	SU_TR	131.84	78.27
tblVehicleTrips	SU_TR	5.95	3.20
tblVehicleTrips	SU_TR	72.16	57.65
tblVehicleTrips	SU_TR	25.24	6.39
tblVehicleTrips	WD_TR	6.59	5.83
tblVehicleTrips	WD_TR	6.65	4.13
tblVehicleTrips	WD_TR	11.03	6.41
tblVehicleTrips	WD_TR	127.15	65.80
tblVehicleTrips	WD_TR	8.17	3.84
tblVehicleTrips	WD_TR	89.95	62.64
tblVehicleTrips	WD_TR	42.70	9.43
tblWoodstoves	NumberCatalytic	1.25	0.00
tblWoodstoves	NumberCatalytic	48.75	0.00
tblWoodstoves	NumberNoncatalytic	1.25	0.00
tblWoodstoves	NumberNoncatalytic	48.75	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
	•	·	

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e						
Year	lb/day												lb/d	lay		0.0000 • 6,212.103						
2021	4.2561	46.4415	31.4494	0.0636	18.2032	2.0456	20.2488	9.9670	1.8820	11.8490	0.0000	6,163.416 6	6,163.416 6	1.9475	0.0000	6,212.103 9						
2022	4.5441	38.8811	40.8776	0.1240	8.8255	1.6361	10.4616	3.6369	1.5052	5.1421	0.0000	12,493.44 03	12,493.44 03	1.9485	0.0000	12,518.57 07						
2023	4.1534	25.7658	38.7457	0.1206	7.0088	0.7592	7.7679	1.8799	0.7136	2.5935	0.0000	12,150.48 90	12,150.48 90	0.9589	0.0000	12,174.46 15						
2024	237.0219	9.5478	14.9642	0.0239	1.2171	0.4694	1.2875	0.3229	0.4319	0.4621	0.0000	2,313.180 8	2,313.180 8	0.7166	0.0000	2,331.095 6						
Maximum	237.0219	46.4415	40.8776	0.1240	18.2032	2.0456	20.2488	9.9670	1.8820	11.8490	0.0000	12,493.44 03	12,493.44 03	1.9485	0.0000	12,518.57 07						

2.1 Overall Construction (Maximum Daily Emission)

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e						
Year	lb/day												lb/d	day		0.0000 - 0.040.400						
2021	4.2561	46.4415	31.4494	0.0636	18.2032	2.0456	20.2488	9.9670	1.8820	11.8490	0.0000	6,163.416 6	6,163.416 6	1.9475	0.0000	6,212.103 9						
2022	4.5441	38.8811	40.8776	0.1240	8.8255	1.6361	10.4616	3.6369	1.5052	5.1421	0.0000	12,493.44 03	12,493.44 03	1.9485	0.0000	12,518.57 07						
2023	4.1534	25.7658	38.7457	0.1206	7.0088	0.7592	7.7679	1.8799	0.7136	2.5935	0.0000	12,150.48 90	12,150.48 90	0.9589	0.0000	12,174.46 15						
2024	237.0219	9.5478	14.9642	0.0239	1.2171	0.4694	1.2875	0.3229	0.4319	0.4621	0.0000	2,313.180 8	2,313.180 8	0.7166	0.0000	2,331.095 5						
Maximum	237.0219	46.4415	40.8776	0.1240	18.2032	2.0456	20.2488	9.9670	1.8820	11.8490	0.0000	12,493.44 03	12,493.44 03	1.9485	0.0000	12,518.57 07						

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

5f Cont.

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

2.2 Overall Operational Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day											lb/day 0.0000 • 18.148.59 • 18.148.59 • 0.4874 • 0.3300 • 18.259.11					
Area	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.59 50	18,148.59 50	0.4874	0.3300	18,259.11 92	
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.983 2	8,355.983 2	0.1602	0.1532	8,405.638 7	
Mobile	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.60 34	50,306.60 34	2.1807		50,361.12 08	
Total	41.1168	67.2262	207.5497	0.6278	45.9592	2.4626	48.4217	12.2950	2.4385	14.7336	0.0000	76,811.18 16	76,811.18 16	2.8282	0.4832	77,025.87 86	

Mitigated Operational

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e		
Category		lb/day											lb/day					
Area	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.59 50	18,148.59 50	0.4874	0.3300	18,259.11 92		
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.983 2	8,355.983 2	0.1602	0.1532	8,405.638 7		
Mobile	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.60 34	50,306.60 34	2.1807		50,361.12 08		
Total	41.1168	67.2262	207.5497	0.6278	45.9592	2.4626	48.4217	12.2950	2.4385	14.7336	0.0000	76,811.18 16	76,811.18 16	2.8282	0.4832	77,025.87 86		

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

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	9/1/2021	10/12/2021	5	30	
2	Site Preparation	Site Preparation	10/13/2021	11/9/2021	5	20	
3	Grading	Grading	11/10/2021	1/11/2022	5	45	
4	Building Construction	Building Construction	1/12/2022	12/12/2023	5	500	
5	Paving	Paving	12/13/2023	1/30/2024	5	35	
6	Architectural Coating	Architectural Coating	1/31/2024	3/19/2024	5	35	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 112.5

Acres of Paving: 0

Residential Indoor: 2,025,000; Residential Outdoor: 675,000; Non-Residential Indoor: 326,400; Non-Residential Outdoor: 108,800; Striped

Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

5f Cont.

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Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

5f Cont.

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	458.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	801.00	143.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	160.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	day		
Fugitive Dust					3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
Off-Road	3.1651	31.4407	21.5650	0.0388		1.5513	1.5513		1.4411	1.4411		3,747.944 9	3,747.944 9	1.0549	 	3,774.317 4
Total	3.1651	31.4407	21.5650	0.0388	3.3074	1.5513	4.8588	0.5008	1.4411	1.9419		3,747.944 9	3,747.944 9	1.0549		3,774.317 4

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

3.2 Demolition - 2021

<u>Unmitigated Construction Off-Site</u>

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/	day							lb/d	day		
Hauling	0.1273	4.0952	0.9602	0.0119	0.2669	0.0126	0.2795	0.0732	0.0120	0.0852		1,292.241 3	1,292.241 3	0.0877		1,294.433 7
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	 	0.0000
Worker	0.0487	0.0313	0.4282	1.1800e- 003	0.1141	9.5000e- 004	0.1151	0.0303	8.8000e- 004	0.0311		117.2799	117.2799	3.5200e- 003	 	117.3678
Total	0.1760	4.1265	1.3884	0.0131	0.3810	0.0135	0.3946	0.1034	0.0129	0.1163		1,409.521 2	1,409.521 2	0.0912		1,411.801 5

Mitigated Construction On-Site

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Fugitive Dust					3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
Off-Road	3.1651	31.4407	21.5650	0.0388		1.5513	1.5513		1.4411	1.4411	0.0000	3,747.944 9	3,747.944 9	1.0549		3,774.317 4
Total	3.1651	31.4407	21.5650	0.0388	3.3074	1.5513	4.8588	0.5008	1.4411	1.9419	0.0000	3,747.944 9	3,747.944 9	1.0549		3,774.317 4

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

3.2 Demolition - 2021

<u>Mitigated Construction Off-Site</u>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	day		
Hauling	0.1273	4.0952	0.9602	0.0119	0.2669	0.0126	0.2795	0.0732	0.0120	0.0852		1,292.241 3	1,292.241 3	0.0877		1,294.433 7
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0487	0.0313	0.4282	1.1800e- 003	0.1141	9.5000e- 004	0.1151	0.0303	8.8000e- 004	0.0311		117.2799	117.2799	3.5200e- 003		117.3678
Total	0.1760	4.1265	1.3884	0.0131	0.3810	0.0135	0.3946	0.1034	0.0129	0.1163		1,409.521 2	1,409.521 2	0.0912		1,411.801 5

3.3 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809		3,685.656 9	3,685.656 9	1.1920		3,715.457 3
Total	3.8882	40.4971	21.1543	0.0380	18.0663	2.0445	20.1107	9.9307	1.8809	11.8116		3,685.656 9	3,685.656 9	1.1920		3,715.457 3

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

3.3 Site Preparation - 2021

<u>Unmitigated Construction Off-Site</u>

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	day		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0584	0.0375	0.5139	1.4100e- 003	0.1369	1.1400e- 003	0.1381	0.0363	1.0500e- 003	0.0374		140.7359	140.7359	4.2200e- 003		140.8414
Total	0.0584	0.0375	0.5139	1.4100e- 003	0.1369	1.1400e- 003	0.1381	0.0363	1.0500e- 003	0.0374		140.7359	140.7359	4.2200e- 003		140.8414

Mitigated Construction On-Site

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809	0.0000	3,685.656 9	3,685.656 9	1.1920		3,715.457 3
Total	3.8882	40.4971	21.1543	0.0380	18.0663	2.0445	20.1107	9.9307	1.8809	11.8116	0.0000	3,685.656 9	3,685.656 9	1.1920		3,715.457 3

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

3.3 Site Preparation - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/	day							lb/d	day		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	, ! ! !	0.0000
Worker	0.0584	0.0375	0.5139	1.4100e- 003	0.1369	1.1400e- 003	0.1381	0.0363	1.0500e- 003	0.0374		140.7359	140.7359	4.2200e- 003	,	140.8414
Total	0.0584	0.0375	0.5139	1.4100e- 003	0.1369	1.1400e- 003	0.1381	0.0363	1.0500e- 003	0.0374		140.7359	140.7359	4.2200e- 003		140.8414

3.4 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	day		
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	4.1912	46.3998	30.8785	0.0620	 	1.9853	1.9853		1.8265	1.8265		6,007.043 4	6,007.043 4	1.9428	 	6,055.613 4
Total	4.1912	46.3998	30.8785	0.0620	8.6733	1.9853	10.6587	3.5965	1.8265	5.4230		6,007.043 4	6,007.043 4	1.9428		6,055.613 4

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

3.4 Grading - 2021

<u>Unmitigated Construction Off-Site</u>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	day		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0649	0.0417	0.5710	1.5700e- 003	0.1521	1.2700e- 003	0.1534	0.0404	1.1700e- 003	0.0415		156.3732	156.3732	4.6900e- 003		156.4904
Total	0.0649	0.0417	0.5710	1.5700e- 003	0.1521	1.2700e- 003	0.1534	0.0404	1.1700e- 003	0.0415		156.3732	156.3732	4.6900e- 003		156.4904

Mitigated Construction On-Site

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	4.1912	46.3998	30.8785	0.0620		1.9853	1.9853		1.8265	1.8265	0.0000	6,007.043 4	6,007.043 4	1.9428		6,055.613 4
Total	4.1912	46.3998	30.8785	0.0620	8.6733	1.9853	10.6587	3.5965	1.8265	5.4230	0.0000	6,007.043 4	6,007.043 4	1.9428		6,055.613 4

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

3.4 Grading - 2021

<u>Mitigated Construction Off-Site</u>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	day		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	 	0.0000
Worker	0.0649	0.0417	0.5710	1.5700e- 003	0.1521	1.2700e- 003	0.1534	0.0404	1.1700e- 003	0.0415		156.3732	156.3732	4.6900e- 003	 	156.4904
Total	0.0649	0.0417	0.5710	1.5700e- 003	0.1521	1.2700e- 003	0.1534	0.0404	1.1700e- 003	0.0415		156.3732	156.3732	4.6900e- 003		156.4904

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	day		
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041		6,011.410 5	6,011.410 5	1.9442	 	6,060.015 8
Total	3.6248	38.8435	29.0415	0.0621	8.6733	1.6349	10.3082	3.5965	1.5041	5.1006		6,011.410 5	6,011.410 5	1.9442		6,060.015 8

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

3.4 Grading - 2022

<u>Unmitigated Construction Off-Site</u>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	day		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0607	0.0376	0.5263	1.5100e- 003	0.1521	1.2300e- 003	0.1534	0.0404	1.1300e- 003	0.0415		150.8754	150.8754	4.2400e- 003		150.9813
Total	0.0607	0.0376	0.5263	1.5100e- 003	0.1521	1.2300e- 003	0.1534	0.0404	1.1300e- 003	0.0415		150.8754	150.8754	4.2400e- 003		150.9813

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041	0.0000	6,011.410 5	6,011.410 5	1.9442		6,060.015 8
Total	3.6248	38.8435	29.0415	0.0621	8.6733	1.6349	10.3082	3.5965	1.5041	5.1006	0.0000	6,011.410 5	6,011.410 5	1.9442		6,060.015 8

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

3.4 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	day		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0607	0.0376	0.5263	1.5100e- 003	0.1521	1.2300e- 003	0.1534	0.0404	1.1300e- 003	0.0415		150.8754	150.8754	4.2400e- 003		150.9813
Total	0.0607	0.0376	0.5263	1.5100e- 003	0.1521	1.2300e- 003	0.1534	0.0404	1.1300e- 003	0.0415		150.8754	150.8754	4.2400e- 003		150.9813

