APPENDIX A. PUBLIC ENGAGEMENT

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APPENDIX A: PUBLIC ENGAGEMENT

Introduction

Pursuant to California Government Code Section 65583(c)(9), local governments are required to "make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element." To meet these requirements, the City of Irvine has organized multiple activities to engage with all ages and economic segments of the community through the following: a community outreach survey, two focus groups, three community workshops, a Planning Commission study session, a City Council scoping session, stakeholder meetings with property owners and special interest groups, and additional public meetings and adoption hearings.

To promote the community engagement activities and events, the City used its City website, social media accounts, mailers, and public email system. The City also provided outreach materials in English and seven additional languages: Chinese (Traditional and Simplified), Korean, Vietnamese, Japanese, Farsi, Arabic, and Spanish to ensure the outreach materials reached many diverse segments of the community.

The City gathered feedback from outreach activities and summarized the findings to identify the issues and topics that were most pressing to the Irvine community. The City then used this information to develop goals, policies, and proposed activities for the planning period.

Public Engagement Plan

The Public Engagement Plan summarizes the strategies and process the City of Irvine and the consultant team, Harris & Associates, used to engage the public and other stakeholders in preparation of the 6th Cycle Housing Element Update. The Public Engagement Plan identifies the goal and strategies for public engagement, followed by summaries of specific outreach methods the planning team used during the planning process for the Housing Element.

The purpose and goal of the Engagement Plan is to ensure residents, businesses, community-based organizations, and public agencies (collectively referred to as "stakeholders") are aware of, and actively involved in, updating the City's Housing Element. Engaging the community in the planning process and incorporating feedback is essential to ensuring that the Housing Element reflects the priorities of the community it serves and that the strategies for achieving those goals are feasible, equitable, and can be implemented with support from the community.

The Engagement Plan consists of several strategies that create awareness of the Housing Element, provide opportunities for stakeholder input, and maximize participation from all economic and cultural segments of the community. Listed below are components of the Engagement Plan:

A. Outreach Coordinator
B. Housing Element Update Webpage
C. Social Media and Email Outreach
D. Print Media
E. Community Outreach Survey - Summer 2020
F. Focus Groups - January 26 and 27, 2021
G. Stakeholder Meetings with Major Property Owners
H. AB 52 and SB 18 - Tribal Consultation
I. City Council Scoping Session – February 9, 2021
J. Planning Commission Study Session – February 18, 2021
K. Future Housing Sites Outreach Letters
L. Focused Community Workshop 1 on Future Housing Sites – March 16, 2021
M. Stakeholder Meeting with Irvine Unified School District – April 1, 2021
N. Stakeholder Meetings for Affordable Housing
O. General Community Workshops 2 and 3 – April 22 and 29, 2021
P. At-Risk Affordable Housing Outreach
Q. Draft Housing Element Release to Public – (July 2021)
R. ALUC Review – (TBD)
S. 6th Cycle Housing Element Adoption Hearings – (anticipated Winter 2021/2022)
T. Ongoing Engagement

Each component of the Engagement Plan is described in further detail below, including the outreach activities the City performed in chronological order.

A. Outreach Coordinator

The City designated Outreach Coordinators to ensure the outreach process aligned with the public engagement goals described above. The role of the Outreach Coordinator was to serve as a central contact for the planning team and stakeholders with respect to public engagement. The Outreach Coordinator was also responsible for press releases as well as posting webpage and social media content through the City's website and other channels as appropriate. The contact information for the Outreach Coordinators are listed below:

- **Kristina Perrigoue**, Public Information Officer, City Manager's Department, KPerrigoue@cityofirvine.org; 949-724-6212-5028
- **Justin Equina**, Senior Planner, Community Development Department, JEquina@cityofirvine.org; 949-724-6364
- **Melissa Chao**, Senior Planner, Community Development Department, MChao@cityofirvine.org; 949-724-6395

B. Housing Element Update Website

In September 2020, the City created a webpage (cityofirvine.org/HEUpdate) that serves as a 24/7 on-demand resource for the Housing Element Update (HEU) with translation capability available for 81 languages through an easy-to-use drop-down menu. The landing page provides an overview of the Housing Element, including:

- What is a Housing Element?
- What does the State Require?
- Project Timeline Table
- Upcoming and Past Meetings

In addition, the landing page includes click buttons that lead to individual pages with more specific information, such as "RHNA: Who Decides How Much Housing is Needed and Why?" and "Housing Element Benefits: Why This Matters." These click buttons define terms like "RHNA", explain the RHNA process, and how the housing units are distributed among local jurisdictions. Additionally, the website feature links to workshop announcements, Zoom links, video recordings, presentations, and informational handouts. As of June 9, 2021, the HEU website has 1,456 visits (i.e., single browsing session).

City staff regularly maintains and monitors the webpage to provide up-to-date information and to field submitted questions and comments through the anonymous comment in-box and a dedicated email account at GPUpdate2035@cityofirvine.org. See corresponding Appendix A-B for reference.

C. Social Media and Email Outreach

The City, in coordination with the Public Information Office, has created content to promote the Housing Element Update workshops and public meetings on its social media accounts (i.e., Facebook, Instagram, Twitter, and nextdoor). The City posts social media content approximately two weeks prior to workshops to provide ample notice to the public followed by a secondary reminder several days before. As of June 9, 2021, analytics for City accounts show 90,429 social media impressions (i.e., the number of times the post was displayed to a user) and 1,161 engagements (i.e., the number of times users engaged with the post, such as reacting to, commenting on, sharing, or clicking on the post).

The City publicized the Housing Element Update community workshops through our weekly Community Link Newsletter, which is emailed to 17,176 recipients.

The City also advertised the Housing Element Update work efforts through email, which was sent out to our project interest list with over 5,200 email addresses of various stakeholders, including, major land owners, Building Industry Association of Southern California, Greater Irvine Chamber of Commerce, school districts, utility providers, residents, and other interested parties. See Appendix A-C for social media posts and related analytics, and notification list.

D. Print Media

The City advertised the Housing Element Update in Inside Irvine, the official magazine and activity guide for Irvine that is published quarterly. Additionally, fliers were created and translated in seven additional languages, Chinese (Traditional and Simplified), Japanese, Korean, Vietnamese, Spanish, Farsi, and Arabic announcing the communitywide workshops consistent with Irvine's Limited English Proficiency plan (2019-2020 through 2024-2025) for the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME Investment Partnerships Programs. The fliers were also featured on both the City's HEU webpage and disseminated via the City's social media accounts. See Appendix A-D for print media.

E. Community Outreach Survey

As part of the City's General Plan Update, a separate ongoing effort, the City administered a statistically valid and demographically representative Community Outreach Survey in summer 2020 to a random sample of 1,253 adults who reside in the City of Irvine. The sample profile matched the City's US Census American Community Survey 2018 estimates for ethnicity, age, home ownership, child in the household, and senior in the household. The on-line survey included questions focused on housing issues to support the Housing Element public engagement effort. The survey was conducted in five languages: English, Spanish, Chinese, Korean, and Farsi. See Appendix A-E for the survey questions and results related to housing.

Subsequent to the survey, staff conducted focus groups to analyze housing in the City. The focus groups allowed for dedicated discussion that highlighted residents' perspectives on housing topics, including state-mandated housing and where such housing will be compatible in the City.

F. Focus Groups

On January 26 and 27, 2021, the City conducted two evenings of focus groups to obtain qualitative data to augment the survey results, specifically housing. To accomplish this, staff collected data on residents' opinions about the City, with an emphasis on existing and future housing.

Due to the COVID-19 pandemic, the focus groups were administered through an online platform called Discuss IO. There were four focus groups totaling 16 participants (i.e., four people per group), and the duration of each meeting was approximately 90 minutes. Each focus group consisted of participants with diverse age, gender, ethnicity, home tenure, and length of residence. See Appendix A-F for focus group takeaways.

G. Stakeholder Meetings with Major Property Owners

City staff, with their consultant, Harris & Associates, coordinated stakeholder meetings with major property owners in the City to discuss potential opportunity sites for the Housing Element.

On January 28, 2021 and March 18, 2021, the City held meetings with the Irvine Company to solicit input in meeting Irvine's RHNA and provide ongoing updates on the work effort. City staff presented the final RHNA numbers and HEU requirements to the Irvine Company and shared potential strategies and opportunity sites for affordable units. Potential strategies included residential overlays, converting market rate housing to affordable housing, extending the term of affordability on units due to expire, and mixed-use developments. As the site inventory

On February 17, 2021 and March 30, 2021, the City also held meetings with FivePoint to solicit input in meeting Irvine's RHNA. Similar to the Irvine Company, City staff shared potential strategies and opportunity sites for affordable units. Potential strategies included increasing density near transit, updating the Inclusionary Ordinance requirements and in-lieu fees, and density bonus incentives.

On May 6, 2021, the City held a follow-up meeting with FivePoint and the Irvine Company to continue discussions regarding potential housing policy considerations and the State mandated site inventory requirements.

On June 24, 2021 and June 25, 2021, the City met with the Irvine Company and FivePoint, respectively, to share progress on the site inventory.

H. AB 52 and SB 18 – Tribal Consultation

To ensure compliance with Assembly Bill 52 (Chapter 532, Statutes of 2014) and Senate Bill 18 (Gov. Code Section 65352.3(a)(1) and Section 65562.5), the City contacted the Native American Heritage Commission to obtain the Tribal Consultation List. On February 8, 2021, City staff mailed letters to all California Native American tribes from the consultation list and City's AB 52 notification list notifying everyone about the 6th Cycle Housing Element Update.

Staff did not receive any letters of concern. See Appendix A-H for sample letter, mailing list, and responses received.

I. City Council Scoping Session (February 9, 2021)

On February 9, 2021, the City held a City Council Scoping Session for the Housing Element Update in accordance with the General Plan amendment procedures in City Council Resolution No. 87-108.

The purpose of the Scoping Session was to introduce the 6th Cycle Housing Element Update and identify issues that should be addressed during the update process. During the Scoping Session, the City provided an overview of the update, which consisted of the draft 2021-2029 Regional Housing Needs Assessment (RHNA), potential Housing Element strategies, project timeline, and public outreach strategies.

The City advertised the scoping session through a citywide public meeting notice, which was posted at the public bulletin boards and published in the Irvine World News (IWN) on January 21, 2021.

See Appendix A-I for references to the HEU Scoping Session Presentation, staff report, public bulletin boards posting notice, and affidavit of publication, meeting agenda, and input received.

J. Planning Commission Study Session (February 18, 2021)

On February 18, 2021, the City held a Planning Commission study session to introduce the project. Similar to the City Council Scoping Session, the purpose of the study session was to give an overview of the Housing Element Update process and requirements. The presentation consisted of the draft 2021-2029 RHNA, potential strategies, project timeline, and public participation efforts.

The City advertised the Planning Commission Study Session through press releases, social media accounts, email interest lists, the HEU website, and a citywide public notice. The citywide public notice was also published in the Irvine World News on January 21, 2021.

See Appendix A-J for references to the Study Session HEU PowerPoint Presentation, staff report, email interest list, press release, public notice, affidavit of publication, meeting agenda, and input received.

K. Future Housing Sites Outreach Letters

In preparing for the Sites Inventory Analysis, City staff identified potential opportunity sites and mailed outreach letters to those property owners. The purpose of these letters was to gauge interest of property owners in either converting their site for residential purposes or developing residential homes in combination with their existing use, within the next eight years. The general and opportunity sites letters were translated in seven additional languages, including Chinese (Traditional and Simplified), Korean, Vietnamese, Japanese, Spanish, Farsi, and Arabic.

City staff mailed the outreach letters on the following dates:

- March 1, 2021 - The City sent out general outreach letters to 2,278 unique property owners in Planning Areas 32 through 36 (Irvine Spectrum and Irvine Business Complex areas).
- March 9, 2021 - The City sent out 30 additional opportunity sites letters targeting specific property owners of commercial offices, commercial recreation centers, manufacturing and industrial uses.
- March 26, 2021 - The City sent out letters to 100 religious institutions to gauge their interest in developing residential units in combination with their existing religious institution.
- May 3, 2021 - The City sent out 28 letters to hotels to gauge their interest in developing residential units on specific floors or the entire hotel, or policies to house hotel workers on-site.

See Appendix A-K for Outreach Letters and related mailing lists.

L. Focused Community Workshop #1 (March 16, 2021)

As a follow-up to the future housing sites outreach letters, the City held a virtual community workshop on March 16, 2021 to present the 6th Cycle Housing Element Update. The workshop targeted stakeholders in the Irvine Business Complex (IBC) and Spectrum areas, specifically property owners, commercial real estate brokers, the Building Industry Association (BIA), Irvine Chamber of Commerce, and the general public. The City advertised the community workshop through an email notifications and the HEU website. All attendees were required to register prior to attending the workshop, and 29 attendees participated in the meeting.

The meeting was hosted over Zoom and featured a PowerPoint presentation summarizing the Housing Element Update process and work effort focusing on gauging property owner interest in being designated as a future housing site (i.e., opportunity site) as a precursor to developing the site inventory analysis. The workshop also consisted of a live Question and Answer (Q&A) segment. The City posted the PowerPoint presentation and Q&A handout on the City's HEU website. See Appendix A-L for further details, which also includes all correspondence with property owners/representatives expressing interest in their property being included for consideration in the housing element site inventory.

As a follow-up on May 4, 2021, City staff met with key IBC stakeholders in a smaller group setting to discuss potential housing strategies under consideration and next steps in the update process.

M. Stakeholder Meeting with Irvine Unified School District (April 1, 2021)

On April 1, 2021, the City held a stakeholder meeting with the Irvine Unified School District (IUSD) to provide an overview of the project. The meeting included a robust discussion about the City's final RHNA allocation and its potential impact on school facilities and services. As a result, IUSD staff provided a presentation on the HEU/RHNA to the school district board at their special facilities study session meeting on May 18, 2021. Refer to Appendix A-M for further details.

N. Stakeholder Meetings for Affordable Housing (April and May 2021)

City staff with their consultant, Harris & Associates, held meetings with various Affordable Housing developers to discuss housing policies that would encourage affordable housing in the City.

Staff met with the several developers on the following dates:

- April 22, 2021 – Related California
- April 29, 2021 -- Bridge Housing, Impact Housing, C&C Development, and Orange County Community Housing Corporation.
- April 29, 2021 – Innovative Housing Opportunities
- May 6, 2021 -- Jamboree Housing
- May 12 and May 20, 2021-- Irvine Community Land Trust (ICLT)

During the meetings, the City provided an overview of the Housing Element, which included the final RHNA allocation, potential site opportunities, and the Affirmatively Furthering Fair Housing (AFFH) requirements. Additionally, staff asked a series of questions related to the strategies, constraints, and challenges of providing affordable housing in the City to facilitate a broad and open dialogue. The meeting discussion guide included:

a) What are some challenges and opportunities you face as a developer while trying to develop affordable housing in Irvine?

b) Are there any constraints with obtaining loans (construction and/or permanent) for a project in Irvine?

c) Have you encountered any programs, procedures, or incentives in other cities that have significantly facilitated housing development?

d) Is funding for affordable housing severely limited and not sufficient for the need, what types of things can the City do to incentivize affordable housing projects (e.g., zoning, fee deferrals, streamlining, etc.)?

e) Have you considered a project in Irvine within the last 3 years? Why or why not?

f) In your opinion, what are some creative housing solutions that would help a city like Irvine develop more affordable housing? Would implementing a by-right affordable housing development overlay help?

g) Are you interested in potentially partnering with a church or religious institution for a project (per recently passed AB 1851)? What could the City do to assist?

See Appendix A-N for a summary of the discussions from the affordable housing stakeholder meetings. The summary is aggregated to maintain anonymity as requested by some participants.

O. General Community Workshops #2 and #3 (April 22 and 29, 2021)

On April 22, 2021 and April 29, 2021, the City held virtual community-wide workshops to present the 6th Cycle Housing Element Update. The purpose was to capture all segments of the community including economic, cultural, age, and special needs.

The City advertised the community workshops through press releases, social media announcements, email notifications, the HEU website, and a flier, which was translated in Chinese (Traditional and Simplified), Korean, Japanese, Vietnamese, Spanish, Farsi, and Arabic. Copies of the community workshop fliers are included in Appendix Section A-D.

Additionally, Mayor Khan announced the upcoming workshops at the April 13, 2021 City Council meeting. Additional workshop announcements were made at various commissions and committee/board meetings such as the Senior Citizen Council and Sports Committee during their regular meetings in early- to mid-April 2021. Attendees registered on the City's HEU website prior to attending the workshop. However, attendees were also able to access the workshops via the link provided on the City's website. As an alternative, a phone dial-in option was offered.

On April 22, 2021, 105 participants attended the 10 a.m. workshop and on April 29, 2021, 92 participants attended the 5:30 p.m. workshop. Both meetings were hosted over Zoom and featured a PowerPoint presentation summarizing the Housing Element Update process and work effort. Additionally, the workshop allowed attendees to participate in live polling and a Q&A segment. The City also posted the PowerPoint presentations, meeting recordings, and polling results on the City's HEU website, www.cityofirvine.org/HEUpdate. See Appendix A-O for further details.

P. At-Risk Affordable Housing Outreach

City staff mailed letters to all affordable housing providers (non-Irvine Company) identified as having affordable units expiring during the eight-year planning period (2021-2029) associated with the 6th cycle Housing Element. Five letters were mailed as follows: Families Forward (2), Harvard Manor, Jamboree Housing, and Orange County Community Housing Corporation.

As a result of these mailers, , City staff met with Families Forward representatives on May 20, 2021. There was a broad discussion about potential ways to preserve existing affordable housing by extending affordable housing covenants and related legal agreements. Staff also metwith Jamboree Housing representatives on June 30, 2021. City staff will continue the dialogue with Families Forward and other providers in the coming months and years. See Appendix A-P for more details.

Q. Draft Housing Element Release to Public

City staff hosted several public meetings to introduce the draft Housing Element to appointed officials as well as to the public as follows:

Planning Commission:

- July 1, 2021: Public meeting to review 6th cycle Housing Element requirements including public outreach efforts, housing needs assessment and RHNA, site inventory analysis, constraints, Housing Plan with goals, policies, programs, and quantified objectives, and review of past programs in the 5th cycle Housing Element. Additionally, highlight the draft site inventory and goals, policies, and programs.
- July 9, 2021: Release date of draft Housing Element document to Planning Commission members via email. Posted draft Housing Element document on-line on July 12, 2021 to commence public review.
- July 15, 2021 and August 5, 2021: Return to request that the Planning Commission review and authorize submittal of the draft 2021-2029 Housing Element to HCD for initial review.

CEQA documentation:

- Late Fall 2021 (anticipated): Release of Notice of Intent to adopt Initial Study/ Negative Declaration (IS/ND) and commence 30-day public review period.

Copies of the staff reports, presentations, meeting comments analyses, and correspondence received on or after July 1, 2021 that were available at the time of publication of this document are included in Appendix A-Q. Additional documents will be added as they become available.

R. ALUC Review (TBD)

Staff anticipates presenting the draft HEU to the Airport Land Use Commission for Orange County (ALUC) on TBD, consistent with California Public Utilities Code Section 21676(b) requirements.

Appendix A-R includes the staff report, presentation, meeting agenda (not available at the time of publication, but will be added when the documents become available), and ALUC letter.

S. 6th Cycle Housing Element Adoption Hearings (anticipated Winter 2021/2022)

Subsequent to the completion of the mandatory 60-day pre-submittal review to HCD, staff anticipates presenting the final HEU and IS/MND in accordance with California Environmental Quality Act (CEQA) Guidelines and requirements. The draft IS/ND along with comments received during the public review period, will be considered by the City in conjunction with the project adoption review/approval process.

- Planning Commission review and recommendation hearing(s) for adoption
- City Council hearing for adoption

Appendix A-S includes the staff reports, presentations, public notices, IWN affidavit of publications, and meeting agendas (not available at the time of publication, but will be added when the documents become available).

T. Ongoing Engagement

City staff anticipates ongoing engagement to engage the public and stakeholders in the implementation of the housing element as follows:

DESCRIPTION OF EFFORT	FREQUENCY	AUDIENCE
Housing Division hotline at 949-724-6114	During City Hall office hours: Monday-Thursday: 7:30 a.m.–5:30 p.m. Friday: 8 a.m.–5 p.m.	On demand for public
Notifications of affordable housing-related news and updates	News and information when pertinent	Public by subscription via govdelivery system
Irvine's affordable housing webpage: cityofirvine.org/affordable-housing	On-going	24/7 on demand for public
Annual progress reports to track implementation of the programs	Yearly	Decision-makers and the public
Participation in SCAG Regional Council meetings.	Monthly	Staff
Participation in OCCOG Technical Advisory Committee and Board of Director meetings	Monthly	OCCOG members

Public Engagement – Appendix A

Summary of Sections

A. Outreach Coordinator (none – see narrative section)
B. Housing Element Update Webpage
C. Social Media and Email Outreach
D. Print Media
E. Community Outreach Survey - Summer 2020
F. Focus Groups - January 26 and 27, 2021
G. Stakeholder Meetings with Major Property Owners (none – see narrative section)
H. AB 52 and SB 18 - Tribal Consultation (refer to CEQA documentation in Project File No. 00832121-PGA for complete package)
I. City Council Scoping Session – February 9, 2021
J. Planning Commission Study Session – February 18, 2021
K. Future Housing Sites Outreach Letters
L. Focused Community Workshop 1 on Future Housing Sites – March 16, 2021
M. Stakeholder Meeting with Irvine Unified School District – April 1, 2021
N. Stakeholder Meetings for Affordable Housing
O. General Community Workshops 2 and 3 – April 22 and 29, 2021
P. At-Risk Affordable Housing Outreach
Q. Draft Housing Element Release to Public
R. ALUC Review – anticipated January 2022
S. 6th Cycle Housing Element Adoption Hearings – December 2021/January 2022
T. Ongoing Engagement (none – see narrative section)

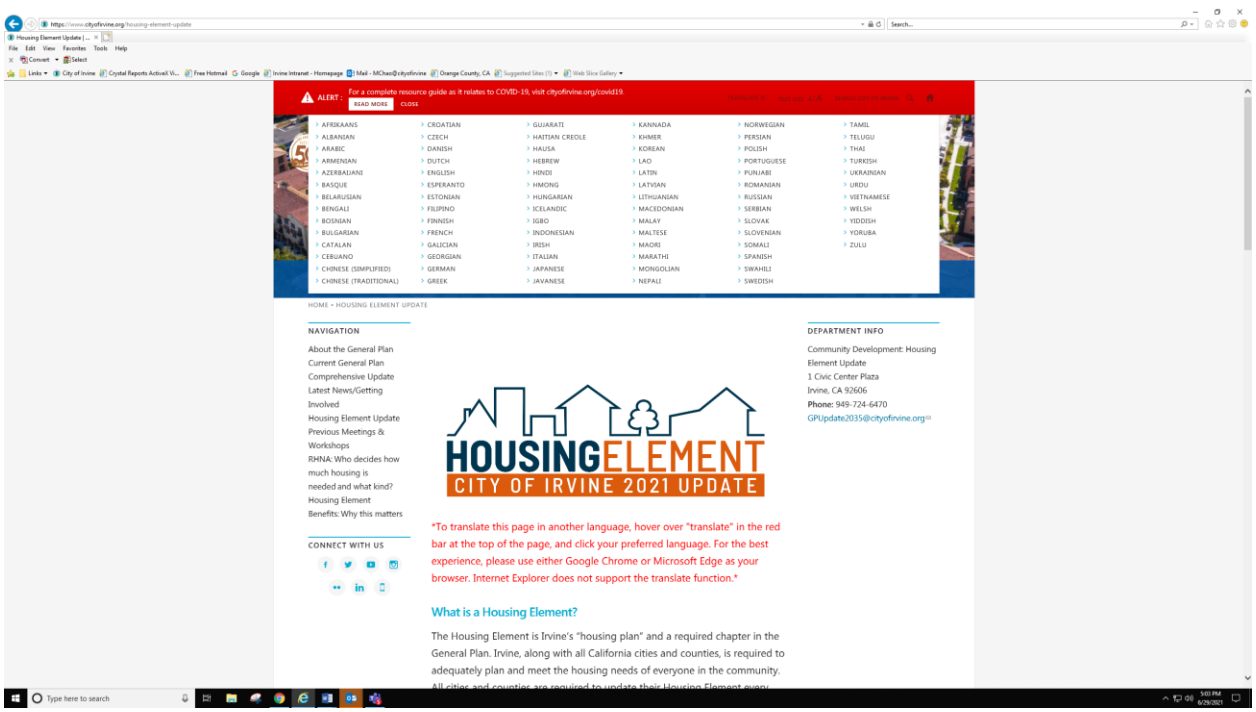
Public Engagement

Appendix A-B: Housing Element Update Webpage (www.cityofirvine.org/HEUpdate)

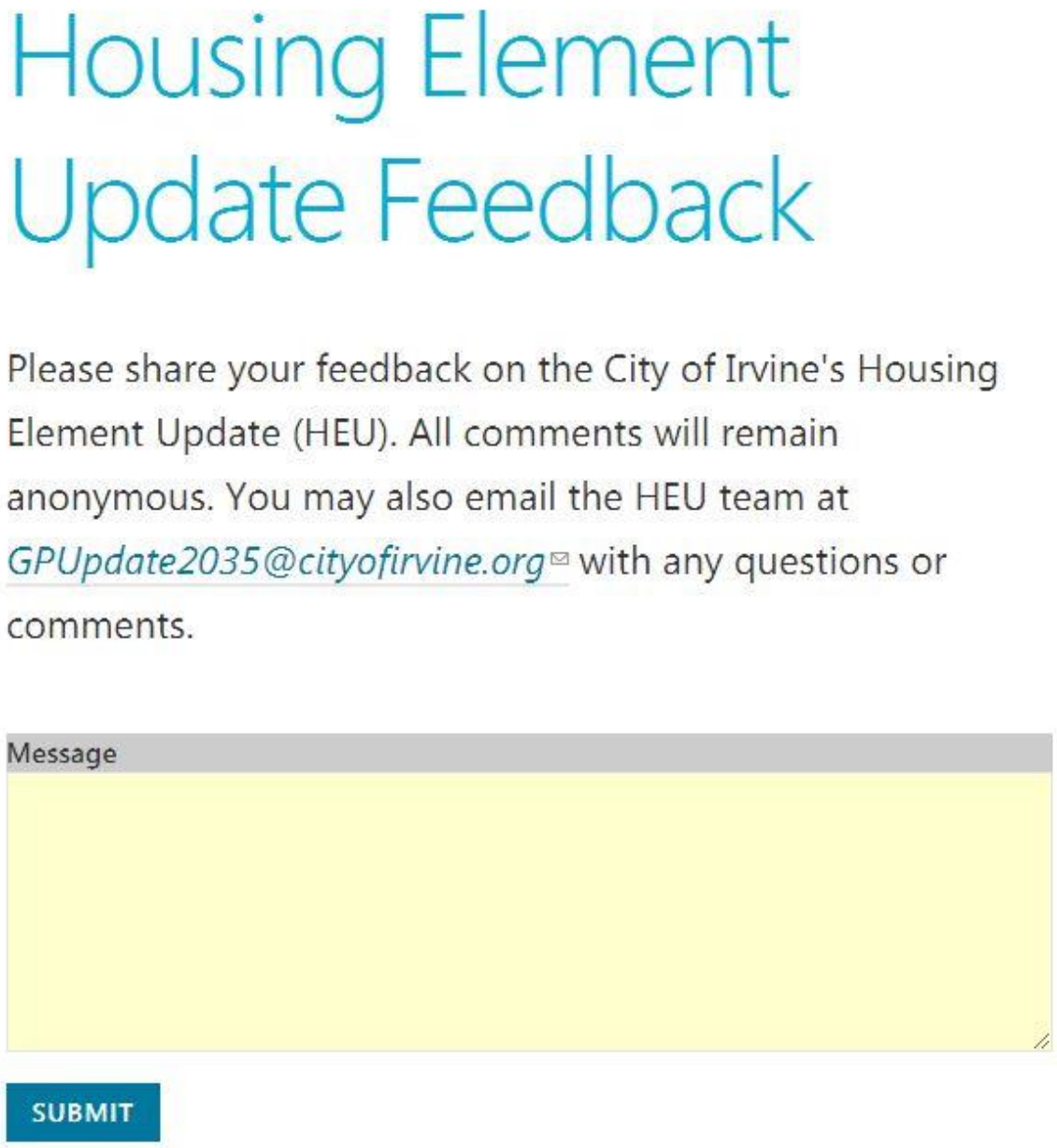
Table of Contents

1. Website Translation Menu
2. Housing Element Update Comment Box
3. HEU Anonymous Comment Box - Comments Analysis
4. General Project Correspondence, including GPUpdate2035@cityofirvine.org emails

1. Website Translation Menu



2. Housing Element Update Comment Box



3. HEU Comment Box Comments Analysis

Anonymous Comments and Questions Received (as of June 9, 2021)	How Comment was Addressed in HE
Create many opportunities for low-income families to buy houses in Irvine.	The policy and program under Goal 6 of the Housing Plan chapter encourages homeownership through educational programs and resources.
In order to serve those Irvine residents with developmental disabilities, it will be important to increase the Inclusionary Housing percentage from 15 - 20%. More units in the 25-35% median income range would also greatly benefit this group of Irvine residents. Enabling families to plan, long range, for their disabled children and allow this group to stay in Irvine would be a tremendous gift that benefits the entire city. Thank you for your consideration. Carol	Program PP-E.3, Inclusionary Housing Ordinance Update, of the Housing Plan chapter involves conducting a feasibility study to support increasing the existing inclusionary housing requirement from 15% (5% very low, 5% low, and 5% moderate) to 20% inclusionary where 15% will be split between very low and low income levels (TBD) and the remaining 5% for moderate income levels. Additionally, the Inclusionary Housing Ordinance reflect the 20% requirement, corresponding updated in-lieu fee (paid if affordable units are not provided on-site) to reflect current land and construction costs, and other related updates. Additionally, Program PP-I.3 will leverage all funding options to ensure housing options include reasonable accommodations and supportive services for people with disabilities.

4. General Project Correspondence including GPUpdate 2035@cityofirvine.org emails

St. Joseph Hospital

August 17, 2020

Dear City of Irvine:

St. Joseph Hospital is an acute-care not-for-profit faith-based hospital founded in 1929 by the Sisters of St. Joseph of Orange, located in the City of Orange, California. St. Joseph Hospital has 465 licensed beds, 379 of which are currently available, and a campus that is approximately 38 acres in size. The hospital's Primary Service Area includes the cities of Orange, Santa Ana, Tustin, Anaheim, Garden Grove, Villa Park, and Westminster. Major programs and services include cardiac care, critical care, diagnostic imaging, emergency medicine, obstetrics and behavioral/psychiatric services. St. Joseph Hospital dedicates resources to improve the health and quality of life for the communities it serves, with special emphasis on the needs of the economically poor and vulnerable.

Over the past two years, St. Joseph Hospital along with 13 other Community-based Organizations have been working together to address the issues of Economic Development, Housing, and Mental Health. In Central Orange County. The goal is to impact systemic change and determinants of health. In addition, St. Joseph Hospital has identified Homeless & Housing as one its key priorities of focus over the next three years. We will develop strategies to address lack of affordable housing under the framework of equity and racial disparities. We firmly believe that in order for communities to thrive, there must be equitable systems in place that support social consciousness, economic stability, and diverse development.

As you are aware, Housing Elements for the 6th cycle period (2021-29) are due to the California Department of Housing and Community Development by October 2021. St. Joseph Hospital understands the importance of each city's Housing Element in guiding housing programs, policies, zoning, and funding, as well as in reducing current obstacles to affordable housing development. We also understand the importance of Housing Elements in addressing racial equity in housing, particularly with the new statutory requirements mandating the inclusion of programs that affirmatively further fair housing in 6th cycle Housing Elements.[1] Together with local housing advocate groups, we support their efforts on ensuring that each jurisdiction increases affordable housing opportunities by implementing proven strategies, policies, and incentives that encourage affordable housing development.

St. Joseph Hospital seeks to ensure that jurisdictions engage the public in revising their Housing Elements. Public engagement is a necessary component of the Housing Element process as California Housing Element law states: "The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element..." Broad participation and true engagement of the public increases the likelihood that the community members involved in the discussion and planning processes will support new housing strategies and housing developments. Public engagement should include participation from residents of diverse communities, housing consumers, service providers, and advocates.

As the City embarks upon the 2021-29 Housing Element update, St. Joseph Hospital requests that the City include us and our local housing advocates in the upcoming Housing Element review and evaluation of the current 5th cycle planning period goals, policies, and accomplishments.

St. Joseph Hospital further requests that the City conduct a robust public participation process for the 6th cycle Housing Element update and that it incorporate St. Joseph Hospital, affordable housing advocates, and residents of low-income communities in this process. We believe that you will achieve a stronger Housing Element update through diverse community participation, outreach and community planning process.

To ensure adequate public participation St. Joseph Hospital recommends the following:

1. The City should engage community participation and feedback at all stages of the Housing Element review and update. Participation should not be limited to public hearings.
2. The City should allow for various methods of engagement to encourage public participation. For instance, for members of the public who may not have access to the internet or a computer, or who are unable to use video applications, consistently provide an adequate telephone option – available in multiple languages – and generally ensure that members of the community who lack adequate technology can participate in meetings about the Housing Element review.
3. The City's public participation and outreach opportunities should be meaningful and create various platforms (for example, virtual, written, workshops, webinars, community meetings, and public hearings) for the engagement of community members who reside in lower-income communities, affordable housing partners, Legal Aid organizations, and advocates.
4. The City should create a diverse Housing Element Working Group to evaluate the current Housing Element policies and accomplishments. This Working Group could help create policies and recommendations for the new Housing Element update to ensure that you meet the housing needs of those who are most vulnerable in the City.
5. The City should include affordable housing advocates in any anticipated Housing Element Work Group and provide the opportunity for them to provide their analysis on 5th cycle RHNA progress and be a part of developing policy recommendations on the 6th cycle update.
6. The City should engage community organizations representing and advocating for families and individuals residing in lower-income communities to ensure that members of these communities can directly participate and that the City considers their perspective as part of the evaluation and creation of policies that create affordable housing.

We would appreciate the City giving us notice of any public meetings regarding the Housing Element. We look forward to working with the City to encourage effective housing policies that will help create balanced housing development and create much-needed affordable housing in our local communities. If you have any questions, please feel free to contact me at (714) 771-8000 Ext. 17535 or Cecilia.Bustamante-Pixa@stjoe.org.

Sincerely,

Cecilia Bustamante Pixa

Cecilia Bustamante Pixa, MPH, MHCML
Director, Community Health Investment

[1]California Government Code § 8899.50 (Assembly Bill 686).

August 18, 2020

www.kennedycommission.org
17701 Cowan Ave., Suite 200
Irvine, CA 92614
949 250 0909

City of Irvine
1 Civic Center Plaza
Irvine, CA 92606-5207

Dear City of Irvine:

The Kennedy Commission (the Commission), a broad-based coalition of residents and community organizations, advocates for the production of homes affordable for families earning less than $20,000 annually in Orange County. Formed in 2001, the Commission has successfully partnered and worked with Orange County jurisdictions to create effective housing and land-use policies that have led to the new construction of homes affordable to lower-income working families.

As you are aware, Housing Elements for the 6th cycle planning period (2021-29) are due to the California Department of Housing and Community Development by October 2021. The Commission understands the importance of each city's Housing Element in guiding housing programs, policies, zoning, and funding, as well as in reducing current obstacles to affordable housing development. We also understand the importance of Housing Elements in addressing racial equity in housing, particularly with the new statutory requirements mandating the inclusion of programs that affirmatively further fair housing in 6th cycle Housing Elements.[1] Our work focuses on ensuring that each jurisdiction increases affordable housing opportunities by implementing proven strategies, policies, and incentives that encourage affordable housing development.