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	lay		
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.333 6	2,554.333 6	0.6120		2,569.632 2
Total	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.333 6	2,554.333 6	0.6120		2,569.632 2

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

3.5 Building Construction - 2022 Unmitigated Construction Off-Site

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.4079	13.2032	3.4341	0.0364	0.9155	0.0248	0.9404	0.2636	0.0237	0.2873		3,896.548 2	3,896.548 2	0.2236		3,902.138 4
Worker	2.4299	1.5074	21.0801	0.0607	6.0932	0.0493	6.1425	1.6163	0.0454	1.6617		6,042.558 5	6,042.558 5	0.1697	 	6,046.800 0
Total	2.8378	14.7106	24.5142	0.0971	7.0087	0.0741	7.0828	1.8799	0.0691	1.9490		9,939.106 7	9,939.106 7	0.3933		9,948.938 4

Mitigated Construction On-Site

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.333 6	2,554.333 6	0.6120		2,569.632 2
Total	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.333 6	2,554.333 6	0.6120		2,569.632 2

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

3.5 Building Construction - 2022 Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	lay		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.4079	13.2032	3.4341	0.0364	0.9155	0.0248	0.9404	0.2636	0.0237	0.2873		3,896.548 2	3,896.548 2	0.2236	 	3,902.138 4
Worker	2.4299	1.5074	21.0801	0.0607	6.0932	0.0493	6.1425	1.6163	0.0454	1.6617		6,042.558 5	6,042.558 5	0.1697	 	6,046.800 0
Total	2.8378	14.7106	24.5142	0.0971	7.0087	0.0741	7.0828	1.8799	0.0691	1.9490		9,939.106 7	9,939.106 7	0.3933		9,948.938 4

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Oil Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.209 9	2,555.209 9	0.6079		2,570.406 1
Total	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.209 9	2,555.209 9	0.6079		2,570.406 1

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

3.5 Building Construction - 2023 Unmitigated Construction Off-Site

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.3027	10.0181	3.1014	0.0352	0.9156	0.0116	0.9271	0.2636	0.0111	0.2747		3,773.876 2	3,773.876 2	0.1982		3,778.830 0
Worker	2.2780	1.3628	19.4002	0.0584	6.0932	0.0479	6.1411	1.6163	0.0441	1.6604		5,821.402 8	5,821.402 8	0.1529		5,825.225 4
Total	2.5807	11.3809	22.5017	0.0936	7.0088	0.0595	7.0682	1.8799	0.0552	1.9350		9,595.279 0	9,595.279 0	0.3511		9,604.055 4

Mitigated Construction On-Site

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
- Oil Mode	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.209 9	2,555.209 9	0.6079		2,570.406 1
Total	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.209 9	2,555.209 9	0.6079		2,570.406 1

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

3.5 Building Construction - 2023 Mitigated Construction Off-Site

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/	day							lb/d	day		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.3027	10.0181	3.1014	0.0352	0.9156	0.0116	0.9271	0.2636	0.0111	0.2747		3,773.876 2	3,773.876 2	0.1982	; ; ;	3,778.830 0
Worker	2.2780	1.3628	19.4002	0.0584	6.0932	0.0479	6.1411	1.6163	0.0441	1.6604		5,821.402 8	5,821.402 8	0.1529	; ; ;	5,825.225 4
Total	2.5807	11.3809	22.5017	0.0936	7.0088	0.0595	7.0682	1.8799	0.0552	1.9350		9,595.279 0	9,595.279 0	0.3511		9,604.055 4

3.6 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	day		
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.584 1	2,207.584 1	0.7140		2,225.433 6
Paving	0.0000		i i			0.0000	0.0000	 	0.0000	0.0000			0.0000		 	0.0000
Total	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.584 1	2,207.584 1	0.7140		2,225.433 6

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3.6 Paving - 2023

<u>Unmitigated Construction Off-Site</u>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/	day							lb/d	day		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0427	0.0255	0.3633	1.0900e- 003	0.1141	9.0000e- 004	0.1150	0.0303	8.3000e- 004	0.0311		109.0150	109.0150	2.8600e- 003		109.0866
Total	0.0427	0.0255	0.3633	1.0900e- 003	0.1141	9.0000e- 004	0.1150	0.0303	8.3000e- 004	0.0311		109.0150	109.0150	2.8600e- 003		109.0866

Mitigated Construction On-Site

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.584 1	2,207.584 1	0.7140		2,225.433 6
Paving	0.0000					0.0000	0.0000		0.0000	0.0000		i i i	0.0000			0.0000
Total	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.584 1	2,207.584 1	0.7140		2,225.433 6

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

3.6 Paving - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	 	0.0000
Worker	0.0427	0.0255	0.3633	1.0900e- 003	0.1141	9.0000e- 004	0.1150	0.0303	8.3000e- 004	0.0311		109.0150	109.0150	2.8600e- 003	 	109.0866
Total	0.0427	0.0255	0.3633	1.0900e- 003	0.1141	9.0000e- 004	0.1150	0.0303	8.3000e- 004	0.0311		109.0150	109.0150	2.8600e- 003		109.0866

3.6 Paving - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Off-Road	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310		2,207.547 2	2,207.547 2	0.7140		2,225.396 3
Paving	0.0000		1			0.0000	0.0000		0.0000	0.0000		 	0.0000		 	0.0000
Total	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310		2,207.547 2	2,207.547 2	0.7140		2,225.396 3

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

3.6 Paving - 2024

<u>Unmitigated Construction Off-Site</u>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	day		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0403	0.0233	0.3384	1.0600e- 003	0.1141	8.8000e- 004	0.1150	0.0303	8.1000e- 004	0.0311		105.6336	105.6336	2.6300e- 003		105.6992
Total	0.0403	0.0233	0.3384	1.0600e- 003	0.1141	8.8000e- 004	0.1150	0.0303	8.1000e- 004	0.0311		105.6336	105.6336	2.6300e- 003		105.6992

Mitigated Construction On-Site

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	day		
Off-Road	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310	0.0000	2,207.547 2	2,207.547 2	0.7140		2,225.396 3
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310	0.0000	2,207.547 2	2,207.547	0.7140		2,225.396 3

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

3.6 Paving - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	day		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0403	0.0233	0.3384	1.0600e- 003	0.1141	8.8000e- 004	0.1150	0.0303	8.1000e- 004	0.0311		105.6336	105.6336	2.6300e- 003		105.6992
Total	0.0403	0.0233	0.3384	1.0600e- 003	0.1141	8.8000e- 004	0.1150	0.0303	8.1000e- 004	0.0311		105.6336	105.6336	2.6300e- 003		105.6992

3.7 Architectural Coating - 2024 <u>Unmitigated Construction On-Site</u>

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	day		
Archit. Coating	236.4115					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e- 003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443
Total	236.5923	1.2188	1.8101	2.9700e- 003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

3.7 Architectural Coating - 2024 Unmitigated Construction Off-Site

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	 	0.0000
Worker	0.4296	0.2481	3.6098	0.0113	1.2171	9.4300e- 003	1.2266	0.3229	8.6800e- 003	0.3315		1,126.758 3	1,126.758 3	0.0280	 	1,127.458 3
Total	0.4296	0.2481	3.6098	0.0113	1.2171	9.4300e- 003	1.2266	0.3229	8.6800e- 003	0.3315		1,126.758 3	1,126.758 3	0.0280		1,127.458 3

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Archit. Coating	236.4115					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e- 003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443
Total	236.5923	1.2188	1.8101	2.9700e- 003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

3.7 Architectural Coating - 2024 Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	day		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.4296	0.2481	3.6098	0.0113	1.2171	9.4300e- 003	1.2266	0.3229	8.6800e- 003	0.3315		1,126.758 3	1,126.758 3	0.0280		1,127.458 3
Total	0.4296	0.2481	3.6098	0.0113	1.2171	9.4300e- 003	1.2266	0.3229	8.6800e- 003	0.3315		1,126.758 3	1,126.758 3	0.0280		1,127.458 3

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Mitigated	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.60 34	50,306.60 34	2.1807		50,361.12 08
Unmitigated	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.60 34	50,306.60 34	2.1807		50,361.12 08

4.2 Trip Summary Information

	Ave	rage Daily Trip Ra	ate	Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	145.75	154.25	154.00	506,227	506,227
Apartments Mid Rise	4,026.75	3,773.25	4075.50	13,660,065	13,660,065
General Office Building	288.45	62.55	31.05	706,812	706,812
High Turnover (Sit Down Restaurant)	2,368.80	2,873.52	2817.72	3,413,937	3,413,937
Hotel	192.00	187.50	160.00	445,703	445,703
Quality Restaurant	501.12	511.92	461.20	707,488	707,488
Regional Shopping Center	528.08	601.44	357.84	1,112,221	1,112,221
Total	8,050.95	8,164.43	8,057.31	20,552,452	20,552,452

4.3 Trip Type Information

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		Miles			Trip %			Trip Purpos	e %
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Quality Restaurant	16.60	8.40	6.90	12.00	69.00	19.00	38	18	44
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Apartments Mid Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
General Office Building	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
High Turnover (Sit Down Restaurant)	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Hotel	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Quality Restaurant	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Regional Shopping Center	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

5f Cont.

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	lay		
NaturalGas Mitigated	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.983 2	8,355.983 2	0.1602	0.1532	8,405.638 7
NaturalGas Unmitigated	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.983 2	8,355.983 2	0.1602	0.1532	8,405.638 7

5f Cont.

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5.2 Energy by Land Use - NaturalGas <u>Unmitigated</u>

	NaturalGa s Use	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr					lb/	day							lb/d	day		
Apartments Low Rise	1119.16	0.0121	0.1031	0.0439	6.6000e- 004		8.3400e- 003	8.3400e- 003	! ! !	8.3400e- 003	8.3400e- 003	1 1 1	131.6662	131.6662	2.5200e- 003	2.4100e- 003	132.4486
Apartments Mid Rise	35784.3	0.3859	3.2978	1.4033	0.0211		0.2666	0.2666		0.2666	0.2666		4,209.916 4	4,209.916 4	0.0807	0.0772	4,234.933 9
General Office Building	1283.42	0.0138	0.1258	0.1057	7.5000e- 004		9.5600e- 003	9.5600e- 003		9.5600e- 003	9.5600e- 003		150.9911	150.9911	2.8900e- 003	2.7700e- 003	151.8884
High Turnover (Sit Down Restaurant)		0.2455	2.2314	1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.634 2	2,677.634 2	0.0513	0.0491	2,693.546 0
Hotel	4769.72	0.0514	0.4676	0.3928	2.8100e- 003		0.0355	0.0355	, 	0.0355	0.0355	#	561.1436	561.1436	0.0108	0.0103	564.4782
Quality Restaurant	5057.75	0.0545	0.4959	0.4165	2.9800e- 003		0.0377	0.0377		0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
Regional Shopping Center	251.616	2.7100e- 003	0.0247	0.0207	1.5000e- 004		1.8700e- 003	1.8700e- 003	 	1.8700e- 003	1.8700e- 003		29.6019	29.6019	5.7000e- 004	5.4000e- 004	29.7778
Total		0.7660	6.7463	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.983 2	8,355.983 2	0.1602	0.1532	8,405.638 7

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5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGa s Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr					lb/o	day							lb/c	lay		
Apartments Low Rise	1.11916	0.0121	0.1031	0.0439	6.6000e- 004		8.3400e- 003	8.3400e- 003		8.3400e- 003	8.3400e- 003		131.6662	131.6662	2.5200e- 003	2.4100e- 003	132.4486
Apartments Mid Rise	35.7843	0.3859	3.2978	1.4033	0.0211		0.2666	0.2666		0.2666	0.2666		4,209.916 4	4,209.916 4	0.0807	0.0772	4,234.933 9
General Office Building	1.28342	0.0138	0.1258	0.1057	7.5000e- 004		9.5600e- 003	9.5600e- 003		9.5600e- 003	9.5600e- 003		150.9911	150.9911	2.8900e- 003	2.7700e- 003	151.8884
High Turnover (Sit Down Restaurant)		0.2455	2.2314	1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.634 2	2,677.634 2	0.0513	0.0491	2,693.546 0
Hotel	4.76972	0.0514	0.4676	0.3928	2.8100e- 003		0.0355	0.0355		0.0355	0.0355		561.1436	561.1436	0.0108	0.0103	564.4782
Quality Restaurant	5.05775	0.0545	0.4959	0.4165	2.9800e- 003		0.0377	0.0377		0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
Regional Shopping Center		2.7100e- 003	0.0247	0.0207	1.5000e- 004		1.8700e- 003	1.8700e- 003		1.8700e- 003	1.8700e- 003		29.6019	29.6019	5.7000e- 004	5.4000e- 004	29.7778
Total		0.7660	6.7463	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.983 2	8,355.983 2	0.1602	0.1532	8,405.638 7

6.0 Area Detail

6.1 Mitigation Measures Area

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Mitigated	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.59 50	18,148.59 50	0.4874	0.3300	18,259.11 92
Unmitigated	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.59 50	18,148.59 50	0.4874	0.3300	18,259.11 92

6.2 Area by SubCategory Unmitigated

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory					lb/d	day							lb/d	lay		
Architectural Coating	2.2670					0.0000	0.0000	1	0.0000	0.0000			0.0000			0.0000
Consumer Products	24.1085		,			0.0000	0.0000	,	0.0000	0.0000		,	0.0000		,	0.0000
Hearth	1.6500	14.1000	6.0000	0.0900		1.1400	1.1400	,	1.1400	1.1400	0.0000	18,000.00 00	18,000.00 00	0.3450	0.3300	18,106.96 50
Landscaping	2.4766	0.9496	82.4430	4.3600e- 003	,	0.4574	0.4574	, , , ,	0.4574	0.4574	#	148.5950	148.5950	0.1424	,	152.1542
Total	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.59 50	18,148.59 50	0.4874	0.3300	18,259.11 92

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

6.2 Area by SubCategory Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory					lb/d	day							lb/d	day		
Architectural Coating	2.2670					0.0000	0.0000	i i	0.0000	0.0000			0.0000		i i i	0.0000
Consumer Products	24.1085		 			0.0000	0.0000	i i	0.0000	0.0000			0.0000	 	 	0.0000
Hearth	1.6500	14.1000	6.0000	0.0900		1.1400	1.1400	i i	1.1400	1.1400	0.0000	18,000.00 00	18,000.00 00	0.3450	0.3300	18,106.96 50
Landscaping	2.4766	0.9496	82.4430	4.3600e- 003		0.4574	0.4574	! ! !	0.4574	0.4574		148.5950	148.5950	0.1424	1 1 1 1	152.1542
Total	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.59 50	18,148.59 50	0.4874	0.3300	18,259.11 92

5f Cont.

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number
qp	

11.0 Vegetation

Village South Specific Plan (Proposed)

Los Angeles-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	45.00	1000sqft	1.03	45,000.00	0
High Turnover (Sit Down Restaurant)	36.00	1000sqft	0.83	36,000.00	0
Hotel	50.00	Room	1.67	72,600.00	0
Quality Restaurant	8.00	1000sqft	0.18	8,000.00	0
Apartments Low Rise	25.00	Dwelling Unit	1.56	25,000.00	72
Apartments Mid Rise	975.00	Dwelling Unit	25.66	975,000.00	2789
Regional Shopping Center	56.00	1000sqft	1.29	56,000.00	0

5f Cont.

1.2 Other Project Characteristics

UrbanizationUrbanWind Speed (m/s)2.2Precipitation Freq (Days)33Climate Zone9Operational Year2028

Utility Company Southern California Edison

 CO2 Intensity
 702.44
 CH4 Intensity
 0.029
 N20 Intensity
 0.006

 (lb/MWhr)
 (lb/MWhr)
 (lb/MWhr)
 (lb/MWhr)

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Consistent with the DEIR's model.

Land Use - See SWAPE comment regarding residential and retail land uses.

Construction Phase - See SWAPE comment regarding individual construction phase lengths.

Demolition - Consistent with the DEIR's model. See SWAPE comment regarding demolition.

Vehicle Trips - Saturday trips consistent with the DEIR's model. See SWAPE comment regarding weekday and Sunday trips.

Woodstoves - Woodstoves and wood-burning fireplaces consistent with the DEIR's model. See SWAPE comment regarding gas fireplaces.

Energy Use -

Construction Off-road Equipment Mitigation - See SWAPE comment on construction-related mitigation.

Area Mitigation - See SWAPE comment regarding operational mitigation measures.

Water Mitigation - See SWAPE comment regarding operational mitigation measures.

Trips and VMT - Local hire provision

Table Name	Column Name	Default Value	New Value
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberWood	1.25	0.00
tblFireplaces	NumberWood	48.75	0.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblVehicleTrips	ST_TR	7.16	6.17
tblVehicleTrips	ST_TR	6.39	3.87
tblVehicleTrips	ST_TR	2.46	1.39
tblVehicleTrips	ST_TR	158.37	79.82

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

tblVehicleTrips	ST_TR	8.19	3.75
tblVehicleTrips	ST_TR	94.36	63.99
tblVehicleTrips	ST_TR	49.97	10.74
tblVehicleTrips	SU_TR	6.07	6.16
tblVehicleTrips	SU_TR	5.86	4.18
tblVehicleTrips	SU_TR	1.05	0.69
tblVehicleTrips	SU_TR	131.84	78.27
tblVehicleTrips	SU_TR	5.95	3.20
tblVehicleTrips	SU_TR	72.16	57.65
tblVehicleTrips	SU_TR	25.24	6.39
tblVehicleTrips	WD_TR	6.59	5.83
tblVehicleTrips	WD_TR	6.65	4.13
tblVehicleTrips	WD_TR	11.03	6.41
tblVehicleTrips	WD_TR	127.15	65.80
tblVehicleTrips	WD_TR	8.17	3.84
tblVehicleTrips	WD_TR	89.95	62.64
tblVehicleTrips	WD_TR	42.70	9.43
tblWoodstoves	NumberCatalytic	1.25	0.00
tblWoodstoves	NumberCatalytic	48.75	0.00
tblWoodstoves	NumberNoncatalytic	1.25	0.00
tblWoodstoves	NumberNoncatalytic	48.75	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

5f Cont.

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2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year					lb/d	day							lb/d	lay		
2021	4.2621	46.4460	31.4068	0.0635	18.2032	2.0456	20.2488	9.9670	1.8820	11.8490	0.0000	6,154.337 7	6,154.337 7	1.9472	0.0000	6,203.018 6
2022	4.7966	38.8851	39.6338	0.1195	8.8255	1.6361	10.4616	3.6369	1.5052	5.1421	0.0000	12,035.34 40	12,035.34 40	1.9482	0.0000	12,060.60 13
2023	4.3939	25.8648	37.5031	0.1162	7.0088	0.7598	7.7685	1.8799	0.7142	2.5940	0.0000	11,710.40 80	11,710.40 80	0.9617	0.0000	11,734.44 97
2024	237.0656	9.5503	14.9372	0.0238	1.2171	0.4694	1.2875	0.3229	0.4319	0.4621	0.0000	2,307.051 7	2,307.051 7	0.7164	0.0000	2,324.962 7
Maximum	237.0656	46.4460	39.6338	0.1195	18.2032	2.0456	20.2488	9.9670	1.8820	11.8490	0.0000	12,035.34 40	12,035.34 40	1.9482	0.0000	12,060.60 13

2.1 Overall Construction (Maximum Daily Emission)

Mitigated Construction

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year					lb/d	day							lb/d	lay		
2021	4.2621	46.4460	31.4068	0.0635	18.2032	2.0456	20.2488	9.9670	1.8820	11.8490	0.0000	6,154.337 7	6,154.337 7	1.9472	0.0000	6,203.018 6
2022	4.7966	38.8851	39.6338	0.1195	8.8255	1.6361	10.4616	3.6369	1.5052	5.1421	0.0000	12,035.34 40	12,035.34 40	1.9482	0.0000	12,060.60 13
2023	4.3939	25.8648	37.5031	0.1162	7.0088	0.7598	7.7685	1.8799	0.7142	2.5940	0.0000	11,710.40 80	11,710.40 80	0.9617	0.0000	11,734.44 97
2024	237.0656	9.5503	14.9372	0.0238	1.2171	0.4694	1.2875	0.3229	0.4319	0.4621	0.0000	2,307.051 7	2,307.051 7	0.7164	0.0000	2,324.962 7
Maximum	237.0656	46.4460	39.6338	0.1195	18.2032	2.0456	20.2488	9.9670	1.8820	11.8490	0.0000	12,035.34 40	12,035.34 40	1.9482	0.0000	12,060.60 13

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

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2.2 Overall Operational Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	day		
Area	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.59 50	18,148.59 50	0.4874	0.3300	18,259.11 92
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.983 2	8,355.983 2	0.1602	0.1532	8,405.638 7
Mobile	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.80 05	47,917.80 05	2.1953	 	47,972.68 39
Total	40.7912	67.7872	202.7424	0.6043	45.9592	2.4640	48.4231	12.2950	2.4399	14.7349	0.0000	74,422.37 87	74,422.37 87	2.8429	0.4832	74,637.44 17

Mitigated Operational

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Area	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.59 50	18,148.59 50	0.4874	0.3300	18,259.11 92
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.983 2	8,355.983 2	0.1602	0.1532	8,405.638 7
Mobile	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.80 05	47,917.80 05	2.1953		47,972.68 39
Total	40.7912	67.7872	202.7424	0.6043	45.9592	2.4640	48.4231	12.2950	2.4399	14.7349	0.0000	74,422.37 87	74,422.37 87	2.8429	0.4832	74,637.44 17

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

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

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description	
1	Demolition	Demolition	9/1/2021	10/12/2021	5	30		
2	Site Preparation	Site Preparation	10/13/2021	11/9/2021	5	20		
3	Grading	Grading	11/10/2021	1/11/2022	5	45		
4	Building Construction	Building Construction	1/12/2022	12/12/2023	5	500		
5	Paving	Paving	12/13/2023	1/30/2024	5	35		
6	Architectural Coating	Architectural Coating	1/31/2024	3/19/2024	5	35		

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Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 112.5

Acres of Paving: 0

Residential Indoor: 2,025,000; Residential Outdoor: 675,000; Non-Residential Indoor: 326,400; Non-Residential Outdoor: 108,800; Striped

Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

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Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor	
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73	
Demolition	Excavators	3	8.00	158	0.38	
Demolition	Rubber Tired Dozers	2	8.00	247	0.40	
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40	
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37	
Grading	Excavators	2	8.00	158	0.38	
Grading	Graders	1	8.00	187	0.41	
Grading	Rubber Tired Dozers	1	8.00	247	0.40	
Grading	Scrapers	2	8.00	367	0.48	
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37	
Building Construction	Cranes	1	7.00	231	0.29	
Building Construction	Forklifts	3	8.00	89	0.20	
Building Construction	Generator Sets	1	8.00	84	0.74	
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37	
Building Construction	Welders	1	8.00	46	0.45	
Paving	Pavers	2	8.00	130	0.42	
Paving	Paving Equipment	2	8.00	132	0.36	
Paving	Rollers	2	8.00	80	0.38	
Architectural Coating	Air Compressors	1	6.00	78	0.48	

Trips and VMT

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	458.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	801.00	143.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	160.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day								lb/day							
Fugitive Dust					3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
Off-Road	3.1651	31.4407	21.5650	0.0388		1.5513	1.5513		1.4411	1.4411		3,747.944 9	3,747.944 9	1.0549		3,774.317 4
Total	3.1651	31.4407	21.5650	0.0388	3.3074	1.5513	4.8588	0.5008	1.4411	1.9419		3,747.944 9	3,747.944 9	1.0549		3,774.317 4

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.2 Demolition - 2021

<u>Unmitigated Construction Off-Site</u>

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/	day							lb/d	day		
Hauling	0.1304	4.1454	1.0182	0.0117	0.2669	0.0128	0.2797	0.0732	0.0122	0.0854		1,269.855 5	1,269.855 5	0.0908		1,272.125 2
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	 	0.0000
Worker	0.0532	0.0346	0.3963	1.1100e- 003	0.1141	9.5000e- 004	0.1151	0.0303	8.8000e- 004	0.0311		110.4707	110.4707	3.3300e- 003	 	110.5539
Total	0.1835	4.1800	1.4144	0.0128	0.3810	0.0137	0.3948	0.1034	0.0131	0.1165		1,380.326 2	1,380.326 2	0.0941		1,382.679 1

Mitigated Construction On-Site

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Fugitive Dust					3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
Off-Road	3.1651	31.4407	21.5650	0.0388		1.5513	1.5513	 	1.4411	1.4411	0.0000	3,747.944 9	3,747.944 9	1.0549		3,774.317 4
Total	3.1651	31.4407	21.5650	0.0388	3.3074	1.5513	4.8588	0.5008	1.4411	1.9419	0.0000	3,747.944 9	3,747.944 9	1.0549		3,774.317 4

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.2 Demolition - 2021

<u>Mitigated Construction Off-Site</u>

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	day		
Hauling	0.1304	4.1454	1.0182	0.0117	0.2669	0.0128	0.2797	0.0732	0.0122	0.0854		1,269.855 5	1,269.855 5	0.0908		1,272.125 2
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0532	0.0346	0.3963	1.1100e- 003	0.1141	9.5000e- 004	0.1151	0.0303	8.8000e- 004	0.0311		110.4707	110.4707	3.3300e- 003		110.5539
Total	0.1835	4.1800	1.4144	0.0128	0.3810	0.0137	0.3948	0.1034	0.0131	0.1165		1,380.326 2	1,380.326 2	0.0941		1,382.679 1