Further, the Commission seeks to ensure that jurisdictions engage the public in revising their Housing Elements. Public engagement is a necessary component of the Housing Element process as California Housing Element law states: "The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element..." Broad participation and true engagement of the public increases the likelihood that the community members involved in the discussion and planning processes will support new housing strategies and housing developments. Public engagement should include participation from residents of diverse communities, housing consumers, service providers, and advocates.

As the City embarks upon the 2021-29 Housing Element update, the Commission requests that the City include us in the upcoming Housing Element review and evaluation of the current 5th cycle planning period goals, policies, and accomplishments. The Commission further requests that the City conduct a robust public participation process for the 6th cycle Housing Element update and that it incorporate the Commission, affordable housing advocates, and residents of low-income communities in this process. We believe that you will achieve a stronger Housing Element update through diverse community participation, outreach, and community planning process.

To ensure adequate public participation the Commission recommends the following:

[1] California Government Code § 8899.50 (Assembly Bill 686).

1. **The City should engage community participation and feedback at <u>all</u> stages of the Housing Element review and update. Participation should not be limited to public hearings.**

2. **The City should allow for various methods of engagement to encourage public participation. For instance, for members of the public who may not have access to the internet or a computer, or who are unable to use video applications, consistently provide an adequate telephone option – available in multiple languages – and generally ensure that members of the community who lack adequate technology can participate in meetings about the Housing Element review.**

3. **The City's public participation and outreach opportunities should be meaningful and create various platforms (for example, virtual, written, workshops, webinars, community meetings, and public hearings) for the engagement of community members who reside in lower-income communities, affordable housing partners, Legal Aid organizations, and advocates.**

4. **The City should create a diverse Housing Element Working Group to evaluate the current Housing Element policies and accomplishments. This Working Group could help create policies and recommendations for the new Housing Element update to ensure that you meet the housing needs of those who are most vulnerable in the City.**

5. **The City should include The Commission in any anticipated Housing Element Working Group and provide the opportunity for the Commission to provide its analysis on 5th cycle RHNA progress and be a part of developing policy recommendations on the 6th cycle update.**

6. **The City should engage community organizations representing and advocating for families and individuals residing in lower-income communities to ensure that members of these communities can directly participate and that the City considers their perspective as part of the evaluation and creation of policies that create affordable housing.**

We would appreciate the City giving us notice of any public meetings regarding the Housing Element. We look forward to working with the City of Irvine to encourage effective housing policies that will help create balanced housing development and create much-needed affordable housing in our local communities. If you have any questions, please free to contact me at (949) 250-0909 or cesarc@kennedycommission.org.

Sincerely,

Cesar Covarrubias
Executive Director

From: Marika Poynter
To: Melissa Chao
Subject: FW: RHNA - 6th Cycle Housing Element
Date: Tuesday, January 19, 2021 12:22:43 PM
Attachments: image001.png

Melissa,

Could you add them to our interested parties list for the HEU? I don't think it needs to go any farther than that. We have a consultant to help us with the HE site inventory and don't need another consultant doing that work. They can provide their input at the public hearings.

Marika

MARIKA A POYNTER, AICP | PRINCIPAL PLANNER | CITY OF IRVINE
949-724-6456 | 1 Civic Center Plaza, Irvine, CA 92606 | mpoynter@cityofirvine.org

From: Brittany Irvin <birvin@provincegroup.com>
Sent: Tuesday, January 19, 2021 11:37 AM
To: Marika Poynter <mpoynter@cityofirvine.org>
Cc: Mark Kerslake <mkerslake@provincegroup.com>; Dean Maners <dmaners@provincegroup.com>
Subject: RHNA - 6th Cycle Housing Element

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Marika,

My name is Brittany Irvin and I am writing to you about potential residential and mixed-use development opportunities in your City to satisfy your RHNA objectives. I work for the Province Group, which has been in business for 30 years and has an extensive entitlement and development track record of high quality for-sale and for-rent projects.

With the publication of Regional Housing Needs Assessment numbers, we are meeting with cities to identify and develop housing opportunity sites. I was hoping to set up a call or meeting with you to discuss your RHNA process and opportunities you may have. Do you or one of your senior staff members have any availability for a meeting or call with us over the next few days?

Also, if you have started the process to update your Housing Element for the new RHNA numbers, we'd appreciate being added to your public participation

list to receive notices of meetings, documents, etc. Could your staff please add us to the list?

Please feel free to reach out to myself or Dean Maners. Also, you can visit our webpage at www.ProvinceGroup.com for more information on our company. I look forward to hearing from you.

Thank you.

Brittany Irvin
Province Group/Newport Equities LLC
26 Corporate Plaza, Suite 260
Newport Beach, California 92660
Phone (949) 553-4800 ext. 8209
Fax (949) 706-7979
birvin@provincegroup.com



From: Dominic Mazza
To: GPUpdate 2035
Subject: RE: Housing Element Meetings
Date: Monday, January 25, 2021 4:12:42 PM
Attachments: image001.png
image003.png
image004.png

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks Melissa. Yes, I would be interested in that stakeholder meeting.

Dominic Mazza | Acquisitions & Development Associate
dir 949.757.8473 | cel 310.633.0361

INTRACORP SW, LLC | 895 Dove, Suite 400 | Newport Beach CA 92660 | www.intracorphomes.com

From: GPUpdate 2035 <GPUpdate2035@cityofirvine.org>
Sent: Monday, January 25, 2021 4:04 PM
To: Dominic Mazza <dmazza@intracorphomes.com>; GPUpdate 2035 <GPUpdate2035@cityofirvine.org>
Subject: RE: Housing Element Meetings

Dear Dominic:

I can add you to the general HEU interest list.

Additionally, are you interested in participating in a future stakeholder meeting for the Irvine Business Complex area?

We are in the process of revamping the project webpage at www.cityofirvine.org/housingelementupdate, including adding an anticipated project timeline.

In the meantime, attached are two public meeting notices: one for the Feb 9 City Council scoping session and another for the Feb. 18 Planning Commission study session.

Please feel free to contact me with any questions.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Dominic Mazza <dmazza@intracorphomes.com>

Sent: Monday, January 25, 2021 2:39 PM
To: GPUpdate 2035 <GPUpdate2035@cityofirvine.org>
Subject: Housing Element Meetings

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,

Where can I find or sign up to see the schedule of meetings for the Housing Element update?

Thank you,

Dominic Mazza | Acquisitions & Development Associate
dir 949.757.8473 | cel 310.633.0361

INTRACORP SW, LLC | 895 Dove, Suite 400 | Newport Beach CA 92660 | www.intracorphomes.com

Hi,

From: GPUpdate 2035
To: B. Smith; GPUpdate 2035
Subject: RE: 6th Cycle Housing Elements
Date: Sunday, March 7, 2021 4:19:55 PM

Hi B. Smith:

I apologize for the typo. The draft HEU won't be available for review until Summer 2021.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: B. Smith <bsmith786@gmail.com>
Sent: Saturday, March 6, 2021 3:58 AM
To: GPUpdate 2035 <GPUpdate2035@cityofirvine.org>
Subject: Re: 6th Cycle Housing Elements

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I'm not sure if this is a typo but you said that a draft was released summer 2020 that has passed does that mean that there's a draft available for me to review? If so please send me a link to it.

On Fri, Mar 5, 2021, 9:33 PM GPUpdate 2035 <GPUpdate2035@cityofirvine.org> wrote:

> Hi B. Smith:
>
> We anticipate releasing a draft Housing Element Update for public review in Summer 2020. The State deadline for submitting our Housing Element for certification is October 15, 2021. I will check with my colleagues on when the 6th cycle HEU becomes effective and get back to you. My understanding is that any residential building permits issued on or after July 1, 2021 are counted towards the 6th cycle RHNA allocation.
>
> For more information, please go to www.cityofirvine.org/housingelementupdate. We will update the webpages with more specific dates as work progresses and get closer to completing each task.
>
> Would you like to be added to the project email notification list?
>
> Thank you,
>
> **MELISSA CHAO | SENIOR PLANNER**
> P 949-724-6395 I F 949-724-6440
> mchao@cityofirvine.org

From: B. Smith <bsmith786@gmail.com>
Sent: Friday, March 5, 2021 1:41 PM
To: GPUpdate 2035 <GPUpdate2035@cityofirvine.org>
Subject: 6th Cycle Housing Elements

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

On what date will the 6th cycle Housing Element be published & on what date will it become effective?

Thank You,
B. Smith

Melissa Chao

From: Melissa Chao
Sent: Monday, March 15, 2021 9:22 AM
To: 'TIM SHAW'
Cc: Charles Kovac; Melissa Chao
Subject: RE: HEU Interest List

Hi Tim:

Thank you for reaching out. I have added you to the HEU project interest list.

City staff and our housing consultant are hosting a virtual meeting tomorrow. Please feel free to join us if you are interested and happen to be available at 3 p.m. There will be general community workshops in throughout April as well.

Thanks,
Melissa

HOUSINGELEMENT
CITY OF IRVINE 2021 UPDATE

You're Invited

6th Cycle Housing Element Update -
Virtual Meeting on Future Housing Sites
March 16, 2021 at 3 p.m.

The City of Irvine is preparing an update to its Housing Element for the 2021-2029 planning period. Under State mandate, Irvine must plan for a significant number of future housing units, including affordable housing. We must identify potential sites that may accommodate future residential development. All California cities and counties are required to update their Housing Element every eight years for State certification. The State deadline for Irvine is October 15, 2021.

This meeting will provide an overview of the Housing Element Update (HEU) and primarily focus on the process of identifying opportunity sites for developing the draft housing element site inventory. Additionally, the meeting will offer the opportunity for participants to ask questions and offer input. Any and all ideas are welcome and not a commitment. This event is open to the public. Feel free to send this to others who may be interested.

For more information and/or if you are unable to attend the virtual meeting and would like to discuss this opportunity, please contact Charles Kovac, Housing Administrator, at ckovac@cityofirvine.org or 949-724-7452 and/or Melissa Chao, Senior Planner, at mchao@cityofirvine.org or 949-724-6395.

To be added to the HEU interest list, please email mchao@cityofirvine.org.

Learn more about the Housing Element Update by visiting www.cityofirvine.org/housingelementupdate.

Join Us for a Virtual Meeting

An overview of the Housing Element Update and related site inventory work effort will be presented during a virtual public meeting on Tuesday, March 16, 2021 at 3 – 4:30 p.m. The meeting will be conducted via Zoom.

The Zoom meeting information is below, and the virtual meeting will open approximately 30 minutes prior to the start time at 3 p.m.

Meeting Link:

Register in advance for this webinar:
https://zoom.us/webinar/register/WN_hes31vcBSUGUurkmA-Dwmg
If you are having trouble with the link above, please copy and paste this link into your browser.

Webinar ID:
958 7121 5807
Webinar Passcode:
City

If you would like to join by phone, dial one of the following numbers and use the Webinar ID and Passcode

US: +1 669-900-6833 or +1 346-248-7799
Webinar ID: 958 7121 5807
Passcode: 400813

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

-----Original Message-----
From: TIM SHAW <tshaw265@gmail.com>
Sent: Saturday, March 13, 2021 9:21 AM
To: Melissa Chao <MChao@cityofirvine.org>
Subject: HEU Interest List

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please add me to the HEU interest list. Thanks Tim Shaw
11 Misty Run

Irvine CA 92614
(949) 300-9154

Melissa Chao

From: GPUpdate 2035
Sent: Thursday, March 25, 2021 7:05 PM
To: Eduardo Santana; GPUpdate 2035; Amy Mullay; Charles Kovac
Cc: Gissell Garcia
Subject: RE: RHNA numbers

Hi Eduardo:

I added you and Gissell to the list.

If you know of any affordable developers that would be interested in participating, please forward their contact information/email to me.

Thank you,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Eduardo Santana <esantana@ihousing.us>
Sent: Thursday, March 25, 2021 12:46 PM
To: GPUpdate 2035 <GPUpdate2035@cityofirvine.org>; Amy Mullay <amullay@cityofirvine.org>; Charles Kovac <CKovac@cityofirvine.org>
Cc: Gissell Garcia <ggarcia@ihousing.us>
Subject: RE: RHNA numbers

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Yes, absolutely. Please include us.

Eduardo "Edu" Santana
Impact Housing
m: 213-479-0564

From: GPUpdate 2035 <GPUpdate2035@cityofirvine.org>
Sent: Thursday, March 25, 2021 12:23 PM
To: Eduardo Santana <esantana@ihousing.us>; Amy Mullay <amullay@cityofirvine.org>; Charles Kovac <CKovac@cityofirvine.org>
Cc: Gissell Garcia <ggarcia@ihousing.us>
Subject: RE: RHNA numbers

Hi Eduardo

By the way as part of the housing element update, we are in the process of planning some affordable housing virtual meetings. Would that be something you and Gissell would be interested in participating in?

For more information on the housing element update, please click www.cityofirvine.org/housingelementupdate.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Eduardo Santana <esantana@ihousing.us>
Sent: Wednesday, March 24, 2021 5:46 PM
To: Amy Mullay <amullay@cityofirvine.org>; Charles Kovac <CKovac@cityofirvine.org>
Cc: Gissell Garcia <ggarcia@ihousing.us>
Subject: RE: RHNA numbers

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you Melissa. Moving you to bcc to spare your inbox.

Hello Amy and Charles,
Can we set up a short call in the next couple of days?

Thanks,
Edu

From: GPUpdate 2035 <GPUpdate2035@cityofirvine.org>
Sent: Wednesday, March 24, 2021 5:19 PM
To: Eduardo Santana <esantana@ihousing.us>; GPUpdate 2035 <GPUpdate2035@cityofirvine.org>
Cc: Charles Kovac <CKovac@cityofirvine.org>; Amy Mullay <amullay@cityofirvine.org>
Subject: RE: RHNA numbers

Hi Eduardo:

I've copied Charles Kovac, Housing Administrator, and Amy Mullay, Senior Planner, in our housing and neighborhoods team. They can assist you with this question.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Eduardo Santana <esantana@ihousing.us>
Sent: Wednesday, March 24, 2021 2:56 PM
To: GPUpdate 2035 <GPUpdate2035@cityofirvine.org>
Subject: RHNA numbers

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi, my company builds unsubsidized low- and moderate-income housing. We have done some research to see what cities have reported significant numbers of moderate-income housing production in the current RHNA cycle and were surprised to find that Irvine has reported 13,000 units this cycle. I'd like to gain a better understanding of the composition of that housing stock and to know how the numbers were calculated.

Is there someone I can speak to about this?

Thanks,
Eduardo Santana
Impact Housing
213-479-0564

From: GPUpdate 2035
To: Shirley Marcum
Cc: GPUpdate 2035
Subject: RE: Housing Element city of Irvine2021 virtual workshops
Date: Tuesday, April 13, 2021 1:08:07 PM
Attachments: HEU Community Workshops Flier.pdf

Hi Shirley:

Attached is the community workshop flier. If you prefer, you can actually listen in via phone too. Please go to www.cityofirvine.org/HEUpdate for instructions on how to call in (instead of tuning in via Zoom virtual meeting). Once the two workshops are completed, we will also post the entire presentation online.

Staff is cognizant of the need for senior living and all its different levels of independent living.

Please don't hesitate email us with any thoughts and/or questions. I added you to the project interest list for notifications.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Shirley Marcum <shirlmar88@gmail.com>
Sent: Tuesday, April 13, 2021 9:30 AM
To: GPUpdate 2035 <GPUpdate2035@cityofirvine.org>
Subject: Housing Element city of Irvine2021 virtual workshops

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Unfortunately I cannot view these workshops, but am very interested in them . If there are any 4-22nd and 4-29th brochures ,etc, kindly send some to me. I am a long time resident of Irvine since the early 70's and love Irvine. I feel that many of us are now seniors and we need new housing here for us too, such as senior apartments, senior independent living and on up to new Assisted Living places, too. I am hopeful that your committees will consider these places as well.
Thank you, Shirley Marcum shirlmar88@gmail.com

Housing Element Update: Virtual Community Workshops



We Need Your Input

The City of Irvine Housing Element is one of the seven mandated elements of the City's General Plan. It sets forth Irvine's strategy to preserve and enhance the community's residential character, expand housing opportunities for all economic segments, and provide guidance and direction for local government decision-making in all matters related to housing.

The City is currently updating the Housing Element for the 2021-2029 planning period, as required, to meet the housing needs of everyone in our community. We encourage all Irvine residents and stakeholders to help us plan the City's future housing needs and priorities.

Our interactive virtual workshops will provide a detailed overview of the Housing Element and update process, and ask for feedback on various topics including what the Housing Element Update goals should be for the 2021-2029 period.

To register for a virtual meeting and for additional information on the Housing Element Update, visit cityofirvine.org/HEUpdate or call 949-724-6395.

Virtual Workshops

Dates and times via Zoom:

April 22, 2021
10 a.m.–noon

April 29, 2021
5:30–7:30 p.m.

Workshops will be presented in English and include a presentation on the Housing Element and a discussion about the update. These meetings will be interactive and conducted online. Meeting participants can join by desktop, tablet, or phone. If you need language assistance, please email *mchao@cityofirvine.org* by April 30 to schedule an individualized meeting.

HOUSINGELEMENT
CITY OF IRVINE 2021 UPDATE

WE ARE IRVINE 1971-2021 50th Anniversary

From: Stephanie Takigawa
To: M J
Cc: GPUpdate 2035
Subject: RE:
Date: Tuesday, April 13, 2021 1:25:16 PM

Good afternoon MJ,

Thank you for reaching out. I've listed information on how to qualify for affordable housing, apply for affordable housing and information on developments under construction. Note that there is a lengthy wait time and the City of Irvine does not play a role in placing people into units. You will need to contact the apartment complexes individually to inquire about availability and to put your name on to the waitlist.

To qualify:

It is based on HUD assigned income limit (2020) and household size.

To apply:

The City of Irvine does not have any application as the City does not own any affordable units, or manage the waitlist and does not play a role in placing people into units. To obtain an application or inquire about availability, you will need to contact the existing rental properties in Irvine with affordable units individually. You can access detailed information on the property (i.e. phone number, address, number of units, etc.) by using the affordable housing interactive map or the affordable housing guide. Note that there's a pretty lengthy wait time for the existing properties with affordable units.

Developments under construction:

Currently there are no open interest lists. Once developers near construction completion of the upcoming developments, an interest list will become available and prospective tenants will be selected from the interest list through a lottery selection. For future interest lists, you can sign up to receive notifications of an interest list being available by subscribing here or checking thy City's affordable housing website for updates. A list of the upcoming developments can be found here.

If you're amenable to living in a City besides Irvine, please review the Orange County comprehensive listing which can be found here.

Best Regards,

STEPHANIE TAKIGAWA | HOUSING ANALYST | CITY OF IRVINE
949-724-7456 | 1 Civic Center Plaza, Irvine, CA 92606 | stakigawa@cityofirvine.org

From: GPUpdate 2035 <GPUpdate2035@cityofirvine.org>
Sent: Tuesday, April 13, 2021 1:23 PM
To: M J <marjanjohari63@gmail.com>; GPUpdate 2035 <GPUpdate2035@cityofirvine.org>
Cc: Stephanie Takigawa <STakigawa@cityofirvine.org>
Subject: RE:

Hi MJ:

This meeting does not address the waiting list for affordable housing, instead it is for future planning of housing in Irvine, including affordable units.

Please visit https://www.cityofirvine.org/affordable-housing or contact Stephanie Takigawa, Housing Specialist, at the above email for further assistance.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: M J <marjanjohari63@gmail.com>
Sent: Tuesday, April 13, 2021 10:32 AM
To: GPUpdate 2035 <GPUpdate2035@cityofirvine.org>
Subject:

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello. Could I ask a question? Is this meeting help me to solve my problem about affordable housing? Actually I need to live in affordable houses but I couldn't find any open list for this. Thank you.

Melissa Chao

From: Melissa Chao
Sent: Tuesday, May 4, 2021 9:26 AM
To: jeanajkim
Cc: Melissa Chao
Subject: RE: Request : City of Irvine to Host Housing Element Update Virtual Community Workshops.. Korean

Hi Jeana:

I wanted to check back with you to see if you would like to set-up a separate meeting with a Korean translator to discuss the Housing Element Update.

Please let me know by Friday, May 7, 2021.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Melissa Chao <MChao@cityofirvine.org>
Sent: Tuesday, April 27, 2021 11:44 AM
To: jeanajkim <jeanajkim@gmail.com>
Cc: Melissa Chao <MChao@cityofirvine.org>
Subject: RE: Request : City of Irvine to Host Housing Element Update Virtual Community Workshops.. Korean

Hi Jeana:

I forgot to add earlier, please let me know if you would like to set-up a separate meeting to discuss.

Thanks again,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Melissa Chao <MChao@cityofirvine.org>
Sent: Tuesday, April 27, 2021 11:41 AM
To: jeanajkim <jeanajkim@gmail.com>
Cc: Melissa Chao <MChao@cityofirvine.org>
Subject: RE: Request : City of Irvine to Host Housing Element Update Virtual Community Workshops.. Korean

Hi Jeana:

The April 29 community workshop itself will not be conducted in Korean.

We will need to set-up a separate meeting with a translator. The meeting will occur after April 30 because I need to wait to see if I receive additional requests for Korean language assistance.

Thank you,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: jeanajkim <jeanajkim@gmail.com>
Sent: Tuesday, April 27, 2021 11:24 AM
To: Melissa Chao <MChao@cityofirvine.org>
Subject: Request : City of Irvine to Host Housing Element Update Virtual Community Workshops.. Korean

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi.
I want to attend in City of Irvine to Host Housing Element Update Virtual Community Workshops.
Do you have a plan for Korean?
If you have it, let me know, please.
Thank you.

From: GPUpdate 2035
To: Brian Schmid; GPUpdate 2035
Subject: RE: Housing Element Update Site Inventory
Date: Friday, May 7, 2021 1:45:48 PM

Hi Brian:

The draft site inventory and housing element plan is anticipated to be released for public review in early summer. City staff and our consultant are currently preparing the documents.

I added your contact information to the HEU project email notification list.

Please feel free to contact me with any further questions.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Brian Schmid <brianschmid43@gmail.com>
Sent: Friday, May 7, 2021 9:44 AM
To: GPUpdate 2035 <GPUpdate2035@cityofirvine.org>
Subject: Housing Element Update Site Inventory

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning,

I'm interested in Irvine's new site inventory for the upcoming sixth cycle housing element update, but I can't find any clear guidance on the website, do you have anything that shows the inventory a little more clearly that you could send my way? Thank you!

Best,
Brian

Brian Schmid
Surface Warfare Officer | US Navy
C: 919.649.9456

Melissa Chao

From: Emily Yau <emilyyau2020@yahoo.com>
Sent: Monday, June 21, 2021 10:45 AM
To: Melissa Chao
Subject: Re: Housing element update

Categories: Yellow Category

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for the update!

Emily Yau

On Monday, June 21, 2021, 09:52:02 AM PDT, Melissa Chao <mchao@cityofirvine.org> wrote:

Hi Emily:

Staff is anticipating releasing the draft HE document around the second week in July.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 | F 949-724-6440

mchao@cityofirvine.org

From: Emily Yau <emilyyau2020@yahoo.com>
Sent: Monday, June 21, 2021 9:22 AM
To: Melissa Chao <MChao@cityofirvine.org>
Subject: Housing element update

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Melissa,

Good morning.

I would like to check if there is any update info regarding the housing element. According to previous meetings and mentioned time lines, the public review of draft housing element should be around June 2021. Please correct me if I am wrong with the timeline. Also, if you have any updated info, please let us know.

Thank you,

Emily Yau

2152 Dupont Dr., Suite 200

Irvine, CA 92612

Public Engagement

Appendix A-C: Social Media and Email Outreach

Table of Contents

1. Social Media Posts
2. Social Media Analytics
3. Community Link Newsletter
4. Project Email Notification List

1. Social Media Posts

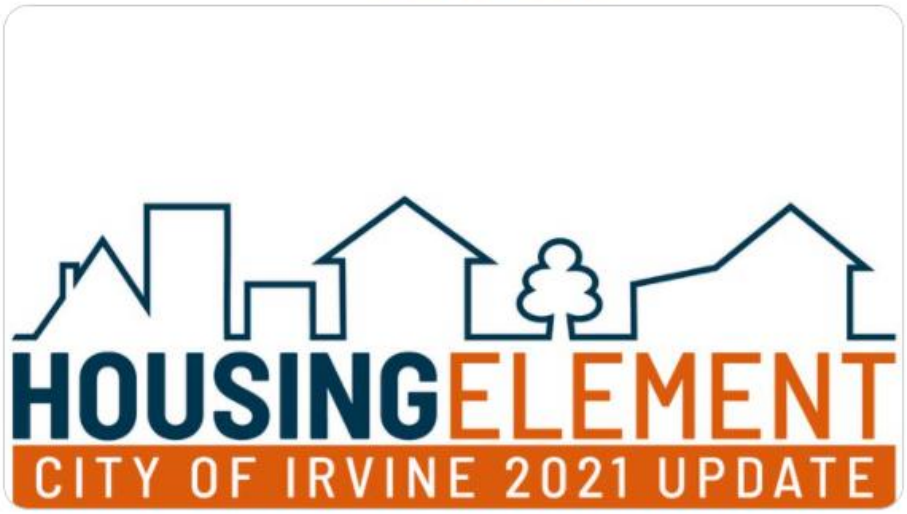
Facebook



Twitter

City of Irvine
@City_of_Irvine

The City of Irvine is beginning the process of updating its Housing Element, and the Planning Commission is holding a Study Session tomorrow, Feb. 18, at 5:30 p.m. regarding the Housing Element Update. To tune in and submit comments, visit bit.ly/2M0uxjf.



8:25 PM · Feb 17, 2021 · Twitter Web App

Instagram


HOUSINGELEMENT
CITY OF IRVINE 2021 UPDATE
cityofirvine
cityofirvine Did you know? Every eight years the state requires cities and counties to update their Housing Element to adequately plan to meet the housing needs of everyone in the community.
The City of Irvine is beginning the process of updating its Housing Element, and the Planning Commission is holding a Study
Liked by orangecountyevents and others
FEBRUARY 17
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Post

Nextdoor

City of Irvine
Public Information Office Linda Fontes • 17 Feb



Planning Commission Study Session for the 6th Cycle Housing Element Update.
Did you know? Every eight years the state requires cities and counties to update their Housing Element to adequately plan to meet the housing needs of everyone in the community.

The City of Irvine is beginning the process of updating its Housing Element, and the Planning Commission is holding a Study Session tomorrow, February 18, at 5:30 p.m. regarding the Housing Element Update.

To tune in to the Planning Commission meeting through WebEx or via a dial-in conference call line, visit bit.ly/2M0uxjf. The meeting agenda and details on how to submit comments on agenda items are also available on the webpage.

Posted to **Subscribers of City of Irvine**

2. Social Media Analytics

DATE	SOCIAL MEDIA	POST	IMPRESSIONS	ENGAGEMENT	REACTIONS	CLICKS
2.17.21	Facebook	Did you know? Every eight years the state requires cities and counties to update their Housing Element to adequately plan to meet the housing needs of everyone in the community. The City of Irvine is beginning the process of updating its Housing Element, and the Planning Commission is holding a Study Session tomorrow, February 18, at 5:30 p.m. regarding the Housing Element Update. To tune in to the Planning Commission meeting through WebEx or via a dial-in conference call line, visit bit.ly/2M0uxjf. The meeting agenda and details on how to submit comments on agenda items are also available on the webpage.	1,537	45		
2.17.21	Twitter	The City of Irvine is beginning the process of updating its Housing Element, and the Planning Commission is holding a Study Session tomorrow, Feb. 18, at 5:30 p.m. regarding the Housing Element Update. To tune in and submit comments, visit http://bit.ly/2M0uxjf.	4,403	120		
2.17.21	Instagram	Did you know? Every eight years the state requires cities and counties to update their Housing Element to adequately plan to meet the housing needs of everyone in the community. The City of Irvine is beginning the process of updating its Housing Element, and the Planning Commission is holding a Study Session tomorrow, February 18, at 5:30 p.m. regarding the Housing Element Update. To tune in to the Planning Commission meeting through WebEx or via a dial-in conference call line, visit the link in bio. You can also find the meeting agenda and details on how to submit comments on agenda items at the link. . . . #housingelement #housingelementupdate #irvine #cityofirvine	6,449	74		
2.17.21	Nextdoor	Did you know? Every eight years the state requires cities and counties to update their Housing Element to adequately plan to meet the housing needs of everyone in the community. The City of Irvine is beginning the process of updating its Housing Element, and the Planning Commission is holding a Study Session tomorrow, February 18, at 5:30 p.m. regarding the Housing Element Update. To tune in to the Planning Commission meeting through WebEx or via a dial-in conference call line, visit bit.ly/2M0uxjf. The meeting agenda and details on how to submit comments on agenda items are also available on the webpage.	2,166	1		
4.12.21	Facebook Event	The City of Irvine is updating the Housing Element for the 2021-29 planning period and will be hosting two virtual community workshops. All Irvine residents and stakeholders are encouraged to attend the virtual workshops to help plan the City's future housing needs and priorities. The community workshops will be hosted by Irvine's Community Development department and will include a presentation on the Housing Element and an open discussion about the update. The public is invited to attend the meetings. Virtual Community Workshop dates and times via Zoom: April 22, 10 a.m. to noon April 29, 5:30 p.m. to 7:30 p.m. To register for a virtual meeting and for additional information on the Housing Element Update, visit cityofirvine.org/HEUpdate or call 949-724-6395. If you need language assistance, please email mchao@cityofirvine.org by April 30 to schedule an individualized meeting. In addition to English, program information is available on the website in Chinese, Korean, Spanish, Vietnamese, Arabic, Japanese, and Farsi.	1,347	19		10
4.12.21	Instagram	We are updating the Housing Element for the 2021-29 planning period and we want your input. Please attend one of the following virtual community workshops to help plan the City's future housing needs and priorities: 🏠 April 22, 10 a.m. to noon 🏠 April 29, 5:30 p.m. to 7:30 p.m. The community workshops will include a presentation on the Housing Element and an open discussion about the update To register for a workshop, and for additional information on the Housing Element Update, visit cityofirvine.org/HEUpdate or call 949-724-6395. For language assistance, please email mchao@cityofirvine.org by April 30 to schedule an individualized meeting. In addition to English, program information is available on the website in Chinese, Korean, Spanish, Vietnamese, Arabic, Japanese, and Farsi. . . . #housingelement #housingelementupdate #housing #communityworkshop #shareyourinput #irvine #cityofirvine	6,773	80		
4.12.21	Twitter	We're updating the Housing Element for 2021-29 & we want your input. Please attend one of these virtual community workshops to help plan the City's future housing needs and priorities: 🏠April 22, 10 a.m. to noon 🏠April 29, 5:30 p.m. to 7:30 p.m. http://cityofirvine.org/HEUpdate	4,367	72		
4.12.21	Nextdoor	The City of Irvine is updating the Housing Element for the 2021-29 planning period and will be hosting two virtual community workshops. All Irvine residents and stakeholders are encouraged to attend the virtual workshops to help plan the City's future housing needs and priorities. The community workshops will be hosted by Irvine's Community Development department and will include a presentation on the Housing Element and an open discussion about the update. The public is invited to attend the meetings. Virtual Community Workshop dates and times via Zoom: April 22, 10 a.m. to noon April 29, 5:30 p.m. to 7:30 p.m. To register for a virtual meeting and for additional information on the Housing Element Update, visit cityofirvine.org/HEUpdate or call 949-724-6395. If you need language assistance, please email mchao@cityofirvine.org by April 30 to schedule an individualized meeting. In addition to English, program information is available on the website in Chinese, Korean, Spanish, Vietnamese, Arabic, Japanese, and Farsi.	1,943	2		
4.13.21	Twitter	We invite you to attend a virtual community workshop this month to help plan the City's future housing needs and priorities. Details on the Housing Element Update are available in multiple languages at http://cityofirvine.org/HEUpdate. Please join us and share your input!	3,393	38		
4.16.21	Facebook	Help plan the City's future housing needs and priorities. Attend one of our virtual workshops to learn about and share input on the City's Housing Element Update: April 22, 10 a.m. to noon April 29, 5:30 p.m. to 7:30 p.m. To register for a workshop, and for additional information on the Housing Element Update, visit cityofirvine.org/HEUpdate. Information is available in multiple languages. For language assistance, please email mchao@cityofirvine.org by April 30 to schedule an individualized meeting.	1,177	14		
4.16.21	Twitter	Help plan the City's future housing needs and priorities. Attend a virtual workshop on April 22 or April 29 to learn about and share input on the City's Housing Element Update. Information is available in multiple languages at http://cityofirvine.org/HEUpdate.	4,757	76		

4.16.21	Instagram	Help plan the City's future housing needs and priorities. Attend one of our virtual workshops to learn about and share input on the City's Housing Element Update: 🏠 April 22, 10 a.m. to noon 🏠 April 29, 5:30 p.m. to 7:30 p.m. To register for a workshop, and for additional information on the Housing Element Update, visit cityofirvine.org/HEUpdate. Information is available in multiple languages. For language assistance, please email mchao@cityofirvine.org by April 30 to schedule an individualized meeting. . . . #housingelementupdate #housingelement #housingneeds #communityworkshop #irvine #cityofirvine	5,902	61	
4.19.21	Facebook	We are updating the City's Housing Element and we need your input. Help plan for future housing needs and priorities in our community by attending one of these virtual workshops: April 22, 10 a.m. to noon April 29, 5:30 p.m. to 7:30 p.m. To register for a workshop, and for additional information about the Housing Element Update, visit cityofirvine.org/HEUpdate. Information is available in multiple languages. For language assistance, please email mchao@cityofirvine.org by April 30 to schedule an individualized meeting.	1,016	12	
4.19.21	Twitter	We are updating the City's Housing Element and we need your input. Help plan for future housing needs and priorities in our community by attending one of these virtual workshops: 🏠 April 22, 10 a.m. to noon 🏠 April 29, 5:30 p.m. to 7:30 p.m. http://cityofirvine.org/HEUpdate	4,287	84	
4.19.21	Instagram	We are updating the City's Housing Element and we need your input. Help plan for future housing needs and priorities in our community by attending one of these virtual workshops: 🏠 April 22, 10 a.m. to noon 🏠 April 29, 5:30 p.m. to 7:30 p.m. To register for a workshop, and for additional information about the Housing Element Update, visit cityofirvine.org/HEUpdate. Information is available in multiple languages. For language assistance, please email mchao@cityofirvine.org by April 30 to schedule an individualized meeting. . . . #housingelementupdate #housingelement #housingneeds #communityworkshop #irvine #cityofirvine	5,745	57	
4.19.21	Nextdoor	We are updating the City's Housing Element and we need your input. Help plan for future housing needs and priorities in our community by attending one of these virtual workshops: ðŸ April 22, 10 a.m. to noon ðŸ April 29, 5:30 p.m. to 7:30 p.m. To register for a workshop, and for additional information about the Housing Element Update, visit cityofirvine.org/HEUpdate. Information is available in multiple languages. For language assistance, please email mchao@cityofirvine.org by April 30 to schedule an individualized meeting.	2,001	0	
4.20.21	Facebook Stories		329		11
4.20.21	Instagram Stories	We need your input! Join us April 22 or April 29 to help plan for future housing needs in Irvine.	2,117	60 Taps Back	
4.21.21	Instagram Stories	SWIPE UP TO REGISTER THURSDAY, APRIL 22 10 A.M. TO NOON HELP PLAN THE FUTURE OF HOUSING IN IRVINE!	3,070	218 Story Taps Back	
4.21.21	Facebook Stories		179		8
4.25.21	Facebook	Help us plan our future housing needs and priorities at a virtual workshop this Thursday, April 29, from 5:30 to 7:30 p.m. The workshop will include a presentation on the Housing Element and an open discussion about the update. To register for the workshop and learn more, visit cityofirvine.org/HEUpdate. Information is available in multiple languages. For language assistance, please email mchao@cityofirvine.org by April 30 to schedule an individualized meeting. #WeAreIrvine	1,205	15	
4.25.21	Twitter	Help us plan our future housing needs and priorities at a virtual workshop this Thursday, April 29, from 5:30 to 7:30 p.m. To register for the workshop and learn more, visit http://cityofirvine.org/HEUpdate . Information is available in multiple languages. #WeAreIrvine	13,176	260	
4.25.21	Instagram	Help us plan our future housing needs and priorities at a virtual workshop this Thursday, April 29, from 5:30 to 7:30 p.m. The workshop will include a presentation on the Housing Element and an open discussion about the update. To register for the workshop and learn more, visit cityofirvine.org/HEUpdate. Information is available in multiple languages. For language assistance, please email mchao@cityofirvine.org by April 30 to schedule an individualized meeting. . . . . #WeAreIrvine #HousingElementUpdate #Housing #HousingWorkshop #Irvine #CityOfirvine	6,053	59	
4.25.21	Nextdoor	Help us plan our future housing needs and priorities at a virtual workshop this Thursday, April 29, from 5:30 to 7:30 p.m. The workshop will include a presentation on the Housing Element and an open discussion about the update. To register for the workshop and learn more, visit cityofirvine.org/HEUpdate. Information is available in multiple languages. For language assistance, please email mchao@cityofirvine.org by April 30 to schedule an individualized meeting.	1,991	0	
4.28.21	Twitter	Help us plan Irvine's future housing needs & priorities at a virtual workshop tomorrow! 🗓April 29 5:30 to 7:30 p.m. To register and learn more, visit http://cityofirvine.org/HEUpdate . Information is available in multiple languages. #WeAreIrvine	4,139	72	
4.28.21	Facebook Stories		251		12
4.28.21	Nextdoor	Help us plan our future housing needs and priorities at a virtual workshop tomorrow, April 29, 5:30 to 7:30 p.m. The workshop will include a presentation on the Housing Element and an open discussion about the update. To register for the workshop and learn more, visit cityofirvine.org/HEUpdate. Information is available in multiple languages. For language assistance, please email mchao@cityofirvine.org by April 30 to schedule an individualized meeting.	2599	2	

3. Community Link Newsletter (17,176 email recipients)

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Subscribe

Share Bulletin

Community Link Newsletter

City of Irvine sent this bulletin at 04/16/2021 03:00 PM PDT



Mayor **Farrah N. Khan** ▫ Vice Mayor **Tammy Kim** ▫ Councilmember **Larry Agran** ▫ Councilmember **Mike Carroll** ▫ Councilmember **Anthony Kuo**

April 16, 2021 | Edition 16

Welcome to the Community Link Newsletter

Our weekly newsletter aims to keep residents and businesses connected to us and all that is going on in and throughout the City. You can connect with us and learn more by visiting our website at *cityofirvine.org*, and following us on our social media channels, listed at the bottom of this email. We look forward to connecting with you.