3.3 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	day		
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809		3,685.656 9	3,685.656 9	1.1920	 	3,715.457 3
Total	3.8882	40.4971	21.1543	0.0380	18.0663	2.0445	20.1107	9.9307	1.8809	11.8116		3,685.656 9	3,685.656 9	1.1920		3,715.457 3

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.3 Site Preparation - 2021

<u>Unmitigated Construction Off-Site</u>

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	day		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	 	0.0000
Worker	0.0638	0.0415	0.4755	1.3300e- 003	0.1369	1.1400e- 003	0.1381	0.0363	1.0500e- 003	0.0374		132.5649	132.5649	3.9900e- 003	 	132.6646
Total	0.0638	0.0415	0.4755	1.3300e- 003	0.1369	1.1400e- 003	0.1381	0.0363	1.0500e- 003	0.0374		132.5649	132.5649	3.9900e- 003		132.6646

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809	0.0000	3,685.656 9	3,685.656 9	1.1920		3,715.457 3
Total	3.8882	40.4971	21.1543	0.0380	18.0663	2.0445	20.1107	9.9307	1.8809	11.8116	0.0000	3,685.656 9	3,685.656 9	1.1920		3,715.457 3

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.3 Site Preparation - 2021 Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	day		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0638	0.0415	0.4755	1.3300e- 003	0.1369	1.1400e- 003	0.1381	0.0363	1.0500e- 003	0.0374		132.5649	132.5649	3.9900e- 003	 	132.6646
Total	0.0638	0.0415	0.4755	1.3300e- 003	0.1369	1.1400e- 003	0.1381	0.0363	1.0500e- 003	0.0374		132.5649	132.5649	3.9900e- 003		132.6646

3.4 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	day		
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	4.1912	46.3998	30.8785	0.0620		1.9853	1.9853		1.8265	1.8265		6,007.043 4	6,007.043 4	1.9428	 	6,055.613 4
Total	4.1912	46.3998	30.8785	0.0620	8.6733	1.9853	10.6587	3.5965	1.8265	5.4230		6,007.043 4	6,007.043	1.9428		6,055.613 4

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.4 Grading - 2021

<u>Unmitigated Construction Off-Site</u>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	day		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0709	0.0462	0.5284	1.4800e- 003	0.1521	1.2700e- 003	0.1534	0.0404	1.1700e- 003	0.0415		147.2943	147.2943	4.4300e- 003		147.4051
Total	0.0709	0.0462	0.5284	1.4800e- 003	0.1521	1.2700e- 003	0.1534	0.0404	1.1700e- 003	0.0415		147.2943	147.2943	4.4300e- 003		147.4051

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	4.1912	46.3998	30.8785	0.0620	 	1.9853	1.9853		1.8265	1.8265	0.0000	6,007.043 4	6,007.043 4	1.9428		6,055.613 4
Total	4.1912	46.3998	30.8785	0.0620	8.6733	1.9853	10.6587	3.5965	1.8265	5.4230	0.0000	6,007.043 4	6,007.043	1.9428		6,055.613 4

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.4 Grading - 2021

<u>Mitigated Construction Off-Site</u>

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	day		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0709	0.0462	0.5284	1.4800e- 003	0.1521	1.2700e- 003	0.1534	0.0404	1.1700e- 003	0.0415		147.2943	147.2943	4.4300e- 003		147.4051
Total	0.0709	0.0462	0.5284	1.4800e- 003	0.1521	1.2700e- 003	0.1534	0.0404	1.1700e- 003	0.0415		147.2943	147.2943	4.4300e- 003		147.4051

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621	 	1.6349	1.6349		1.5041	1.5041		6,011.410 5	6,011.410 5	1.9442	 	6,060.015 8
Total	3.6248	38.8435	29.0415	0.0621	8.6733	1.6349	10.3082	3.5965	1.5041	5.1006		6,011.410 5	6,011.410 5	1.9442		6,060.015 8

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.4 Grading - 2022

<u>Unmitigated Construction Off-Site</u>

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	day		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	, ! ! !	0.0000
Worker	0.0665	0.0416	0.4861	1.4300e- 003	0.1521	1.2300e- 003	0.1534	0.0404	1.1300e- 003	0.0415		142.1207	142.1207	4.0000e- 003	, 	142.2207
Total	0.0665	0.0416	0.4861	1.4300e- 003	0.1521	1.2300e- 003	0.1534	0.0404	1.1300e- 003	0.0415		142.1207	142.1207	4.0000e- 003		142.2207

Mitigated Construction On-Site

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041	0.0000	6,011.410 5	6,011.410 5	1.9442		6,060.015 8
Total	3.6248	38.8435	29.0415	0.0621	8.6733	1.6349	10.3082	3.5965	1.5041	5.1006	0.0000	6,011.410 5	6,011.410 5	1.9442		6,060.015 8

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.4 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	day		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0665	0.0416	0.4861	1.4300e- 003	0.1521	1.2300e- 003	0.1534	0.0404	1.1300e- 003	0.0415		142.1207	142.1207	4.0000e- 003		142.2207
Total	0.0665	0.0416	0.4861	1.4300e- 003	0.1521	1.2300e- 003	0.1534	0.0404	1.1300e- 003	0.0415		142.1207	142.1207	4.0000e- 003		142.2207

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	lay		
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.333 6	2,554.333 6	0.6120		2,569.632 2
Total	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.333 6	2,554.333 6	0.6120		2,569.632 2

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.5 Building Construction - 2022 Unmitigated Construction Off-Site

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/o	day							lb/c	lay		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.4284	13.1673	3.8005	0.0354	0.9155	0.0256	0.9412	0.2636	0.0245	0.2881		3,789.075 0	3,789.075 0	0.2381	 	3,795.028 3
Worker	2.6620	1.6677	19.4699	0.0571	6.0932	0.0493	6.1425	1.6163	0.0454	1.6617		5,691.935 4	5,691.935 4	0.1602	 	5,695.940 8
Total	3.0904	14.8350	23.2704	0.0926	7.0087	0.0749	7.0836	1.8799	0.0699	1.9498		9,481.010 4	9,481.010 4	0.3984		9,490.969 1

Mitigated Construction On-Site

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.333 6	2,554.333 6	0.6120		2,569.632 2
Total	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.333 6	2,554.333 6	0.6120		2,569.632 2

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.5 Building Construction - 2022 Mitigated Construction Off-Site

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	day		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.4284	13.1673	3.8005	0.0354	0.9155	0.0256	0.9412	0.2636	0.0245	0.2881		3,789.075 0	3,789.075 0	0.2381		3,795.028 3
Worker	2.6620	1.6677	19.4699	0.0571	6.0932	0.0493	6.1425	1.6163	0.0454	1.6617		5,691.935 4	5,691.935 4	0.1602	 	5,695.940 8
Total	3.0904	14.8350	23.2704	0.0926	7.0087	0.0749	7.0836	1.8799	0.0699	1.9498		9,481.010 4	9,481.010 4	0.3984		9,490.969 1

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Oil Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.209 9	2,555.209 9	0.6079		2,570.406 1
Total	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.209 9	2,555.209 9	0.6079		2,570.406 1

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.5 Building Construction - 2023 Unmitigated Construction Off-Site

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/o	day							lb/d	lay		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.3183	9.9726	3.3771	0.0343	0.9156	0.0122	0.9277	0.2636	0.0116	0.2752		3,671.400 7	3,671.400 7	0.2096	 	3,676.641 7
Worker	2.5029	1.5073	17.8820	0.0550	6.0932	0.0479	6.1411	1.6163	0.0441	1.6604		5,483.797 4	5,483.797 4	0.1442	 	5,487.402 0
Total	2.8211	11.4799	21.2591	0.0893	7.0088	0.0601	7.0688	1.8799	0.0557	1.9356		9,155.198 1	9,155.198 1	0.3538		9,164.043 7

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.209 9	2,555.209 9	0.6079		2,570.406 1
Total	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.209 9	2,555.209 9	0.6079		2,570.406 1

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.5 Building Construction - 2023 Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.3183	9.9726	3.3771	0.0343	0.9156	0.0122	0.9277	0.2636	0.0116	0.2752		3,671.400 7	3,671.400 7	0.2096	 	3,676.641 7
Worker	2.5029	1.5073	17.8820	0.0550	6.0932	0.0479	6.1411	1.6163	0.0441	1.6604		5,483.797 4	5,483.797 4	0.1442		5,487.402 0
Total	2.8211	11.4799	21.2591	0.0893	7.0088	0.0601	7.0688	1.8799	0.0557	1.9356		9,155.198 1	9,155.198 1	0.3538		9,164.043 7

3.6 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	day		
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.584 1	2,207.584 1	0.7140		2,225.433 6
Paving	0.0000		i i			0.0000	0.0000	 	0.0000	0.0000			0.0000		 	0.0000
Total	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.584 1	2,207.584 1	0.7140		2,225.433 6

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3.6 Paving - 2023
<u>Unmitigated Construction Off-Site</u>

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	day		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	, ! ! !	0.0000
Worker	0.0469	0.0282	0.3349	1.0300e- 003	0.1141	9.0000e- 004	0.1150	0.0303	8.3000e- 004	0.0311		102.6928	102.6928	2.7000e- 003	, ! ! !	102.7603
Total	0.0469	0.0282	0.3349	1.0300e- 003	0.1141	9.0000e- 004	0.1150	0.0303	8.3000e- 004	0.0311		102.6928	102.6928	2.7000e- 003		102.7603

Mitigated Construction On-Site

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	day		
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.584 1	2,207.584 1	0.7140		2,225.433 6
Paving	0.0000	 				0.0000	0.0000	 	0.0000	0.0000			0.0000			0.0000
Total	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.584 1	2,207.584 1	0.7140		2,225.433 6

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.6 Paving - 2023

Mitigated Construction Off-Site

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	day		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0469	0.0282	0.3349	1.0300e- 003	0.1141	9.0000e- 004	0.1150	0.0303	8.3000e- 004	0.0311		102.6928	102.6928	2.7000e- 003		102.7603
Total	0.0469	0.0282	0.3349	1.0300e- 003	0.1141	9.0000e- 004	0.1150	0.0303	8.3000e- 004	0.0311		102.6928	102.6928	2.7000e- 003		102.7603

3.6 Paving - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	day		
Off-Road	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310		2,207.547 2	2,207.547 2	0.7140		2,225.396 3
Paving	0.0000					0.0000	0.0000		0.0000	0.0000		 	0.0000		 	0.0000
Total	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310		2,207.547 2	2,207.547 2	0.7140		2,225.396 3

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.6 Paving - 2024

<u>Unmitigated Construction Off-Site</u>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	day		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0444	0.0257	0.3114	1.0000e- 003	0.1141	8.8000e- 004	0.1150	0.0303	8.1000e- 004	0.0311		99.5045	99.5045	2.4700e- 003		99.5663
Total	0.0444	0.0257	0.3114	1.0000e- 003	0.1141	8.8000e- 004	0.1150	0.0303	8.1000e- 004	0.0311		99.5045	99.5045	2.4700e- 003		99.5663

Mitigated Construction On-Site

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Off-Road	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310	0.0000	2,207.547 2	2,207.547 2	0.7140		2,225.396 3
Paving	0.0000] 		 	0.0000	0.0000	 	0.0000	0.0000			0.0000			0.0000
Total	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310	0.0000	2,207.547 2	2,207.547 2	0.7140		2,225.396 3

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.6 Paving - 2024

<u>Mitigated Construction Off-Site</u>

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	day		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0444	0.0257	0.3114	1.0000e- 003	0.1141	8.8000e- 004	0.1150	0.0303	8.1000e- 004	0.0311		99.5045	99.5045	2.4700e- 003		99.5663
Total	0.0444	0.0257	0.3114	1.0000e- 003	0.1141	8.8000e- 004	0.1150	0.0303	8.1000e- 004	0.0311		99.5045	99.5045	2.4700e- 003		99.5663

3.7 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Archit. Coating	236.4115					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e- 003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159	 	281.8443
Total	236.5923	1.2188	1.8101	2.9700e- 003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.7 Architectural Coating - 2024 <u>Unmitigated Construction Off-Site</u>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.4734	0.2743	3.3220	0.0107	1.2171	9.4300e- 003	1.2266	0.3229	8.6800e- 003	0.3315		1,061.381 8	1,061.381 8	0.0264		1,062.041 0
Total	0.4734	0.2743	3.3220	0.0107	1.2171	9.4300e- 003	1.2266	0.3229	8.6800e- 003	0.3315		1,061.381 8	1,061.381 8	0.0264		1,062.041 0

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	day		
Archit. Coating	236.4115					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e- 003	 	0.0609	0.0609	 	0.0609	0.0609	0.0000	281.4481	281.4481	0.0159	 	281.8443
Total	236.5923	1.2188	1.8101	2.9700e- 003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.7 Architectural Coating - 2024 Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/	day							lb/d	lay		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.4734	0.2743	3.3220	0.0107	1.2171	9.4300e- 003	1.2266	0.3229	8.6800e- 003	0.3315		1,061.381 8	1,061.381 8	0.0264		1,062.041 0
Total	0.4734	0.2743	3.3220	0.0107	1.2171	9.4300e- 003	1.2266	0.3229	8.6800e- 003	0.3315		1,061.381 8	1,061.381 8	0.0264		1,062.041 0

5f Cont.

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Mitigated	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.80 05	47,917.80 05	2.1953		47,972.68 39
Unmitigated	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.80 05	47,917.80 05	2.1953	 	47,972.68 39

4.2 Trip Summary Information

	Aver	age Daily Trip Ra	ate	Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	145.75	154.25	154.00	506,227	506,227
Apartments Mid Rise	4,026.75	3,773.25	4075.50	13,660,065	13,660,065
General Office Building	288.45	62.55	31.05	706,812	706,812
High Turnover (Sit Down Restaurant)	2,368.80	2,873.52	2817.72	3,413,937	3,413,937
Hotel	192.00	187.50	160.00	445,703	445,703
Quality Restaurant	501.12	511.92	461.20	707,488	707,488
Regional Shopping Center	528.08	601.44	357.84	1,112,221	1,112,221
Total	8,050.95	8,164.43	8,057.31	20,552,452	20,552,452

4.3 Trip Type Information

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		Miles			Trip %			Trip Purpos	e %
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Quality Restaurant	16.60	8.40	6.90	12.00	69.00	19.00	38	18	44
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Apartments Mid Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
General Office Building	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
High Turnover (Sit Down Restaurant)	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Hotel	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Quality Restaurant	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Regional Shopping Center	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

5f Cont.

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
NaturalGas Mitigated	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.983 2	8,355.983 2	0.1602	0.1532	8,405.638 7
NaturalGas Unmitigated	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.983 2	8,355.983 2	0.1602	0.1532	8,405.638 7

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5.2 Energy by Land Use - NaturalGas <u>Unmitigated</u>

	NaturalGa s Use	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr					lb/	day							lb/d	day		
Apartments Low Rise	1119.16	0.0121	0.1031	0.0439	6.6000e- 004		8.3400e- 003	8.3400e- 003		8.3400e- 003	8.3400e- 003		131.6662	131.6662	2.5200e- 003	2.4100e- 003	132.4486
Apartments Mid Rise	35784.3	0.3859	3.2978	1.4033	0.0211		0.2666	0.2666		0.2666	0.2666		4,209.916 4	4,209.916 4	0.0807	0.0772	4,234.933 9
General Office Building	1283.42	0.0138	0.1258	0.1057	7.5000e- 004		9.5600e- 003	9.5600e- 003		9.5600e- 003	9.5600e- 003		150.9911	150.9911	2.8900e- 003	2.7700e- 003	151.8884
High Turnover (Sit Down Restaurant)		0.2455	2.2314	1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.634 2	2,677.634 2	0.0513	0.0491	2,693.546 0
Hotel	4769.72	0.0514	0.4676	0.3928	2.8100e- 003		0.0355	0.0355		0.0355	0.0355		561.1436	561.1436	0.0108	0.0103	564.4782
Quality Restaurant	5057.75	0.0545	0.4959	0.4165	2.9800e- 003		0.0377	0.0377		0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
Regional Shopping Center	251.616	2.7100e- 003	0.0247	0.0207	1.5000e- 004		1.8700e- 003	1.8700e- 003		1.8700e- 003	1.8700e- 003		29.6019	29.6019	5.7000e- 004	5.4000e- 004	29.7778
Total		0.7660	6.7463	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.983 2	8,355.983 2	0.1602	0.1532	8,405.638 7

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5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGa s Use	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr					lb/d	day							lb/d	lay		
Apartments Low Rise	1.11916	0.0121	0.1031	0.0439	6.6000e- 004		8.3400e- 003	8.3400e- 003		8.3400e- 003	8.3400e- 003		131.6662	131.6662	2.5200e- 003	2.4100e- 003	132.4486
Apartments Mid Rise	35.7843	0.3859	3.2978	1.4033	0.0211		0.2666	0.2666		0.2666	0.2666		4,209.916 4	4,209.916 4	0.0807	0.0772	4,234.933 9
General Office Building	1.28342	0.0138	0.1258	0.1057	7.5000e- 004		9.5600e- 003	9.5600e- 003		9.5600e- 003	9.5600e- 003		150.9911	150.9911	2.8900e- 003	2.7700e- 003	151.8884
High Turnover (Sit Down Restaurant)		0.2455	2.2314	1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.634 2	2,677.634 2	0.0513	0.0491	2,693.546 0
Hotel	4.76972	0.0514	0.4676	0.3928	2.8100e- 003		0.0355	0.0355		0.0355	0.0355		561.1436	561.1436	0.0108	0.0103	564.4782
Quality Restaurant	5.05775	0.0545	0.4959	0.4165	2.9800e- 003		0.0377	0.0377		0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
Regional Shopping Center		2.7100e- 003	0.0247	0.0207	1.5000e- 004		1.8700e- 003	1.8700e- 003		1.8700e- 003	1.8700e- 003		29.6019	29.6019	5.7000e- 004	5.4000e- 004	29.7778
Total		0.7660	6.7463	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.983 2	8,355.983 2	0.1602	0.1532	8,405.638 7

6.0 Area Detail

6.1 Mitigation Measures Area

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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Mitigated	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.59 50	18,148.59 50	0.4874	0.3300	18,259.11 92
Unmitigated	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.59 50	18,148.59 50	0.4874	0.3300	18,259.11 92

6.2 Area by SubCategory

<u>Unmitigated</u>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory					lb/d	day							lb/d	day		
Architectural Coating	2.2670					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	24.1085		, : : :			0.0000	0.0000	,	0.0000	0.0000		,	0.0000			0.0000
Hearth	1.6500	14.1000	6.0000	0.0900		1.1400	1.1400	, , , ,	1.1400	1.1400	0.0000	18,000.00 00	18,000.00 00	0.3450	0.3300	18,106.96 50
Landscaping	2.4766	0.9496	82.4430	4.3600e- 003		0.4574	0.4574	, , , ,	0.4574	0.4574		148.5950	148.5950	0.1424		152.1542
Total	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.59 50	18,148.59 50	0.4874	0.3300	18,259.11 92

CalEEMod Version: CalEEMod.2016.3.2 Page 34 of 35 Date: 1/12/2021 2:30 PM

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

6.2 Area by SubCategory

Mitigated

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory					lb/d	day							lb/d	day		
Architectural Coating	2.2670					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	24.1085					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	1.6500	14.1000	6.0000	0.0900		1.1400	1.1400		1.1400	1.1400	0.0000	18,000.00 00	18,000.00 00	0.3450	0.3300	18,106.96 50
Landscaping	2.4766	0.9496	82.4430	4.3600e- 003		0.4574	0.4574		0.4574	0.4574		148.5950	148.5950	0.1424		152.1542
Total	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.59 50	18,148.59 50	0.4874	0.3300	18,259.11 92

5f Cont.

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

		–				
Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
			· ·			• • • • • • • • • • • • • • • • • • • •

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
						4

Boilers

E : (E		11 11 1/5	11 (1 (2)	D : D :	E 17
Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number
----------------	--------

11.0 Vegetation

Attachment C

Local Hire Provision Net Change	
Without Local Hire Provision	
Total Construction GHG Emissions (MT CO2e)	3,623
Amortized (MT CO2e/year)	120.77
With Local Hire Provision	
Total Construction GHG Emissions (MT CO2e)	3,024
Amortized (MT CO2e/year)	100.80
% Decrease in Construction-related GHG Emissions	17%

SOIL WATER AIR PROTECTION ENTERPRISE

2656 29th Street, Suite 201 Santa Monica, California 90405 Attn: Paul Rosenfeld, Ph.D. Mobil: (310) 795-2335 Office: (310) 452-5555

Fax: (310) 452-5550 Email: prosenfeld@swape.com

Paul Rosenfeld, Ph.D.

Chemical Fate and Transport & Air Dispersion Modeling

Principal Environmental Chemist

Risk Assessment & Remediation Specialist

Education

Ph.D. Soil Chemistry, University of Washington, 1999. Dissertation on volatile organic compound filtration.

M.S. Environmental Science, U.C. Berkeley, 1995. Thesis on organic waste economics.

B.A. Environmental Studies, U.C. Santa Barbara, 1991. Thesis on wastewater treatment.

Professional Experience

Dr. Rosenfeld has over 25 years' experience conducting environmental investigations and risk assessments for evaluating impacts to human health, property, and ecological receptors. His expertise focuses on the fate and transport of environmental contaminants, human health risk, exposure assessment, and ecological restoration. Dr. Rosenfeld has evaluated and modeled emissions from unconventional oil drilling operations, oil spills, landfills, boilers and incinerators, process stacks, storage tanks, confined animal feeding operations, and many other industrial and agricultural sources. His project experience ranges from monitoring and modeling of pollution sources to evaluating impacts of pollution on workers at industrial facilities and residents in surrounding communities.

Dr. Rosenfeld has investigated and designed remediation programs and risk assessments for contaminated sites containing lead, heavy metals, mold, bacteria, particulate matter, petroleum hydrocarbons, chlorinated solvents, pesticides, radioactive waste, dioxins and furans, semi- and volatile organic compounds, PCBs, PAHs, perchlorate, asbestos, per- and poly-fluoroalkyl substances (PFOA/PFOS), unusual polymers, fuel oxygenates (MTBE), among other pollutants. Dr. Rosenfeld also has experience evaluating greenhouse gas emissions from various projects and is an expert on the assessment of odors from industrial and agricultural sites, as well as the evaluation of odor nuisance impacts and technologies for abatement of odorous emissions. As a principal scientist at SWAPE, Dr. Rosenfeld directs air dispersion modeling and exposure assessments. He has served as an expert witness and testified about pollution sources causing nuisance and/or personal injury at dozens of sites and has testified as an expert witness on more than ten cases involving exposure to air contaminants from industrial sources.

Professional History:

Soil Water Air Protection Enterprise (SWAPE); 2003 to present; Principal and Founding Partner

UCLA School of Public Health; 2007 to 2011; Lecturer (Assistant Researcher)

UCLA School of Public Health; 2003 to 2006; Adjunct Professor

UCLA Environmental Science and Engineering Program; 2002-2004; Doctoral Intern Coordinator

UCLA Institute of the Environment, 2001-2002; Research Associate

Komex H₂O Science, 2001 to 2003; Senior Remediation Scientist

National Groundwater Association, 2002-2004; Lecturer

San Diego State University, 1999-2001; Adjunct Professor

Anteon Corp., San Diego, 2000-2001; Remediation Project Manager

Ogden (now Amec), San Diego, 2000-2000; Remediation Project Manager

Bechtel, San Diego, California, 1999 – 2000; Risk Assessor

King County, Seattle, 1996 – 1999; Scientist

James River Corp., Washington, 1995-96; Scientist

Big Creek Lumber, Davenport, California, 1995; Scientist

Plumas Corp., California and USFS, Tahoe 1993-1995; Scientist

Peace Corps and World Wildlife Fund, St. Kitts, West Indies, 1991-1993; Scientist

Publications:

Remy, L.L., Clay T., Byers, V., **Rosenfeld P. E.** (2019) Hospital, Health, and Community Burden After Oil Refinery Fires, Richmond, California 2007 and 2012. *Environmental Health*. 18:48

Simons, R.A., Seo, Y. **Rosenfeld, P.**, (2015) Modeling the Effect of Refinery Emission On Residential Property Value. Journal of Real Estate Research. 27(3):321-342

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Tam L. K.., Wu C. D., Clark J. J. and **Rosenfeld, P.E.** (2008). A Statistical Analysis Of Attic Dust And Blood Lipid Concentrations Of Tetrachloro-p-Dibenzodioxin (TCDD) Toxicity Equivalency Quotients (TEQ) In Two Populations Near Wood Treatment Facilities. *Organohalogen Compounds*, 70, 002252-002255.

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Hensley, A.R. A. Scott, J. J. J. Clark, **Rosenfeld, P.E.** (2007). Attic Dust and Human Blood Samples Collected near a Former Wood Treatment Facility. *Environmental Research*. 105, 194-197.

Rosenfeld, P.E., J. J. J. Clark, A. R. Hensley, M. Suffet. (2007). The Use of an Odor Wheel Classification for Evaluation of Human Health Risk Criteria for Compost Facilities. *Water Science & Technology* 55(5), 345-357.