Housing Element Update Virtual Community Workshops

The City of Irvine is updating the Housing Element for the 2021-2029 planning period and will be hosting two virtual community workshops in April. All Irvine residents and stakeholders are encouraged to attend the virtual workshops to help plan the City's future housing needs and priorities.

The workshops will be held April 22, from 10 a.m. to noon; and April 29, from 5:30 to 7:30 p.m. via Zoom. Visit *cityofirvine.org/HEUpdate* to register for a meeting, view program material in eight languages, and learn more. If you need language assistance, please email *mchao@cityofirvine.org* by April 30 to schedule an individual meeting.



Participate in the National Mayor's Challenge for Water Conservation

Mayor Farrah N. Khan is joining mayors across the country for the 10th Anniversary of the National Mayor's Challenge for Water Conservation by asking residents to make a long-term commitment to manage water resources more wisely.

The annual challenge, April 1- 30, is a nonprofit national community service campaign that encourages leaders to inspire their residents to make a series of simple pledges to use water more efficiently, reduce pollution, and save energy. Visit *mywaterpledge.com* to take the pledge.

4. Project Email Notification List (5,233 emails)

As of May 4, 2021, there are 4,883 subscribers for the General Plan Update (GPU), which includes the Housing Element Update work effort. Based on stated City privacy policies for the GovDelivery system, provided emails are used by the City only for purposes of developing statistics related to the questions asked in any GPU surveys and for future communications concerning the GPU. Therefore, the GPU email list has not been included.

As of June 30, 2021, the HEU project interest list is as follows:

Outreach Efforts (172 emails and/or mailing addresses):

Cecilia Bustamante Pixa, MPH, MHCML	Cecilia.Bustamante-Pixa@stjoe.org
Cesar Covarrubias	cesarc@kennedycommission.org
Mildred Elizabeth Perez	mildredp@kennedycommission.org
Brittany Irvin	birvin@provincegroup.com
Dean Maners	dmaners@provincegroup.com
Dominic Mazza	dmazza@intracorphomes.com
Tim Shaw	tshaw265@gmail.com
Daisy Cruz	daisyc@kennedycommission.org
Ryan Aeh	ryan@cityventures.com
Tim Strader	tj@starpointeventures.com
Kurt Cutler	kurtc@socalgrading.com
Stan Gardner	sgardner@tgfcpas.com
Russell Fluter	fluterproperties@gmail.com
Karsen Wang	karsen@actionsales.com
Terence Wong	terence@actionsales.com
Dale Lyon	
Emily Yau	emilyyau2020@yahoo.com
Jennifer Amaya	jenniferawon@yahoo.com
Mark Dershem	markdershem@gmail.com
Mark Dershem	rapidfire1@cox.net
Judith and Howard Julinek	judithjelinek@icloud.com
Ygal Sonenshine	ygal@sonenshineenterprises.com
Farhad Abdollahi	farhad@duramar.com
Armad Nahidi (sp?)	
John Robert Bercaw	
Albert Lee	
June Sands	
John	john@telxpress.com
Junghwan Choi	kubdoc@yahoo.com

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Adam Habibi	
Nasir Javed	njaved@princetonusa.com
Ray Daitch	njaved@princetonusa.com
Steve Espinosa	espo@lightingcompany.net
Kim Espinosa	cdmhunytea@roadrunner.com
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Oliver Chee	ochee@derbyholdings.com
Diane Clark	diane.clark@kidder.com
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Doug Sterner	SternerDM@Pripd.com
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Subhranshu Tripathy	subhran@pacificpharma.com
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Jennifer Deppe Karam	jdepkaram@cox.net
Mark Zadeh	fly@villatravel.com
Mike Misera	mike@spcnb.com
Agnes Slater	aslater@griffincapital.com
Mitch Bloom	mitchb@crownassoc.com
Michael Brewer	brewer647@gmail.com
Kyle Brown	kylebrown@ngwellness.com
Steven Brown	stevenbrown@ngwellness.com
Terry Lee	terry@apccusa.com
Sidika Kilic	kilicsidika@gmail.com
Scott Peotter	speotter@aslanco.com
Erin Oskorus	erinoskorus@savala.com
Massis Chahbazian	massis@theprintery.com

B. Smith	bsmith786@gmail.com
Dave Barisic	dave@brandywine-homes.com
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USED	agill@intracorpcompanies.com
USED	larry.schuler@cbre.com
USED	debra@developersedge.com
USED	leonard@roseequities.com
USED	brent@roseequities.com
USED	ryan@cityventures.com
USED	larry.schuler@cbre.com
USED	rpuffer@intracorphomes.com
USED	psapetto@sapettorealestate.com
USED	karen@pacificplanninggroup.com
USED	JSDavis@irvinecompany.com
USED	ps@starpointeventures.com
USED	dmazza@intracorphomes.com
USED	carverj@pripd.com
USED	todd@c-cdev.com
USED	karsen@actionsales.com
USED	josh.goldman@gemdaleusa.com
USED	emilyyau2020@yahoo.com
USED	andoniudevelopment@gmail.com
USED	mark@irvineclt.org
USED	dgehman@danielian.com
USED	tj@starpointeventures.com
USED	joel.lc@uci.edu
USED	sylvia_walker@hotmail.com
USED	izzakmireles@yahoo.com
USED	stevengeier412@gmail.com
USED	chuongv@gmail.com
USED	jorden@sms-arch.com
USED	cesarc@kennedycommission.org
USED	cody.mendoza@mail.house.gov
USED	farhad@duramar.com
USED	sbl.alex@gmail.com
USED	markdershem@gmail.com
USED	josh.goldman@gemdaleusa.com
USED	terence@actionsales.com
USED	judithjelinek@icloud.com
USED	ygal@sonenshineenterprises.com
USED	farhad@duramar.com

USED	john@telxpress.com
USED	agill@intracorphomes.com
USED	SternerDM@Pripd.com
USED	CarverJ@Pripd.com
USED	cpierson@intracorphomes.com
USED	amaloney@sapettorealestate.com
USED	mark@irvineclt.org
USED	brent@roseequities.com
USED	rpuffer@intracorphomes.com
USED	john@telxpress.com
USED	jtreinen@griffincapital.com
USED	dgehman@danielian.com
USED	karsen@actionsales.com
USED	carverj@pripd.com
USED	elizabeth@peopleforhousing.org
USED	huixinz2@uci.edu
USED	felicitynf@aol.com
USED	tshaw265@gmail.com
USED	pat7oaks@gmail.com
USED	lreyesru@uci.edu
USED	Lizzie.Cootsona@asm.ca.gov
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Erik Pfahler	erik@borsteinenterprises.com
Craig Borstein	Craig@borsteinenterprises.com
Loren Borstein	Loren@borsteinenterprises.com
John Brand	jbrand@sentre.com
Mia Stele	mstele@pacificwest.cc
Hadi	hadioc@gmail.com
Sean Cao	sean.cao@camphorpartners.com
Patrick Rios	patrick.rios@camphorpartners.com
Pastor Isaac Jang	isaacjang645@yahoo.com
Cindy Wong	cindiawong@hotmail.com
Megan Chen	megannchen@yahoo.com

Jason Chen	jason_chen@kingston.com
Josh Goldman	josh.goldman@gemdaleusa.com
Jim Steman	jim.steman@gemdaleusa.com
Matthew Macher	matthew.macher@GEMDALEUSA.COM
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Lora Taleb	lora@connectecco.com
Tom Nemat, Esq	tnemat@nematlaw.com
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Sam Sabounjian	Sam.Sabounjian@promartinc.com
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Scott Spearman	CES@spearmanclubs.com
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Michael Wang	mwang@venquest.com
John Wang	johnwang@pcrscorp.com
Brian Schmid	brianschmid43@gmail.com
Brandon Young	brandon@mitchtsailaw.com
Mitchell Tsai	mitch@mitchtsailaw.com
Leon Ramsey, Jr	leon@mitchtsailaw.com
Greg Sonstein	greg@mitchtsailaw.com

City Commission Members and Committee Members Notification List (107 emails – information withheld due to privacy)

Ken Montgomery	Transportation Commission
Ken Montgomery	Transportation Commission
Shilpa Patel	Transportation Commission
Shilpa Patel	Transportation Commission
Avinder Chawla	Transportation Commission
Avinder Chawla	Transportation Commission
Sidney Wu	Transportation Commission
Sidney Wu	Transportation Commission
Marty Reiner	Transportation Commission
Marty Reiner	Transportation Commission
Chair John Park	Finance Commission
Vice Chair Faruk Bhagani	Finance Commission
Commissioner Genest	Finance Commission
Commissioner Johnson-Norris	Finance Commission
Commissioner Yang	Finance Commission

Kevin Trussell, Chair	Community Services Commission
Soha Vazirnia, Vice Chair	Community Services Commission
Soha Vazirnia, Vice Chair	Community Services Commission
Dick Owens	Community Services Commission
Naz Hamid	Community Services Commission
Jing Sun	Community Services Commission
Dr. Dina Eletreby	ICYFAC
Ajay Mohan	ICYFAC
Ense Kwan	ICYFAC
Dr. Phyllis Agran	ICYFAC
Brooke Cazier	ICYFAC
Jing Sun	ICYFAC
Diane Gale	ICYFAC
Christine Ito	ICYFAC
Shelby Clatterbuck	ICYFAC
Wendy Bokota	ICYFAC
Dr. Luz Arellano	ICYFAC
Lily Freeman	ICYFAC
Jada Ulep	ICYFAC
Dave Klug	ICYFAC
Corey Lakin	ICYFAC
Marcy Backhus	ICYFAC
Traci Stubbler	ICYFAC
Debbie Brunn	ICYFAC
Adam Buchanan	ICYFAC
Ryan Painter	ICYFAC
Christine Knowland	Planning Commission
Jong Limb	Planning Commission
Mary Ann Gaido	Planning Commission
Mary Ann Gaido	Planning Commission
Stephen Huang	Planning Commission
Jeffrey L. Pierson	Planning Commission
Jeffrey L. Pierson	Planning Commission
ICCC Chair Donna Schwartze	Irvine Child Care Committee
Adam Buchanan	Irvine Child Care Committee - CS Reps
Debby Platt	Irvine Child Care Committee - CS Reps
Scott Ayers	Owner, Spectrum Montessori
Amal Baradehi	Senior Council
Jerry Chang	Senior Council
Cal Hibrawi	Senior Council
Carolyn Inmon	Senior Council

Greta Jacobs	Senior Council
Bill Sandlin	Senior Council
Myung Suh	Senior Council
Pamela Baird	City of Irvine
Cory Hilderbrand	City of Irvine
Sandra Salcedo	City of Irvine
Denise Bennett-Arabatzis	City of Irvine
Ed Kaleikini	City of Irvine
Amber Castrey	City of Irvine
Damion Coran	City of Irvine
Kristen Reid	City of Irvine
Lucy Tseng	City of Irvine
Caryn Kawamoto	City of Irvine
Athena Martinez	City of Irvine
Meena Chockalingam	IRDAB
Brenda Deeley	IRDAB
Andrea Drayer	IRDAB
David Gibbons	IRDAB
Kay Kalra	IRDAB
Jennifer Kim	IRDAB
James Morgan	IRDAB
Dennis Niggl	IRDAB
Barbara Stern	IRDAB
Ryan McGraw	City of Irvine
Cory Pawar	City of Irvine
Vice Mayor Tammy Kim	Green Ribbon Environmental Committee
Mayor Farrah N. Khan	Green Ribbon Environmental Committee
Christine Knowland - Planning Commission	Green Ribbon Environmental Committee
Kathleen Treseder	Green Ribbon Environmental Committee
Bemmy Maharramli	Green Ribbon Environmental Committee
Kevork Abazajian	Green Ribbon Environmental Committee
Steven Allison	Green Ribbon Environmental Committee
Scott Schultz	Green Ribbon Environmental Committee
Senait Forthal	Green Ribbon Environmental Committee
William Von Blasingame	Green Ribbon Environmental Committee

Mary Ann Gaido - Alternate Planning Commission	Green Ribbon Environmental Committee
Amil Aaron, Chair	Ad Hoc Diversity, Equity, and Inclusion Committee
Rebekah Thomas, Co-Chair	Ad Hoc Diversity, Equity, and Inclusion Committee
Yulan Chang	Ad Hoc Diversity, Equity, and Inclusion Committee
Sidney Wu	Ad Hoc Diversity, Equity, and Inclusion Committee
Dr. Kevork Abazajian	Ad Hoc Diversity, Equity, and Inclusion Committee
Chair Kim Hoesterey, Irvine Aquatics	Irvine Aquatics Advisory Board
Vice Chair Lizzie Howard, Irvine Swim League	Irvine Aquatics Advisory Board
Nick Baba, Irvine Youth Water Polo	Irvine Aquatics Advisory Board
Ed Carrera, North Irvine Water Polo	Irvine Aquatics Advisory Board
Alex Nieto, Irvine Unifed School District	Irvine Aquatics Advisory Board
Ray Wong, Irvine Unified School District	Irvine Aquatics Advisory Board
Ryan Berger	Irvine Aquatics Advisory Board
Liza Krassner	Irvine Aquatics Advisory Board
Tala Fazeli	Irvine Aquatics Advisory Board
Patricia Daley	Irvine Aquatics Advisory Board

External contacts (71 emails – information withheld due to privacy concerns)

Kellie Welch	IRWD	Water Resources Manager
Eric Akiyoshi	IRWD	Engineering Manager for Planning
Jacob Moeder	IRWD	Senior Engineer - Capital Projects
Belisario Rios, PE	IRWD	Senior Engineer - Development Services
Karalee Darnell	SCE	SCE Government Relations Manager
Jenny Pezda	So Cal Gas	SoCalGas Environmental Policy Advisor
Cristina Perez	WMOC	Recycling Outreach and Education Manager
Hashem Shokair	WMOC	Regional Public Sector Manager
Lea Choum	ALUC	Executive Officer
Julie Fitch	ALUC	
Tim Kerbrat	OCFA	
Captain Daniel Yeh	OCFA	

Bobby Simmons	PS	
Bruce Ramm	PS	
Mike McCoy	PS	
Jeremy Cogan	SAUSD	Director of Facilities and Planning
Jose Contreras	TUSD	Manager of Facilities and Planning
Kelvin Okino	IUSD	Executive Dir. of Facilities Planning & Construction
Jesse Barron	IUSD	Assistant Director of Facilities Planning
Doug Monfils	SVUSD	Construction Manager
Gina Barraza	SVUSD	Fiscal Services - Account Clerk I
Greg Walker, CIA, CISA	Transportation Corridor Agencies	Manager, Internal Audit
Irvine Rotary Club	Irvine Rotary	
	Families Forward	
Madelynn Hirneise	Families Forward	Chief Executive Officer
Brian Arzate	Families Forward	
Nishtha Mohendra	Families Forward	
Danielle Deberg	Families Forward	
	Habitat for Humanity	
Laura Archuletta	Jamboree Housing Corporation	President & CEO
Andrea Hickman	Jamboree Housing Corporation	Executive Assistant
Roger Kinoshita	Jamboree Housing Corporation	Senior Director - Business Development
Rochelle Mills	Innovative Housing Opportunities	
Michele Rinehart	Innovative Housing Opportunities	Director of Operations
Luz Toro Farmer	Innovative Housing Opportunities	
Miguel Garcia	Innovative Housing Opportunities	Real Estate development
Mark Asturias	Irvine Community Land Trust	
Frank Chang	Amcal	VP of Acquisitions for AMWA
Todd Cottle	C&C Development	
Letty Plascencia	Orange County Community Housing Corporation	Director of Homeownership Development
Nora Mendez	Orange County Community Housing Corporation	
Eduardo "Edu" Santana	Impact Housing	
Gissell Garcia	Impact Housing	
Liane Takano	Related California	
Gail Fee	Related California	Vice President, Administration
Kim McKay	Bridge Housing	Executive VP - Real Estate Development

Jonathan Stern	Bridge Housing	
Mario A. Ortega	Abrazar	CEO
Mary Anne Foo, MPH	Orange County Asian and Pacific Islander Community Alliance	Executive Director
Michelle Murphy, MSW	Orange County United Way	Director, Public Affairs
Andrew Salas, Chairman	Gabrieleno Band of Mission Indians - Kizh Nation	
Andrew Salas, Chairman	Gabrieleno Band of Mission Indians - Kizh Nation	
Anthony Morales, Chairperson	Gabrieleno/Tongva San Gabriel Band of Mission Indians	
Joyce Stanfield Perry, Tribal Manager	Juaneno Band of Mission Indians - Acjachemen Nation	
Joseph Ontiveros, Cultural Reource Director	Soboba Band of Luiseno Indians	
Ralph Goff, Chairperson	Campo Band of Diegueno Mission Indians	
Michael Garcia, Vice Chairperson	Ewiiaapaayp Band of Kumeyaay Indians	
Robert Pinto, Chairperson	Ewiiaapaayp Band of Kumeyaay Indians	
Sandonne Goad, Chairperson	Gabrieleno/Tongva Nation	
Robert Dorame, Chairperson	Gabrieleno Tongva Indians of California Tribal Council	
Charles Alvarez	Gabrieleno-Tongva Tribe	
Matias Belardes, Chairperson	Juaneno Band of Mission Indians Acjachemen Nation - Belardes	
Javaughn Miller, Tribal Administrator	La Posta Band of Diegueno Mission Indians	
Gwendolyn Parada, Chairperson	La Posta Band of Diegueno Mission Indians	
Angela Elliot Santos, Chairperson	Manzanita Band of Kumeyaay Nation	
Michael Linton, Chairperson	Mesa Grande Band of Diegueno Mission Indians	
Shasta Gaughen, Tribal Historic Preservation Officer	Pala Band of Mission Indians	
Lovina Redner, Tribal Chair	Santa Rosa Band of Calhuilla Indians	
Scott Cozart, Chairperson	Sobaba Band of Luiseno Indians	
Cody Martinez, Chairperson	Sycuan Band of the Kumeyaay Nation	
Suyama Bodhinayake	American Institute of Architects (AIA) - Orange County Chapter	Sustainability Director

Public Engagement

Appendix A-D: Print Media

Table of Contents

1. Press Release for HEU Kick-Off
2. Inside Irvine Summer 2021 Article
3. Communitywide Workshop Fliers
    - English
    - Traditional Chinese
    - Simplified Chinese
    - Farsi
    - Arabic
    - Japanese
    - Korean
    - Vietnamese
    - Spanish

1. Press Release for HEU Kick-Off

NEWS RELEASE

FOR IMMEDIATE RELEASE

CONTACT: Kristina Perrigoue
Public Information Officer
949-724-6212
kperrigoue@cityofirvine.org

City of Irvine Announces Sixth Cycle Housing Element Update
For October 2021 to October 2029

IRVINE, Calif. (Feb. 10, 2021): The City of Irvine is required to adequately plan and meet the housing needs of everyone in the community by updating its Housing Element every eight years. In the update, the City must identify enough potentially developable land suitable for residential use to meet Irvine's new Regional Housing Needs Assessment (RHNA) allocation.

The Housing Element is Irvine's "housing plan" and a required chapter in the General Plan. Irvine, along with all California cities and counties, is required to adequately plan and meet the housing needs of everyone in the community. The Housing Element must provide goals, objectives, policies, and implementation programs demonstrating how Irvine will meet its existing and future housing needs for all income levels. The Housing Element must also address recent housing legislation adopted in response to the state's housing crisis.

All cities and counties are required to update their Housing Element every eight years for State certification. The City's last Housing Element update, referred to as the Fifth Cycle Housing Element covers October 2013 to October 2021.

Although the City does not build the housing, the Housing Element does create a plan and regulatory framework, which provides opportunities for the private sector to do so, where market conditions determine when and where housing is built.

The Housing Element Update team will be holding virtual community workshops in spring 2021.The next meeting will be held:

Planning Commission Study Session
Date: Thursday, February 18, 2021
Time: 5:30 p.m.

For more information on the Housing Element Update, including an anticipated project timeline, please visit *cityofirvine.org/housingelementupdate* or email *GPUpdate2035@cityofirvine.org*.

Since its incorporation in 1971, Irvine has become a nationally recognized city, with a population of 281,707 that spans 66 square miles and is recognized as one of America's safest and most successful master-planned urban communities. Top-rated educational institutions, an enterprising business atmosphere, sound environmental stewardship, and respect for diversity all contribute to Irvine's enviable quality of life. This family-friendly city features more than 16,000 acres of parks, sports fields and dedicated open space and is the home of the Orange County Great Park. For more information, please visit cityofirvine.org.

# # #

Press Release Distribution List:

Korea Daily, Chinese Daily News, Japanese Daily Sun, Viet Daily News, Korea Times, Korea Central Daily, West Coast Jewish News, Sing Tao Daily, Hanin News, Para Todos, Korea Times, Jewish Life, India Journal, Koreatown Daily –Los Angeles Edition, Maeil Business Newspaper, Korea Times – Orange County Edition, Keyan Pang – US News Express, SUC Song News, Impacto USA, Yon Hap News, Islamic Center of Irvine, United Times, Rafu Shimpo Japanese Newspaper, China Press, Nguoi Viet Daily News, Azteca News, Los Angeles Times, Hoy Deportes, KBS America, MY Sweet Irvine, Radio Korea LA, Woori Radio News, Korean Radio, Orange County Register

Irvine Homeowners Associations list: https://www.cityofirvine.org/community-development/irvine-homeowners-associations

2. Inside Irvine Summer 2021 Article

Irvine's Housing Element Update











The City of Irvine is in the process of updating its housing plan. Known as the **Housing Element**, it is a chapter in the City's General Plan and it is required by the State to be updated every eight years. The current update, referred to as the 6th Cycle Housing Element, is for October 2021 through October 2029. Learn more about the Housing Element Update and what it means for our community.

What is a Housing Element?

Irvine, along with all California cities and counties, is required to adequately plan for and meet the housing needs of everyone in the community. In the Housing Element Update, the City must identify enough potentially developable land suitable for residential use to meet the Regional Housing Needs Assessment (RHNA) allocation outlined by the State.

What are the benefits of the Housing Element?

Providing housing to meet the needs of all income levels is critical to the long-term social, environmental, and economic health of Irvine. By planning for future housing, the City can work to protect the quality of life we enjoy in Irvine.

Who decides how much and what kind of housing is needed?

The Regional Housing Needs Assessment (RHNA) is mandated by State Housing Law as part of the periodic process of updating the Housing Element. RHNA determines how many housing units are needed within each jurisdiction during specified planning periods.

During each Housing Element Update cycle, the California Department of Housing and Community Development (HCD) estimates each region's housing need for all income groups for the upcoming eight years.

HCD has determined the housing need for the Southern California region to be 1.3 million units. In turn, the Southern California Association of Governments (SCAG), which is the Metropolitan Planning Organization serving Orange, Imperial, Los Angeles, Riverside, San Bernardino, and Ventura counties, has taken this number and allocated each city and county in the region with its share using a developed methodology.

How many housing units is Irvine required to add?

The City of Irvine's portion of SCAG's RHNA for the 2021–2029 Housing Element is 23,610 units.

How is the City planning for the number of units that need to be built?

The Housing Element Update plays a vital part in the City's planning process. Through this effort, the City is conducting an assessment of where future housing could exist in Irvine and identifying constraints to housing production.

How can I participate in the Housing Element Update process?

Sign up to receive emails about the Housing Element Update and stay informed of upcoming meetings and developments.

Project briefings will be provided to the Planning Commission and City Council in June. The draft Housing Element Update will be available for the public to review in the summer before it goes to the City Council for approval in fall. ▪

HOUSING ELEMENT
CITY OF IRVINE 2021 UPDATE

WE ARE IRVINE 1971-2021 50

For more information on the Housing Element Update and to subscribe for updates, visit *cityofirvine.org/heupdate*

3. Communitywide Workshop Flier

Housing Element Update: Virtual Community Workshops



We Need Your Input

The City of Irvine Housing Element is one of the seven mandated elements of the City's General Plan. It sets forth Irvine's strategy to preserve and enhance the community's residential character, expand housing opportunities for all economic segments, and provide guidance and direction for local government decision-making in all matters related to housing.

The City is currently updating the Housing Element for the 2021-2029 planning period, as required, to meet the housing needs of everyone in our community. We encourage all Irvine residents and stakeholders to help us plan the City's future housing needs and priorities.

Our interactive virtual workshops will provide a detailed overview of the Housing Element and update process, and ask for feedback on various topics including what the Housing Element Update goals should be for the 2021-2029 period.

To register for a virtual meeting and for additional information on the Housing Element Update, visit *cityofirvine.org/HEUpdate* or call 949-724-6395.

Virtual Workshops

Dates and times via Zoom:

April 22, 2021
10 a.m.–noon

April 29, 2021
5:30–7:30 p.m.

Workshops will be presented in English and include a presentation on the Housing Element and a discussion about the update. These meetings will be interactive and conducted online. Meeting participants can join by desktop, tablet, or phone. If you need language assistance, please email *mchao@cityofirvine.org* by April 30 to schedule an individualized meeting.

HOUSINGELEMENT
CITY OF IRVINE 2021 UPDATE

WE ARE IRVINE 1971-2021 50 50th Anniversary

住宅要素更新：虛擬社區研討會



徵求您的意見

爾灣市住宅要素是本市整體規劃的七大規定要素之一。此為爾灣市提出的策略，內容旨在保護與加強社區居住特色、為各個經濟階層擴大住房的機會，以及為當地政府在所有住房相關的決策上提供參考與指引。

本市目前正在更新 2021-2029 年度計畫期間的住宅要素，力求符合社區內所有人的住宅需求。 我們鼓勵所有爾灣市居民與利益相關者協助參與規劃本市未來的住宅需求與優先項目。

我們的互動式虛擬研討會將提供詳細的住宅要素概覽及更新進度，徵求多種不同主題的意見反應，包含 2021-2029 年期間的住宅要素目標。

若要加入虛擬會議，瞭解住宅要素更新的其他資訊，請造訪 cityofirvine.org/HEUpdate 或致電 949-724-6395。

虛擬研討會

透過 Zoom 進行，日期與時間如下：

2021 年 4 月 22 日
早上 10:00 至中午 12:00

2021 年 4 月 29 日
下午 5:30 至晚上 7:30

研討會將以英語進行並提供住宅要素報告與討論更新進度。會議將以互動方式於線上進行。與會人員可以透過桌上型電腦、平板電腦或電話參與。如果您需要翻譯協助，請在 4 月 30 日前傳送電子郵件至 **mchao@cityofirvine.org**，以便安排個人會議。

住 宅 要 素
爾灣市2021年更新資訊

住宅要素更新：虚拟社区研讨会



征求您的意见

尔湾市住宅要素是本市整体规划的七大规定要素之一。此为尔湾市提出的策略，内容旨在保护与加强社区居住特色、为各个经济阶层扩大住房的机会，以及为当地政府在所有住房相关的决策上提供参考与指引。

本市目前正在更新 2021-2029 年度计划期间的住宅要素，力求符合社区内所有人的住宅需求。我们鼓励所有尔湾市居民与利益相关者协助参与规划本市未来的住宅需求与优先项目。

我们的交互式虚拟研讨会将提供详细的住宅要素概览及更新进度，征求多种不同主题的意见反应，包含 2021-2029 年期间的住宅要素目标。

若要加入虚拟会议，了解住宅要素更新的其他信息，请造访 cityofirvine.org/HEUpdate 或致電 949-724-6395。

虚拟研讨会

通过 Zoom 进行，日期与时间如下：

2021 年 4 月 22 日
早上 10:00 至中午 12:00

2021 年 4 月 29 日
下午 5:30 至晚上 7:30

研讨会将以英语进行并提供住宅要素报告与讨论更新进度。会议将以互动方式于在线进行。与会人员可以透过桌上型计算机、平板计算机或电话参与。如果您需要翻译协助，请在 4 月 30 日前传送电子邮件至 mchao@cityofirvine.org，以便安排个人会议。

住 宅 要 素
尔湾市2021年更新信息

به روز رسانی لمان مسکن:
کارگاه های مجازی جامعه



به بازخورد شما نیاز داریم

بخش مسکن شهر Irvine یکی از هفت المان اصلی «طرح عمومی شهر» است. این المان عنوان‌کننده راهبرد Irvine در حفظ و ارتقای هویت مسکونی جامعه است، ضمن اینکه باعث فرصت‌های تأمین مسکن برای کلیه بخش‌های اقتصادی شده، و رهنمودهایی برای تصمیم گیری دولت محلی در کلیه مسائل مرتبط با مسکن فراهم می‌کند.

شهر بنا به الزامات مقرر درحال بەروزرسانی المان مسکن برای دوره برنامەریزی 2021-2029 است تا نیازهای همه افراد جامعه ما در زمینه مسکن مرتفع گردد. ما از کلیه ساکنان و سهام داران Irvine دعوت می کنیم در برنامه ریزی نیازها و اولیت هایی شهر در زمینه مسکن به ما کمک کنند.

کارگاه‌های مجازی و تعاملی ما علاوه بر ارائه خلاصه‌ای دقیق از المان مسکن و رویه بەروزرسانی، بازخورد افراد را در موضوعات مختلف جویا می شود، از جمله اینکه چه اهدافی باید برای به روز رسانی المان مسکن دوره 2021-2029 تعیین شود.

برای ثبتنام در جلسات مجازی و کسب اطلاعات بیشتر در زمینه به روز رسانی المان مسکن، به آدرس cityofirvine.org/HEUpdate یا با شماره 6395-724-949 تماس بگیرید.

کارگاه‌های مجازی

تاریخ و ساعت برگزاری در Zoom:

22 آوریل 2021
10 صبح تا ظهر

29 آوریل 2021
5:30 الی 7:30 عصر

کارگاه‌ها به زبان انگلیسی برگزار خواهد شد و دربرگیرنده ارائه‌ای در زمینه المان مسکن و گفتگوی درمورد می باشد. به روز رسانی ها این جلسات بەروشی تعاملی و بەصورت آنلاین صورت خواهد گرفت. شرکت‌کنندگان می توانند با رایانه، تبلت یا تلفن همراه در جلسات شرکت کنند. اگر نیاز به خدمات کمک زبانی دارید، لطفاً تا 30 آوریل به mchao@cityofirvine.org ایمیل بزنید تا یک جلسه انفرادی برایتان تعیین شود.

المانمسکن
بەروزرسانی 2021 شهر IRVINE

تحديث حول بند الإسكان:
ورش عمل مجتمعية افتراضية



نحن نحتاج إلى إسهاماتك

بند الإسكان في مدينة إيرفين هو واحد من البنود السبعة المكلف بها في الخطة العامة للمدينة. وهو يُحدد استراتيجية إيرفين المتبعة للحفاظ على الطابع السكني للمجتمع وتوسيع فرص الإسكان لجميع الشرائح الاقتصادية وتوفير الإرشاد والتوجيه لصناعة القرارات الحكومية المحلية في جميع الأمور المتعلقة بالإسكان.

وتقوم المدينة حاليًا بإجراء تحديثاتٍ على بند الإسكان لفترة التخطيط بين عامي *2021* و*2029* حسب المطلوب، وذلك من أجل تلبية احتياجات الإسكان للجميع في مجتمعنا. ونحن نشجع جميع سكان إيرفين وأصحاب المصلحة على مساعدتنا في التخطيط للاحتياجات والأولويات المستقبلية المتعلقة بالإسكان لدى المدينة.

إن ورش العمل الافتراضية التفاعلية لدينا ستقدم نظرة عامة مفصلة على بند الإسكان وعملية التحديث، وستطلب تقديم الإسهامات والأفكار حول موضوعات متعددة تتضمن الأهداف التي ينبغي وضعها لتحديث بند الإسكان للفترة بين عامي *2021* و*2029*.

للتسجيل من أجل انعقاد اجتماع افتراضي وللحصول على مزيد من المعلومات حول تحديث بند الإسكان، يُرجى زيارة *cityofirvine.org/HEUpdate* أو الاتصال على *949-724-6395*.

ورش العمل الافتراضية

التواريخ والأوقات عبر Zoom:

22 أبريل 2021
10 صباحًا حتى الظهيرة

29 أبريل 2021
5:30 إلى 7:30 مساءً

ستُقدم ورش العمل باللغة الإنجليزية وستتضمن عرضًا تقديميًا حول بند الإسكان وإجراء نقاش حول التحديث. وستكون هذه الاجتماعات تفاعلية وسيتم إجراؤها عبر الإنترنت. يمكن للمشاركين في الاجتماع أن ينضموا إليه عبر أجهزة الكمبيوتر المكتبية أو الأجهزة اللوحية أو الهواتف. إذا كنت بحاجة إلى مساعدة لغوية، فيُرجى التواصل عبر البريد الإلكتروني **mchao@cityofirvine.org** بحلول 30 أبريل من أجل تحديد موعد لإجراء اجتماع فردي.