Rosenfeld, P. E., M. Suffet. (2007). The Anatomy Of Odour Wheels For Odours Of Drinking Water, Wastewater, Compost And The Urban Environment. *Water Science & Technology* 55(5), 335-344.

Sullivan, P. J. Clark, J.J.J., Agardy, F. J., Rosenfeld, P.E. (2007). *Toxic Legacy, Synthetic Toxins in the Food, Water, and Air in American Cities*. Boston Massachusetts: Elsevier Publishing

Rosenfeld, **P.E.**, and Suffet I.H. (2004). Control of Compost Odor Using High Carbon Wood Ash. *Water Science and Technology*. 49(9),171-178.

Rosenfeld P. E., J.J. Clark, I.H. (Mel) Suffet (2004). The Value of An Odor-Quality-Wheel Classification Scheme For The Urban Environment. *Water Environment Federation's Technical Exhibition and Conference (WEFTEC)* 2004. New Orleans, October 2-6, 2004.

Rosenfeld, P.E., and Suffet, I.H. (2004). Understanding Odorants Associated With Compost, Biomass Facilities, and the Land Application of Biosolids. *Water Science and Technology*. 49(9), 193-199.

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Rosenfeld, P. E., Grey, M. A., Sellew, P. (2004). Measurement of Biosolids Odor and Odorant Emissions from Windrows, Static Pile and Biofilter. *Water Environment Research*. 76(4), 310-315.

Rosenfeld, P.E., Grey, M and Suffet, M. (2002). Compost Demonstration Project, Sacramento California Using High-Carbon Wood Ash to Control Odor at a Green Materials Composting Facility. *Integrated Waste Management Board Public Affairs Office*, Publications Clearinghouse (MS–6), Sacramento, CA Publication #442-02-008.

Rosenfeld, P.E., and C.L. Henry. (2001). Characterization of odor emissions from three different biosolids. *Water Soil and Air Pollution*. 127(1-4), 173-191.

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Chollack, T. and **P. Rosenfeld.** (1998). Compost Amendment Handbook For Landscaping. Prepared for and distributed by the City of Redmond, Washington State.

Rosenfeld, P. E. (1992). The Mount Liamuiga Crater Trail. Heritage Magazine of St. Kitts, 3(2).

Rosenfeld, P. E. (1993). High School Biogas Project to Prevent Deforestation On St. Kitts. *Biomass Users Network*, 7(1).

Rosenfeld, P. E. (1998). Characterization, Quantification, and Control of Odor Emissions From Biosolids Application To Forest Soil. Doctoral Thesis. University of Washington College of Forest Resources.

Rosenfeld, P. E. (1994). Potential Utilization of Small Diameter Trees on Sierra County Public Land. Masters thesis reprinted by the Sierra County Economic Council. Sierra County, California.

Rosenfeld, P. E. (1991). How to Build a Small Rural Anaerobic Digester & Uses Of Biogas In The First And Third World. Bachelors Thesis. University of California.

Presentations:

Rosenfeld, P.E., Sutherland, A; Hesse, R.; Zapata, A. (October 3-6, 2013). Air dispersion modeling of volatile organic emissions from multiple natural gas wells in Decatur, TX. 44th Western Regional Meeting, American Chemical Society. Lecture conducted from Santa Clara, CA.

Sok, H.L.; Waller, C.C.; Feng, L.; Gonzalez, J.; Sutherland, A.J.; Wisdom-Stack, T.; Sahai, R.K.; Hesse, R.C.; **Rosenfeld, P.E.** (June 20-23, 2010). Atrazine: A Persistent Pesticide in Urban Drinking Water. *Urban Environmental Pollution*. Lecture conducted from Boston, MA.

Feng, L.; Gonzalez, J.; Sok, H.L.; Sutherland, A.J.; Waller, C.C.; Wisdom-Stack, T.; Sahai, R.K.; La, M.; Hesse, R.C.; **Rosenfeld, P.E.** (June 20-23, 2010). Bringing Environmental Justice to East St. Louis, Illinois. *Urban Environmental Pollution*. Lecture conducted from Boston, MA.

Rosenfeld, P.E. (April 19-23, 2009). Perfluoroctanoic Acid (PFOA) and Perfluoroactane Sulfonate (PFOS) Contamination in Drinking Water From the Use of Aqueous Film Forming Foams (AFFF) at Airports in the United States. 2009 Ground Water Summit and 2009 Ground Water Protection Council Spring Meeting, Lecture conducted from Tuscon, AZ.

Rosenfeld, P.E. (April 19-23, 2009). Cost to Filter Atrazine Contamination from Drinking Water in the United States" Contamination in Drinking Water From the Use of Aqueous Film Forming Foams (AFFF) at Airports in the United States. 2009 Ground Water Summit and 2009 Ground Water Protection Council Spring Meeting. Lecture conducted from Tuscon, AZ.

Wu, C., Tam, L., Clark, J., Rosenfeld, P. (20-22 July, 2009). Dioxin and furan blood lipid concentrations in populations living near four wood treatment facilities in the United States. Brebbia, C.A. and Popov, V., eds., Air Pollution XVII: Proceedings of the Seventeenth International Conference on Modeling, Monitoring and Management of Air Pollution. Lecture conducted from Tallinn, Estonia.

Rosenfeld, P. E. (October 15-18, 2007). Moss Point Community Exposure To Contaminants From A Releasing Facility. *The 23rd Annual International Conferences on Soils Sediment and Water*. Platform lecture conducted from University of Massachusetts, Amherst MA.

Rosenfeld, P. E. (October 15-18, 2007). The Repeated Trespass of Tritium-Contaminated Water Into A Surrounding Community Form Repeated Waste Spills From A Nuclear Power Plant. *The 23rd Annual International Conferences on Soils Sediment and Water*. Platform lecture conducted from University of Massachusetts, Amherst MA.

Rosenfeld, P. E. (October 15-18, 2007). Somerville Community Exposure To Contaminants From Wood Treatment Facility Emissions. The 23rd Annual International Conferences on Soils Sediment and Water. Lecture conducted from University of Massachusetts, Amherst MA.

Rosenfeld P. E. (March 2007). Production, Chemical Properties, Toxicology, & Treatment Case Studies of 1,2,3-Trichloropropane (TCP). *The Association for Environmental Health and Sciences (AEHS) Annual Meeting*. Lecture conducted from San Diego, CA.

Rosenfeld P. E. (March 2007). Blood and Attic Sampling for Dioxin/Furan, PAH, and Metal Exposure in Florala, Alabama. *The AEHS Annual Meeting*. Lecture conducted from San Diego, CA.

Hensley A.R., Scott, A., **Rosenfeld P.E.**, Clark, J.J.J. (August 21 – 25, 2006). Dioxin Containing Attic Dust And Human Blood Samples Collected Near A Former Wood Treatment Facility. *The 26th International Symposium on Halogenated Persistent Organic Pollutants – DIOXIN2006*. Lecture conducted from Radisson SAS Scandinavia Hotel in Oslo Norway.

Hensley A.R., Scott, A., Rosenfeld P.E., Clark, J.J.J. (November 4-8, 2006). Dioxin Containing Attic Dust And Human Blood Samples Collected Near A Former Wood Treatment Facility. *APHA 134 Annual Meeting & Exposition*. Lecture conducted from Boston Massachusetts.

Paul Rosenfeld Ph.D. (October 24-25, 2005). Fate, Transport and Persistence of PFOA and Related Chemicals. Mealey's C8/PFOA. *Science, Risk & Litigation Conference*. Lecture conducted from The Rittenhouse Hotel, Philadelphia, PA.

Paul Rosenfeld Ph.D. (September 19, 2005). Brominated Flame Retardants in Groundwater: Pathways to Human Ingestion, *Toxicology and Remediation PEMA Emerging Contaminant Conference*. Lecture conducted from Hilton Hotel, Irvine California.

Paul Rosenfeld Ph.D. (September 19, 2005). Fate, Transport, Toxicity, And Persistence of 1,2,3-TCP. *PEMA Emerging Contaminant Conference*. Lecture conducted from Hilton Hotel in Irvine, California.

Paul Rosenfeld Ph.D. (September 26-27, 2005). Fate, Transport and Persistence of PDBEs. *Mealey's Groundwater Conference*. Lecture conducted from Ritz Carlton Hotel, Marina Del Ray, California.

Paul Rosenfeld Ph.D. (June 7-8, 2005). Fate, Transport and Persistence of PFOA and Related Chemicals. *International Society of Environmental Forensics: Focus On Emerging Contaminants*. Lecture conducted from Sheraton Oceanfront Hotel, Virginia Beach, Virginia.

Paul Rosenfeld Ph.D. (July 21-22, 2005). Fate Transport, Persistence and Toxicology of PFOA and Related Perfluorochemicals. 2005 National Groundwater Association Ground Water And Environmental Law Conference. Lecture conducted from Wyndham Baltimore Inner Harbor, Baltimore Maryland.

Paul Rosenfeld Ph.D. (July 21-22, 2005). Brominated Flame Retardants in Groundwater: Pathways to Human Ingestion, Toxicology and Remediation. 2005 National Groundwater Association Ground Water and Environmental Law Conference. Lecture conducted from Wyndham Baltimore Inner Harbor, Baltimore Maryland.

Paul Rosenfeld, Ph.D. and James Clark Ph.D. and Rob Hesse R.G. (May 5-6, 2004). Tert-butyl Alcohol Liability and Toxicology, A National Problem and Unquantified Liability. *National Groundwater Association. Environmental Law Conference*. Lecture conducted from Congress Plaza Hotel, Chicago Illinois.

Paul Rosenfeld, Ph.D. (March 2004). Perchlorate Toxicology. *Meeting of the American Groundwater Trust*. Lecture conducted from Phoenix Arizona.

Hagemann, M.F., **Paul Rosenfeld, Ph.D.** and Rob Hesse (2004). Perchlorate Contamination of the Colorado River. *Meeting of tribal representatives*. Lecture conducted from Parker, AZ.

Paul Rosenfeld, Ph.D. (April 7, 2004). A National Damage Assessment Model For PCE and Dry Cleaners. *Drycleaner Symposium. California Ground Water Association*. Lecture conducted from Radison Hotel, Sacramento, California.

Rosenfeld, P. E., Grey, M., (June 2003) Two stage biofilter for biosolids composting odor control. Seventh International In Situ And On Site Bioremediation Symposium Battelle Conference Orlando, FL.

Paul Rosenfeld, Ph.D. and James Clark Ph.D. (February 20-21, 2003) Understanding Historical Use, Chemical Properties, Toxicity and Regulatory Guidance of 1,4 Dioxane. *National Groundwater Association. Southwest Focus Conference. Water Supply and Emerging Contaminants.*. Lecture conducted from Hyatt Regency Phoenix Arizona.

Paul Rosenfeld, Ph.D. (February 6-7, 2003). Underground Storage Tank Litigation and Remediation. *California CUPA Forum*. Lecture conducted from Marriott Hotel, Anaheim California.

Paul Rosenfeld, Ph.D. (October 23, 2002) Underground Storage Tank Litigation and Remediation. *EPA Underground Storage Tank Roundtable*. Lecture conducted from Sacramento California.

Rosenfeld, P.E. and Suffet, M. (October 7- 10, 2002). Understanding Odor from Compost, *Wastewater and Industrial Processes. Sixth Annual Symposium On Off Flavors in the Aquatic Environment. International Water Association*. Lecture conducted from Barcelona Spain.

Rosenfeld, P.E. and Suffet, M. (October 7- 10, 2002). Using High Carbon Wood Ash to Control Compost Odor. Sixth Annual Symposium On Off Flavors in the Aquatic Environment. International Water Association. Lecture conducted from Barcelona Spain.

Rosenfeld, P.E. and Grey, M. A. (September 22-24, 2002). Biocycle Composting For Coastal Sage Restoration. *Northwest Biosolids Management Association*. Lecture conducted from Vancouver Washington.

Rosenfeld, P.E. and Grey, M. A. (November 11-14, 2002). Using High-Carbon Wood Ash to Control Odor at a Green Materials Composting Facility. *Soil Science Society Annual Conference*. Lecture conducted from Indianapolis, Maryland.

Rosenfeld. P.E. (September 16, 2000). Two stage biofilter for biosolids composting odor control. *Water Environment Federation*. Lecture conducted from Anaheim California.

Rosenfeld. P.E. (October 16, 2000). Wood ash and biofilter control of compost odor. *Biofest*. Lecture conducted from Ocean Shores, California.

Rosenfeld, P.E. (2000). Bioremediation Using Organic Soil Amendments. *California Resource Recovery Association*. Lecture conducted from Sacramento California.

Rosenfeld, P.E., C.L. Henry, R. Harrison. (1998). Oat and Grass Seed Germination and Nitrogen and Sulfur Emissions Following Biosolids Incorporation With High-Carbon Wood-Ash. *Water Environment Federation 12th Annual Residuals and Biosolids Management Conference Proceedings*. Lecture conducted from Bellevue Washington.

Rosenfeld, P.E., and C.L. Henry. (1999). An evaluation of ash incorporation with biosolids for odor reduction. *Soil Science Society of America*. Lecture conducted from Salt Lake City Utah.

Rosenfeld, P.E., C.L. Henry, R. Harrison. (1998). Comparison of Microbial Activity and Odor Emissions from Three Different Biosolids Applied to Forest Soil. *Brown and Caldwell*. Lecture conducted from Seattle Washington.

Rosenfeld, P.E., C.L. Henry. (1998). Characterization, Quantification, and Control of Odor Emissions from Biosolids Application To Forest Soil. *Biofest*. Lecture conducted from Lake Chelan, Washington.

Rosenfeld, P.E, C.L. Henry, R. Harrison. (1998). Oat and Grass Seed Germination and Nitrogen and Sulfur Emissions Following Biosolids Incorporation With High-Carbon Wood-Ash. Water Environment Federation 12th Annual Residuals and Biosolids Management Conference Proceedings. Lecture conducted from Bellevue Washington.

Rosenfeld, P.E., C.L. Henry, R. B. Harrison, and R. Dills. (1997). Comparison of Odor Emissions From Three Different Biosolids Applied to Forest Soil. *Soil Science Society of America*. Lecture conducted from Anaheim California.

Teaching Experience:

UCLA Department of Environmental Health (Summer 2003 through 20010) Taught Environmental Health Science 100 to students, including undergrad, medical doctors, public health professionals and nurses. Course focused on the health effects of environmental contaminants.

National Ground Water Association, Successful Remediation Technologies. Custom Course in Sante Fe, New Mexico. May 21, 2002. Focused on fate and transport of fuel contaminants associated with underground storage tanks.

National Ground Water Association; Successful Remediation Technologies Course in Chicago Illinois. April 1, 2002. Focused on fate and transport of contaminants associated with Superfund and RCRA sites.

California Integrated Waste Management Board, April and May, 2001. Alternative Landfill Caps Seminar in San Diego, Ventura, and San Francisco. Focused on both prescriptive and innovative landfill cover design.

UCLA Department of Environmental Engineering, February 5, 2002. Seminar on Successful Remediation Technologies focusing on Groundwater Remediation.

University Of Washington, Soil Science Program, Teaching Assistant for several courses including: Soil Chemistry, Organic Soil Amendments, and Soil Stability.

U.C. Berkeley, Environmental Science Program Teaching Assistant for Environmental Science 10.

Academic Grants Awarded:

California Integrated Waste Management Board. \$41,000 grant awarded to UCLA Institute of the Environment. Goal: To investigate effect of high carbon wood ash on volatile organic emissions from compost. 2001.

Synagro Technologies, Corona California: \$10,000 grant awarded to San Diego State University. Goal: investigate effect of biosolids for restoration and remediation of degraded coastal sage soils. 2000.

King County, Department of Research and Technology, Washington State. \$100,000 grant awarded to University of Washington: Goal: To investigate odor emissions from biosolids application and the effect of polymers and ash on VOC emissions. 1998.

Northwest Biosolids Management Association, Washington State. \$20,000 grant awarded to investigate effect of polymers and ash on VOC emissions from biosolids. 1997.

James River Corporation, Oregon: \$10,000 grant was awarded to investigate the success of genetically engineered Poplar trees with resistance to round-up. 1996.

United State Forest Service, Tahoe National Forest: \$15,000 grant was awarded to investigating fire ecology of the Tahoe National Forest. 1995.

Kellogg Foundation, Washington D.C. \$500 grant was awarded to construct a large anaerobic digester on St. Kitts in West Indies. 1993

Deposition and/or Trial Testimony:

In the United States District Court For The District of New Jersey

Duarte et al, Plaintiffs, vs. United States Metals Refining Company et. al. Defendant.

Case No.: 2:17-cv-01624-ES-SCM Rosenfeld Deposition. 6-7-2019

In the United States District Court of Southern District of Texas Galveston Division

M/T Carla Maersk, *Plaintiffs*, vs. Conti 168., Schiffahrts-GMBH & Co. Bulker KG MS "Conti Perdido" *Defendant*.

Case No.: 3:15-CV-00106 consolidated with 3:15-CV-00237

Rosenfeld Deposition. 5-9-2019

In The Superior Court of the State of California In And For The County Of Los Angeles - Santa Monica

Carole-Taddeo-Bates et al., vs. Ifran Khan et al., Defendants

Case No.: No. BC615636 Rosenfeld Deposition, 1-26-2019

In The Superior Court of the State of California In And For The County Of Los Angeles – Santa Monica

The San Gabriel Valley Council of Governments et al. vs El Adobe Apts. Inc. et al., Defendants

Case No.: No. BC646857

Rosenfeld Deposition, 10-6-2018; Trial 3-7-19

In United States District Court For The District of Colorado

Bells et al. Plaintiff vs. The 3M Company et al., Defendants

Case: No 1:16-cv-02531-RBJ

Rosenfeld Deposition, 3-15-2018 and 4-3-2018

In The District Court Of Regan County, Texas, 112th Judicial District

Phillip Bales et al., Plaintiff vs. Dow Agrosciences, LLC, et al., Defendants

Cause No 1923

Rosenfeld Deposition, 11-17-2017

In The Superior Court of the State of California In And For The County Of Contra Costa

Simons et al., Plaintiffs vs. Chevron Corporation, et al., Defendants

Cause No C12-01481

Rosenfeld Deposition, 11-20-2017

In The Circuit Court Of The Twentieth Judicial Circuit, St Clair County, Illinois

Martha Custer et al., Plaintiff vs. Cerro Flow Products, Inc., Defendants

Case No.: No. 0i9-L-2295

Rosenfeld Deposition, 8-23-2017

In The Superior Court of the State of California, For The County of Los Angeles

Warrn Gilbert and Penny Gilber, Plaintiff vs. BMW of North America LLC

Case No.: LC102019 (c/w BC582154)

Rosenfeld Deposition, 8-16-2017, Trail 8-28-2018

In the Northern District Court of Mississippi, Greenville Division

Brenda J. Cooper, et al., Plaintiffs, vs. Meritor Inc., et al., Defendants

Case Number: 4:16-cv-52-DMB-JVM

Rosenfeld Deposition: July 2017

In The Superior Court of the State of Washington, County of Snohomish

Michael Davis and Julie Davis et al., Plaintiff vs. Cedar Grove Composting Inc., Defendants

Case No.: No. 13-2-03987-5

Rosenfeld Deposition, February 2017

Trial, March 2017

In The Superior Court of the State of California, County of Alameda

Charles Spain., Plaintiff vs. Thermo Fisher Scientific, et al., Defendants

Case No.: RG14711115

Rosenfeld Deposition, September 2015

In The Iowa District Court In And For Poweshiek County

Russell D. Winburn, et al., Plaintiffs vs. Doug Hoksbergen, et al., Defendants

Case No.: LALA002187

Rosenfeld Deposition, August 2015

In The Iowa District Court For Wapello County

Jerry Dovico, et al., Plaintiffs vs. Valley View Sine LLC, et al., Defendants

Law No,: LALA105144 - Division A Rosenfeld Deposition, August 2015

In The Iowa District Court For Wapello County

Doug Pauls, et al., et al., Plaintiffs vs. Richard Warren, et al., Defendants

Law No,: LALA105144 - Division A Rosenfeld Deposition, August 2015

In The Circuit Court of Ohio County, West Virginia

Robert Andrews, et al. v. Antero, et al.

Civil Action No. 14-C-30000

Rosenfeld Deposition, June 2015

In The Third Judicial District County of Dona Ana, New Mexico

Betty Gonzalez, et al. Plaintiffs vs. Del Oro Dairy, Del Oro Real Estate LLC, Jerry Settles and Deward

DeRuyter, Defendants

Rosenfeld Deposition: July 2015

In The Iowa District Court For Muscatine County

Laurie Freeman et. al. Plaintiffs vs. Grain Processing Corporation, Defendant

Case No 4980

Rosenfeld Deposition: May 2015

In the Circuit Court of the 17th Judicial Circuit, in and For Broward County, Florida

Walter Hinton, et. al. Plaintiff, vs. City of Fort Lauderdale, Florida, a Municipality, Defendant.

Case Number CACE07030358 (26) Rosenfeld Deposition: December 2014

In the United States District Court Western District of Oklahoma

Tommy McCarty, et al., Plaintiffs, v. Oklahoma City Landfill, LLC d/b/a Southeast Oklahoma City

Landfill, et al. Defendants. Case No. 5:12-cv-01152-C Rosenfeld Deposition: July 2014

Paul E. Rosenfeld, Ph.D. Page 9 of 10 June 2019

In the County Court of Dallas County Texas

Lisa Parr et al, Plaintiff, vs. Aruba et al, Defendant.

Case Number cc-11-01650-E

Rosenfeld Deposition: March and September 2013

Rosenfeld Trial: April 2014

In the Court of Common Pleas of Tuscarawas County Ohio

John Michael Abicht, et al., *Plaintiffs*, vs. Republic Services, Inc., et al., *Defendants*

Case Number: 2008 CT 10 0741 (Cons. w/ 2009 CV 10 0987)

Rosenfeld Deposition: October 2012

In the United States District Court of Southern District of Texas Galveston Division

Kyle Cannon, Eugene Donovan, Genaro Ramirez, Carol Sassler, and Harvey Walton, each Individually and on behalf of those similarly situated, *Plaintiffs*, vs. BP Products North America, Inc., *Defendant*.

Case 3:10-cv-00622

Rosenfeld Deposition: February 2012

Rosenfeld Trial: April 2013

In the Circuit Court of Baltimore County Maryland

Philip E. Cvach, II et al., Plaintiffs vs. Two Farms, Inc. d/b/a Royal Farms, Defendants

Case Number: 03-C-12-012487 OT Rosenfeld Deposition: September 2013



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Matthew F. Hagemann, P.G., C.Hg., QSD, QSP

Geologic and Hydrogeologic Characterization
Industrial Stormwater Compliance
Investigation and Remediation Strategies
Litigation Support and Testifying Expert
CEOA Review

Education:

M.S. Degree, Geology, California State University Los Angeles, Los Angeles, CA, 1984. B.A. Degree, Geology, Humboldt State University, Arcata, CA, 1982.

Professional Certifications:

California Professional Geologist
California Certified Hydrogeologist
Qualified SWPPP Developer and Practitioner

Professional Experience:

Matt has 25 years of experience in environmental policy, assessment and remediation. He spent nine years with the U.S. EPA in the RCRA and Superfund programs and served as EPA's Senior Science Policy Advisor in the Western Regional Office where he identified emerging threats to groundwater from perchlorate and MTBE. While with EPA, Matt also served as a Senior Hydrogeologist in the oversight of the assessment of seven major military facilities undergoing base closure. He led numerous enforcement actions under provisions of the Resource Conservation and Recovery Act (RCRA) while also working with permit holders to improve hydrogeologic characterization and water quality monitoring.

Matt has worked closely with U.S. EPA legal counsel and the technical staff of several states in the application and enforcement of RCRA, Safe Drinking Water Act and Clean Water Act regulations. Matt has trained the technical staff in the States of California, Hawaii, Nevada, Arizona and the Territory of Guam in the conduct of investigations, groundwater fundamentals, and sampling techniques.

Positions Matt has held include:

- Founding Partner, Soil/Water/Air Protection Enterprise (SWAPE) (2003 present);
- Geology Instructor, Golden West College, 2010 2014;
- Senior Environmental Analyst, Komex H2O Science, Inc. (2000 -- 2003);

- Executive Director, Orange Coast Watch (2001 2004);
- Senior Science Policy Advisor and Hydrogeologist, U.S. Environmental Protection Agency (1989– 1998);
- Hydrogeologist, National Park Service, Water Resources Division (1998 2000);
- Adjunct Faculty Member, San Francisco State University, Department of Geosciences (1993 1998);
- Instructor, College of Marin, Department of Science (1990 1995);
- Geologist, U.S. Forest Service (1986 1998); and
- Geologist, Dames & Moore (1984 1986).

Senior Regulatory and Litigation Support Analyst:

With SWAPE, Matt's responsibilities have included:

- Lead analyst and testifying expert in the review of over 100 environmental impact reports since 2003 under CEQA that identify significant issues with regard to hazardous waste, water resources, water quality, air quality, Valley Fever, greenhouse gas emissions, and geologic hazards. Make recommendations for additional mitigation measures to lead agencies at the local and county level to include additional characterization of health risks and implementation of protective measures to reduce worker exposure to hazards from toxins and Valley Fever.
- Stormwater analysis, sampling and best management practice evaluation at industrial facilities.
- Manager of a project to provide technical assistance to a community adjacent to a former Naval shipyard under a grant from the U.S. EPA.
- Technical assistance and litigation support for vapor intrusion concerns.
- Lead analyst and testifying expert in the review of environmental issues in license applications for large solar power plants before the California Energy Commission.
- Manager of a project to evaluate numerous formerly used military sites in the western U.S.
- Manager of a comprehensive evaluation of potential sources of perchlorate contamination in Southern California drinking water wells.
- Manager and designated expert for litigation support under provisions of Proposition 65 in the review of releases of gasoline to sources drinking water at major refineries and hundreds of gas stations throughout California.
- Expert witness on two cases involving MTBE litigation.
- Expert witness and litigation support on the impact of air toxins and hazards at a school.
- Expert witness in litigation at a former plywood plant.