بند الإسكان
تحديث لسنة 2021 من مدينة إيرفين

住宅基本計画の更新について：
地域バーチャルワークショップ



ご意見をお寄せください

アーバイン市住宅基本計画は、報告義務を負う7つの基本計画です。これは、地域の住宅の性格を維持・強化し、すべての経済セグメント向けに住宅の取得（入居）をより一層促進し、住宅に関連する様々な項目において地方自治体の意思決定のためのガイダンスとその方向性を示すためにアーバイン市の戦略として定められたものです。

市は現在、すべての住民の住宅ニーズを満たすよう、必要に応じて2021～2029年の住宅計画期間の基本計画を更新しているところです。アーバイン市のすべての住民や利害関係者の皆さまに、市の将来の住宅ニーズと優先順位付けに関する計画立案にご協力ください。

対話的なバーチャルワークショップでは、住宅要素と更新手続きの詳細な概要を紹介し、2021～2029年の住宅基本計画の更新における目標を含め、さまざまなトピックについてのご意見を求めます。

仮想会議へのご登録や、住宅基本計画の更新に関する追加情報については、cityofirvine.org/HEUpdate にアクセスするか、または電話：949-724-6395でご確認ください。

バーチャルワークショップ

Zoomによる開催日時：

2021年4月22日
午前10時～正午

2021年4月29日
午後5時30分～午後7時30分

ワークショップは英語で開催され、住宅基本計画に関するプレゼンテーション、およびその更新に関するディスカッションが行われます。この会議は対話形式であり、オンラインで開かれます。会議には、パソコン、タブレット電話からご参加ください。言語サポートが必要な場合は、4月30日までに mchao@cityofirvine.orgにメールを送り、個々に会議をご予約ください。

住宅基本計画
アーバイン市 2021年の更新について

WE ARE IRVINE 1971-2021 50th Anniversary

주택 요건 업데이트
가상 커뮤니티 워크숍



귀하의 의견을 알려주세요.

City of Irvine 주택 요건은 시의 일반 계획가운데 일곱 가지 필수 요소 중 하나입니다. 이는 커뮤니티의 거주 특성을 보존하고 강화하며, 모든 경제적 계층에 거주 기회를 확장할 뿐만 아니라, 주택과 관련한 모든 사안에 대한 지방 정부의 의사 결정에 대해 지침 및 방향성을 제공하는 Irvine의 전략을 제시합니다.

현재 시에서는 커뮤니티 모든 구성원의 주택 요구를 충족하기 위해 2021~2029년 계획 기간에 대한 주택 요건을 업데이트 중입니다. 모든 Irvine 주민과 이해 당사자 여러분이 시의 미래 주택 요구 및 우선순위 계획을 도와주시기 바랍니다.

상호형 가상 워크숍에서는 주택 요건에 대한 자세한 내용 및 업데이트 절차를 제공하고 2021~2029년 기간에 대한 주택 요건 업데이트 목표에 무엇이 들어가야 하는지를 포함하여 다양한 주제에 대한 피드백을 요청드릴 예정입니다.

가상 회의에 등록하고 싶거나 주택 요건 업데이트에 대한 추가 정보가 필요한 경우,
cityofirvine.org/HEUpdate 에 방문하시거나
949-724-6395 번으로 전화해주십시오.

가상 워크숍

Zoom 날짜 및 시각:

2021-04-22
오전 10시-정오

2021-04-29
오후 5:30~7:30

워크숍은 영어로 진행되며 주택 요건 프레젠테이션과 업데이트에 대한 토론으로 구성될 예정입니다. 이 회의는 상호형으로 이뤄지며 온라인으로 진행됩니다. 회의 참가자는 데스크톱, 태블릿, 휴대전화로 참가할 수 있습니다. 언어 지원이 필요한 경우, 개별 회의를 예약할 수 있도록 4월 30일까지 mchao@cityofirvine.org 에 이메일을 보내주시기 바랍니다.

주 택 요 건
CITY OF IRVINE 2021 업데이트

WE ARE IRVINE 1971-2021 50th Anniversary

Cập Nhật Những Yếu Tố Nhà Ở:
Buổi Hội Thảo Cộng Đồng Qua Trực Tuyến



Chúng Tôi Cần Thông Tin Từ Quý Vị

Yếu Tố Nhà Ở của Thành Phố Irvine là một trong bảy yếu tố bắt buộc trong Quy Hoạch Tổng Thể của Thành Phố. Yếu tố này đề ra chiến lược của Thành phố Irvine nhằm bảo tồn và nâng cao đặc điểm dân cư của cộng đồng, mở rộng cơ hội nhà ở cho mọi phân khúc kinh tế, đồng thời cũng đưa ra hướng dẫn và định hướng cho việc ra quyết định của chính quyền địa phương trong tất cả các vấn đề liên quan đến nhà ở.

Thành Phố hiện đang cập nhật Yếu Tố Nhà Ở cho giai đoạn quy hoạch từ năm 2021-2029 theo yêu cầu nhằm đáp ứng các nhu cầu về nhà ở của tất cả mọi người trong cộng đồng của chúng ta. Chúng tôi khuyến khích tất cả cư dân Irvine cùng các bên hữu quan giúp đỡ chúng tôi trong việc quy hoạch các nhu cầu và ưu tiên về nhà ở trong tương lai.

Các hội thảo tương tác qua mạng của Thành Phố sẽ cung cấp thông tin tổng quan chi tiết về Yếu Tố Nhà Ở và quy trình cập nhật, đồng thời trưng cầu ý kiến phản hồi về các chủ đề khác nhau bao gồm Cập Nhật Yếu Tố Nhà Ở cho giai đoạn năm 2021-2029 nên bao gồm những mục đích gì.

Để ghi danh tham dự hội thảo qua mạng và để biết thêm thông tin về Cập Nhật Yếu Tố Nhà Ở, hãy truy cập cityofirvine.org/HEUpdate hoặc gọi số điện thoại 949-724-6395.

Hội Thảo Trực Tuyến

Ngày giờ tổ chức trên Zoom:

Ngày 22 tháng 4 năm 2021
10 giờ sáng - 12 giờ trưa

Ngày 29 tháng 4 năm 2021
5 giờ30 chiều – 7 giờ30 tối

Các buổi hội thảo sẽ được trình bày bằng tiếng Anh và có bao gồm một bài trình bày về Yếu Tố Nhà Ở cùng với một cuộc thảo luận về quá trình cập nhật. Đây là các buổi hội thảo tương tác và được tổ chức trực tuyến. Người tham dự buổi hội thảo có thể tham dự bằng máy tính bàn, máy tính bảng hoặc điện thoại. Nếu quý vị cần trợ giúp, xin vui lòng gửi email đến **mchao@cityofirvine.org** trễ nhất là vào ngày 30 tháng 4 để sắp xếp lịch họp riêng.

HỢP PHẦN NHÀ Ở
THÀNH PHỐ IRVINE, CẬP NHẬT NĂM 2021

WE ARE IRVINE 1971-2021 50th Anniversary

Actualización del elemento de vivienda: Talleres virtuales comunitarios



Necesitamos su opinión

El Elemento de vivienda de la ciudad de Irvine es uno de los siete elementos del mandato del Plan de general de la ciudad. Establece la estrategia de Irvine para preservar y mejorar el carácter residencial de la comunidad, ampliar las oportunidades de vivienda para todos los segmentos económicos y dar orientación y dirección para la toma de decisiones del gobierno local en todos los asuntos relacionados con la vivienda.

La ciudad está actualizando el Elemento de vivienda para el período de planificación 2021-2029, según sea necesario, para cubrir las necesidades de vivienda de todos en nuestra comunidad. Animamos a todos los residentes y partes interesadas de Irvine a que nos ayuden a planificar las futuras necesidades y prioridades de vivienda de la ciudad.

Nuestros talleres virtuales interactivos darán un resumen detallado del Elemento de vivienda y proceso de actualización, y pedirán comentarios sobre varios temas, incluyendo cuáles deberían ser los objetivos de Actualización del elemento de vivienda para el período 2021-2029.

Para registrarse para una reunión virtual y para obtener información adicional sobre la Actualización del elemento de vivienda, visite **cityofirvine.org/HEUpdate** o llame al 949-724-6395.

Talleres virtuales

Fechas y horas por Zoom:

22 de abril de 2021
10 a.m. – mediodía

29 de abril de 2021
5:30 – 7:30 p.m.

Los talleres se presentarán en inglés e incluirán una presentación sobre el Elemento de vivienda y una charla sobre la actualización. Estas reuniones serán interactivas y se harán en línea. Los participantes de la reunión pueden unirse por computadora, tablet o teléfono. Si necesita ayuda con el idioma, envíe un email a **mchao@cityofirvine.org** antes del 30 de abril para programar una reunión individualizada.

ELEMENTO DE VIVIENDA
ACTUALIZACIÓN DE LA CIUDAD DE IRVINE 2021

WE ARE IRVINE 1971-2021 50 50th Anniversary

Public Engagement

Appendix A-E: Community Outreach Survey

Table of Contents

1. Community Outreach Survey Excerpt

Community Outreach Survey Excerpt

Q8	California State law requires that all cities, towns and counties must plan for the housing needs of their residents. With a general shortage of housing in southern California, it is expected that the next Regional Housing Needs Allocation will require the City of Irvine to add several thousand new housing units. Understanding that Irvine will be required by law to add several thousand new homes, would you prefer that these homes: _____ OR _____ OR _____? *Randomize order of options 1 & 2, but always present 3 last.*		
	1	Be **concentrated** in one or two business districts in the City such as the Spectrum and IBC areas	24%
	2	Be **spread** throughout the City in smaller developments and infill projects within existing residential neighborhoods	18%
	3	Be a **mix** of both strategies – with some homes concentrated in both business districts, and others spread throughout the City in small developments and infill projects within existing residential neighborhoods	50%
	98	Not sure	6%
	99	Prefer not to answer	2%
Q9	Understanding that Irvine would be required by law to add several thousand new homes, would you prefer that these homes: _____ OR _____? *Randomize order of options 1 & 2.*		
	1	Be built along with their own neighborhood services, restaurants, shops, and public transit	52%
	2	Be built near existing services, restaurants, shops, and public transit	34%
	98	Not sure	12%
	99	Prefer not to answer	2%
Q10	Understanding that Irvine would be required by law to add several thousand new homes, would you prefer that these homes: _____ OR _____ OR _____? *Randomize order of options 1 & 2, but always present 3 last.*		
	1	Be **mostly** single-family homes, which will require more land	24%
	2	Be **mostly** condominiums and apartments, which will require less land	17%
	3	Be an **even** mix of single-family homes, condominiums and apartments	55%
	98	Not sure	3%
	99	Prefer not to answer	1%

Section 4: Land Use & Housing

Now I'd like to ask you a few questions about land use in Irvine.

Q7 There are a variety of properties in Irvine that have yet to be developed, but will be developed in the future for residential and commercial purposes. There are also existing properties that can be redeveloped to serve a different purpose.

As I read the following list of development types, please tell me whether you feel there is currently too much, about the right amount, or too little of this type of development in Irvine.

	Randomize	Too Much	About Right	Too Little	Not Sure	Prefer not to answer
A	Big box retail stores	19%	68%	8%	4%	1%
B	Chain restaurants	32%	56%	8%	3%	1%
C	Smaller, boutique retail stores	5%	40%	49%	6%	1%
D	Non-chain restaurants	5%	37%	52%	5%	1%
E	Single Family Homes	16%	57%	21%	5%	1%
F	Condominiums	30%	48%	12%	10%	0%
G	Apartments	45%	39%	10%	5%	1%
H	Multi-family workforce housing that is affordable for middle-income families	11%	32%	45%	11%	1%
I	Multi-family housing that is affordable to low-income families	16%	26%	44%	13%	1%
J	Multi-family housing that is located close to public transit services	13%	34%	33%	18%	1%
K	Commercial offices	24%	62%	5%	8%	1%
L	Entertainment uses such as movie houses, music and arts	5%	56%	35%	3%	1%
M	Hotels	11%	67%	12%	10%	1%
N	Warehouse and distribution facilities	13%	56%	6%	24%	2%
O	Mixed-use, by which I mean residential housing units built on top of – or next to – office, retail and restaurant businesses	17%	36%	27%	19%	1%
P	Housing that is dedicated to specific groups like seniors, students, and those with special needs	7%	37%	38%	18%	1%

Public Engagement

Appendix A-F: Focus Groups

Table of Contents

1. Focus Group Takeaways

1. Focus Group Takeaways

The City held four focus groups with 16 participants (four people per group), and the duration of each meeting was approximately 90 minutes. Each focus group consisted of participants with diverse age, gender, ethnicity, home tenure, and length of residence.

Below are the takeaways from the focus groups:

- When residents were asked, “Why did [they] choose to live in Irvine?”, residents said for the safety, cleanliness, high-quality schools, and well-planned family-friendly communities.
- When told about California’s requirement for Irvine to plan for more housing, participants said it will create more traffic and pollution, hurt property values, and will cause longtime residents to leave. Some also said more housing could be OK if the City first builds the infrastructure to accommodate it.
- When residents were asked about building high-rise housing as a strategy for adding units, participants said it would create crowding and traffic, it would be too dense, and there would need to be a mix of owner and rental units.
- When residents were asked about on converting under-performing commercial properties into housing, participants had a positive reaction and said it was also a good strategy to retain commercial space on lower floors.
- When asked what the City should keep in mind as guiding principles when adding new housing, participants said safety, education, transportation, parking, preservation res of parks/open space, and trails, and protection of existing neighborhoods.

Public Engagement

Appendix A-H: Tribal Consultation (refer to project CEQA documentation for the complete AB 52/SB 18 package)

Table of Contents

1. Sample Letter
2. Mailing List
3. Responses Received

1. Sample Letter

February 8, 2021

Sent via certified mail and
email to rgoff@campo-nsn.gov

Mr. Ralph Goff
Chairperson
Campo Band of Diegueno Mission Indians
36190 Church Road, Suite 1
Campo, CA 91606

Subject: Irvine 6th Cycle Housing Element Update, City Irvine, Orange County, California

Dear Mr. Goff:

The City of Irvine is preparing an update to its Housing Element, which is one topical chapter in the City of Irvine General Plan that is required to be updated every eight years for State certification. All California cities and counties are required to adequately plan to meet the housing needs of everyone in the community and to accommodate its Regional Housing Needs Assessment (RHNA) allocation for the 2021-2019 planning period from the Southern California Associate of Governments (SCAG) or their respective metropolitan planning organization.

Note the Housing Element Update creates a plan and regulatory framework that provides opportunities for housing to be built by the private sector, where market conditions ultimately determine when and where housing is built. The Housing Element does not authorize construction on sites as projects still need to go through the Irvine's development review process in the future.

Your tribe has notified the City of Irvine pursuant Public Resources Code Section 21080.3.1(b) that the City is within the geographic area with which the tribe is traditionally and culturally affiliated. To ensure compliance with Assembly Bill 52 (Chapter 532, Statutes of 2014) and Senate Bill 18 (Gov. Code Section 65352.3(a)(1) and Section 65562.5), we are asking if you have any knowledge of cultural resources within the project vicinity and/or if you would like to request consultation with the City of Irvine regarding the proposed project. If the tribe wishes to consult with the City of Irvine

about cultural resources in the project vicinity, please contact my office in the next 30 days.

In accordance with the Code of Public Resources, Section 21082.3(c), information that is submitted by a California Native American tribe during the environmental review process will not be included in the environmental document or otherwise disclosed by the lead agency without the prior consent of the tribe that provided the information.

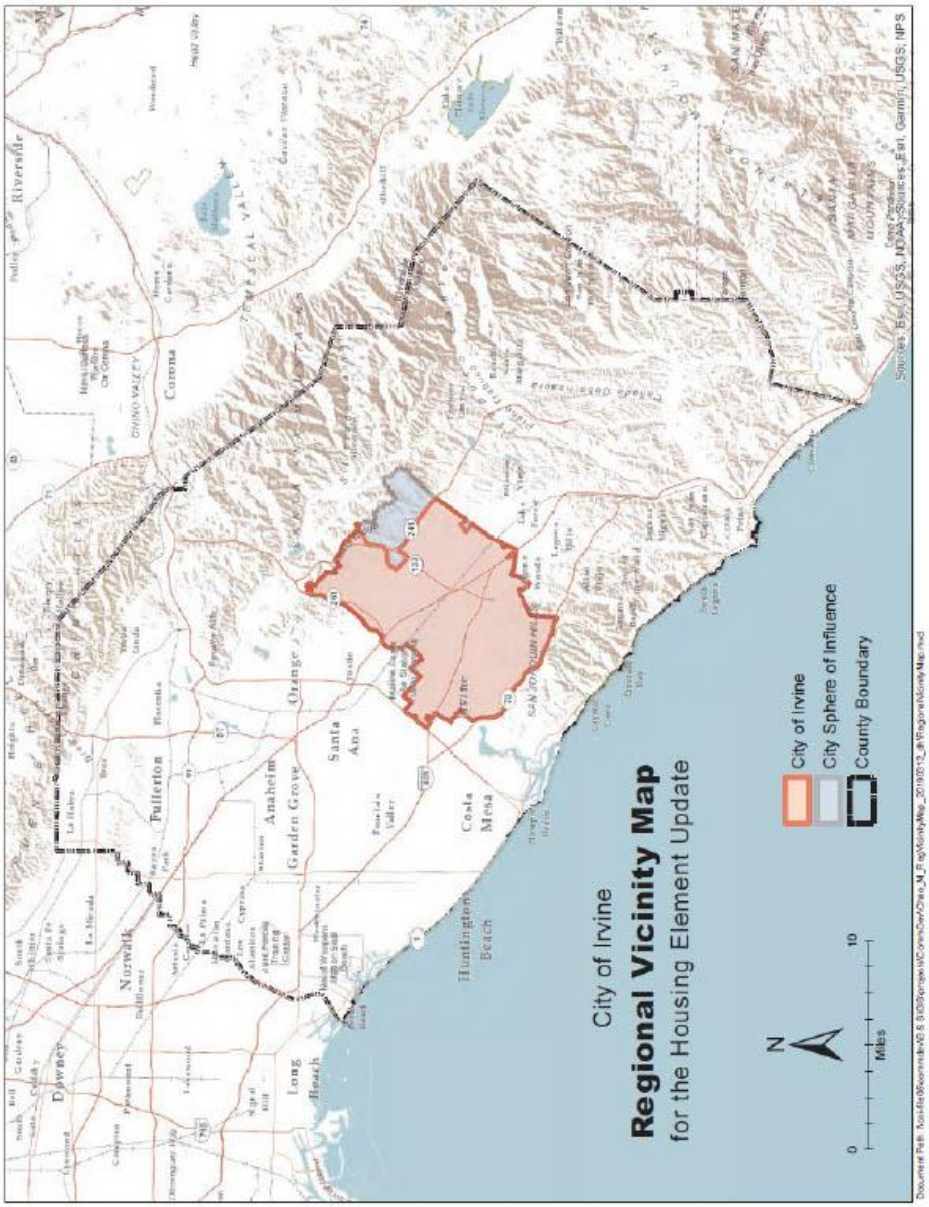
If you require any additional information or have any questions, please contact me via email at mchao@cityofirvine.org or at 949-724-6395. Thank you for your assistance.

Sincerely,

Melissa Chao

Melissa Chao
Senior Planner

Enclosure:
Regional Vicinity Map


City of Irvine
Regional Vicinity Map
for the Housing Element Update
City of Irvine
City Sphere of Influence
County Boundary
N
0
10
Miles
Riverside
Corona
Norwalk
Fullerton
Anaheim
Garden Grove
Orange
Santa Ana
Irvine
Costa Mesa
Huntington Beach
Long Beach
Downey

2. Tribal Notification Mailing List

Andrew Salas, Chairman	Gabrieleno Band of Mission Indians - Kizh Nation	P.O. Box 393	Covina	CA	91723	admin@gabrielenoindians.org gabrielenoindians@yahoo.com
Anthony Morales, Chairperson	Gabrieleno/Tongva San Gabriel Band of Mission Indians	P.O. Box 693	San Gabriel	CA	91778	GTTribalcouncil@aol.com
Joyce Stanfield Perry, Tribal Manager	Juaneno Band of Mission Indians - Acjachemen Nation	4955 Paseo Segovia	Irvine	CA	92603	kaamalam@gmail.com
Joseph Ontiveros, Cultural Reource Director	Soboba Band of Luiseno Indians	P.O. Box 487	San Jacinto	CA	92581	jontiveros@sobaba-nsn.gov
Ralph Goff, Chairperson	Campo Band of Diegueno Mission Indians	36190 Church Road, Suite 1	Campo	CA	91606	rgoff@campo-nsn.gov
Michael Garcia, Vice Chairperson	Ewiiaapaayp Band of Kumeyaay Indians	4054 Willows Road	Alpine	CA	91901	michaelg@leaningrock.net
Robert Pinto, Chairperson	Ewiiaapaayp Band of Kumeyaay Indians	4054 Willows Road	Alpine	CA	91901	wmicklin@leaningrock.net
Sandonne Goad, Chairperson	Gabrieleno/Tongva Nation	106 1/2 Judge John Aiso St., #231	Los Angeles	CA	90012	sgoad@gabrielino-tongva.com
Robert Dorame, Chairperson	Gabrieleno Tongva Indians of California Tribal Council	P.O. Box 490	Bellflower	CA	90707	gtongva@gmail.com
Charles Alvarez	Gabrieleno-Tongva Tribe	23454 Vanowen Street	West Hills	CA	91307	roadkingcharles@gmail.com
Matias Belardes, Chairperson	Juaneno Band of Mission Indians Acjachemen Nation - Belardes	32161 Avenida Los Amigos	San Juan Capistrano	CA	92675	kaamalam@gmail.com
Javaughn Miller, Tribal Administrator	La Posta Band of Diegueno Mission Indians	8 Crestwood Road	Boulevard	CA	91905	jmiller@LPtribe.net
Gwendolyn Parada, Chairperson	La Posta Band of Diegueno Mission Indians	8 Crestwood Road	Boulevard	CA	91905	LP13boots@aol.com
Angela Elliot Santos, Chairperson	Manzanita Band of Kumeyaay Nation	P.O. Box 1302	Boulevard	CA	91905	None
Michael Linton, Chairperson	Mesa Grande Band of Diegueno Mission Indians	P.O. Box 270	Santa Ysabel	CA	92070	mesagrandeband@msn.com
Shasta Gaughen Tribal Historic Preservation Officer	Pala Band of Mission Indians	PMB 50, 35008 Pala Temecula Rd.	Pala	CA	92059	sgaughen@palatribe.com
Lovina Redner, Tribal Chair	Santa Rosa Band of Calhuilla Indians	P.O. Box 391820	Anza	CA	92539	lsaul@santarosa-nsn.gov
Scott Cozart, Chairperson	Sobaba Band of Luiseno Indians	P.O. Box 487	San Jacinto	CA	92583	jontiveros@sobaba-nsn.gov
Cody Martinez, Chairperson	Sycuan Band of the Kumeyaay Nation	1 Kwaaypaay Court	El Cajon	CA	92019	ssilva@sycuan-nsn.gov

3. Responses Received

From: Gabrieleno Administration
To: Justin Equina
Subject: Re: Meeting with Andrew Salas
Date: Thursday, April 8, 2021 1:40:31 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Justin

Since there will not be any ground disturbance taking place there will be no need for consultation. We please ask that you notify us in the future when there will be ground disturbance taking place.

Thank you

Admin Specialist
Gabrieleno Band of Mission Indians - Kizh Nation
PO Box 393
Covina, CA 91723
Office: 844-390-0787
website: www.gabrielenoindians.org

The region where Gabrieleño culture thrived for more than eight centuries encompassed most of Los Angeles County, more than half of Orange County and portions of Riverside and San Bernardino counties. It was the labor of the Gabrieleño who built the missions, ranchos and the pueblos of Los Angeles. They were trained in the trades, and they did the construction and maintenance, as well as the farming and managing of herds of livestock. "The Gabrieleño are the ones who did all this work, and they really are the foundation of the early economy of the Los Angeles area ". "That's a contribution that Los Angeles has not recognized–the fact that in its early decades, without the Gabrieleño, the community simply would not have survived."

On Thu, Apr 8, 2021 at 1:37 PM Gabrieleno Administration <admin@gabrielenoindians.org> wrote:

Hello Justin

I just want to confirm that there will be ground disturbance taking place regarding the project.
Admin Specialist
Gabrieleno Band of Mission Indians - Kizh Nation
PO Box 393
Covina, CA 91723
Office: 844-390-0787
website: www.gabrielenoindians.org

The region where Gabrieleño culture thrived for more than eight centuries encompassed most of Los Angeles County, more than half of Orange County and portions of Riverside and San Bernardino counties. It was the labor of the Gabrieleño who built the missions, ranchos and the pueblos of Los Angeles. They were trained in the trades, and they did the construction and maintenance, as well as the farming and managing of herds of livestock. "The Gabrieleño are the ones who did all this work, and they really are the foundation of the early economy of the Los Angeles area ". "That's a contribution that Los Angeles has not recognized–the fact that in its early decades, without the Gabrieleño, the community simply would not have survived."

On Wed, Apr 7, 2021 at 1:16 PM Justin Equina <jequina@cityofirvine.org> wrote:

Hello:

The Housing Element Update is a Citywide project and is not necessarily related to a specific property. For more information please visit our Housing Element Update website:

https://www.cityofirvine.org/housing-element-update#:~:text=In%20the%20update%2C%20the%20City,Needs%20Assessment%20(RHNA)%20allocation.&text=The%20Housing%20Element%20must%20also,to%20the%20state's%20housing%20crisis.

Thank you for the call number. I'll keep that in mind when calling tomorrow.

JUSTIN EQUINA | ASSOCIATE PLANNER | CITY OF IRVINE
949-724-6364 | 1 Civic Center Plaza, Irvine, CA 92606 | jequina@cityofirvine.org

From: Gabrieleno Administration <admin@gabrielenoindians.org>
Sent: Wednesday, April 7, 2021 12:55 PM
To: Justin Equina <jequina@cityofirvine.org>
Subject: Re: Meeting with Andrew Salas

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Justin

Thank you for your email. Yes we still have you down for a phone consultation on April 8th at 3pm. Can you please provide a project map? Also here is our call in number (626)343-5588 Passcode 1234.

Thank you

Admin Specialist
Gabrieleno Band of Mission Indians - Kizh Nation
PO Box 393
Covina, CA 91723

Office: 844-390-0787

website: www.gabrielenoindians.org

The region where Gabrieleño culture thrived for more than eight centuries encompassed most of Los Angeles County, more than half of Orange County and portions of Riverside and San Bernardino counties. It was the labor of the Gabrieleños who built the missions, ranchos and the pueblos of Los Angeles. They were trained in the trades, and they did the construction and maintenance, as well as the farming and managing of herds of livestock. "The Gabrieleño are the ones who did all this work, and they really are the foundation of the early economy of the Los Angeles area ". "That's a contribution that Los Angeles has not recognized--the fact that in its early decades, without the Gabrieleño, the community simply would not have survived."

On Wed, Apr 7, 2021 at 9:33 AM Justin Equina <jequina@cityofirvine.org> wrote:

> Hello:
>
> I wanted to confirm my phone meeting with Mr. Andrew Salas tomorrow at 3pm. The meeting is in regards to the City of Irvine's Housing Element Update. I called on March 3rd to schedule a meeting, but have not received confirmation since then.
>
> Thank you,
>
> Justin
>
> JUSTIN EQUINA | ASSOCIATE PLANNER | CITY OF IRVINE
> 949-724-6344 | 1 Civic Center Plaza, Irvine, CA 92606 | jequina@cityofirvine.org
>
> **From:** Justin Equina
> **Sent:** Thursday, March 4, 2021 2:50 PM
> **To:** 'admin@gabrielenoindians.org' <admin@gabrielenoindians.org>
> **Subject:** FW: Meeting with Andrew Salas
>
> Hello:
>
> Yesterday, I called to coordinate a meeting with Andrew Salas for the City of Irvine's Housing Element Update. I was scheduled to speak with him on 4/8/21 at 3:00 pm. I wanted to forward a meeting invite to confirm the date. Please let me know if you have any questions.
>
> Thank you,
>
> Justin
>
> JUSTIN EQUINA | ASSOCIATE PLANNER | CITY OF IRVINE
> 949-724-6344 | 1 Civic Center Plaza, Irvine, CA 92606 | jequina@cityofirvine.org

From: Joyce Perry
To: Thea Errickson
Cc: Melissa Chao
Subject: Re: Irvine 6th Cycle Housing Element Update - Juaneno Band of Mission Indians Acjachemen Nation - Belardes
Date: Wednesday, February 10, 2021 10:52:06 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for your letter. We have no concerns at this time, but ask to be consulted whenever any new development occurs.

Húu'uni 'óomaqati yáamaqati.
Teach peace
Joyce Stanfield Perry
Payomkawichum Kaamalam - President
Juaneño Band of Mission Indians, Acjachemen Nation
Tribal Manager, Cultural Resource Director

On Wed, Feb 10, 2021 at 10:37 AM Thea Errickson <terrickson@cityofirvine.org> wrote:

> Mr. Matias Belardes:
>
> Please see the attached letter regarding the Irvine 6th Cycle Housing Element Update, City Irvine, Orange County, California. If you have any questions, please contact Senior Planner Melissa Chao at mchao@cityofirvine.org.
>
> Sincerely,
>
> **Thea Errickson** | Senior Office Specialist | **City of Irvine**
> **Community Development Department** | Administration
> 949-724-6585 | 1 Civic Center Plaza | Irvine, CA 92606
> TErrickson@cityofirvine.org | *cityofirvine.org*

Public Engagement

Appendix A-I: City Council Scoping Session (February 9, 2021)

Table of Contents

1. Meeting Agenda
2. Staff Report
3. Presentation
4. Public Notice
5. Affidavit of Publication
6. Comment Summary and Analysis

1. Meeting Agenda

Farrah N. Khan
Mayor

Tammy Kim
Vice Mayor

Larry Agran
Councilmember

Mike Carroll
Councilmember

Anthony Kuo
Councilmember

AGENDA

CITY COUNCIL
SPECIAL MEETING

February 9, 2021
3:00 PM
City Council Chamber
One Civic Center Plaza
Irvine, CA 92606

IMPORTANT PUBLIC HEALTH AND SAFETY MESSAGE REGARDING PARTICIPATION AT CITY COUNCIL MEETINGS

AS A RESULT OF THE COVID-19 VIRUS, AND RESULTING ORDERS AND DIRECTION FROM THE PRESIDENT OF THE UNITED STATES, THE GOVERNOR OF THE STATE OF CALIFORNIA, AND THE ORANGE COUNTY HEALTH CARE AGENCY, AS WELL AS THE CITY OF IRVINE EMERGENCY DECLARATION, THE PUBLIC WILL NOT BE PERMITTED TO PHYSICALLY ATTEND THE IRVINE CITY COUNCIL MEETING TO WHICH THIS AGENDA APPLIES.

MEETINGS ARE BROADCAST LIVE ON ICTV, COX COMMUNICATIONS LOCAL ACCESS CHANNEL 30, AND AT&T U-VERSE CHANNEL 99, AND LIVESTREAMED ONLINE AT CITYOFIRVINE.ORG/ICTV. YOU MAY SUBMIT COMMENTS ON ANY AGENDA ITEM OR ON ANY ITEM NOT ON THE AGENDA, IN WRITING VIA MAIL TO "ATTN: CITY COUNCIL," ONE CIVIC CENTER PLAZA, IRVINE, CA 92606; BY EMAIL TO CLERK@CITYOFIRVINE.ORG; OR THROUGH E-COMMENT AT CITYOFIRVINE.ORG/ICTV. E-COMMENTS SUBMITTED AT LEAST TWO HOURS PRIOR TO THE COMMENCEMENT OF THE MEETING WILL BE DISTRIBUTED TO CITY COUNCILMEMBERS AT THE MEETING. YOU MAY ALSO PROVIDE LIVE COMMENTS VIA "ZOOM." FOR MORE INFORMATION, VISIT CITYOFIRVINE.ORG/ICTV AND SELECT "CITY COUNCIL MEETINGS."

PLEASE NOTE: THE CITY COUNCIL IS MAKING EVERY EFFORT TO FOLLOW THE SPIRIT AND INTENT OF THE BROWN ACT AND OTHER APPLICABLE LAWS REGULATING THE CONDUCT OF PUBLIC MEETINGS, IN ORDER TO MAXIMIZE TRANSPARENCY AND PUBLIC ACCESS. FOR QUESTIONS OR ASSISTANCE, PLEASE CONTACT THE CITY CLERK'S OFFICE AT 949-724-6205, OR VIA EMAIL AT CLERK@CITYOFIRVINE.ORG. IT WOULD BE APPRECIATED IF WRITTEN COMMUNICATIONS OF PUBLIC COMMENTS RELATED TO ITEMS ON THE AGENDA, OR ITEMS NOT ON THE AGENDA, ARE PROVIDED PRIOR TO THE COMMENCEMENT OF THE MEETING.

Scan this QR code for an electronic copy of the City Council Special Meeting Agenda.

CALL TO ORDER

ROLL CALL

1. SCOPING SESSION

1.1 GENERAL PLAN AMENDMENT SCOPING SESSION FOR THE 6TH CYCLE HOUSING ELEMENT UPDATE

ACTION:
Provide input and direction to staff on the Housing Element Update.

ADJOURNMENT

NOTICE TO THE PUBLIC
LIVE BROADCASTING AND REBROADCASTING

Regular City Council meetings are broadcast live every 2nd and 4th Tuesday of the month at 4 p.m. and are replayed on Tuesdays at 4 p.m. (in weeks in which there is not a live City Council meeting), Sundays at 11 a.m., Wednesdays at 7 p.m., and Thursdays at 10 a.m. until the next City Council meeting. All broadcasts can be viewed on Cox Communications Local Access Channel 30 and U-Verse Channel 99. City Council meetings are also available via live webcast and at any time for replaying through the City's ICTV webpage at cityofirvine.org/ictv. For more information, please contact the City Clerk's office at (949) 724-6205.

STAFF REPORTS

As a general rule, staff reports or other written documentation have been prepared or organized with respect to each item of business listed on the agenda. Copies of these materials are on file with the City Clerk and are available for public inspection and copying once the agenda is publicly posted, (at least 12 days prior to a regular City Council meeting). Staff reports can also be downloaded from the City's website at cityofirvine.org at least 12 days prior to the scheduled City Council meeting on Tuesday.

In addition, meetings can be viewed live at the time posted on the agenda and related staff reports can be opened and viewed simultaneously along with the streaming of the meeting. To view the meeting, go to *cityofirvine.org/ictv*.

If you have any questions regarding any item of business on the agenda for this meeting, or any of the staff reports or other documentation relating to any agenda item, please contact City Clerk staff at (949)724-6205.

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

Any supplemental writings or documents distributed to a majority of the City Council regarding any item on this agenda after the posting of the agenda will be available for public review in the City Clerk's Office, One Civic Center Plaza, Irvine, California, during normal business hours. In addition, such writings or documents will be made available for public review at the respective public meeting.

If you have any questions regarding any item of business on the agenda for this meeting, or any of the staff reports or other documentation relating to any agenda item, please contact City Clerk staff at (949)724-6205.

SUBMITTAL OF INFORMATION BY MEMBERS OF THE PUBLIC FOR DISSEMINATION OR PRESENTATION AT PUBLIC MEETINGS

Media Types and Guidelines

Written Materials/Handouts:

Any member of the public who desires to submit documentation in hard copy form may do so prior to the meeting. This information will be disseminated to the City Council.

CITY SERVICES TO FACILITATE ACCESS TO PUBLIC MEETINGS

It is the intention of the City of Irvine to comply with the Americans With Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, you will need special assistance beyond what is normally provided, the City of Irvine will attempt to accommodate you in every reasonable manner. Please contact the City Clerk's Office at (949)724-6205.

Assisted listening devices are available at the meeting for individuals with hearing impairments. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35. 102-35. 104 ADA Title II)

CHALLENGING CITY DECISIONS

The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitations period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge that is not filed within this 90-day period will be barred.

If a person wishes to challenge the nature of the above actions in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of Irvine, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

COMMUNICATION AND ELECTRONIC DEVICES

To minimize distractions, please be sure all personal communication and electronic devices are turned off or on silent mode.

MEETING SCHEDULE

Regular meetings of the City Council are held on the second and fourth Tuesdays of each month at 4:00 p.m. Study Sessions and/or Closed Sessions are periodically held prior to the start of the regular meeting. Agendas are available at the following locations:

- City Clerk's Office
- Police Department
- Front Entrance of City Hall
- University Park Center (Culver/Michelson)
- Walnut Village Center (Culver/Walnut)
- Northwood Town Center (Irvine Blvd./Yale)
- City's web page at www.ci.irvine.ca.us

I hereby certify that the agenda for the Special City Council meeting was posted in accordance with law in the posting book located in the Public Safety Lobby and at the entrance of City Hall, One Civic Center Plaza, Irvine, California on January 29, 2021 by 8pm as well as on the City's web page.

Carl Petersen, MPA, CMC
Interim City Clerk

Prepared by the City Clerk's Office

2. Staff Report

REQUEST FOR CITY COUNCIL ACTION

MEETING DATE: FEBRUARY 9, 2021

TITLE: GENERAL PLAN AMENDMENT SCOPING SESSION FOR THE 6TH CYCLE HOUSING ELEMENT UPDATE

Director of Community Development

Interim City Manager

RECOMMENDED ACTION

Provide input and direction to staff on the Housing Element Update.

EXECUTIVE SUMMARY

City Council Resolution No. 87-108 requires a "Scoping Session" for all General Plan Amendment (GPA) applications. The purpose of this Scoping Session is to provide advance knowledge of the proposed 6th Cycle Housing Element Update (HEU) and to provide an opportunity to the City Council to identify and define issues to be addressed during the HEU review process, including providing input on the draft Community Outreach plan.

Every eight years the state requires that each jurisdiction update its Housing Element to adequately plan to meet the housing needs of everyone in the community. The State Department of Housing and Community Development (HCD) is responsible for tracking and determining compliance with the state housing law and ultimately certifying each jurisdiction's Housing Element. The City must have an HCD certified Housing Element to be eligible for certain state funding opportunities and to avoid a shortened Housing Element cycle of every four years rather than every eight years going forward .

The HEU will demonstrate that the City is providing opportunities for the provision and development of housing in accordance with state mandates. Additionally, the update to the Housing Element incorporates the new Regional Housing Needs Allocation (RHNA) for 2021-2029 (known as the "6th cycle"), which has been significantly increased from the current allocation issued by the Southern California Association of Governments (SCAG) for 2013-2021 (known as the "5th cycle"). It is important to note that for the City to be compliant with Housing Element law the City must demonstrate that it has the land capacity to address RHNA through a site inventory analysis, which is a required component of the update. This will be a challenging component of the HEU and will require the City to draw upon several strategies to meet the RHNA obligations.

COMMISSION/BOARD/COMMITTEE RECOMMENDATION

Not applicable.

ANALYSIS

Housing Element Basics

The Housing Element is a state-mandated policy document within the General Plan that identifies the City's housing conditions and needs, establishes the goals, objectives, and policies that are the foundation of the City's housing strategy. The Housing Element also provides an array of programs to create sustainable, mixed-income neighborhoods across the City to create a "housing plan." Irvine's existing and future housing needs will be addressed by:

- Conserving and improving existing housing and neighborhoods;
- Assisting in development and provision of affordable housing;
- Providing adequate residential sites to address fair share housing needs;
- Removing governmental constraints to housing development; and
- Promoting equal housing opportunities

Although the City does not build housing, the Housing Element does create a plan and regulatory framework that provides opportunities for housing to be built by the private sector, where market conditions ultimately determine when and where housing is built.

Progress Under the Existing 5th Cycle Housing Element

On July 30, 2013, HCD certified the City's 5th Cycle Housing Element for 2013-2021 and it is available at https://www.cityofirvine.org/community-development/current-general-plan.

Some highlights under the current housing element include:

Income Category (% of County *Area Median Income (AMI))	Allocated Units (2013-2021)	Actual Units Built (2013-2019)
Extremely Low/ Very Low/ (0% - 50% AMI)	2,817	1,127
Low (51% - 80% AMI)	2,034	37
Moderate (81% - 120% AMI)	2,239	12,998
Above Moderate (120% AMI or above, which is considered market rate)	5,059	14,863
TOTAL	**12,149**	**29,025**

In addition to the 29,025 actual units built represented in the above table, two affordable housing projects (Montaira and Salerno) were built in 2020 with a combined total of 245 Extremely Low/Very Low units. Leasing is underway for these 245 units.

2021-2029 Regional Housing Needs Assessment

The driving force for the HEU is the RHNA allocation. For the upcoming eight years, HCD has determined the housing need for the region to be 1,341,827 units. SCAG has taken this number and, using their developed methodology, allocated each city and county in the region with its respective share.

On September 4, 2020, SCAG officially released the draft RHNA allocation to each jurisdiction. The RHNA represents the minimum number of housing units Irvine is required to plan for in its Housing Element by providing "adequate sites" through its General Plan and Zoning Ordinance. The City of Irvine's portion of the RHNA for the 2021-2029 Housing Element is 23,554 units, of which 10,604 are allocated to low- and very low-income categories. Although more affordable housing has been built in Irvine than in any other City in Orange County, the total number of RHNA units in the 6th cycle represents a 94 percent increase from the 5th cycle and a 126 percent increase in extremely low and very low-income units. The following table summarizes the draft allocation by income category:

Income Category (% of County Area Median Income (AMI))	Units
Extremely Low / Very Low (0% - 50% AMI)	6,379
Low (51% - 80% AMI)	4,225
Moderate (81% - 120% AMI)	4,299
Above Moderate (120% AMI or above, which is considered market rate)	8,651
TOTAL	**23,554**

A challenge for Irvine will be meeting the Extremely Low/Very Low to Low-income unit allocations. It is anticipated that substantially more units than the total RHNA allocation of 23,554 units will need to be planned for to adequately incentivize the private sector to deliver the required affordable units.

On October 26, 2020, the City filed an appeal of its RHNA allocation to reduce the allocation by 8,259 total units. The appeal is posted at https://www.cityofirvine.org/news-media/news-article/city-irvine-regional-housing-needs-assessment-update. Following the completion of the RHNA appeal process, SCAG plans to adopt the final allocation in February 2021.

Potential Housing Element Update Strategies

The HEU must demonstrate that the City has the land capacity to address RHNA through a site inventory analysis in order to meet Housing Element law. This will be the most difficult component of the HEU due to the limited amount of developable vacant land and the size of the RHNA obligation. Staff and Consultant will need to be creative while working with stakeholders and the community to explore and develop strategies that will address the RHNA. Although staff is in the early stages of formulating strategies, and will work with stakeholders and the community to develop strategies, some potential concepts are listed below:

- Rezoning for additional and higher density housing in the Irvine Business Complex, the area adjacent to the Irvine Transportation Center (train station), and Spectrum areas.
- Redevelopment of older/underperforming properties, which can be converted to a mixed-use or residential use.

- Conversion of market rate apartment units to help the City meet the lower income categories of RHNA.
- Evaluation of existing affordable housing policies and the City's Inclusionary Housing Ordinance to ensure that adequate housing at the lowest income levels is being provided. Currently the Inclusionary Ordinance requires that 15 percent of residential units that are built are at an affordable price point. This could be expanded to require a higher percentage of units to be affordable.

These concepts may develop into more detailed strategies to help meet the RHNA number but would be subject to Planning Commission review and City Council approval.

Draft Community Outreach Plan

Cities are required to make a diligent effort to achieve public participation involving all economic segments of the community in the Housing Element update process. To fulfill this requirement, the City will solicit input from community stakeholders and the general public.. Meetings will be publicized in various media platforms including print, social media, email notification, and on the City's project web page. As detailed in Attachment 1 and summarized below, the Community Outreach Plan will consist of the following components:

1. **City Council Scoping Session –** In compliance with General Plan amendment procedures as required by City Council Resolution No. 87-108, introduce the HEU process, provide RHNA overview, anticipated next steps, and solicit City Council input on draft Community Outreach Plan and HEU issues.

2. **Planning Commission Study Session —** The intent is to introduce the HEU process and requirements, provide RHNA overview, anticipated next steps, solicit input on draft Community Outreach Plan and HEU issues.

3. **Community Workshops –**The purpose is to have several open discussion forums with the community regarding HEU information and issues, questions and answers, and to solicit input. These meetings will most likely be conducted in a virtual format or a combination of virtual and in-person to comply with regulations pertaining to the COVID-19 pandemic in effect at that time.

4. **Public Review of Draft HEU and Associated CEQA Documentation –** The purpose is to solicit written comments and will be conducted concurrently with HCD pre-submittal review process for the HEU.

5. **Project Briefings with Planning Commission and City Council —** The purpose is to provide project status updates and solicit input, if necessary.

6. **On-Demand Engagement via City's Project Webpage —** The purpose is to educate and encourage participation in HEU process with on-going updates to webpage content and videos, as well as links to the draft and final HEU documents.

7. **Social Media –**The intent is to promote awareness and encourage participation by coordinating announcements through the Public Information Office.

8. **Language Considerations –** Staff will utilize the bilingual services staff as necessary to ensure effective and multi-lingual communication with the community.

In addition to the draft Community Outreach Plan outlined above and detailed in Attachment 1, City staff and Consultant will utilize all tools available for community outreach, including resources provided by HCD and SCAG.

Anticipated Next Steps

As part of the update process, staff and Consultant will complete a review of demographics, population, and housing to understand current conditions, and complete an adequate site analysis for the 2021-2029 RHNA allocation.

The update process includes is outlined below and includes a variety of opportunities to for public involvement (noted with an asterisk)

Winter 2020-21	• Introduction to the Irvine HEU – City Council General Plan Amendment Scoping Session* (February 9, 2021) Planning Commission Study Session* (February 18, 2021) • Stakeholder outreach • Develop site inventory • Assess and develop draft HEU goals, policies, and objectives • Develop draft implementation program
Spring 2021	• Community workshops* • Stakeholder outreach • Finalize site inventory • Prepare draft HEU and environmental review for CEQA
Summer 2021	• HCD pre-submittal review of draft HEU • Public review of draft HEU and CEQA documentation* • Project briefings with Planning Commission and City Council* • Finalize HEU and CEQA documentation
Fall 2021	Adoption hearings: • Planning Commission* • City Council*
State Due Date	October 15, 2021 (for certification)

ENVIRONMENTAL REVIEW

This Scoping Session is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15262, Feasibility and Planning Studies. The direction is not a final action or approval in regard to the Housing Element Update and does not have a legally binding effect on any possible future discretionary action.

ALTERNATIVES CONSIDERED

No alternatives were considered as the 6th Cycle HEU is due to HCD for certification by October 15, 2021. Jurisdictions that do not maintain a compliant Housing Element are at risk of significant repercussions including, but not limited to, ineligibility for critical state and federal funding, potential loss of land use control in which the state disallows the issuance of building permits, substantial fines and penalties including a four-year RHNA/HEU cycle (instead of the customary eight-year cycle), and exposure to litigation based on a legally inadequate General Plan.

FINANCIAL IMPACT

The funding for the HEU is within the approved Fiscal Year 2019-2021 biennial general fund budget, and will be supplemented by State Senate Bill 2 reimbursement funding up to $200,000.

REPORT PREPARED BY Charles G. Kovac, Housing Administrator
Amy Mullay, Senior Planner

ATTACHMENTS
1. Draft 6th Cycle HEU Community Outreach Plan

ec: Hitta Mosesman, Harris & Associates
Kerwin Lau, Manager of Planning Services
Marika Poynter, Principal Planner
Melissa Chao, Senior Planner
Justin Equina, Associate Planner
Stephanie Takigawa, Housing Specialist

cc: File 00832121-PGA

6th Cycle Housing Element Update
Community Outreach Plan - DRAFT
February 9, 2021

Goal:

Inform and involve the community in the Housing Element Update (HEU) process to help solve issues and/or make informed, sustainable decisions (i.e., technically feasible, economically viable, publicly acceptable, and environmentally compatible).

Stakeholders:

1. Residents and interest groups (e.g., environmental and cultural)
2. Business community and Greater Irvine Chamber of Commerce
3. Developers (nonprofit and for profit), homebuilders, Building Industry Association of Southern California (BIA-OC), property owners, and real estate brokers
4. Irvine Community Land Trust
5. Homeowner Associations
6. Students and educational organizations (UCI, CUI, IVC, IUSD, TUSD, SAUSD, SVUSD)
7. Community service providers and organizations (e.g., Rotary, Kiwanis, and Elks Clubs)
8. Seniors, residents experiencing or at risk of housing insecurity, and persons with disabilities - coordinate with Community Services staff, local food banks, and faith-based organizations as necessary
9. Project interest list (e.g., St. Joseph Hospital, The Kennedy Commission)
10. Utility providers
11. Planning Commission and City Council
12. Other ?

Major Components:

Prior to the anticipated adoption hearings with the Planning Commission and City Council in Fall 2021 to meet the October 2021 state deadline, staff intends to implement a robust outreach plan using a multi-pronged approach of meetings, workshops, and briefings supplemented with the project webpage, handouts, email notifications, and social media announcements.

The major components of the outreach process are summarized as follows:

1. **HEU Scoping Session with City Council - February 9, 2021**

    - Purpose: Provide opportunity to identify issues to be addressed during the HEU review/development process in accordance with the General Plan amendment procedures in City Council Resolution No. 87-108

ATTACHMENT 1

- Kick-off the HEU and introduce the HEU process and requirements, provide Regional Housing Needs Assessment (RHNA) overview, anticipated next steps, solicit input on the draft Community Outreach Plan, and Q&A
- In collaboration with the HEU Consultant, solicit input/direction on any known priority issues at that time

2. **Planning Commission Study Session – February 18, 2021**
   Purpose: Introduce the HEU process and requirements, provide RHNA overview and appeal update, anticipated next steps, solicit input on the HEU, and Q&A

3. **Targeted Stakeholder Meetings – On-going throughout HEU process as necessary**

   - Purpose: Solicit input and collaborate on developing the HEU
   - Customized meetings designed for individual stakeholders or small groups of related stakeholders in a roundtable format

4. **Community Workshops (up to three; time-permitting) – Anticipated Spring 2021**

   - Purpose: Prior to developing and releasing the public review draft of the HEU document, provide open discussion forum for the community regarding HEU information, issues, and opportunities, as well as hosting Q&A and soliciting input
   - These workshops will most likely be conducted in a virtual format, or a combination of virtual and in-person, in order to comply with regulations pertaining to COVID-19 in place at this time
   - Workshops will be hosted on multiple days and at different times
   - Workshop content will generally overlap, but will be refined and/or customized if necessary as meetings are hosted (possibly by geographic areas such as Spectrum/Great Park Neighborhoods/Irvine Station, Irvine Business Complex, and traditional residential core)
   - Will work with Consultant to select the most effective online tool(s) to conduct virtual outreach and how to best connect with audience (e.g., anonymous interactive polling, chat box for questions, and open microphone for comments/Q&A). Will ensure concurrent access to meeting via phone. If possible, will record workshops and post on the project webpage

5. **Public Review of Draft HEU and Associated CEQA Documentation – Anticipated Summer 2021**

   - Purpose: Solicit written comments through the project website, www.cityofirvine.org/housingelementupdate
   - Conduct public review of draft HEU document concurrently with State Department of Housing and Community Development Department (HCD) pre-submittal review process for the HEU

- Announcements regarding availability of draft HEU and CEQA documentation made via email notification through City's govdelivery system, project interest list, and project webpage
- Distribute and post notice of intent to adopt an initial study/negative declaration or mitigated negative declaration per CEQA

6. **Project Briefings with Planning Commission and City Council – Anticipated Summer 2021**

   - Purpose: Provide project status updates and solicit input as necessary
   - Meetings will be open to the public to allow for comments and questions

7. **On-demand Engagement via Project Webpage at www.cityofirvine.org/housingelementupdate - On-going throughout process**

   - Purpose: Educate and encourage participation in HEU process
   - On-going updates to webpage content
   - Draft HEU and CEQA documentation will be posted here for written feedback and comment
   - Final HEU and CEQA documentation will be posted here
   - Develop informational fact sheets and/or printed fliers/materials as necessary
   - Posting short HEU-related topical videos developed by Orange County Council of Governments (OCCOG)
   - Dedicated project email for inquiries and comments, GPUpdate2035@cityofirvine.org

8. **Social Media – On-going throughout process**
   - Purpose: Promote awareness and encourage participation
   - Coordinate announcements through Public Information Office
   - Anticipated email notifications through the City's govdelivery system and announcements using the City's various social media accounts (e.g., Twitter, Instagram, Facebook, and flickr)

9. **Language Considerations**
   - Bilingual services staff will be utilized as necessary to ensure effective and culturally diverse communication with the community

3. Presentation



Overview

- What is the Regional Housing Needs Assessment (RHNA)
- Housing Element Purpose and Basics
- Potential Housing Element Update Strategies
- Next Steps
- Q & A

HOUSINGELEMENT
CITY OF IRVINE 2021 UPDATE



Regional Housing Needs Assessment

- RHNA: A minimum number of units by income category each community is required to provide through "adequate sites" and zoning – Mandated by the State
- RHNA for Southern California: 1,341,827
- SCAG responsible for developing methodology and assigning RHNA to Southern CA cities and counties





Draft RHNA Allocation

% of County Area Median Income (AMI)	Units
Category 1 (0 – 50 % AMI)	6,379
Category 2 (51 – 80% AMI)	4,225
Category 3 (81 – 120% AMI)	4,299
Category 4 (120% AMI or above; considered "market rate")	8,651
TOTAL	**23,554**

- RHNA Appeal hearings – City appeals denied
- Final RHNA allocation – anticipated March 2021 (slight increase anticipated)
- Actual number needed is anticipated to exceed allocation



Housing Element Purpose

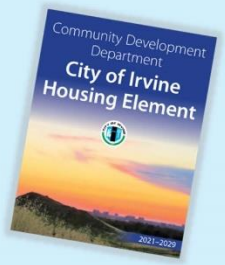
State-mandated policy document that:

- Provides direction for implementation of various programs to meet existing and future housing needs for all income levels in the City
- Provides goals, policies, programs, and objectives that accommodate opportunities for the preservation of existing housing and development of new housing
- Demonstrates how the City will accommodate its RHNA allocation



Housing Element Basics

- 5 Major Components:
  - Review of accomplishments
  - Housing needs assessment
  - Evaluation of constraints to housing
  - Identification of housing sites
  - Program strategy to address needs for 2021-2029
- Required to be updated every eight years
- Reviewed by State for compliance with State law





The Housing Element DOES NOT

- Require the City to build the units
- Provide funding
- Authorize construction
  - Projects still need to go through the development review process





Housing Element Update Goals

- Accommodate RHNA allocation by income category
- Develop effective housing policies and programs, including strategic implementation
- Incorporate changes required by state laws/regulations and guidance
- Ensure that a high quality of life is maintained as the community matures and evolves



Benefits of State Compliance

- Continue local authority to issue building permits
- Protect against lawsuits
- Maintain eligibility for State funding opportunities
- Keep customary eight-year cycle
- Avoid substantial fines and penalties





Potential Housing Element Strategies

- Rezone for more homes
- Redevelop older/underutilized properties
- Develop residential in open space subject to voter approval
- Convert market rate to affordable units
- Change affordable housing policies
- Expand inclusionary housing ordinance
- Ease restrictive development standards
- Encourage innovative design





Next Steps

Winter 2020-21:

- **City Council GPA Scoping Session for Housing Element Update**
- ***Planning Commission Study Session (February 18, 2021)***
- Stakeholder outreach (development community)
- Develop site inventory
- Assess goals, policies, and objectives

Spring 2021:

- ***Community workshops***
  - ***Advertised on social media; information provided in multiple languages***
- Finalize site inventory
- Prepare draft Housing Element and supporting documentation



Next Steps (continued)

Summer 2021:

- ***Public review of draft Housing Element***
- State preliminary review of the draft
- ***Project briefings with Planning Commission and City Council***
- Finalize Housing Element and supporting documentation

Fall 2021 – Adoption Hearings:

- ***Planning Commission***
- ***City Council***

State Due Date – October 15, 2021 for certification



Questions?

HOUSINGELEMENT
CITY OF IRVINE 2021 UPDATE

www.cityofirvine.org/housingelementupdate



Housing Element Update

13

4. Public Notice

CCL No. 21-01

HOUSING ELEMENT UPDATE SCOPING SESSION

City Council Meeting
February 9, 2021

PROJECT DESCRIPTION:

NOTICE IS HEREBY GIVEN that on Tuesday, February 9, 2021, at the hour of 4 p.m., or as soon thereafter as possible, the City Council of the City of Irvine will conduct a public meeting in the City Council Chamber, One Civic Center Plaza, Irvine, California, to host a General Plan Amendment scoping session for the 6th cycle Housing Element Update for 2021-2029 planning period. The Update must comply with the state's requirements and accommodate Irvine's new Regional Housing Needs Assessment (RHNA) allocation. The purpose of the scoping session is to solicit input on the upcoming HEU work effort.

LOCATION:

Citywide

INFORMATION AVAILABLE:

Copies of the staff report and other project information will be available for review by 8 p.m. on Thursday, January 28, 2020, with the City Clerk, One Civic Center Plaza, Irvine (City Hall) or online at *cityofirvine.org*.

CITIZEN INVOLVEMENT:

Do you have any comments? Questions? Concerns? You are invited to observe and participate, via e-Comment, in a public meeting held by the Irvine City Council on **Tuesday, February 9, 2021**, at **4 p.m., or soon thereafter**, in the City Council Chamber at Irvine City Hall, One Civic Center Plaza, Irvine.

AS A RESULT OF THE COVID-19 VIRUS, THE PUBLIC IS NOT PERMITTED TO PHYSICALLY ATTEND THE PUBLIC HEARING. YOU MAY SUBMIT COMMENTS IN WRITING VIA MAIL TO "ATTN: COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION" AT ONE CIVIC CENTER PLAZA, IRVINE, CA 92606; BY EMAIL TO CLERK@CITYOFIRVINE.ORG; OR THROUGH E-COMMENT AT *CITYOFIRVINE.ORG/ICTV*. E-COMMENTS WILL BE READ INTO THE RECORD AT THE TIME DETERMINED BY THE MAYOR.

PLEASE NOTE: THE CITY COUNCIL IS MAKING EVERY EFFORT TO FOLLOW THE SPIRIT AND INTENT OF THE BROWN ACT AND OTHER APPLICABLE LAWS REGULATING THE CONDUCT OF PUBLIC MEETINGS, IN ORDER TO MAXIMIZE TRANSPARENCY AND PUBLIC ACCESS. IT WOULD BE APPRECIATED IF COMMUNICATIONS OF PUBLIC COMMENTS RELATED TO ITEMS ON THE AGENDA, OR ITEMS NOT ON THE AGENDA, ARE PROVIDED PRIOR TO THE COMMENCEMENT OF THE MEETING. IF THAT IS NOT POSSIBLE, EVERY EFFORT WILL BE MADE TO ATTEMPT TO REVIEW E-COMMENTS DURING THE COURSE OF THE MEETING. TOWARDS THIS END, THE MAYOR WILL ENDEAVOR TO TAKE A BRIEF PAUSE BEFORE ACTION IS TAKEN ON ANY AGENDA ITEM TO ALLOW THE CITY CLERK TO REVIEW E-COMMENTS, AND SHARE ANY E-COMMENTS RECEIVED DURING THE MEETING.

ADA COMPLIANCE:

It is the intention of the City of Irvine to comply with the Americans with Disabilities Act in all respects. If, as a participant and observer at this meeting, you will need special assistance beyond what is normally provided, the City of Irvine will attempt to accommodate you in every reasonable manner. Please contact the City Clerk's office at 949-724-6205. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35. 102-35. 104 ADA Title II)

CITY CONTACT: For more information, please contact Charles Kovac, Housing Administrator, via email at ckovac@cityofirvine.org or by phone at 949-724-7452 and/or Amy Mullay, Senior Planner, via email at amullay@cityofirvine.org or by phone at 949-724-7454.

CASE NUMBER(S): 00832121-PGA

PUBLISH DATE: *Irvine World News* – January 21, 2021

CITY OF IRVINE

By: _____

Carl Petersen, MPA, CMC
Interim City Clerk

5. Affidavit of Publication

Irvine World News
2190 S. Towne Centre Place Suite 100
Anaheim, CA 92806
714-796-2209

5191001

IRVINE, CITY OF- LEGALS
1 CIVIC CENTER PLZ
ATTN: ACCOUNTS PAYABLE
IRVINE, CA 92606-5208

FILE NO. CCL No. 21-02

AFFIDAVIT OF PUBLICATION

STATE OF CALIFORNIA, } SS.
County of Orange

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the Irvine World News, a newspaper that has been adjudged to be a newspaper of general circulation by the Superior Court of the County of Orange, State of California, on August 23, 1990, Case No. A-154653 in and for the City of Irvine, County of Orange, State of California; that the notice, of which the annexed is a true printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

01/21/2021

I certify (or declare) under the penalty of perjury under the laws of the State of California that the foregoing is true and correct:

Executed at Anaheim, Orange County, California, on Date: January 21, 2021.

Signature

CCL No

PROJECT DESCRIPTION:

NOTICE IS HEREBY GIVEN that on Tuesday, Fe
ary 9, 2021, at the hour of 4 p.m., or as soon thereaf
possible, the City Council of the City of Irvine will cond
public hearing in the City Council Chamber, One Civic C
Plaza, Irvine, California, to consider an amendment to th
ing Ordinance to change the frequency of the required up
to the Irvine Business Complex Residential/Mixed Use V
Plan Traffic Study from every two years to three years in
tion 9-36-14 Irvine Business Complex Traffic Improvemen
Program.

PLANNING COMMISSION ACTION:

On January 7, 2021, the Planning Commission voted una
mously, with all members present, to recommend the
Council adopt - AN ORDINANCE OF THE CITY COUNCIL
THE CITY OF IRVINE, CALIFORNIA, APPROVING A ZO
CHANGE TO THE ZONING ORDINANCE (00827079-P
CHAPTER 9-36 OF THE IRVINE ZONING ORDINANCE
CHANGE THE FREQUENCY OF THE REQUIRED
DATES TO THE IRVINE BUSINESS COMPL
RESIDENTIAL/MIXED USE VISION PLAN TRAF
STUDY FROM EVERY TWO YEARS TO THREE; FILED
THE CITY OF IRVINE PUBLIC WORKS AND TRANSP
TATION DEPARTMENT

LOCATION:

Planning Area 36 Irvine Business Complex

INFORMATION AVAILABLE:

Copies of the staff report and other project information will b
available for review by 8 p.m. on Thursday, January 28, 20
with the City Clerk, One Civic Center Plaza, Irvine (City Ha
or online at cityofirvine.org.

CITIZEN INVOLVEMENT:

Do you have any comments? Questions? Con-cerns? You a
invited to observe and participate, via Cox Communicatio
(Channel 30), AT&T U-Verse (Channel 99), online
cityofirvine.org/ictv, and/or e-Comment, a public hearing ha
by the Irvine City Council on **Tuesday, February 9, 2021, a**
p.m., or soon thereafter, in the City Council Chamber at Irvi
City Hall, One Civic Center Plaza, Irvine.

AS A RESULT OF THE COVID-19 VIRUS, THE PUBL
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TRANSPORTATION DEPARTMENT" AT ONE CIVI
CENTER PLAZA, IRVINE, CA 92606; BY EMAIL TO C
ERK@CITYOFIRVINE.ORG; OR THROUGH E
COMMENT AT CITYOFIRVINE.ORG/ICTV. E
COMMENTS MAY BE READ INTO THE RECORD A
THE TIME DETERMINED BY THE MAYOR.

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MENTS RELATED TO ITEMS ON THE AGENDA, OR
ITEMS NOT ON THE AGENDA, ARE PROVIDED PRI
OR TO THE COMMENCEMENT OF THE MEETING. IF
THAT IS NOT POSSIBLE, EVERY EFFORT WILL BE
MADE TO ATTEMPT TO REVIEW E-COMMENTS DUR
ING THE COURSE OF THE MEETING. TOWARDS
THIS END, THE MAYOR WILL ENDEAVOR TO TAKE
A BRIEF PAUSE BEFORE ACTION IS TAKEN ON ANY
AGENDA ITEM TO ALLOW THE CITY CLERK TO RE-
VIEW E-COMMENTS, AND SHARE ANY E-
COMMENTS RECEIVED DURING THE MEETING.

NOTE:

The City Council is the final decision-making body for this ap-
plication. If you challenge the City Council's action on this item
in court, you may be limited to raising only those issues which
you or someone else raised at this public hearing or in written
correspondence received by the City at, or prior to, the hear-
ing.

ADA COMPLIANCE:

It is the intention of the City of Irvine to comply with the Ameri-
cans with Disabilities Act in all respects. If, as a participant
and observer at this meeting, you will need special assistance
beyond what is normally provided, the City of Irvine will at-
tempt to accommodate you in every reasonable manner.
Please contact the City Clerk's office at 949-724-6205. Notifica-
tion 48 hours prior to the meeting will enable the City to make
reasonable arrangements to ensure accessibility to this meet-
ing. (28 CFR 35. 102-35. 104 ADA Title II)

CITY CONTACT:

For more information, please contact Supervising Transporta-
tion Analyst Lisa Thai via email at lthai@cityofirvine.org or by
phone at 949-724-7360.

CASE NUMBER(S): 00827079-PZC

PUBLISH DATE: Irvine World News - January 21, 2021

CITY OF IRVINE

By: /s/ Carl Petersen
Carl Petersen, CMC, MPA
Interim City Clerk

rLP1-12/15/16

6. City Council Scoping Session Comment Summary and Analysis

Comments and Questions Received at Feb. 9 City Council Scoping Session	Who	Responses and How Comment was Addressed in HE (if applicable)
Concern over sizeable RHNA and the methodology/process, especially when 1/3 of Irvine is designated as permanent open space and City has been master planned since its inception in 1971.	CM Carroll	Irvine received the 5th largest allocation in the Southern California region based on SCAG's RHNA methodology. The primary contributing factors are the presence of two major job centers, Spectrum and IBC, and the assumed population within proximity to two hypothetical bus rapid transit (BRT) routes along SR-55 and I-5 with four assumed stops a.k.a. as High Quality Transit Areas (HQTA). The HEU accommodates the Final 6th Cycle RHNA allocation adopted by SCAG's Regional Council on March 4, 2021 as addressed in the Site Inventory section.
Concern over RHNA appeals process.	CM Carroll	RHNA law is very specific on what you can appeal on. Irvine mounted a thorough and valid appeal. However, the RHNA Appeals Board denied the City's appeal on January 25, 2021. 52 jurisdictions appealed (out of 196 jurisdictions total in SCAG) where only two appeals were upheld (i.e., City of Pico Rivera due to potential Whittier Dam inundation and County of Riverside in regards to the March Air Force Base).
Concern OCTA was not consulted by SCAG and why OCTA was unable/unwilling to go on record.	CM Carroll; CM Kuo	The City included this concern as a justification in its appeal of the draft RHNA allocation on October 26, 2020. However, the RHNA Appeals Board denied the City's appeal on January 25, 2021.

Comments and Questions Received at Feb. 9 City Council Scoping Session	Who	Responses and How Comment was Addressed in HE (if applicable)
Understand 5th cycle progress by income level	CM Carroll; Mayor Khan	Addressed in Review of Previous Housing Element (2013-2021) section. The 5th cycle RHNA allocation is 12,149 units comprised of: VL: 2,817 (1,127 built) L: 2,034 (37 built) M: 2,239 (12,998 built) AM: 5,059 (14,863 built) A total of 29,025 units were built through 2019 during the 5th cycle.
Why the deficiency in very low and low income units?	Mayor Khan	Irvine's inclusionary housing ordinance has been very successful and has facilitated the development of the largest affordable housing portfolio in Orange County with over 4,800 units. Under Objective HE-E.3 of the Housing Plan section in the HE, the inclusionary housing policies and fees will be evaluated and updated during the subsequent General Plan Update/Zoning Ordinance Amendment work effort. Any changes to the inclusionary housing policies and programs will facilitate units in deficient categories, including a potential increase, likely at the lowest affordability categories, to mandate 20 percent of new housing projects at affordable price points, rather than the current 15 percent.
Do Irvine Community Land Trust (ICLT) units count towards the affordable unit RHNA allocation?	Mayor Khan	Any residential unit developed with a deed restriction is counted, including ICLT units.
Does student housing at University of California, Irvine (UCI) count towards the RHNA allocation?	CM Kuo	No, dorms, faculty housing, and graduate student housing do not count towards the City's RHNA allocation at this time despite the UCI campus being within City limits. The Site Inventory section includes existing UCI housing. The Site Inventory also includes a potential UCI residential project of approximately 400 units located on Irvine Boulevard for staff.

Comments and Questions Received at Feb. 9 City Council Scoping Session	Who	Responses and How Comment was Addressed in HE (if applicable)
Do assisted living projects in the IBC count towards RHNA?	CM Kuo	Senior apartments count towards the RHNA allocation. On the other hand, congregate care/convalescent facilities do not count towards RHNA and are treated similar to dorm or jail facilities (i.e., beds).
How did we deal with the 5th cycle RHNA allocation of 12,149 units?	CM Kuo	During the 5th cycle planning period, the City still had a significant amount of vacant land. In addition to reduced land to develop, the 6th cycle is subject to new tighter housing laws to account for income levels as well as total units and use of sites previously included in the 4th and 5th cycle site inventories.
Is it possible that the State could override the voter approved initiative that protects 1/3 of the City's acreage as permanent open space	CM Kuo; CM Carroll	The real property documents (i.e., open space deeds) restrict the use of the property to open space only. Express State legislation would be needed to overcome these legal impediments. The Site Inventory section does not include locally protected open space areas as staff focused on vacant sites and non-vacant sites for redevelopment/repurposing for a higher and better use (e.g., older office and/or industrial building stock, underutilized retail space, revitalizing other land uses by adding residential onsite). It should be noted that the State only recognizes and exempts Federal and State protected open space areas only (i.e., NCCP and HCP) in the process.
What was the voting composition of the City Council when the 4th and 5th cycle Housing Elements were adopted?	CM Kuo; Vice Mayor Kim	The 4th cycle HE covering 2008-2012 was adopted on January 24, 2012 (due to a delay from the RHNA methodology lawsuit). It was unanimously approved by the City Council Agran, Choi, Krom, Lalloway, and Kang. The 5th cycle HE covering 2013-2021 was adopted on September 10, 2013 by a unanimous vote of the City Council (i.e., Agran, Krom, Lalloway, Shea, and Choi).

Comments and Questions Received at Feb. 9 City Council Scoping Session	Who	Responses and How Comment was Addressed in HE (if applicable)
Consider developing master affordable housing plan to be proactive based on the Irvine's historical planning concept of villages	CM Agran	The City will explore the feasibility of developing a master affordable housing plan during the subsequent General Plan Update/Zoning Ordinance Amendment work effort. It is anticipated that the future development of residential and mixed-use overlays will foster the village planning and walkable neighborhood concepts. Unlike previous HE cycles, new Affirmatively Furthering Fair Housing or AFFH requirements (AB 686) for the 6th cycle require affordable units to be scattered throughout the City, not concentrated. This consideration is addressed in the AFFH section of the HE and will be addressed during subsequent General Plan and zoning efforts.
Is there any new State legislation that incentivizes developers to build affordable housing for low or very low income levels?	Mayor Khan	No grants or loans were available in the past few years. In contrast, new SB2 Grant funding (a.k.a., Permanent Local Housing Allocation or "PLHA") will provide approximately an estimated $4.5 million dollars to Irvine over the course of five years with the first installment anticipated to be around $758,000. Additionally, tax credit (4% and 9%) processes are still available. Goal 4 of the Housing Plan section includes policies, programs, and actions for securing and assisting with affordable housing funding. Additionally, PP-I.3 aims to leverage all funding options such as joining the Orange County Finance Trust (OCHFT), a joint power authority comprised of many Orange County cities. OCHFT can provide additional funding options for affordable housing developers.
Does the RHNA allocation distinguish between rental and ownership?	Vice Mayor Kim	RHNA does not distinguish between rental vs. ownership units.