With Komex H2O Science Inc., Matt's duties included the following:

- Senior author of a report on the extent of perchlorate contamination that was used in testimony by the former U.S. EPA Administrator and General Counsel.
- Senior researcher in the development of a comprehensive, electronically interactive chronology of MTBE use, research, and regulation.
- Senior researcher in the development of a comprehensive, electronically interactive chronology of perchlorate use, research, and regulation.
- Senior researcher in a study that estimates nationwide costs for MTBE remediation and drinking water treatment, results of which were published in newspapers nationwide and in testimony against provisions of an energy bill that would limit liability for oil companies.
- Research to support litigation to restore drinking water supplies that have been contaminated by MTBE in California and New York.

- Expert witness testimony in a case of oil production-related contamination in Mississippi.
- Lead author for a multi-volume remedial investigation report for an operating school in Los Angeles that met strict regulatory requirements and rigorous deadlines.

 Development of strategic approaches for cleanup of contaminated sites in consultation with clients and regulators.

Executive Director:

As Executive Director with Orange Coast Watch, Matt led efforts to restore water quality at Orange County beaches from multiple sources of contamination including urban runoff and the discharge of wastewater. In reporting to a Board of Directors that included representatives from leading Orange County universities and businesses, Matt prepared issue papers in the areas of treatment and disinfection of wastewater and control of the discharge of grease to sewer systems. Matt actively participated in the development of countywide water quality permits for the control of urban runoff and permits for the discharge of wastewater. Matt worked with other nonprofits to protect and restore water quality, including Surfrider, Natural Resources Defense Council and Orange County CoastKeeper as well as with business institutions including the Orange County Business Council.

Hydrogeology:

As a Senior Hydrogeologist with the U.S. Environmental Protection Agency, Matt led investigations to characterize and cleanup closing military bases, including Mare Island Naval Shipyard, Hunters Point Naval Shipyard, Treasure Island Naval Station, Alameda Naval Station, Moffett Field, Mather Army Airfield, and Sacramento Army Depot. Specific activities were as follows:

- Led efforts to model groundwater flow and contaminant transport, ensured adequacy of monitoring networks, and assessed cleanup alternatives for contaminated sediment, soil, and groundwater.
- Initiated a regional program for evaluation of groundwater sampling practices and laboratory analysis at military bases.
- Identified emerging issues, wrote technical guidance, and assisted in policy and regulation development through work on four national U.S. EPA workgroups, including the Superfund Groundwater Technical Forum and the Federal Facilities Forum.

At the request of the State of Hawaii, Matt developed a methodology to determine the vulnerability of groundwater to contamination on the islands of Maui and Oahu. He used analytical models and a GIS to show zones of vulnerability, and the results were adopted and published by the State of Hawaii and County of Maui.

As a hydrogeologist with the EPA Groundwater Protection Section, Matt worked with provisions of the Safe Drinking Water Act and NEPA to prevent drinking water contamination. Specific activities included the following:

- Received an EPA Bronze Medal for his contribution to the development of national guidance for the protection of drinking water.
- Managed the Sole Source Aquifer Program and protected the drinking water of two communities
 through designation under the Safe Drinking Water Act. He prepared geologic reports,
 conducted public hearings, and responded to public comments from residents who were very
 concerned about the impact of designation.

 Reviewed a number of Environmental Impact Statements for planned major developments, including large hazardous and solid waste disposal facilities, mine reclamation, and water transfer.

Matt served as a hydrogeologist with the RCRA Hazardous Waste program. Duties were as follows:

- Supervised the hydrogeologic investigation of hazardous waste sites to determine compliance with Subtitle C requirements.
- Reviewed and wrote "part B" permits for the disposal of hazardous waste.
- Conducted RCRA Corrective Action investigations of waste sites and led inspections that formed the basis for significant enforcement actions that were developed in close coordination with U.S. EPA legal counsel.
- Wrote contract specifications and supervised contractor's investigations of waste sites.

With the National Park Service, Matt directed service-wide investigations of contaminant sources to prevent degradation of water quality, including the following tasks:

- Applied pertinent laws and regulations including CERCLA, RCRA, NEPA, NRDA, and the Clean Water Act to control military, mining, and landfill contaminants.
- Conducted watershed-scale investigations of contaminants at parks, including Yellowstone and Olympic National Park.
- Identified high-levels of perchlorate in soil adjacent to a national park in New Mexico and advised park superintendent on appropriate response actions under CERCLA.
- Served as a Park Service representative on the Interagency Perchlorate Steering Committee, a national workgroup.
- Developed a program to conduct environmental compliance audits of all National Parks while serving on a national workgroup.
- Co-authored two papers on the potential for water contamination from the operation of personal
 watercraft and snowmobiles, these papers serving as the basis for the development of nationwide policy on the use of these vehicles in National Parks.
- Contributed to the Federal Multi-Agency Source Water Agreement under the Clean Water Action Plan.

Policy:

Served senior management as the Senior Science Policy Advisor with the U.S. Environmental Protection Agency, Region 9. Activities included the following:

- Advised the Regional Administrator and senior management on emerging issues such as the
 potential for the gasoline additive MTBE and ammonium perchlorate to contaminate drinking
 water supplies.
- Shaped EPA's national response to these threats by serving on workgroups and by contributing to guidance, including the Office of Research and Development publication, Oxygenates in Water: Critical Information and Research Needs.
- Improved the technical training of EPA's scientific and engineering staff.
- Earned an EPA Bronze Medal for representing the region's 300 scientists and engineers in negotiations with the Administrator and senior management to better integrate scientific principles into the policy-making process.
- Established national protocol for the peer review of scientific documents.

Geology:

With the U.S. Forest Service, Matt led investigations to determine hillslope stability of areas proposed for timber harvest in the central Oregon Coast Range. Specific activities were as follows:

- Mapped geology in the field, and used aerial photographic interpretation and mathematical models to determine slope stability.
- Coordinated his research with community members who were concerned with natural resource protection.
- Characterized the geology of an aquifer that serves as the sole source of drinking water for the city of Medford, Oregon.

As a consultant with Dames and Moore, Matt led geologic investigations of two contaminated sites (later listed on the Superfund NPL) in the Portland, Oregon, area and a large hazardous waste site in eastern Oregon. Duties included the following:

- Supervised year-long effort for soil and groundwater sampling.
- Conducted aguifer tests.
- Investigated active faults beneath sites proposed for hazardous waste disposal.

Teaching:

From 1990 to 1998, Matt taught at least one course per semester at the community college and university levels:

- At San Francisco State University, held an adjunct faculty position and taught courses in environmental geology, oceanography (lab and lecture), hydrogeology, and groundwater contamination.
- Served as a committee member for graduate and undergraduate students.
- Taught courses in environmental geology and oceanography at the College of Marin.

Matt taught physical geology (lecture and lab and introductory geology at Golden West College in Huntington Beach, California from 2010 to 2014.

Invited Testimony, Reports, Papers and Presentations:

Hagemann, M.F., 2008. Disclosure of Hazardous Waste Issues under CEQA. Presentation to the Public Environmental Law Conference, Eugene, Oregon.

Hagemann, M.F., 2008. Disclosure of Hazardous Waste Issues under CEQA. Invited presentation to U.S. EPA Region 9, San Francisco, California.

Hagemann, M.F., 2005. Use of Electronic Databases in Environmental Regulation, Policy Making and Public Participation. Brownfields 2005, Denver, Coloradao.

Hagemann, M.F., 2004. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in Nevada and the Southwestern U.S. Presentation to a meeting of the American Groundwater Trust, Las Vegas, NV (served on conference organizing committee).

Hagemann, M.F., 2004. Invited testimony to a California Senate committee hearing on air toxins at schools in Southern California, Los Angeles.

Brown, A., Farrow, J., Gray, A. and **Hagemann, M.**, 2004. An Estimate of Costs to Address MTBE Releases from Underground Storage Tanks and the Resulting Impact to Drinking Water Wells. Presentation to the Ground Water and Environmental Law Conference, National Groundwater Association.

Hagemann, M.F., 2004. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in Arizona and the Southwestern U.S. Presentation to a meeting of the American Groundwater Trust, Phoenix, AZ (served on conference organizing committee).

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in the Southwestern U.S. Invited presentation to a special committee meeting of the National Academy of Sciences, Irvine, CA.

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River. Invited presentation to a tribal EPA meeting, Pechanga, CA.

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River. Invited presentation to a meeting of tribal repesentatives, Parker, AZ.

Hagemann, M.F., 2003. Impact of Perchlorate on the Colorado River and Associated Drinking Water Supplies. Invited presentation to the Inter-Tribal Meeting, Torres Martinez Tribe.

Hagemann, M.F., 2003. The Emergence of Perchlorate as a Widespread Drinking Water Contaminant. Invited presentation to the U.S. EPA Region 9.

Hagemann, M.F., 2003. A Deductive Approach to the Assessment of Perchlorate Contamination. Invited presentation to the California Assembly Natural Resources Committee.

Hagemann, M.F., 2003. Perchlorate: A Cold War Legacy in Drinking Water. Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. From Tank to Tap: A Chronology of MTBE in Groundwater. Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. A Chronology of MTBE in Groundwater and an Estimate of Costs to Address Impacts to Groundwater. Presentation to the annual meeting of the Society of Environmental Journalists.

Hagemann, M.F., 2002. An Estimate of the Cost to Address MTBE Contamination in Groundwater (and Who Will Pay). Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. An Estimate of Costs to Address MTBE Releases from Underground Storage Tanks and the Resulting Impact to Drinking Water Wells. Presentation to a meeting of the U.S. EPA and State Underground Storage Tank Program managers.

Hagemann, M.F., 2001. From Tank to Tap: A Chronology of MTBE in Groundwater. Unpublished report.

Hagemann, M.F., 2001. Estimated Cleanup Cost for MTBE in Groundwater Used as Drinking Water. Unpublished report.

Hagemann, M.F., 2001. Estimated Costs to Address MTBE Releases from Leaking Underground Storage Tanks. Unpublished report.

Hagemann, M.F., and VanMouwerik, M., 1999. Potential Water Quality Concerns Related to Snowmobile Usage. Water Resources Division, National Park Service, Technical Report.

VanMouwerik, M. and **Hagemann, M.F**. 1999, Water Quality Concerns Related to Personal Watercraft Usage. Water Resources Division, National Park Service, Technical Report.

Hagemann, M.F., 1999, Is Dilution the Solution to Pollution in National Parks? The George Wright Society Biannual Meeting, Asheville, North Carolina.

Hagemann, M.F., 1997, The Potential for MTBE to Contaminate Groundwater. U.S. EPA Superfund Groundwater Technical Forum Annual Meeting, Las Vegas, Nevada.

Hagemann, M.F., and Gill, M., 1996, Impediments to Intrinsic Remediation, Moffett Field Naval Air Station, Conference on Intrinsic Remediation of Chlorinated Hydrocarbons, Salt Lake City.

Hagemann, M.F., Fukunaga, G.L., 1996, The Vulnerability of Groundwater to Anthropogenic Contaminants on the Island of Maui, Hawaii Water Works Association Annual Meeting, Maui, October 1996.

Hagemann, M. F., Fukanaga, G. L., 1996, Ranking Groundwater Vulnerability in Central Oahu, Hawaii. Proceedings, Geographic Information Systems in Environmental Resources Management, Air and Waste Management Association Publication VIP-61.

Hagemann, M.F., 1994. Groundwater Characterization and Cleanup at Closing Military Bases in California. Proceedings, California Groundwater Resources Association Meeting.

Hagemann, M.F. and Sabol, M.A., 1993. Role of the U.S. EPA in the High Plains States Groundwater Recharge Demonstration Program. Proceedings, Sixth Biennial Symposium on the Artificial Recharge of Groundwater.

Hagemann, M.F., 1993. U.S. EPA Policy on the Technical Impracticability of the Cleanup of DNAPL-contaminated Groundwater. California Groundwater Resources Association Meeting.

Hagemann, M.F., 1992. Dense Nonaqueous Phase Liquid Contamination of Groundwater: An Ounce of Prevention... Proceedings, Association of Engineering Geologists Annual Meeting, v. 35.

Other Experience:

Selected as subject matter expert for the California Professional Geologist licensing examination, 2009-2011.