Comments and Questions Received at Feb. 9 City Council Scoping Session	Who	Responses and How Comment was Addressed in HE (if applicable)
Can office or retail space be converted to residential use?	Vice Mayor Kim	Yes, if the zoning allows for it. As indicated under Goals 1 and 2 of the Housing Plan section, it is anticipated that the subsequent General Plan Update and Zoning Ordinance Amendment work effort will maximize density near the Irvine Station with a residential overlay for transit-oriented development and expand the residential overlay and unit cap in the IBC which would facilitate the conversion of non-residential to residential uses. In addition, a proposed retail overlay would allow for residential uses to supplement or replace retail uses.
Concern how traffic impacts associated with new units will be mitigated.	Vice Mayor Kim	As part of the subsequent General Plan Update/Zoning Ordinance Amendment work effort, an Environmental Impact Report (EIR) with traffic study will be prepared.
Does workforce housing for UCI staff and faculty receive RHNA credit?	Vice Mayor Kim	No, faculty housing for UCI staff does not count towards the City's RHNA allocation at this time despite being within City limits. However, City staff, is working with HCD (through state delegation and lobbyist) to allow existing and under construction housing at UCI to be counted toward meeting the City's RHNA allocation, consistent with practice at UC Santa Barbara and Santa Cruz. UCI is supportive of the City's efforts. University Hills (for sale and rent), Graduate/Family Housing, and the housing proposed by UCI off Irvine Boulevard is also included on the site inventory.
Concern that UCI operations is responsible for over 20,000 vehicles daily on local roads pre-COVID-19 pandemic.	CM Carroll	Although housing on UCI-owned property does not count at the time of preparation/publication of this document towards the City's RHNA allocation, related traffic generation is accounted for and analyzed in traffic impact analyses conducted for applicable development projects within the City and in environmental documents prepared by UCI.

Public Engagement

Appendix A-J: Planning Commission Study Session (February 18, 2021)

Table of Contents

1. Meeting Agenda
2. Staff Report
3. Presentation
4. Public Notice
5. Affidavit of Publication
6. Comment Summary and Analysis

1. Meeting Agenda

Jeff Pierson
Chair

Stephen Huang
Vice Chair

Christine
Knowland
Chair Pro Tem

Jong Limb
Commissioner

Mary Ann Gaido
Commissioner

AGENDA

PLANNING COMMISSION REGULAR MEETING

February 18, 2021
5:30 PM

City Council Chamber
One Civic Center Plaza
Irvine, CA 92606

IMPORTANT PUBLIC HEALTH AND SAFETY MESSAGE REGARDING PARTICIPATION IN PLANNING COMMISSION MEETINGS

AS A RESULT OF THE COVID-19 VIRUS, AND RESULTING ORDERS AND DIRECTION FROM THE PRESIDENT OF THE UNITED STATES, THE GOVERNOR OF THE STATE OF CALIFORNIA, AND THE ORANGE COUNTY HEALTH CARE AGENCY, AS WELL AS THE CITY OF IRVINE EMERGENCY DECLARATION, THE PUBLIC WILL NOT BE PERMITTED TO PHYSICALLY ATTEND THE IRVINE PLANNING COMMISSION MEETING TO WHICH THIS AGENDA APPLIES.

YOU MAY SUBMIT COMMENTS ON ANY AGENDA ITEM, OR ON ANY ITEM NOT ON THE AGENDA, IN WRITING BY MAIL TO "ATTN: PLANNING COMMISSION," ONE CIVIC CENTER PLAZA, IRVINE, CA 92606; BY EMAIL TO PLANNINGCOMMISSION@CITYOFIRVINE.ORG; OR THROUGH E-COMMENT (SUBMIT COMMENTS BY CLICKING "E-COMMENT" NEXT TO THE ONLINE AGENDA LINK AT CITYOFIRVINE.ORG/PLANNNINGCOMMISSION). PUBLIC COMMENTS FOR AGENDA ITEMS WILL BE READ INTO THE RECORD AT THE TIME THE CHAIR OPENS THE FLOOR FOR PUBLIC COMMENTS. PLEASE HAVE ALL COMMENTS SUBMITTED BY THAT TIME.

PLEASE NOTE: THE PLANNING COMMISSION IS MAKING EVERY EFFORT TO FOLLOW

THE SPIRIT AND INTENT OF THE BROWN ACT AND OTHER APPLICABLE LAWS REGULATING THE CONDUCT OF PUBLIC MEETINGS, IN ORDER TO MAXIMIZE TRANSPARENCY AND PUBLIC ACCESS. IT WOULD BE APPRECIATED IF COMMUNICATIONS OF PUBLIC COMMENTS RELATED TO ITEMS ON THE AGENDA, OR ITEMS NOT ON THE AGENDA, ARE PROVIDED PRIOR TO THE COMMENCEMENT OF THE MEETING. AT LEAST 24 HOURS BEFORE THE MEETING, SPECIFIC DETAILS ABOUT HOW TO OBSERVE AND PARTICIPATE, WHICH MAY INCLUDE EITHER TELE-CONFERENCING, VIDEO-CONFERENCING, OR ANOTHER EQUIVALENT OPTION, WILL BE INCLUDED ON THE CITY'S WEBSITE.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

INTRODUCTIONS

ADDITIONS AND DELETIONS TO THE AGENDA

PUBLIC COMMENTS

COMMISSION BUSINESS

1. MINUTES - JANUARY 7, 2021

   RECOMMENDED ACTION:
   Adopt the minutes of the regular Planning Commission meeting held on January 7, 2021.

   Minutes 1-7-2021

2. STUDY SESSION FOR THE 6TH CYCLE HOUSING ELEMENT UPDATE

   1) Receive staff presentation.

   2) Provide feedback.

   Staff Report

PUBLIC HEARINGS

3. ZONING ORDINANCE TECHNICAL UPDATE

   1) Conduct Public Hearing.

2) Continue the public hearing to the April 15, 2021, regular Planning Commission meeting.

Staff Report

4. CONDITIONAL USE PERMIT FOR UNCLE FOSSIL WINE AND SPIRITS LOCATED AT 2700 ALTON PARKWAY, SUITE 217, IN DIAMOND JAMBOREE, PLANNING AREA 36 (IRVINE BUSINESS COMPLEX)

1) Conduct the public hearing.

2) Adopt RESOLUTION NO. 21-3812 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE, CALIFORNIA APPROVING CONDITIONAL USE PERMIT (00827098-PCPU) FOR A CONVENIENCE, LIQUOR STORE AT 2700 ALTON PARKWAY, SUITE 217, IN DIAMOND JAMBOREE, PLANNING AREA 36; FILED BY NNARCHITECTS INC., ON BEHALF OF UNCLE FOSSIL GROUP

Staff Report

PC Attachment 1 - Vicinity Map

PC Attachment 2 - Information Sheet

PC Attachment 3 - Project Plans (Fourth Submittal)

PC Attachment 4 - Map of Census Tract

PC Attachment 5 - NOE

PC Attachment 6 - Resolution 21-3812

5. ICON SIGN PROGRAM FOR SECOND HARVEST FOOD BANK LOCATED AT 8014 MARINE WAY IN PLANNING AREA 51 (ORANGE COUNTY GREAT PARK)

1) Conduct the public hearing.

2) Adopt RESOLUTION NO. 21-3813 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE, CALIFORNIA, APPROVING A SIGN PROGRAM TO ALLOW

AN ICON SIGN (00831674-PSS) ON THE BUILDING FACADE AT SECOND HARVEST FOOD BANK, LOCATED AT 8014 MARINE WAY IN PLANNING AREA 51 (ORANGE COUNTY GREAT PARK); FILED BY SECOND HARVEST FOOD BANK ORANGE COUNTY INC

Staff Report

PC Attachment 1 - Vicinity Map

PC Attachment 2 - PC Information Sheet

PC Attachment 3 - Sign Program

PC Attachment 4 - Images

PC Attachment 5 - Environmental Determination

PC Attachment 6 - Resolution 21-3813

STAFF REPORTS

PLANNING COMMISSION REPORTS

ADJOURNMENT

NOTICE TO THE PUBLIC

The Irvine Planning Commission consists of five residents of the City who are appointed by Irvine City Councilmembers. The Commission meets regularly on the first and third Thursday of each month in the City Council Chamber at the Irvine Civic Center located at One Civic Center Plaza. Meetings begin at 5:30 p.m., unless otherwise noted. Meeting agendas and approved minutes are kept current on the City website at cityofirvine.org/planningcommission.

The Planning Commission is responsible for providing input to the City Council on long-range planning. Irvine's long-range planning goals are embodied in the General Plan. The General Plan and the amendments to it are reviewed by the Planning Commission and adopted by the City Council. The General Plan is implemented through the City's development regulations.

The Planning Commission has the authority to approve or deny applications concerning development within the City. The category of applications includes Tentative Tract Maps, Conditional Use Permits, Master Plans, Administrative Relief and Variances. The Planning Commission also makes recommendations to the City Council on all applications for amendments to the Zoning Ordinance.

An agenda is provided for each Planning Commission meeting, which lists the items submitted for consideration. Prior to the listed agenda items, the Commission may hold a study session to receive information or meet with another committee. A study session is open to the public; however, no public testimony is taken and no decisions are made. Following a study session, the regular meeting will begin at 5:30 p.m. At this time, the Commission allows oral communication from the public to address the Commission on items not listed on the agenda. See information for Speaker's Card/Request to Speak on the first page.

The items on the agenda are arranged in three categories: Consent Calendar: These are relatively minor in nature, do not have any outstanding issues or concerns, and do not require a public hearing. All consent calendar items are considered by the Commission as one item and a single vote is taken for their approval, unless an item is pulled from the consent calendar for individual discussion. There is no public discussion of consent calendar items unless requested by the Commission. Public Hearings: This category is for case applications that require, by law, a hearing open to public comment because of the discretionary nature of the request. Public hearings are formally conducted and public input/testimony is requested at a specific time. This is your opportunity to speak on the item(s) that concern you. If, in the future, you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the City at or before the hearing. Commission Business: Items in this category are general in nature and may require Commission action. Public input may be received at the request of the Commission. See information for Speaker's Card/Request to Speak on the first page.

At 10 p.m., the Planning Commission will determine which of the remaining agenda items can be considered and acted upon prior to 11 p.m., and will continue all other items for which additional time is required until a future Commission meeting. All meetings are scheduled to terminate at 11 p.m.

STAFF REPORTS

As a general rule, staff reports or other written documentation have been prepared or organized with respect to each item of business listed on the agenda. Copies of these materials are on file with the Community Development Department and are available for public inspection and copying once the agenda is publicly posted, (at least 12 days prior to a regular Planning Commission meeting). Staff reports can also be downloaded from the City's website at cityofirvine.org/planningcommission at least 12 days prior to the scheduled Planning Commission meeting.

APPEALS

Planning Commission decisions may be appealed to the City Council in accordance with Zoning Ordinance Chapter 2-5. Planning Commission actions

on a subdivision map may be appealed to the City Council in accordance with Irvine Municipal Code Section 5-5-110. Planning Commission determinations regarding an interpretation of the City's Subdivision Ordinance may be appealed to the City Council in accordance with Irvine Municipal Code Section 5-5-1004.H.

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

Any supplemental writings or documents distributed to a majority of the Planning Commission regarding any item on this agenda after the posting of the agenda will be available for public review in the Community Development Department during normal business hours. In addition, such writings or documents will be made available for public review at the respective public meeting.

SUBMITTAL OF INFORMATION BY MEMBERS OF THE PUBLIC FOR DISSEMINATION OR PRESENTATION AT PUBLIC MEETINGS

Media Types and Guidelines

1. Written Materials/Handouts:

Any member of the public who desires to submit documentation in hard copy form may do so prior to the meeting or at the time he/she addresses the Planning Commission. Please provide 10 copies of the information to be submitted and file with the Recording Secretary at the time of arrival to the meeting. This information will be disseminated to the Planning Commission at the time testimony is given.

2. Large Displays/Maps/Renderings:

Any member of the public who desires to display freestanding large displays or renderings in conjunction with their public testimony is asked to notify the Community Development Department at 949-724-6465 no later than noon on the day of the scheduled meeting.

3. Electronic Documents/Audio-Visuals:

Any member of the public who desires to display information electronically in conjunction with their public testimony is asked to submit the information to the Community Development Department at 949-724-6465 no later than noon on the day of the scheduled meeting.

CITY SERVICES TO FACILITATE ACCESS TO PUBLIC MEETINGS

It is the intention of the City of Irvine to comply with the Americans With Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, you will need special assistance beyond what is normally provided, the City of Irvine will attempt to accommodate you in every reasonable manner.

Please contact the Planning Commission liaison at (949)724-6465.

Assisted listening devices are available at the meeting for individuals with hearing impairments. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35. 102-35. 104 ADA Title II)

MEETING SCHEDULE

Regular meetings of the Planning Commission are held on the first and third Thursdays of each month at 5:30 p.m. Agendas are available at the following locations:

- City Clerk's Office
- Police Department
- Front Entrance of City Hall
- University Park Center (Culver/Michelson)
- Walnut Village Center (Culver/Walnut)
- Northwood Town Center (Irvine Blvd./Yale)
- City's web page at cityofirvine.org/planningcommission

I hereby certify that the agenda for the regular Planning Commission meeting was posted in accordance with law in the posting book located in the Public Safety lobby and at the entrance to the Civic Center, One Civic Center Plaza, Irvine, California on _____, by _____ as well as on the City's web page.

_____
Commission Liaison

2.Staff Report

REQUEST FOR PLANNING COMMISSION ACTION

MEETING DATE: FEBRUARY 18, 2021

TITLE: STUDY SESSION FOR THE 6TH CYCLE HOUSING ELEMENT UPDATE

Director of Community Development

RECOMMENDED ACTIONS

1. Receive staff presentation.
2. Provide feedback.

EXECUTIVE SUMMARY

This study session will provide the Planning Commission with an overview of the housing element update requirements and proposed schedule. Every eight years the state requires that each jurisdiction update its Housing Element to adequately plan to meet the housing needs of everyone in the community. The State Department of Housing and Community Development (HCD) is responsible for tracking and determining compliance with the state housing law and ultimately certifying each jurisdiction's Housing Element. The City must have an HCD certified Housing Element to be eligible for certain state funding opportunities and to avoid a shortened Housing Element cycle of every four years rather than every eight years going forward.

The HEU will demonstrate that the City is providing opportunities for the provision and development of housing in accordance with state mandates. Additionally, the update to the Housing Element incorporates the new Regional Housing Needs Allocation (RHNA) for 2021-2029 (known as the "6th cycle"), which has been significantly increased from the current allocation issued by the Southern California Association of Governments (SCAG) for 2013-2021 (known as the "5th cycle"). For the City to be compliant with Housing Element law the City must demonstrate that it has the land capacity to address RHNA through a site inventory analysis, which is a required component of the update. This will be a challenging component of the HEU and will require the City to draw upon several strategies to meet the RHNA obligations.

A Scoping Session for this proposed General Plan Amendment (GPA) was presented to the City Council on February 9, 2021. A Scoping Session for GPA applications is required by City Council Resolution No. 87-108 to provide the City Council advance knowledge of the proposed GPA and the opportunity to identify issues to be addressed during the review process.

COMMISSION/BOARD/COMMITTEE RECOMMENDATION

Not applicable.

ANALYSIS

Housing Element Basics

The Housing Element is a state-mandated policy document within the General Plan that identifies the City's housing conditions and needs, establishes the goals, objectives, and policies that are the foundation of the City's housing strategy. The Housing Element also provides an array of programs to create sustainable, mixed-income neighborhoods across the City to create a "housing plan." Irvine's existing and future housing needs will be addressed by:

- conserving and improving existing housing and neighborhoods,
- assisting in development and provision of affordable housing,
- providing adequate residential sites to address fair share housing needs,
- removing governmental constraints to housing development, and
- promoting equal housing opportunities.

Although the City does not build housing, the Housing Element does create a plan and regulatory framework that provides opportunities for housing to be built by the private sector, where market conditions ultimately determine when and where housing is built.

Progress Under the Existing 5th Cycle Housing Element

On July 30, 2013, HCD certified the City's 5th Cycle Housing Element for 2013-2021 and it is available at cityofirvine.org/community-development/current-general-plan.

Some highlights under the current housing element include:

Income Category [% of County *Area Median Income (AMI)]	Allocated Units (2013-2021)	Actual Units Built (2013-2019)
Category 1 (0% - 50% AMI)	2,817	1,127
Category 2 (51% - 80% AMI)	2,034	37
Category 3 (81% - 120% AMI)	2,239	12,998

Income Category [% of County *Area Median Income (AMI)]	Allocated Units (2013-2021)	Actual Units Built (2013-2019)
Category 4 (120% AMI or above, which is considered market rate)	5,059	14,863
TOTAL	**12,149**	**29,025**

In addition to the 29,025 actual units built represented in the above table, two affordable housing projects (Montaira and Salerno) were built in 2020 with a combined total of 244 Extremely Low/Very Low units. Leasing is underway for these 244 units.

2021-2029 Regional Housing Needs Assessment

For the upcoming eight years, HCD has determined the housing need for the Southern California region to be 1,341,827 units. SCAG has taken this number and, using their developed methodology, allocated to each city and county in the region, its respective share.

On September 4, 2020, SCAG officially released the draft RHNA allocation to each jurisdiction. The RHNA represents the minimum number of housing units Irvine is required to plan for in its Housing Element by providing "adequate sites" through its General Plan and Zoning Ordinance. Under state law, "adequate sites" are available and suitable sites, either vacant land or land that may be redeveloped during the eight-year planning period, with appropriate zoning, development standards, infrastructure capacity, and physical characteristics. The City of Irvine's portion of the RHNA for the 2021-2029 Housing Element is 23,554 units, of which 10,604 are allocated to low- and very low- income categories. Although more affordable housing has been built in Irvine than in any other City in Orange County, the total number of RHNA units in the 6th cycle represents a 94 percent increase from the 5th cycle and a 126 percent increase in extremely low and very low-income units. The following table summarizes the draft allocation by income category:

Income Category [% of County Area Median Income (AMI)]	Units
Category 1 (0% - 50% AMI)	6,379
Category 2 (51% - 80% AMI)	4,225
Category 3 (81% - 120% AMI)	4,299

Income Category [% of County Area Median Income (AMI)]	Units
Category 4 (120% AMI or above, which is considered market rate)	8,651
TOTAL	**23,554**

The challenge for Irvine will be meeting the Extremely Low/Very Low to Low-income unit allocations. It is anticipated that substantially more units than the total RHNA allocation of 23,554 units will need to be planned for to adequately incentivize the private sector to deliver the required affordable units.

On October 26, 2020, the City filed an appeal of its RHNA allocation to reduce the allocation by 8,259 total units. The appeal is posted at cityofirvine.org/news-media/news-article/city-irvine-regional-housing-needs-assessment-update. SCAG staff recommended denial of the City's appeal and the RHNA Appeals Board upheld SCAG staff's recommendation 4-2 (Orange County and Los Angeles County voting in opposition). Following the completion of the RHNA appeal process, SCAG plans to adopt the final allocation in March 2021. Staff expects the final RHNA allocation to increase slightly due to two successful RHNA appeals.

Potential Housing Element Update Strategies

The HEU must demonstrate that the City has the land capacity to address RHNA through a site inventory analysis in order to meet Housing Element law. This will be the most difficult component of the HEU due to the limited amount of developable vacant land and the size of the RHNA obligation. Staff and our HEU Consultant team will need to be creative while working with stakeholders and the community to explore and develop strategies that will address the RHNA. Although staff is in the early stages of formulating strategies, and will work with stakeholders and the community to develop strategies, some potential concepts are listed below:

- Rezoning for additional and higher density housing in the Irvine Business Complex, the area adjacent to the Irvine Transportation Center (train station), and Spectrum areas.
- Redevelopment of older/underperforming properties, which can be converted to mixed-use or residential use.
- Conversion of market rate apartment units to help the City meet the lower income categories of RHNA.
- Evaluation of existing affordable housing policies and the City's Inclusionary Housing Ordinance to ensure that adequate housing at the lowest income levels

is being provided. Currently the Inclusionary Ordinance requires that 15 percent of residential units that are built are at an affordable price point. This could be expanded to require a higher percentage of units to be affordable.

- Encourage efficient and innovative residential building design and ease restrictive development standards.

These concepts may develop into more detailed strategies to help meet the RHNA number but would be subject to Planning Commission review and City Council approval.

Public Participation

Cities are required to make a diligent effort to achieve public participation involving all economic segments of the community in the Housing Element update process. To fulfill this requirement, the City will solicit input from community stakeholders and the general public. Meetings will be publicized in various media platforms including print, social media, email notification, and on the City's project web page. The Community Outreach Plan will consist of these major components:

1. **City Council Scoping Session** – In compliance with General Plan amendment procedures as required by City Council Resolution No. 87-108, introduce the HEU process, provide RHNA overview, anticipated next steps, and solicit City Council input on draft Community Outreach Plan and HEU issues.

2. **Planning Commission Study Session** – The intent is to introduce the HEU process and requirements, provide RHNA overview, anticipated next steps, solicit input on draft Community Outreach Plan and HEU issues.

3. **Community Workshops** – The purpose is to have several open discussion forums with the community regarding HEU information and issues, questions and answers, and to solicit input. These meetings will most likely be conducted in a virtual format or a combination of virtual and in-person to comply with regulations pertaining to the COVID-19 pandemic in effect at that time.

4. **Public Review of Draft HEU and Associated CEQA Documentation** – The purpose is to solicit written comments on the draft HEU document, concurrently with HCD pre-submittal review process for the HEU.

5. **Project Briefings with Planning Commission and City Council** – The purpose is to provide project status updates and solicit input, if necessary.

6. **On-Demand Engagement via City's Project Webpage** – The purpose is to educate and encourage participation in HEU process with on-going updates to

webpage content and videos, as well as links to the draft and final HEU documents.

7. **Social Media** – The intent is to promote awareness and encourage participation by coordinating announcements through the Public Information Office.

8. **Language Considerations** – Staff will utilize translation services and bilingual services staff as necessary to ensure effective and multi-lingual communication with the community.

Anticipated Next Steps

As part of the update process, staff and Consultant will complete a review of demographics, population, and housing to understand current conditions and constraints, and develop an adequate site inventory for the 2021-2029 RHNA allocation.

The update process is outlined below and includes a variety of opportunities for public involvement (noted with an asterisk)

Winter 2020-21	• Introduction to the Irvine HEU – City Council General Plan Amendment Scoping Session* (February 9, 2021) Planning Commission Study Session* (February 18, 2021) • Stakeholder outreach (development community) • Develop site inventory • Assess and develop draft HEU goals, policies, and objectives • Develop draft implementation program
Spring 2021	• Community workshops and public outreach* • Stakeholder outreach • Finalize site inventory • Prepare draft HEU and environmental review for CEQA
Summer 2021	• HCD pre-submittal review of draft HEU • Public review of draft HEU and CEQA documentation* • Project briefings with Planning Commission and City Council* • Finalize HEU and CEQA documentation
Fall 2021	Adoption hearings: • Planning Commission* • City Council*
State Due Date	October 15, 2021 (for certification)

ENVIRONMENTAL REVIEW

This Study Session is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15262, Feasibility and Planning Studies. The direction is not a final action or approval regarding the Housing Element Update and does not have a legally binding effect on any possible future discretionary action.

ALTERNATIVES CONSIDERED

No alternatives were considered as the 6th Cycle HEU is due to HCD for certification by October 15, 2021. Jurisdictions that do not maintain a compliant Housing Element are at risk of significant repercussions including, but not limited to, ineligibility for critical state and federal funding, potential loss of land use control in which the state disallows the issuance of building permits, substantial fines and penalties including a four-year RHNA/HEU cycle (instead of the customary eight-year cycle), and exposure to litigation based on a legally inadequate General Plan.

FINANCIAL IMPACT

The funding for the HEU is within the approved Fiscal Year 2019-2021 biennial general fund budget and will be supplemented by State Senate Bill 2 reimbursement funding up to $200,000.

REPORT PREPARED BY Charles G. Kovac, Housing Administrator
Amy Mullay, Senior Planner

ec: Hitta Mosesman, Harris & Associates
Dima Galkin, Harris & Associates
Tim Gehrich, Deputy Director of Community Development
Kerwin Lau, Manager of Planning Services
Marika Poynter, Principal Planner
Melissa Chao, Senior Planner
Justin Equina, Associate Planner
Stephanie Takigawa, Housing Specialist

File 00832121-PGA

3.Presentation



Overview

- What is the Regional Housing Needs Assessment (RHNA)
- Housing Element Purpose and Basics
- Potential Housing Element Update Strategies
- Next Steps
- Q & A

HOUSINGELEMENT
CITY OF IRVINE 2021 UPDATE



Housing Element Update

2

Regional Housing Needs Assessment

- RHNA: A minimum number of units by income category each community is required to provide through "adequate sites" and zoning – Mandated by the State
- RHNA for Southern California: 1,341,827
- SCAG responsible for developing methodology and assigning RHNA to Southern CA cities and counties





Draft RHNA Allocation

% of County Area Median Income (AMI)	Units
Category 1 (0 – 50 % AMI)	6,379
Category 2 (51 – 80% AMI)	4,225
Category 3 (81 – 120% AMI)	4,299
Category 4 (120% AMI or above; considered "market rate")	8,651
TOTAL	**23,554**

- RHNA Appeal hearings – City appeals denied
- Final RHNA allocation – anticipated March 2021 (slight increase anticipated)
- Actual number needed is anticipated to exceed allocation



Housing Element Purpose

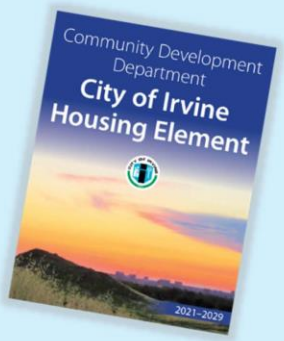
State-mandated policy document that:

- Provides direction for implementation of various programs to meet existing and future housing needs for all income levels in the City
- Provides goals, policies, programs, and objectives that accommodate opportunities for the preservation of existing housing and development of new housing
- Demonstrates how the City will accommodate its RHNA allocation



Housing Element Basics

- 5 Major Components:
  - Review of accomplishments
  - Housing needs assessment
  - Evaluation of constraints to housing
  - Identification of housing sites
  - Program strategy to address needs for 2021-2029
- Required to be updated every eight years
- Reviewed by State for compliance with State law





The Housing Element DOES NOT

- Require the City to build the units
- Provide funding
- Authorize construction
  - Projects still need to go through the development review process





Housing Element Update Goals

- Accommodate RHNA allocation by income category
- Develop effective housing policies and programs, including strategic implementation
- Incorporate changes required by state laws/regulations and guidance
- Ensure that a high quality of life is maintained as the community matures and evolves



Benefits of State Compliance

- Continue local authority to issue building permits
- Protect against lawsuits
- Maintain eligibility for State funding opportunities
- Keep customary eight-year cycle
- Avoid substantial fines and penalties





Potential Housing Element Strategies

- Rezone for more homes
- Redevelop older/underutilized properties
- Develop residential in open space subject to voter approval
- Convert market rate to affordable units
- Change affordable housing policies
- Expand inclusionary housing ordinance
- Ease restrictive development standards
- Encourage innovative design





Next Steps

Winter 2020-21:

- ***City Council GPA Scoping Session for Housing Element Update (February 9, 2021)***
- ***Planning Commission Study Session***
- Stakeholder outreach (development community)
- Develop site inventory
- Assess goals, policies, and objectives

Spring 2021:

- ***Community workshops***
  - ***Advertised on social media; information provided in multiple languages***
- Finalize site inventory
- Prepare draft Housing Element and supporting documentation



Next Steps (continued)

Summer 2021:

- ***Public review of draft Housing Element***
- State preliminary review of the draft
- ***Project briefings with Planning Commission and City Council***
- Finalize Housing Element and supporting documentation

Fall 2021 – Adoption Hearings:

- ***Planning Commission***
- ***City Council***

State Due Date – October 15, 2021 for certification



Questions?

HOUSINGELEMENT
CITY OF IRVINE 2021 UPDATE

www.cityofirvine.org/housingelementupdate



Housing Element Update

13

4.Public Notice

PLANNING COMMISSION
6th CYCLE HOUSING ELEMENT UDPATE
STUDY SESSION
FEBRUARY 18, 2021 at 5:30 P.M.

PROJECT DESCRIPTION:	The Planning Commission is hosting a study session for the 6th cycle Housing Element Update (HEU) for the 2021-2029 planning period. The Update must comply with the state's requirements and accommodate Irvine's new Regional Housing Needs Assessment (RHNA) allocation. The purpose of the study session is to introduce the HEU and solicit input on the upcoming work effort.
LOCATION:	Citywide
INFORMATION AVAILABLE:	Copies of the staff report, and other project information will be available for review by **5 p.m. on Thursday, February 4, 2021,** online at *cityofirvine.org/planningcommission*.
INVOLVEMENT:	Do you have any comments? Questions? Concerns? You are invited to participate in a public meeting to be held by the City of Irvine Planning Commission on **Thursday, February 18, 2021,** at **5:30 p.m.** Specific details about how to participate, which may include either tele-conferencing, video-conferencing, or another equivalent option, will be posted online at least 24 hours in advance of the hearing at *cityofirvine.org/planningcommission*.
CONTACT:	For more information or to submit comments in advance of the meeting, please contact Charles Kovac, Housing Administrator, via email at ckovac@cityofirvine.org or by phone at 949-724-7452 and/or Amy Mullay, Senior Planner, via email at amullay@cityofirvine.org or by phone at 949-724-7454.
AMERICANS WITH DISABILITIES ACT:	It is the intention of the City of Irvine to comply with the Americans with Disabilities Act in all respects. If you will need special assistance beyond what is normally provided, the City of Irvine will attempt to accommodate you in every reasonable manner. Please contact David Steinkraus by email at dsteinkraus@cityofirvine.org. Notification 48 hours prior to the hearing will enable the City to make reasonable arrangements ensuring accessibility to the hearing. (28 CFR 35. 102-35. 104 ADA Title II)
CASE NUMBER(s):	00832121-PGA
NOTICE DATE:	January 21, 2021 **POST UNTIL:** February 19, 2021
PUBLISH DATE:	*Irvine World News* – January 21, 2021

5.Affidavit of Publication

Irvine World News
2190 S. Towne Centre Place Suite 100
Anaheim, CA 92806
714-796-2209

5191001

IRVINE, CITY OF- LEGALS
1 CIVIC CENTER PLZ
ATTN: ACCOUNTS PAYABLE
IRVINE, CA 92606-5208

E NO. 6th CYCLE HOUSING ELEMENT UDPA

AFFIDAVIT OF PUBLICATION

STATE OF CALIFORNIA, } **SS.**
County of Orange

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the Irvine World News, a newspaper that has been adjudged to be a newspaper of general circulation by the Superior Court of the County of Orange, State of California, on August 23, 1990, Case No. A-154653 in and for the City of Irvine, County of Orange, State of California; that the notice, of which the annexed is a true printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

01/21/2021

I certify (or declare) under the penalty of perjury under the laws of the State of California that the foregoing is true and correct:

Executed at Anaheim, Orange County, California, on Date: January 21, 2021.

Signature

PROOF OF PUBLICATION

Legal No. **0011435629**

PLANNING COMMISSION
6th CYCLE HOUSING ELEMENT UDPATE
STUDY SESSION
FEBRUARY 18, 2021 at 5:30 P.M.

PROJECT DESCRIPTION: The Planning Commission is hosting a study session for the 6th cycle Housing Element Update (HEU) for the 2021-2029 planning period. The Update must comply with the state's requirements and accommodate Irvine's new Regional Housing Needs Assessment (RHNA) allocation. The purpose of the study session is to introduce the HEU and solicit input on the upcoming work effort.

LOCATION: Citywide

INFORMATION AVAILABLE: Copies of the staff report, and other project information will be available for review by 5 p.m. on **Thursday, February 4, 2021**, online at cityofirvine.org/planningcommission .

INVOLVEMENT: Do you have any comments? Questions? Concerns? You are invited to participate in a public meeting to be held by the City of Irvine Planning Commission on **Thursday, February 18, 2021, at 5:30 p.m.** Specific details about how to participate, which may include either tele-conferencing, video-conferencing, or another equivalent option, will be posted online at least 24 hours in advance of the hearing at cityofirvine.org/planningcommission .

CONTACT: For more information or to submit comments in advance of the meeting, please contact Charles Kovac, Housing Administrator, via email at ckovac@cityofirvine.org or by phone at 949-724-7452 and/or Amy Mullay, Senior Planner, via email at amullay@cityofirvine.org or by phone at 949-724-7454.

AMERICANS WITH DISABILITIES ACT: It is the intention of the City of Irvine to comply with the Americans with Disabilities Act in all respects. If you will need special assistance beyond what is normally provided, the City of Irvine will attempt to accommodate you in every reasonable manner. Please contact David Steinkraus by email at dsteinkraus@cityofirvine.org. Notification 48 hours prior to the hearing will enable the City to make reasonable arrangements ensuring accessibility to the hearing. (28 CFR 35. 102-35. 104 ADA Title II)

CASE NUMBER(s): 00832121-PGA

NOTICE DATE: January 21, 2021 **POST UNTIL:** February 19, 2021

PUBLISH DATE: Irvine World News – January 21, 2021 11435629

6. Planning Commission Study Session Comment Summary and Analysis

Comments and Questions Received at Feb. 18, 2021 Planning Commission Study Session	Who	How Comment was Addressed in HE (if applicable)
Dedicated open space was in exchange for increased density in residential core. Believe it's a bad idea to consider residential in locally protected open space areas regardless of the origin of the protection	Commissioner Gaido; Chair Pierson	Addressed in the Site Inventory section of the HE. No parcels in the HE site inventory are within locally protected open space areas or dedicated park lands.
Best to place units next to jobs and transit in IBC, Spectrum, Great Park, and TOD	Commissioner Gaido; Chair Pro Tem Knowland	Property owner outreach efforts for identifying potential opportunity sites for the HE site inventory focused on major job centers (i.e., Spectrum areas and Irvine Business Complex or IBC) and areas near transit specifically the Irvine Station. The Site Inventory section reflects input from the Irvine's extensive property owner outreach efforts. As indicated under Goals 1 and 2 of the Housing Plan section, it is anticipated that the subsequent General Plan Update and Zoning Ordinance Amendment work effort will maximize density near the Irvine Station with a residential overlay for transit-oriented development and expand the residential overlay and unit cap in the IBC. These overlays are intended to facilitate the creation of higher density urban villages that are master-planned.
Evaluate the City's inclusionary policy; consider a sliding scale for Category 1 and 2 (low-income) rents because rents currently set at high end of the scale or AMI percentage	Commissioner Gaido	Goal 4 of the Housing Plan section of the HE proposes to update the City's existing inclusionary ordinance as part of the subsequent General Plan Update and Zoning Ordinance Amendment work effort. The work effort will include a potential increase, likely at the lowest affordability categories, to mandate 20 percent of new

Comments and Questions Received at Feb. 18, 2021 Planning Commission Study Session	Who	How Comment was Addressed in HE (if applicable)
		housing projects at affordable price points, rather than the current 15 percent. In terms of a "sliding scale" approach for any affordable housing project that has federal, state, or county funding, the applicable regulations regarding income limits and allowable rents/purchase costs govern—and none have a "sliding scale." The formulas for determining affordable rent are set by funding source(s) such as TCAC (LIHTC), HUD (CDBG/HOME), HCD (for projects using density bonus) used to finance construction of a project (e.g. Irvine Community Land Trust and/or developed by an affordable housing developer). The affordable rent formula is stipulated in legal implementing agreements (such as density bonus agreements and regulatory agreements) recorded against properties to ensure affordability and compliance with the funding source requirements. As for city-only funded or inclusionary ordinance-based units, the caution against having a sliding scale is to avoid allegations of discriminatory effects for a person(s) within a protected class(es) under federal or state housing laws. If rents are determined based on income level—meaning any household/person falling within a particular income category is charged the same amount in rent—with no discretion left on a sliding scale, that is a better way of limiting potential exposure to discrimination allegations. From a practical perspective, charging lower rents would result in more of a subsidy being needed. Even if the City could enforce a sliding scale of rents, doing so may incentivize developers to select

Comments and Questions Received at Feb. 18, 2021 Planning Commission Study Session	Who	How Comment was Addressed in HE (if applicable)
		other options such as the in-lieu fee or land dedication options to satisfy obligations, likely resulting in fewer affordable units actually being built. Lastly, deploying a sliding scale approach may be administratively difficult, particularly with annual recertification requirements.
Does the City have a say in timing for various income categories; focus on greatest need to make City livable	Commissioner Gaido; Commissioner Limb	The City's obligation is to plan for the RHNA allocation and to minimize any constraints under the City's control to facilitate construction. However, market demand and the ability to piece together the complex financing stacks structure required to fund affordable housing developments will largely dictate whether and when units are constructed. Based on past communications (i.e., phone calls), families and seniors are the two biggest categories with the greatest need within the very low and low income categories. Objective HE-G.3 and its related programs in the Housing Plan section focuses on affordable housing for seniors, large families, and other special needs groups.
How many units are needed to accommodate the RHNA?	Chair Pro Tem Knowland	Addressed in the Site Inventory section of the HE. The HE site inventory accommodates the RHNA allocation by income levels.
In terms of easing development standards, we don't want to compromise and create a different standard of living especially parking standards	Chair Pro Tem Knowland	The City will explore revisions to development standards in conjunction with creating residential and mixed-use overlays during the subsequent General Plan Update/Zoning Ordinance Amendment work effort. Several affordable housing developers active in the region indicated that providing parking spaces on-site is expensive;

Comments and Questions Received at Feb. 18, 2021 Planning Commission Study Session	Who	How Comment was Addressed in HE (if applicable)
		however, demand for spaces is high regardless of income level.
Want to understand "layered" financing options available for affordable housing. As an affordable housing developer, it won't get done without "subsidies". Need adequate financing	Commissioner Limb; Chair Pierson	Neither the federal nor the State government allocates sufficient funding to subsidize the needed affordable units pursuant to the RHNA numbers allocated to each city and county in California. Additionally, no one source of public subsidy is sufficient to fund an affordable housing project. One multifamily affordable development can require 5 to 10 funding sources to finance its construction. Developers generally layer or "stack" financing from State and federal tax credits, State housing programs and grants (e.g., SB2), local land donation and other local grants, federal housing programs, and private loans from financial institutions. Irvine's inclusionary housing ordinance has been very successful and has facilitated the development of the largest affordable housing portfolio in Orange County with over 4,800 units. Addressed in the housing plan section of the HE to increase the affordable in-lieu fee (Policy HE-E.3 under Goal 4). Goal 4 of the Housing Plan section includes policies, programs, and actions for securing and assisting with affordable housing funding. Additionally, PP-I.3 aims to leverage all funding options such as joining the Orange County Finance Trust (OCHFT), a joint power authority comprised of many Orange County cities. OCHFT can provide additional funding options for affordable housing developers.

Comments and Questions Received at Feb. 18, 2021 Planning Commission Study Session	Who	How Comment was Addressed in HE (if applicable)
What kind of affordable housing incentive programs are needed to encourage affordable housing developments?	Commissioner Limb; Vice Chair Huang; Chair Pierson	Addressed in the Housing Plan section of the HE, which includes policies and programs that support the following overarching goals: (1) encourages development of difference housing types to meet the City's needs; (2) maximizes land utilization for residential development; (3) preserves existing affordable housing; (4) encourage more affordable housing units; (5) maximizing solutions for those experiencing or at risk of homelessness; (6) encourage homeownership; (7) improves quality of life and promotes placemaking; and (8) affirmatively furthering fair housing.
Continue partnership with Irvine Community Land Trust (ICLT) with a coordinated approach to meet very low and low income levels	Commissioner Limb	Programs under Objective F of Goal 4 include strengthening the City's relationship with the ICLT, leveraging City owned land for development of 100 percent affordable housing projects, and pursuing land acquisition opportunities with the ICLT.
Consider long-term housing bond structured at cost to City because of historically low interest rates; probably requires super majority vote of voters (e.g., Los Angeles $1.2 billion bond for supportive housing for homeless Angelinos per Proposition HHH)	Commissioner Limb	Commissioner Limb is presenting a White Paper at the July 1, 2021 Planning Commission meeting, which will include finance staff participation, to facilitate this discussion. As information becomes available, this section will be amended.
Will Circulation Element be updated?	Transportation Commissioner Montgomery via Commissioner Limb	Yes, the circulation element will be updated during the subsequent General Plan Update work effort.
Aware of penalties if jurisdiction does not meet mandated requirements.	Commissioner Limb	Housing Element needs to demonstrate adequate sites to address the RHNA. Irvine's Annual Progress Report (submitted

Comments and Questions Received at Feb. 18, 2021 Planning Commission Study Session	Who	How Comment was Addressed in HE (if applicable)
Provide an example of who has been penalized and to what extent.		to HCD) tracks the status of meeting RHNA in terms of actual construction. Staff is not aware of any Southern California jurisdiction that has been subject to Senate Bill 35 by-right streamlining of housing development in cities that are not meeting their housing needs (with prevailing wage requirements). Only several development projects in the San Francisco Bay Area have invoked SB 35 to bypass local opposition or cumbersome permitting timelines.
Ensure this is a transparent process	Chair Pro Tem Knowland; Vice Chair Huang	As outlined in this Public Engagement appendix, Irvine developed and executed a robust public engagement plan to ensure all ages and economic segments of the community are engaged using a variety of outreach methods with strong emphasis on language considerations to ensure effective and culturally diverse communication with the community. A wide range of stakeholders including developers, property owners, Greater Irvine Chamber of Commerce, Building Industry Association of Southern California, Orange County chapter (BIA-OC) residents, people with special needs, and all interested parties were targeted. The overarching goal of the public engagement plan is to inform and involve the community in the Housing Element Update process to help solve issues and/or make informed, sustainable decision (i.e., technically feasible, economically viable, publicly acceptable, and environmentally compatible. Adopted in 2018 to enhance transparency, Irvine's Sunshine Ordinance makes meeting agendas/materials available 12 days in advance, rather than three days per the

Comments and Questions Received at Feb. 18, 2021 Planning Commission Study Session	Who	How Comment was Addressed in HE (if applicable)
		Brown Act. Additionally, all project workshop, public meeting materials, and draft HE and CEQA documentation are or will be posted on-line at the project website, www.cityofirvine.org/HEUpdate.
Address traffic issues	Vice Chair Huang	As part of the General Plan Update work effort, an Environmental Impact Report (EIR) with traffic study will be prepared.
Address impacts to schools, police/fire services, water/sewer, and facilities such as senior centers and libraries	Vice Chair Huang; Ken Montgomery	Notification of all school districts and utilities serving Irvine as well as Orange County Fire Authority (OCFA) and City public safety staff occurred throughout the HEU process. As part of the General Plan Update work effort, an Environmental Impact Report (EIR) will be prepared to assess any impacts to schools, police/fire services, water/sewer, and more due to implementing the adopted 6th cycle HE and accommodating the RHNA.
Address location and adjacency issues to ensure the intended end user (e.g., seniors, people with disabilities or special needs) of housing is able to adapt successfully into the neighborhood	Chair Pierson	Goal 7 and its related policies and programs in the Housing Plan section address quality of life and placemaking to ensure future residents have access to neighborhood amenities and services consistent with Irvine's master planned communities. Additionally, policy HE-G.3 encourages the development of affordable housing within mixed-use projects that have community-serving uses. This thoughtful planning approach will be further implemented through the subsequent General Plan Update and Zoning Ordinance Amendment work effort, which will also incorporate a robust community engagement plan.
Need to collaborate and use Commissioner Limb's affordable housing developer knowledge	Chair Pierson; Commissioner Limb	Given the accelerated project schedule, City staff held multiple briefings with City Council officials and Planning Commissioners at each important juncture

Comments and Questions Received at Feb. 18, 2021 Planning Commission Study Session	Who	How Comment was Addressed in HE (if applicable)
Need overall perspective to work. Requesting working session between various commissions to collaborate and discuss		throughout the HEU development process. Additionally, multiple public meetings were held by the Planning Commission and City Council. Any inputs received were considered in the development of the HE. Additionally, all members of Irvine's Planning, Community Services, Finance, and Transportation Commissions were notified by email of the General Community Workshops and will continue to be notified of the upcoming public meetings and adoption hearings.
Our region desperately needs more housing, both affordable and market-rate units. As a small business administrator, the cost of housing has become a huge problem to the sustainability of the economic engine of the State. It is hard to run a business against out of state competition when living standards for CA workers are so strained by the high price of housing. It is not a secret that cost of single-family homes may always be high, but absurd rents for apartments is a choice we make. Please allow for higher density zoning. As an IBC resident for ten years, it was a pleasure to live there and watching the neighborhood grow. There is no going back to 1990s Irvine by in-action. We must	Alex Portney, Irvine Resident	As indicated under Goals 1 and 2 of the Housing Plan section, it is anticipated that the subsequent General Plan Update and Zoning Ordinance Amendment work effort will maximize density near the Irvine Station with a residential overlay for transit-oriented development and expand the residential overlay and unit cap in the IBC.

Comments and Questions Received at Feb. 18, 2021 Planning Commission Study Session	Who	How Comment was Addressed in HE (if applicable)
affirmatively choose a bright future or a less bright one will choose us.		
We purchased a home here nearly four years ago on the premise and promise that we would have a retail and restaurant center within walking distance in the next couple of years. We paid extra taxes for this luxury. We are still waiting with no real time line. We want to know where the money is going and when the center we were promised will be built. Chair Pierson asked: Did she indicate what area of the City that she was in? PC Secretary Steinkraus indicated "no."	Deanne Garcia, Irvine Resident	Generally, two basic factors drive the demand for real estate development – net growth and relocation where net growth is the primary driver. Additionally, whether retail uses are developed is based on demand and the geographic area from which a retail business draws most of its customers (i.e., trade area). For most retail spending, this is where people live. In the IBC, employee spending drives a substantial amount of retail sales due to the area being jobs rich. As we transition out of the COVID-19 pandemic, the implementation of Goal 7 and its related policies and programs in the Housing Plan section address quality of life and placemaking to ensure future residents have access to neighborhood amenities and services consistent with Irvine's master planned communities. Ultimately, similar to housing, development of retail uses is market driven.

Public Engagement

Appendix A-K: Future Housing Sites

Table of Contents

1. General Outreach Letter, dated March 1, 2021
2. General Outreach Letter Mailing List
3. Opportunity Sites Letter, dated March 9, 2021
4. Opportunity Sites Letter Mailing List
5. Religious Institution Outreach Letter, dated March 26, 2021
6. Religious Institution Outreach responses
7. Religious Institution Mailing List
8. Hotel Outreach Letter, dated May 3, 2021
9. Hotel Outreach Letter Mailing List
10. Opportunity Sites Correspondence with Property Owners & Representatives for Site Inventory Development

1. General Outreach Letter example, dated March 1, 2021

Community Development cityofirvine.org
City of Irvine, One Civic Center Plaza, P.O. Box 19575, Irvine, California 92623-9575 949-724-6000

March 1, 2021

Subject: Irvine Housing Element Update – Future Housing Sites

Dear Irvine Property Owner:

The City of Irvine is in the process of updating its Housing Element for the 2021-2029 planning period, which is also referred to as the 6th cycle Housing Element Update. Under state mandate, we must plan for a significant number of future housing units, including affordable housing. As part of the 6th cycle update, we are working to identify potential sites that may accommodate residential development in the future. For additional information about the Housing Element update efforts, please visit www.cityofirvine.org/housingelementupdate.

The City is not considering the acquisition of your property for conversion to housing. We are simply attempting to identify possible sites where residential development may be appropriate or feasible in the future regardless of current zoning. While no commitments or decisions have been made, we would like to gauge your interest. If you would like to discuss this potential opportunity in further detail, please contact us via email or phone at:

CHARLES KOVAC
Housing Administrator
CKovac@cityofirvine.org
949-724-7452

MELISSA CHAO
Senior Planner
mchao@cityofirvine.org
949-724-6395

Or via letter to:
Charles Kovac, Housing Administrator
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606

We hope to hear back from you by March 25, 2021. If you are interested, please do not let this opportunity pass you by. Please contact us at your earliest convenience.

Thank you for your time and attention to this matter.

Respectfully,

Pete Carmichael (Feb 24, 2021 15:26 PST)

Pete Carmichael
Director of Community Development

主旨： 爾灣市住宅要素更新 - 未來住宅用地

尊敬的爾灣市業主：

爾灣市正著手更新 2021-2029 年規劃期的住宅要素，也即是第 6 次住宅要素更新。根據州要求，我們必須規劃大量未來住宅單元，其中包括平價住宅。在第 6 次更新中，我們致力於物色可因應未來住宅開發的潛在用地。如需關於住宅要素更新的更多資訊，請造訪 www.cityofirvine.org/housingelementupdate。

本市目前不考慮購買您的物業以轉為住宅。我們只是在嘗試物色適合或可以用於未來住宅開發的用地，暫不考慮目前分區。雖然尚未做出任何承諾或決策，我們仍希望徵詢您的意向。如果您想要深入討論此潛在機會，請透過電子郵件或電話方式與我們聯繫：

CHARLES KOVAC
住宅管理師
CKovac@cityofirvine.org
949-724-7452

MELISSA CHAO
高級規劃師
mchao@cityofirvine.org
949-724-6395

或郵寄至：Charles Kovac, Housing Administrator
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606

我們期盼在 2021 年 3 月 25 日收到您的答覆。如果對此有興趣，切勿錯過此機會。請在方便時儘早與我們聯繫。

感謝撥冗關注此事。

謹上
Pete Carmichael
社區發展主任

主题： 尔湾住房要素更新 - 未来住房用地

尊敬的尔湾业主：

尔湾市正着手更新 2021-2029 年规划期的“住房要素”，也即是第 6 次住房要素更新。根据本州规定，我们必须规划大量未来住房单位，其中包括经济适用房。在第 6 次更新中，我们致力于物色可供未来住房开发的潜在用地。如需有关住房要素更新的更多信息，请访问 www.cityofirvine.org/housingelementupdate。

本市目前不考虑收购您的物业以转为住房。我们只是在尝试物色适合或可以用于未来住房开发的用地，暂不考虑现有分区。虽然尚未做出任何承诺或决策，我们仍希望征询您的意向。如果您希望借此潜在机会进行深入讨论，请通过电子邮件或电话方式与我们联系：

CHARLES KOVAC
住房管理员
CKovac@cityofirvine.org
949-724-7452

MELISSA CHAO
高级规划师
mchao@cityofirvine.org
949-724-6395

或寄信至：Charles Kovac, Housing Administrator
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606

我们期盼在 2021 年 3 月 25 日前收到您的回信。如果对此感兴趣，切勿错过此机会。请在方便时尽快与我们联系。

感谢拨冗关注此事。

恭祝康泰
Pete Carmichael
社区发展主任

사안: **Irvine 주택 요건 업데이트 – 향후 주거용 용지**

Irvine 부동산 소유주님께

Irvine 시는 2021~2029 계획 기간의 주택 요건을 업데이트하고 있습니다. 6 차 주택 요건 업데이트에서도 관련 내용을 참조하실 수 있습니다. 주에서 지시하는 바에 따라, 저소득층용 주택을 포함해 일정한 수의 향후 주택 세대를 계획해야 합니다. 6 차 업데이트의 일환으로 추후 주거용 개발에 적합한 잠재적 용지를 파악하는 작업을 시행하고 있습니다. 주택 요건 업데이트에 대한 자세한 사항은 웹사이트 www.cityofirvine.org/housingelementupdate 를 참고하십시오.

시에서는 귀하의 부동산을 주거용 전환을 위해 매입하려는 의사가 없습니다. 당국의 의도는 현 구역 구분과 관계없이 향후 택지 개발이 가능하거나 적합한 잠재적 택지를 파악하고자 하는 것입니다. 어떠한 책무가 발생하거나 판단이 결정되는 것은 아니나, 귀하의 생각에 대해 알아보고자 합니다. 잠재적 기회인 해당 건에 대해 자세한 사항을 논의하고 싶으시다면 다음 연락처로 이메일 또는 전화를 통해 연락해 주십시오.

CHARLES KOVAC
주택 담당 책임자

MELISSA CHAO
선임 기획자

CKovac@cityofirvine.org
949-724-7452

mchao@cityofirvine.org
949-724-6395

우편 연락처: Charles Kovac, Housing Administrator
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606

2021 년 3 월 25 일까지 연락해 주시면 감사하겠습니다. 해당 건에 관심이 있으신 경우, 기회를 놓치지 마십시오. 가능한 한 빠른 시일 내에 연락해 주십시오.

해당 사안에 소중한 시간과 관심을 가져 주셔서 감사합니다.

감사합니다.
Pete Carmichael
커뮤니티 개발국장

件名： アーバイン住宅エレメントの更新 – 将来の宅地計画

アーバインに土地を所有する皆様：

アーバイン市は 2021 年～2029 年を計画期間として、「第 6 期住宅エレメントの更新」という名称で住宅エレメントの更新を行っています。州の要請に基づき、将来的に、低価格住宅を含め大規模な住宅建築を計画する必要があります。第 6 期の更新の一環として、市では将来の住宅開発に対応できる潜在的な宅地の特定を行っています。住宅エレメントの更新作業については、www.cityofirvine.org/housingelementupdate をご覧ください。

市は宅地への転用を目的とした土地の買収は予定していません。現在の区画に関係なく、将来的に宅地開発に適している、または可能な土地を特定している段階です。現段階では確約や決定事項は一切ありませんが、この計画に関心があるかどうかをお聞かせいただきたくご連絡させていただきました。今回の計画について詳しく内容を知りたいという場合は、メールまたは電話にてご連絡ください。

CHARLES KOVAC
住宅管理者
CKovac@cityofirvine.org
949-724-7452

MELISSA CHAO
シニア・プランナー
mchao@cityofirvine.org
949-724-6395

お手紙の場合： Charles Kovac, Housing Administrator
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606

2021 年 3 月 25 日までにご返信いただけましたら幸いです。ご興味がおありの場合は、この機会を逃さないよう、できるだけお早めにご連絡ください。

お手数をおかけしますが、よろしくお願いいたします。

敬具
Pete Carmichael
コミュニティ開発責任者

Chủ đề: **Cập Nhật Yếu Tố Nhà Lưu Trú ở** Irvine – **Những Khu Vực Nhà Lưu Trú Tương Lai**

Kính gửi Chủ Hộ tại Irvine:

Thành Phố Irvine đang trong quá trình cập nhật Yếu Tố Nhà Ở của mình cho giai đoạn quy hoạch năm 2021-2029, hay còn gọi là Cập Nhật Yếu Tố Nhà Ở chu kỳ 6. Theo yêu cầu của Tiểu Bang, chúng tôi phải quy hoạch một số lượng đáng kể đơn vị nhà ở trong tương lai, bao gồm nhà ở giá rẻ. Là một phần trong quá trình cập nhật chu kỳ 6, chúng tôi đang xác định các địa điểm tiềm năng có thể điều chỉnh thích hợp với sự phát triển khu dân cư sau này. Để biết thêm thông tin về những nỗ lực cập nhật Yếu Tố Nhà Ở, vui lòng vào trang www.cityofirvine.org/housingelementupdate.

Thành Phố không xem xét tiếp quản tài sản của quý vị để chuyển sang nhà ở. Chúng tôi chỉ đơn giản cố gắng xác định những địa điểm có khả năng thích hợp hoặc khả năng để phát triển khu dân cư trong tương lai cho dù việc phân vùng hiện tại là gì. Mặc dù chưa có sự cam kết hay quyết định nào, chúng tôi muốn đánh giá sự quan tâm của quý vị. Nếu quý vị muốn thảo luận thêm chi tiết về cơ hội tiềm năng này, vui lòng liên hệ với chúng tôi qua email hoặc điện thoại theo số:

CHARLES KOVAC
Quản Lý Nhà Ở
CKovac@cityofirvine.org
949-724-7452

MELISSA CHAO
Nhân Viên Quy Hoạch Cấp Cao
mchao@cityofirvine.org
949-724-6395

Hoặc qua thư từ gửi đến: Charles Kovac, Housing Administrator
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606

Chúng tôi hy vọng nhận được thông tin từ quý vị trước 25 tháng Ba, 2021. Nếu quý vị quan tâm, xin đừng để cơ hội này trôi qua. Vui lòng liên hệ với chúng tôi khi thuận tiện với quý vị nhất.

Cám ơn quý vị đã dành thời gian và quan tâm đến vấn đề này.

Trân trọng kính chào,
Pete Carmichael
Giám Đốc Phát Triển Cộng Đồng

Asunto: **Actualización del informe de vivienda de Irvine: sitios de vivienda futuros**

Estimado propietario de Irvine:

La Ciudad de Irvine está en proceso de actualizar su informe de vivienda para el periodo de planificación de 2021 a 2029, conocido también como el 6.º ciclo de actualización del informe de vivienda. Por orden del estado, debemos planificar un número considerable de unidades de vivienda futuras, incluyendo viviendas asequibles. Como parte del 6.º ciclo de actualización, estamos trabajando para identificar sitios que podrían ser adecuados para el desarrollo residencial en el futuro. Para obtener más información sobre los esfuerzos de actualización del informe de vivienda, visite www.cityofirvine.org/housingelementupdate.

La Ciudad no está considerando comprar su propiedad para convertirla en vivienda. Solo estamos intentando identificar sitios en los que el desarrollo residencial podría ser adecuado o viable en el futuro, independientemente de la zonificación actual. Aunque no se tomó ninguna decisión ni se hizo ningún compromiso, queremos saber su interés. Si quiere hablar sobre esta posible oportunidad detalladamente, comuníquese por correo electrónico o por teléfono a:

CHARLES KOVAC
Administrador de viviendas
CKovac@cityofirvine.org
949-724-7452

MELISSA CHAO
Coordinadora sénior
mchao@cityofirvine.org
949-724-6395

O envíe una carta a: Charles Kovac, Housing Administrador
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606

Esperamos tener una respuesta suya antes del 25 de marzo de 2021. Si está interesado, no deje pasar esta oportunidad. Comuníquese con nosotros en cuanto pueda.

Gracias por su tiempo y su atención a este asunto.

Atentamente,
Pete Carmichael
Director de Desarrollo de la Comunidad

موضوع: به‌روزرسانی بخش مسکن Irvine – مکان‌های مسکن آینده

مالک گرامی ملک Irvine:

شهر ایروین در مرحله به‌روزرسانی بخش مسکن خود برای دوره برنامه‌ریزی 2021-2029 است که از آن به‌عنوان به‌روزرسانی بخش مسکن چرخه 6 ام نیز یاد می‌شود. مطابق با حکم دولت، ما موظف هستیم برای ساخت تعداد قابل توجهی از واحدهای مسکونی آینده، از جمله مسکن ارزان‌قیمت، برنامه‌ریزی کنیم. به عنوان بخشی از به‌روزرسانی چرخه 6 ام، ما در تلاشیم مکان‌های بالقوه‌ای را شناسایی کنیم که ممکن است در آینده از نظر رشد مسکونی مناسب باشند. برای کسب اطلاعات بیشتر در خصوص اقدامات به‌روزرسانی بخش مسکن، لطفاً به سایت www.cityofirvine.org/housingelementupdate مراجعه کنید.

این شهر در نظر ندارد ملک شما را برای تبدیل به مسکن خریداری کند. ما به واقع در حال تلاش برای شناسایی مکان های احتمالی هستیم که امکان رشد مسکونی در آینده صرف‌نظر از منطقه‌بندی فعلی مناسب یا امکان‌پذیر باشد. با وجود اینکه هیچ تعهد و تصمیمی اتخاذ نشده است، ما می‌خواهیم علاقه شما را بسنجیم. در صورت تمایل به توضیح بیشتر در مورد این فرصت بالقوه، لطفاً از طریق ایمیل یا تلفن با ما تماس بگیرید:

CHARLES KOVAC
مدیر امور اسکان
CKovac@cityofirvine.org
949-724-7452

MELISSA CHAO
برنامه‌ریز ارشد
mchao@cityofirvine.org
949-724-6395

یا از طریق ارسال نامه به:
Charles Kovac, Housing Administrator
City of Irvine
Civic Center Plaza 1
Irvine, CA 92606

امیدواریم تا 25 مارس 2021 به ما اطلاع دهید. در صورت تمایل، لطفاً این فرصت را از دست ندهید. لطفاً در اولین فرصت با ما تماس بگیرید.

با تشکر از وقت و توجه‌تان به این موضوع.

با احترام،
Pete Carmichael
مدیر توسعه جامعه

الموضوع: تحديث حول بند الإسكان في مدينة إرفاين - مواقع الإسكان المستقبلية

عزيزي السيد/السيدة مالك(ة) العقار في إرفاين:

تعمل Irvine إرفاين على تحديث بند الإسكان لفترة التخطيط الممتدة بين 2021 و2029، التي يشار إليها أيضًا باسم تحديث بند الإسكان للدورة السادسة. بموجب تكليف الولاية، يجب علينا التخطيط لعدد كبير من الوحدات السكنية المستقبلية، بما في ذلك الإسكان الميسور التكلفة. وكجزء من تحديث الدورة السادسة، نعمل على تحديد المواقع المحتملة التي يمكنها استيعاب التطوير السكني في المستقبل. للحصول على معلومات إضافية حول جهود تحديث بند الإسكان، يرجى زيارة www.cityofirvine.org/housingelementupdate.

لا تفكر المدينة في الاستحواذ على عقارك لتحويله إلى أحد مواقع الإسكان. بل نحاول ببساطة تحديد المواقع المحتملة التي قد تشكل فرصة محتملة أو قد تكون مناسبة للتطوير السكني في المستقبل بغض النظر عن تقسيم المناطق الحالي. وبالرغم من عدم اتخاذ أي التزامات أو قرارات، نود معرفة مدى اهتمامك. إذا كنت ترغب في مناقشة هذه الفرصة المحتملة بمزيد من التفصيل، فيرجى الاتصال بنا عبر البريد الإلكتروني أو الهاتف على:

تشارلز كوفاك
مسؤول الإسكان
CKovac@cityofirvine.org
949-724-7452

ميليسا تشاو
مسؤول تخطيط أول
mchao@cityofirvine.org
949-724-6395

أو عبر خطاب إلى:
Charles Kovac, Housing Administrator
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606

نتطلع إلى أن نسمع منك بحلول 25 مارس 2021. إذا كنت مهتمًا، فيرجى ألا تدع هذه الفرصة تفوتك. يرجى التواصل معنا في أقرب وقت ممكن.

نشكرك على وقتك واهتمامك بهذه المسألة.

مع خالص الاحترام،
بيت كارمايكل
مدير التنمية المجتمعية

2. General Outreach Letter Mailing List (2,278 property owners)

Full Name	Address Line 1	City	State	ZIP Code
12 MAUCHLY LLC	3002 DOW AVE STE 218	TUSTIN	CA	92780-7235
ABF SPECTRUM OFFICE LLC	P O BOX 2450	NEWPORT BEACH	CA	92658
ADA TECHNOLOGY PARK	1420 N BRISTOL ST	NEWPORT BEACH	CA	92660-2914
ALTON CORPORATE PLAZA LLC	PO BOX 2450	NEWPORT BEACH	CA	92658-8972
ALTON TECH ADA LLC	550 NEWPORT CENTER DR	NEWPORT BEACH	CA	92660-7010
AUTO CENTER COMMUNITY	25108 MARGUERITE PKWY UNIT A-262	MISSION VIEJO	CA	92692-2497
BIXBY LAND COMPANY	1501 QUAIL ST STE 230	NEWPORT BEACH	CA	92660-2740
BRE / HV PROPERTIES LLC	PO BOX 49550	CHARLOTTE	NC	28277-9550
CHILD DEVELOPMENT CENTER	350 WOODVIEW AVE STE 100	MORGAN HILL	CA	95037-8105
CITY OF IRVINE	PO BOX 19575	IRVINE	CA	92623-9575
CLK INVESTMENT LLC	30 MAUCHLY STE A	IRVINE	CA	92618-2337
COSMETIC CAR CARE INC	12 MAUCHLY STE F	IRVINE	CA	92618-2399
COUNTY OF ORANGE	PO BOX 1379	SANTA ANA	CA	92702-1379
EKIMAE LLC	12 MAUCHLY UNIT 102	IRVINE	CA	92618-2317
DENISE J TR TEDDY FENTON	22481 OVERLAKE DR	LAKE FOREST	CA	92630-3007
GENERAL CORPORATION	12 MAUCHLY STE M	IRVINE	CA	92618-6306
GROUP DELTA CONSULTANTS	32 MAUCHLY STE B	IRVINE	CA	92618-2336
ALFREDO ELIAS GUTIERREZ	12 MAUCHLY STE G	IRVINE	CA	92618-6300
HERITAGE FIELDS EL TORO	15131 ALTON PKWY STE 400	IRVINE	CA	92618-2386
INGOLD FAMILY	5256 S MISSION RD STE 1210	BONSALL	CA	92003-3624
IRVINE REDEVELOPMENT	1 CIVIC CENTER PLZ	IRVINE	CA	92606-5207
RAMESH U TR KALWANI	12 MAUCHLY STE J	IRVINE	CA	92618-6303
LAGUNA CANYON INVESTMENT	10 SYCAMORE CANYON DR	DOVE CANYON	CA	92679-4213
LASERGRAPHICS, INC	20 ADA	IRVINE	CA	92618-2303
LBL PROPERTIES & INVESTMENTS LLC	17 LYRA WAY	COTO DE CAZA	CA	92679-5104
LIVE NATION WORLDWIDE INC	251 RHODE ISLAND ST STE 200	SAN FRANCISCO	CA	94103-5168
JAMES ARTHUR TR MARCUS	300 VIA LOS TILOS	SAN CLEMENTE	CA	92673-6607
MATSING INVESTMENTS LLC	5 FRANKLIN	IRVINE	CA	92620-2891
MAUCHLY ASSOCIATES LLC	18800 VON KARMAN AVE	IRVINE	CA	92612-1724
MAUCHLY CR LLC	12 MAUCHLY STE B	IRVINE	CA	92618-2395
MAUCHLY IRVINE PROPERTY	12 MAUCHLY STE I	IRVINE	CA	92618-6302
MAUCHLY PROPERTIES LLC	31906 VIA COYOTE	COTO DE CAZA	CA	92679-4109
MILLER JOAN ELLEN TR / MILLER FAMILY TR	999 CORPORATE DR STE 100	LADERA RANCH	CA	92694-2149
JOHN BRADLEY MOORE	1025 WYKOFF WAY	LAGUNA BEACH	CA	92651-3036
WILLIAM R TR MORE	1930 PORT CHELSEA PL	NEWPORT BEACH	CA	92660-5348
NEXTATE LLC	34 MAUCHLY STE B	IRVINE	CA	92618-2357
NORTHWESTERN MUTL LIFE INS CO	PO BOX 11404	NEWPORT BEACH	CA	92658-5028
NRG HOLDING LIMITED	3270 BEAUDRY TER	GLENDALE	CA	91208-1747
OLEN PROP CORP	7 CORPORATE PLAZA DR	NEWPORT BEACH	CA	92660-7904
WILLIAM TR OONG	PO BOX 54272	IRVINE	CA	92619-4272
PARKWAY FINANCIAL GROUP	15375 BARRANCA PKWY STE K102	IRVINE	CA	92618-2211
PRICE CO, THE	999 LAKE DR	ISSAQUAH	WA	98027-8990
SECOND HARVEST FOOD BANK OF ORANGE COUNTY INC	8014 MARINE WAY	IRVINE	CA	92618-2235
ST ALBERT GROUP LLC	5 BERNINI	IRVINE	CA	92614-5325
TP-LINK USA CORPORATION	145 S STATE COLLEGE BLVD STE 400	BREA	CA	92821-5833
UNITED STATES OF AMERICA	300 N LOS ANGELES ST STE 7516	LOS ANGELES	CA	90012-3341
VANAZ LAND COMPANY LLC	32 MAUCHLY UNIT 3	IRVINE	CA	92618-2336
YES INVESTMENT GROUP LLC	29 NEW DAWN	IRVINE	CA	92620-1976
LOU ZELEZNIK	29862 HIDDENWOOD	LAGUNA NIGUEL	CA	92677-1906
HUNTINGTON NORTH L E CORPORATION	297 GODDARD	IRVINE	CA	92618-4604
ORANGE COUNTY FIRE AUTHORITY	1 FIRE AUTHORITY RD	IRVINE	CA	92602-0125
WESTCO REAL ESTATE	8750 RESEARCH DR	IRVINE	CA	92618-4222
SANDERSON J RAY-SPECTRUM V PARTNERS	4667 MACARTHUR BLVD STE 420	NEWPORT BEACH	CA	92660-1867
SANDERSON J RAY-SPECTRUM V PARTNERS	PO BOX 1392	BAKERSFIELD	CA	93302-1392

MASIH & MARYAM PROPERTIES	1311 CIRCLE WAY	LAGUNA BEACH	CA	92651-1304
9930 RESEARCH LLC	7 JAMESTOWN	IRVINE	CA	92620-2665
YUN PO CHEN	9940 RESEARCH DR	IRVINE	CA	92618-4331
IRVINE OASIS LLC	566 NYES PL	LAGUNA BEACH	CA	92651-4145
GENERAL MORTGAGE CAPITAL	1350 BAYSHORE HWY STE 740	BURLINGAME	CA	94010-1816
HOUSER INVESTMENTS LLC	9970 RESEARCH DR	IRVINE	CA	92618-4309
HYCINA LLC	40 PACIFICA STE 1500	IRVINE	CA	92618-7496
X-1 HOLDINGS LLC	9900 RESEARCH DR	IRVINE	CA	92618-4309
SPECTRUM REALTY PARTNERS	9911 IRVINE CENTER DR STE 100	IRVINE	CA	92618-4329
SCOTT STONEY	11 CAPE ANDOVER	NEWPORT BEACH	CA	92660-8401
YANSUN LLC	PO BOX 53785	IRVINE	CA	92619-3785
GEELS LLC	28541 OAKMONT	MISSION VIEJO	CA	92692-4538
A & K SPECTRUM CENTER LLC	9950 IRVINE CENTER DR	IRVINE	CA	92618-4357
WESTCO REAL ESTATE	9960 IRVINE CENTER DR	IRVINE	CA	92618-4357
AC IRVINE LLC	18631 GALE AVE	CITY OF INDUSTRY	CA	91748-1343
9901 IRVINE CENTER DR LLC	9901 IRVINE CENTER DR	IRVINE	CA	92618-4308
NINETY-NINE EIGHTY LLC	25731 PASEO DE LA PAZ	SAN JUAN CAPISTRANO	CA	92675-4013
DOUBLE DRAGON ENTERPRISESLLC	9890 RESEARCH DR	IRVINE	CA	92618-4346
JAMES R HAWKINS	9880 RESEARCH DR	IRVINE	CA	92618-4340
PARVIN LLC	16541 SCIENTIFIC	IRVINE	CA	92618-4356
16531 SCIENTIFIC WAY LLC	9850 IRVINE CENTER DR	IRVINE	CA	92618-4353
RAJAB INVESTMENT GROUP	9910 IRVINE CENTER DR	IRVINE	CA	92618-4357
GROUP TOWFIQ LLC	16511 SCIENTIFIC	IRVINE	CA	92618-4377
DIF-16501 SCIENTIFIC	22 CALLE TAMARA	SAN CLEMENTE	CA	92673-7041
RAM TULSI LLC	16491 SCIENTIFIC	IRVINE	CA	92618-4355
TAHITI HOLDINGS LLC	32709 CASPIAN SEA DR	DANA POINT	CA	92629-3545
16481 SCIENTIFIC WAY LLC	16481 SCIENTIFIC	IRVINE	CA	92618-4394
JAHANYAR LLC	8807 W PICO BLVD STE 203	LOS ANGELES	CA	90035-3398
RESEARCH DRIVE PARTNER	9870 RESEARCH DR	IRVINE	CA	92618-4310
MOHAMIE GROUP LLC	9871 IRVINE CENTER DR	IRVINE	CA	92618-4361
OSTER USA HOLDING INC	19 CORAL CAY	NEWPORT BEACH	CA	92657-1908
VALUEROCK BB IRVINE LLC	18301 VON KARMAN AVE STE 850	IRVINE	CA	92612-0105
NATALIA TR ULYANCHENKO	1 ELDERWOOD	ALISO VIEJO	CA	92656-2113
PMFF LLC	9841 IRVINE CENTER DR STE 110	IRVINE	CA	92618-4314
JOHN D TR LAUBACH	4045 SYME DR	CARLSBAD	CA	92008-3561
KARL H TR DIMIER	9841 IRVINE CENTER DR STE 130	IRVINE	CA	92618-4314
YK CAPITAL HOLDINGS LLC	76 ASHFORD	IRVINE	CA	92618-3917
KEITH D HERMANCE	26155 BUSCADOR	MISSION VIEJO	CA	92692-3238
YU, EN QUAN ANDREW TR E Q	9336 LINDANTE DR	WHITTIER	CA	90603-1029
KATHLEEN ALBERTSON	51 SAN RAPHAEL	DANA POINT	CA	92629-4043
SARAKKI, VENU	9 S SUR	NEWPORT COAST	CA	92657-1910
REAL ESTATE SOLUTIONS LLC	9841 IRVINE CENTER DR STE 210	IRVINE	CA	92618-4316
EL TORO LAND LLC	9841 IRVINE CENTER DR STE 220	IRVINE	CA	92618-4316
RONMAC LLC	38 BALBOA CVS	NEWPORT BEACH	CA	92663-3226
PATEL, SHEETAL S TR S S & J S PATEL FAMILY TR	5465 BLUE RIDGE DR	YORBA LINDA	CA	92887-4234
TS FAMILY HOLDINGS L L C	9770 RESEARCH DR	IRVINE	CA	92618-4327
TM INVESTMENT LLC	2301 PINEHURST DR	TUSTIN	CA	92782-1142
TIGER LOANS INC	780 ROOSEVELT UNIT 120	IRVINE	CA	92620-3660
JAMES M TR THAYER	25041 MUSTANG DR	LAGUNA HILLS	CA	92653-5700
9891 IRVINE CENTER LLC	9891 IRVINE CENTER DR STE 150	IRVINE	CA	92618-4319
BOGHRATY, FARROKH TR	9891 IRVINE CENTER DR STE 160	IRVINE	CA	92618-4319
TIM CHIUNG TR T C CHEN	1306 OUTRIGGER DR	CORONA DEL MAR	CA	92625-1214
PALA PARTNERS LLC	54 WALDEN	IRVINE	CA	92620-4200
MOGHADDAM, BABAK TR	72 CALAVERA	IRVINE	CA	92606-8922
SHAWNICK ICD LLC	1310 GALAXY DR	NEWPORT BEACH	CA	92660-4919

FRONTIERS IN BIOSCIENCE	20 SUNSET CV	NEWPORT COAST	CA	92657-1901
ICD EQUITIES LLC	9890 IRVINE CENTER DR	IRVINE	CA	92618-4353
AV VENUE LLC	16500 SCIENTIFIC	IRVINE	CA	92618-4382
KJSD INVESTMENTS LLC	49 ANACAPA LN	ALISO VIEJO	CA	92656-1630
ZIRKONZAHN USA INC	154 TECHNOLOGY PKWY STE 250	PEACHTREE CORNERS	GA	30092-2956
9860 RESEARCH DRIVE LLC	9860 RESEARCH DR	IRVINE	CA	92618-4310
ALI TR PAKZAD	961 SUMMIT DR	LAGUNA BEACH	CA	92651-3428
TZ COMMERCIAL INVESTMENT	86 CUNNINGHAM	IRVINE	CA	92618-8864
GREWAL FOODS INVESTMENTS	9870 IRVINE CENTER DR	IRVINE	CA	92618-4353
RANIER HOLDINGS LLC	62 MAXWELL	IRVINE	CA	92618-4641
COATE CHRIS	31431 TRIGO TRL	COTO DE CAZA	CA	92679-3913
WARREN YUE-REN TR KANG	58 MAXWELL	IRVINE	CA	92618-4641
PVT INVESTMENTS LLC	PO BOX 10548	NEWPORT BEACH	CA	92658-5000
DALPAC ELECTRONICS INC	54 MAXWELL	IRVINE	CA	92618-4641
DAVID J TR MORALES	33686 CHULA VISTA AVE	DANA POINT	CA	92629-1623
GEORGE MAKAR	38 VISTA MONTEMAR	LAGUNA NIGUEL	CA	92677-7955
THOMPSON INDUSTRIES LLC	31 MOMENTO	IRVINE	CA	92603-4239
RANIER HOLDINGS LLC	64 MAXWELL	IRVINE	CA	92618-4641
LUCY TR ZHU REVOC ZHU	23 MARSEILLE	LAGUNA NIGUEL	CA	92677-5400
CHARLES TRIELOFF	30171 SADDLERIDGE DR	SAN JUAN CAPISTRANO	CA	92675-1550
AKRADI, PARVIZ TR	70 MAXWELL	IRVINE	CA	92618-4641
TAM TR DUONG DUONG	72 MAXWELL	IRVINE	CA	92618-4641
MAXWELL PACIFIC	24271 CASCADES DR	LAGUNA NIGUEL	CA	92677-2420
KUAN, SUECHYI JUSTIN TR	4 THORN OAK	DOVE CANYON	CA	92679-4200
VICTOR TR TANON TR TANON	9851 IRVINE CENTER DR	IRVINE	CA	92618-4393
SFO VENTURES LLC	9846 RESEARCH DR	IRVINE	CA	92618-4310
S W MANAGEMENT LLC	1 PETERS CANYON RD STE 160	IRVINE	CA	92606-1748
9831 IRVINE CENTER DR LLC	9831 IRVINE CENTER DR	IRVINE	CA	92618-4334
M & G PROPERTIES ON SCIENTIFIC LLC	8775 RESEARCH DR	IRVINE	CA	92618-4217
CHARLES LIU	3 FAIRVIEW	IRVINE	CA	92602-0839
HAPPY MEDIUM VENTURES LLC	24 FLORES	FOOTHILL RANCH	CA	92610-1816
C & C PARTNERSHIP	56 TESLA	IRVINE	CA	92618-4603
BETMAR LLC	16431 SCIENTIFIC	IRVINE	CA	92618-4355
JAM INVESTMENT LLC	88 MAXWELL	IRVINE	CA	92618-4641
BRENDA SU TR EUGENE WANG	893 CORPORATE WAY	FREMONT	CA	94539-6115
IRVINE SCIENTIFIC LLC	9891 IRVINE CENTER DR STE 200	IRVINE	CA	92618-4320
ICD PARTNERS LLC	9811 IRVINE CENTER DR STE 100	IRVINE	CA	92618-4375
SBSV PROPERTIES LLC	9810 IRVINE CENTER DR	IRVINE	CA	92618-4353
IRVINE PROPERTIES	9881 RESEARCH DR	IRVINE	CA	92618-4304
TANG VICTOR TR TANG / FAMILY TR	330 GODDARD	IRVINE	CA	92618-4601
PATRICK J TR O'BRIEN	3531 E MIRALOMA AVE STE B	ANAHEIM	CA	92806-2128
GREGORY A TR KOSLOSKY	7 CHRISTOPHER ST	LADERA RANCH	CA	92694-1527
BIG SUNNY DAY LLC	1990 N CALIFORNIA BLVD STE 710	WALNUT CREEK	CA	94596-7250
2100 LIMITED PARTNERSHIP	2100 S FIGUEROA ST	LOS ANGELES	CA	90007-2047
FEI MARKETING INC	380 GODDARD	IRVINE	CA	92618-4601
EMERGING DISPLAY TECHNOLOGIES CORPORATION	16811 HALE AVE STE D	IRVINE	CA	92606-5066
BELUM PROP LLC	400 GODDARD	IRVINE	CA	92618-4610
IMAN TOHIDIAN	410 GODDARD UNIT 9	IRVINE	CA	92618-4610
PARSI LLC	420 GODDARD BLDG 10	IRVINE	CA	92618-4610
BERNARD K TR FUNG	67 GROVESIDE DR	ALISO VIEJO	CA	92656-7070
440 GODDARD LLC	440 GODDARD # 12	IRVINE	CA	92618-4610
BING FENG	450 GODDARD	IRVINE	CA	92618-4610
SEPTEMBER 5 INVESTMENTS	111 LUMINOUS	IRVINE	CA	92603-4260
THE E-LAND COMPANY	PO BOX 50564	IRVINE	CA	92619-0564
RESEARCH ASSOCIATES LLC	111 PACIFICA STE 300	IRVINE	CA	92618-7428

A6 HOLDINGS LLC	16401 SCIENTIFIC	IRVINE	CA	92618-4355
ASSIST PROPERTIES LLC	7 MONTIA	IRVINE	CA	92620-2208
ROBBY HOON KANG	544 WALD	IRVINE	CA	92618-4637
ION ASSETS INC	PO BOX 130	LAGUNA BEACH	CA	92652-0130
LOPEZ ROBERT & JANET	117 STRAW	IRVINE	CA	92618-1049
550 CICI LLC	2900 BRISTOL ST STE G203	COSTA MESA	CA	92626-7914
BOUTINE LOS ANGELES INC	272 RADIAL	IRVINE	CA	92618-1034
MILLENIUM SYSTEMS INC	580 WALD	IRVINE	CA	92618-4637
SALT PROPERTY MANAGEMENT	576 WALD	IRVINE	CA	92618-4637
RMB HOLDINGS LLC	19762 MACARTHUR BLVD FL 2	IRVINE	CA	92612-2424
WWW FORMOSA LLC	568 WALD	IRVINE	CA	92618-4637
MICHELLE TR MA	8 BENAVENTE	IRVINE	CA	92606-8939
HAN H TR NEE	3 SPINNAKER	NEWPORT COAST	CA	92657-1911
3 AMIGOS HOLDINGS LLC	6 ORCHARD STE 200	LAKE FOREST	CA	92630-8353
JOSEPH M TR MARTELLI	16391 SCIENTIFIC	IRVINE	CA	92618-4354
SONENSHINE, YGAL TR	2437 MONACO DR	LAGUNA BEACH	CA	92651-1006
NASCENT PROPERTIES LLC	9834 RESEARCH DR STE 100	IRVINE	CA	92618-4373
TEE ENTERPRISE LLC	16381 SCIENTIFIC	IRVINE	CA	92618-4354
MINGAR GROUP LLC	2705 S DIAMOND BAR BLVD STE 258	DIAMOND BAR	CA	91765-3555
BOFUS 222 LLC	PO BOX 3400	NEW YORK	NY	10163-3400
ASB PROPERTIES LLC	230 GODDARD	IRVINE	CA	92618-4625
IRVINE JOONGANG BAPTIST CHURCH	4 VAN BUREN # D	IRVINE	CA	92620-3795
HUSHMAND BEHNAM	250 GODDARD	IRVINE	CA	92618-4625
SIMON VENTURES LLC	29230 PASEO CARMONA	SAN JUAN CAPISTRANO	CA	92675-3654
30 MAXWELL LLC	30 MAXWELL # A	IRVINE	CA	92618-4641
BYC HOLDINGS LLC	490 WALD	IRVINE	CA	92618-4638
VEGA LAND COMPANY LLC	209 S STEPHANIE ST STE B105	HENDERSON	NV	89012-5501
JAMES A TR MORONI	28841 CURLEW LN	LAGUNA NIGUEL	CA	92677-1385
BAYPORT WALD ASSOCIATES	20201 SW BIRCH ST STE 155	NEWPORT BEACH	CA	92660-1772
GLOBAL LIFE ENRICHMENT	16371 SCIENTIFIC	IRVINE	CA	92618-4354
DONALD INVESTMENT CO	1300 N BRISTOL ST STE 290	NEWPORT BEACH	CA	92660-8926
DANIEL TR ADAMS	27181 WOODBLUFF RD	LAGUNA HILLS	CA	92653-7535
TESLA PARTNERSHIP	50 TESLA	IRVINE	CA	92618-4603
MJ HOLDINGS LLC	25262 HUGO RD	LAGUNA NIGUEL	CA	92677-1521
RICHARD HENRICKSEN	54 TESLA	IRVINE	CA	92618-4603
SUSAN STREET PARTNERS GP	3740 S SUSAN ST UNIT 250	SANTA ANA	CA	92704-6988
LET INVESTMENTS LLC	751 LAUREL ST UNIT 427	SAN CARLOS	CA	94070-3113
HOU, YUQING	60 TESLA UNIT G	IRVINE	CA	92618-4603
ROY M TR LEE	62 HARRISON	IRVINE	CA	92618-0107
AI & LU LLC	6 ROYAL SAINT GEORGE RD	NEWPORT BEACH	CA	92660-5217
NOREAS SCIENTIFIC	16361 SCIENTIFIC	IRVINE	CA	92618-4354
SCIENTIFIC WAY HOLDINGS	21 CAMELOT DR	WARWICK	NY	10990-3486
KELITAL LLC	16191 SCIENTIFIC	IRVINE	CA	92618-4325
SID M GOMNAM	22 SHADYBEND	IRVINE	CA	92602-0844
IVEY, MICHAEL S TR THE	16171 SCIENTIFIC	IRVINE	CA	92618-4325
ADM PROPERTIES L P	28 HAMMOND STE F	IRVINE	CA	92618-1660
ROGER D TR GROVES	7 MARBELLA	MONARCH BEACH	CA	92629-4118
WCC ENERGY INC	9700 RESEARCH DR	IRVINE	CA	92618-4327
VEENA ASSET MANAGEMENT	9710 RESEARCH DR	IRVINE	CA	92618-4327
ANIME KING LLC	9720 RESEARCH DR	IRVINE	CA	92618-4327
FAJIYA HOLDINGS LLC	9730 RESEARCH DR	IRVINE	CA	92618-4327
9741 IRVINE CENTER LLC	5 LONG VIEW RD	COTO DE CAZA	CA	92679-5219
9731 ICD LLC	23 NEW HVN	LAGUNA NIGUEL	CA	92677-2934
SHIGGY, LLC	9721 IRVINE CENTER DR	IRVINE	CA	92618-4324
TANGUT CORPORATION LTD	9711 IRVINE CENTER DR	IRVINE	CA	92618-4324

RSAK INC	9740 RESEARCH DR	IRVINE	CA	92618-4327
KY RESEARCH LLC	3 TRAPANI	IRVINE	CA	92614-5346
KRISTINE WEATHERLY	33 GLITTERING SKY	ALISO VIEJO	CA	92656-8098
FU, PI YUN TR P Y FU	2306 PORT CARLISLE PL	NEWPORT BEACH	CA	92660-5421
SOUL SHIPS LLC	9790 RESEARCH DR	IRVINE	CA	92618-4327
ARTHURTECT LLC	179 TRILLIUM	IRVINE	CA	92618-1180
9801 LLC	9801 IRVINE CENTER DR	IRVINE	CA	92618-4307
OHANESIAN INVESTMENTS LLC	9771 IRVINE CENTER DR	IRVINE	CA	92618-4343
9751-9761 IRVINE CENTER	9761 IRVINE CENTER DR	IRVINE	CA	92618-4324
WHITE OHANA LLC, THE	3197 AIRPORT LOOP DR	COSTA MESA	CA	92626-3412
JARRAHIAN, GHOLAM H	24525 ALTA LOMA CT	LAGUNA HILLS	CA	92653-6217
BRISTOL CAPITAL GROUP LLC	215 W ALAMEDA AVE	BURBANK	CA	91502-3060
GODDARD, HOLDINGS LLC	18001 SKY PARK CIR STE E	IRVINE	CA	92614-0506
40 TESLA LLC	28051 TEFIR	MISSION VIEJO	CA	92692-1300
WALD STREET L P	671 WALD	IRVINE	CA	92618-4628
GREGORY SHLAEN	26483 LA SCALA	LAGUNA HILLS	CA	92653-6500
TOLLMAN, STEVEN TR THE	61 CAMBRIA DR	CORONA DEL MAR	CA	92625-1004
631 WALD LLC	631 WALD	IRVINE	CA	92618-4628
621 WALD LLC	4 SEASTAR CT	NEWPORT COAST	CA	92657-1549
BUIILDING ENTERPRISE LLC	210 GODDARD	IRVINE	CA	92618-4625
J & J REALTY LLC	200 GODDARD	IRVINE	CA	92618-4625
GODDARD AVENUE INVESTMENTS	31131 HOLLY DR	LAGUNA BEACH	CA	92651-6938
38 TESLA LLC	38 TESLA	IRVINE	CA	92618-4603
HEINTOW PROPERTIES DEV LLC	2 GODDARD	IRVINE	CA	92618-4600
KAISER PHARMACEUTICAL CO	16 GODDARD	IRVINE	CA	92618-4600
CHURCH, OF JESUS CHRIST	18 GODDARD	IRVINE	CA	92618-4600
WALD STREET	324 BOCA DEL CANON	SAN CLEMENTE	CA	92672-5402
NINYO, AVRAM TR	5710 RUFFIN RD	SAN DIEGO	CA	92123-1013
TESLA ASSOCOCATES LLC	47 PETERS CANYON RD	IRVINE	CA	92606-1402
GOODLAND INVESTMENTS INC	355 GODDARD STE 250	IRVINE	CA	92618-4644
HEITMAN HOLDINGS INC	2830 E CORONADO ST	ANAHEIM	CA	92806-2503
GODDARD-IRVINE LLC	3100 DONALD DOUGLAS LOOP N	SANTA MONICA	CA	90405-3084
ZC1	551 WALD	IRVINE	CA	92618-4627
AVANT GARDE PROPERTIES	19511 PAULING	FOOTHILL RANCH	CA	92610-2619
CARON, GILBERT M TR THE	721 SANDPIPER DR	LAGUNA BEACH	CA	92651-4101
FIVE GODDARD LLC	5 GODDARD	IRVINE	CA	92618-4600
VUONA JOHN F TR VUONA / FAMILY TR	11 VIA ROSADO	RANCHO STA MARG	CA	92688-3145
KEZY	553 WALD	IRVINE	CA	92618-4627
SPECTRUM GODDARD LLC	19 GODDARD	IRVINE	CA	92618-4600
DAVID C P TR VOO	439 WALD	IRVINE	CA	92618-4639
CHRIST OUR REDEEMER	45 TESLA	IRVINE	CA	92618-4603
17401 ARMSTRONG LLC	2306 CRESTVIEW DR	LAGUNA BEACH	CA	92651-3473
AMTRAN LOGISTICS INC	9 GODDARD	IRVINE	CA	92618-4600
TIWARI, V N TR THE KASHI	PO BOX 9623	NEWPORT BEACH	CA	92658-9623
NEW LIFE KOREAN CHURCH	15 GODDARD	IRVINE	CA	92618-4600
9451-61 IRV CTR DR LLC	32 VIA CORSICA	DANA POINT	CA	92629-3357
AIRHART I LLC	415 SIGNAL RD	NEWPORT BEACH	CA	92663-5838
CONCORD LLC	PO BOX 10866	COSTA MESA	CA	92627-0263
JEFF CHARLES POKRAJAC	8 RODEO	FOOTHILL RANCH	CA	92610-1740
ERIC P TR TRABERT	9521 IRVINE CENTER DR	IRVINE	CA	92618-4654
KC-95 LLC	9571 IRVINE CENTER DR	IRVINE	CA	92618-4654
TRI ARCH INVESTMENTS LLC	9511 IRVINE CENTER DR	IRVINE	CA	92618-4654
PRIDEMARK INVESTMENTS LLC	3 KNOWLES	IRVINE	CA	92603-3446
PARSADAYAN, WALODIA M TR	5 MOONSHELL	NEWPORT COAST	CA	92657-2161
BOLIN EDMUND	9591 IRVINE CENTER DR	IRVINE	CA	92618-4654

R JACKSON INVESTMENTS LLC	9601 IRVINE CENTER DR	IRVINE	CA	92618-4652
TRISHINE INVESTMENT LLC	9611 IRVINE CENTER DR	IRVINE	CA	92618-4652
FLAIRSOU LLC	27121 BURBANK	FOOTHILL RANCH	CA	92610-2501
PCI LLC	2170 CRESTVIEW DR	LAGUNA BEACH	CA	92651-3449
1310 WEST STEWART LLC	11582 VISTA MAR	SANTA ANA	CA	92705-3174
MA LANDS LLC	18701 VIA PALATINO	IRVINE	CA	92603-3432
KICKS & GIGGLES LLC	23052 ALICIA PKWY STE H	MISSION VIEJO	CA	92692-1661
CAPELLI LLC	730 S GRAND AVE	SANTA ANA	CA	92705-4116
ARJA PROPERTIES	9590 RESEARCH DR	IRVINE	CA	92618-4664
ROBERT KRANTZ	9570 RESEARCH DR	IRVINE	CA	92618-4664
ARMAN AMINLOO	9580 RESEARCH DR	IRVINE	CA	92618-4664
KOLL 2 LLC	9600 RESEARCH DR	IRVINE	CA	92618-4666
GOLD MTN LLC	6 REEF	LAGUNA NIGUEL	CA	92677-5639
SAEED YAZDIANPOUR	705 S STARVIEW CT	ANAHEIM	CA	92808-1646
LAGUNA CELLAR LLC	2885 CHATEAU WAY	LAGUNA BEACH	CA	92651-2010
9630 RESEARCH LLC	12 POINT LOMA DR	CORONA DEL MAR	CA	92625-1026
IHCH PROPERTIES LLC	9620 RESEARCH DR	IRVINE	CA	92618-4666
C K GROUP LLC	9660 RESEARCH DR	IRVINE	CA	92618-4666
K & S PROP LLC	9670 RESEARCH DR	IRVINE	CA	92618-4666
MARC SALEM	118 PANORAMA	IRVINE	CA	92618-4814
CHEN, NAI-HSIN	121 THATCH	IRVINE	CA	92618-1046
WINCHESTER EQUITY GROUP	3460 WINCHESTER WAY	ROWLAND HEIGHTS	CA	91748-6107
ZEENAT LLC	16220 SCIENTIFIC	IRVINE	CA	92618-4349
MHKH LLC	20 SAN SIMEON	LAGUNA NIGUEL	CA	92677-7950
PETER Y S CHO	29 EDGEVIEW	IRVINE	CA	92603-0113
16180 SCIENTIFIC LLC	16180 SCIENTIFIC	IRVINE	CA	92618-4348
SAMUEL TR LEE	3 KENT	IRVINE	CA	92603-3454
ALBERT & SONS REAL ESTATE	PO BOX 12738	NEWPORT BEACH	CA	92658-5073
STEIN HOLDINGS LLC	2860 MICHELLE STE 150	IRVINE	CA	92606-1010
WHITELEATHER BRUCE & REBECCA S	514 22ND ST	HUNTINGTON BEACH	CA	92648-3301
HORIBA INSTRUMENTS	9755 RESEARCH DR	IRVINE	CA	92618-4626
GHIZZONE LLC	12955 NW SKYLINE BLVD	PORTLAND	OR	97231-2432
ARMS ASSET MANAGEMENT LLC	11 MORRO BAY	IRVINE	CA	92602-1083
SPYGLASS TESLA LLC	PO BOX 13307	NEWPORT BEACH	CA	92658-5092
ALS BOYS L P	9701 RESEARCH DR	IRVINE	CA	92618-4632
VIZIO COMMERCIAL LLC	39 TESLA	IRVINE	CA	92618-4603
RKGJ HOLDINGS LLC	16300 BAKE PKWY	IRVINE	CA	92618-4667
LEEC REALTY INVESTORS LLC	16320 BAKE PKWY	IRVINE	CA	92618-4667
ZSO IRVINE PROPERTIES LLC	9685 RESEARCH DR	IRVINE	CA	92618-4657
VINTAGE WORLD PROPERTIES	10161 BOLSA AVE STE 204C	WESTMINSTER	CA	92683-6775
9210 IRVINE CENTER DR LLC	9210 IRVINE CENTER DR	IRVINE	CA	92618-4661
IRVINE BUSINESS OFFICE 16360 LLC	16360 BAKE PKWY	IRVINE	CA	92618-4667
AUTO COMPANY XIX INC	200 SW 1ST AVE FL 14	FORT LAUDERDALE	FL	33301-2074
CENTRAL IRVINE INVESTMENT	13215 PENN ST STE 680	WHITTIER	CA	90602-1773
POLYTEC INC	16400 BAKE PKWY STE 200	IRVINE	CA	92618-5603
9190 ICD LLC	9190 IRVINE CENTER DR	IRVINE	CA	92618-4659
9180 ICD LLC	9180 IRVINE CENTER DR	IRVINE	CA	92618-4659
THINKTECH LABS	9170 IRVINE CENTER DR	IRVINE	CA	92618-4614
VINSANTO VENTURES LLC	9160 IRVINE CENTER DR STE 200	IRVINE	CA	92618-4683
GERAYLI LLC	31921 MONARCH CRST	LAGUNA NIGUEL	CA	92677-5451
JAB PROPERTY HOLDINGS LLC	9140 IRVINE CENTER DR STE 100	IRVINE	CA	92618-4650
SOUTHERN CA EDISON CO	2 INNOVATION WAY # 2ND	POMONA	CA	91768-2560
SOUTH COUNTY INVESTORS	16420 BAKE PKWY	IRVINE	CA	92618-4665
WILLOW TREE PROPERTIES INC	16430 BAKE PKWY	IRVINE	CA	92618-4665
TELAIR GROUP LLC	8 WHATNEY STE 115	IRVINE	CA	92618-2878

GLOBAL DIMENSION	34 CERVANTES	NEWPORT BEACH	CA	92660-9013
TGWHW LLC	16440 BAKE PKWY STE 150	IRVINE	CA	92618-4674
TRI WORLD TERRAIN LLC	16460 BAKE PKWY	IRVINE	CA	92618-4665
BORDEAUX VENTURES LLC	9110 IRVINE CENTER DR	IRVINE	CA	92618-4659
RICHFIELD PROPERTY	PO BOX 51311	IRVINE	CA	92619-1311
SDK HOLDINGS LLC	28 MARBLE CREEK LN	COTO DE CAZA	CA	92679-5146
OC PARKWAY PROPERTY LLC	3009 POST OAK BLVD STE 2000	HOUSTON	TX	77056-6599
JN HOLDINGS LLC	2808 WILLIS ST	SANTA ANA	CA	92705-5714
RODNEY TR CHAMBERLIN	2 DEERFIELD PL	TRABUCO CANYON	CA	92679-1400
OB ELSANADI LLC	9070 IRVINE CENTER DR	IRVINE	CA	92618-4678
GREGORY TR STEPANIAN	9070 IRVINE CENTER DR STE 110	IRVINE	CA	92618-4678
CEDAR LAKE PROPERTIES LLC	3060 EDGEWAY	COSTA MESA	CA	92626-3291
JESSE A TR BERBER	35 EMERALD GLN	LAGUNA NIGUEL	CA	92677-9371
YU AND YUEN LLC	28715 LOS ALISOS BLVD STE 8	MISSION VIEJO	CA	92692-4986
2M2K LLC	2190 PALMER PL	TUSTIN	CA	92782-1180
CHONG, NUNG	9070 IRVINE CENTER DR STE 140	IRVINE	CA	92618-4690
DLC FAMILY HOLDINGS LLC	9070 IRVINE CENTER DR STE 145	IRVINE	CA	92618-4690
JENNIFER EVE SLATER	265 PRINCETON DR	COSTA MESA	CA	92626-6161
SHIGA, TATSUYA	33 HIGHFIELD GLN	IRVINE	CA	92618-4042
BAHIA, OMRAN	9070 IRVINE CENTER DR STE 200	IRVINE	CA	92618-4687
MANSOUR TR AMID	28711 SEA PT	LAGUNA NIGUEL	CA	92677-4659
MINA K TR POURANG	37 REDWOOD TREE LN	IRVINE	CA	92612-2226
LOREEN TR GILBERT	9070 IRVINE CENTER DR STE 230	IRVINE	CA	92618-4687
9070 LEASING LLC	9070 IRVINE CENTER DR STE 240	IRVINE	CA	92618-4687
MOLKARA, MAHYAR TR NIKKI	94 DOVECREST	IRVINE	CA	92620-0206
9070 HOLDINGS LLC	9070 IRVINE CENTER DR STE 260	IRVINE	CA	92618-4692
SO PAC GROUP LLC	774 MAYS BLVD STE 10297	INCLINE VILLAGE	NV	89451-9759
NKDW INVESTMENTS LLC	95 VIA ONDA	SAN CLEMENTE	CA	92673-5689
KASHANI, BABAK	16520 BAKE PKWY STE 105	IRVINE	CA	92618-4688
LAWRENCE WILLIAM QUEEN	16520 BAKE PKWY STE 110	IRVINE	CA	92618-4688
SEASHORE RESOURCES L P	16520 BAKE PKWY STE 115	IRVINE	CA	92618-4688
JAY M KIM	32 FIELD	IRVINE	CA	92620-3343
MASSIMO CANNAS	9 WYETH ST	LADERA RANCH	CA	92694-0300
SLDL BAKE PKWY LLC	26513 DINERAL	MISSION VIEJO	CA	92691-1510
CHU PAUL TR & J YANG 2016 FAMILY	45 EMERALD	IRVINE	CA	92614-7521
DANIEL N TR SUNRISE LEE	7 COBALT DR	DANA POINT	CA	92629-5906
IRVINE REAL ESTATE	16520 BAKE PKWY STE 150	IRVINE	CA	92618-4694
ROYA TOOMARIAN	19191 BECKWITH TER	IRVINE	CA	92603-3502
FOUR DOORS LLC	16520 BAKE PKWY STE 200	IRVINE	CA	92618-4689
MELODY H CHEN	15 POWAY	IRVINE	CA	92602-0912
HUAQI CAPITAL INC	16520 BAKE PKWY	IRVINE	CA	92618-4668
KASTAMONU INVESTMENTS LLC	16520 BAKE PKWY STE 230	IRVINE	CA	92618-4689
HIRBODI, SAEID TR	16520 BAKE PKWY STE 240	IRVINE	CA	92618-4689
TAKEDA HEALTH GROUP INC	54 CARRINGTON	IRVINE	CA	92620-2199
MADDEZ LLC	16520 BAKE PKWY STE 260	IRVINE	CA	92618-4695
CCI BUSINESS PROPERTIES	16520 BAKE PKWY STE 270	IRVINE	CA	92618-4695
16520 BAKE LLC	16520 BAKE PKWY STE 280	IRVINE	CA	92618-4695
ZAMANI, JASON TR THE	28921 VIA PASATIEMPO	LAGUNA NIGUEL	CA	92677-7614
16490 BAKE PARKWAY LLC	8693 HILLCREST RD	BUENA PARK	CA	90621-1011
9080 IRVINE CENTER DR LLC	27471 HOMESTEAD RD	LAGUNA NIGUEL	CA	92677-6601
ARBURG CALIFORNIA LLC	644 WEST ST	ROCKY HILL	CT	06067-3414
CARMAX AUTO SUPERSTORES	12800 TUCKAHOE CREEK PKWY	RICHMOND	VA	23238-1115
SHAYAN PROPERTIES LLC	27360 CLOVERLY DR	MISSION VIEJO	CA	92692-3100
CORBIZ LLC	17531 VON KARMAN AVE	IRVINE	CA	92614-6207
KPM SPECTRUM III LP	4343 VON KARMAN AVE STE 150	NEWPORT BEACH	CA	92660-1200

NATURETEX DECORATIVE	9205 RESEARCH DR	IRVINE	CA	92618-4286
CALBION ACQUISITIONS LLC	8 CORPORATE PARK STE 110	IRVINE	CA	92606-3167
DIF HOLDINGS LLC	9211 RESEARCH DR	IRVINE	CA	92618-4286
JOE & BRIAN INC	103 AMBER SKY	IRVINE	CA	92618-4800
INTERNATIONAL GRACE	9221 RESEARCH DR	IRVINE	CA	92618-4286
TOONERS PROPERTIES LLC	34145 PACIFIC COAST HWY UNIT 516	DANA POINT	CA	92629-2808
9283 RESEARCH LLC	104 LATTICE	IRVINE	CA	92603-4261
AIDA LLC	21 SOMMET	NEWPORT COAST	CA	92657-0104
GREENS CAPITAL VENTURES	9289 RESEARCH DR	IRVINE	CA	92618-4286
MICHAEL TR ZALKE	140 AVENIDA PRINCESA	SAN CLEMENTE	CA	92672-4234
VICTORIA FAMILY	4617 RUFFNER ST	SAN DIEGO	CA	92111-2285
RMV INVESTMENT LLC	9297 RESEARCH DR	IRVINE	CA	92618-4286
JOHN E FAIMAN	20857 PARKSIDE	LAKE FOREST	CA	92630-5826
CHOI JUNGHWAN & ELAINE D	3 WALNUT CRK	IRVINE	CA	92602-1047
MAKTAB TARIGHAT OVEYSSI	PO BOX 19306	ENCINO	CA	91416-9306
BOOM BOOM MANAGEMENT LLC	30846 CALLE MALAGA	LAGUNA NIGUEL	CA	92677-5502
KHILNANI, KISHIN TR K	9307 RESEARCH DR	IRVINE	CA	92618-4288
RESEARCH HOLDINGS	PO BOX 2683	LAGUNA HILLS	CA	92654-2683
BETA HOLDINGS LLC	9279 RESEARCH DR	IRVINE	CA	92618-4286
EVAN H JAFA	55 LAKEFRONT	IRVINE	CA	92604-4683
OCELOT SPECTRUM RESEARCH	38 LEHIGH AISLE	IRVINE	CA	92612-4109
JOHN A TR PARKER PARKER	9269 RESEARCH DR	IRVINE	CA	92618-4286
JWANG INVESTMENTS LLC	160 CALDERON AVE	MOUNTAIN VIEW	CA	94041-1403
CAROTT COSTAL HOLDINGS	28201 LAS BRISAS DEL MAR	SAN JUAN CAPISTRANO	CA	92675-5212
TYRG ENTRPRISE LLC	9263 RESEARCH DR	IRVINE	CA	92618-4286
TYRG ENTRPRISE LLC	9261 RESEARCH DR	IRVINE	CA	92618-4286
MITCHELL ANTHONY	9811 IRVINE CENTER DR STE 200	IRVINE	CA	92618-4375
KMA HOLDINGS LLC	9257 RESEARCH DR	IRVINE	CA	92618-4286
TUNG, CHIA-HUNG	2190 COLLIER CT	TUSTIN	CA	92782-1528
ALZ LEE LLC	9253 RESEARCH DR	IRVINE	CA	92618-4286
COREY TR LEYTON LEYTON	106 MCKNIGHT DR	LAGUNA BEACH	CA	92651-1359
BUCKLEY ENTERPRISES LLC	9247 RESEARCH DR	IRVINE	CA	92618-4286
EARLY BIRD PROPERTIES LLC	9223 RESEARCH DR STE 3A	IRVINE	CA	92618-4286
GARCHER INVESTMENT	9227 RESEARCH DR	IRVINE	CA	92618-4286
SERENDIB SPECTRUM LLC	15201 LAGUNA CANYON RD STE 200	IRVINE	CA	92618-7713
TERRY S CHEN	507 LUMINOUS	IRVINE	CA	92603-4238
HARVEST CMNTY CH OF IRVINE	9235 RESEARCH DR	IRVINE	CA	92618-4286
YIMU INTERNATIONAL INC	9239 RESEARCH DR	IRVINE	CA	92618-4286
LAM, YIM TR LAM 1980	33 GENOA	IRVINE	CA	92618-0114
PURSUIT OF HAPPYNESS	9245 RESEARCH DR	IRVINE	CA	92618-4286
MISTRETTA FAMILY	846 W FOOTHILL BLVD STE G	UPLAND	CA	91786-3784
RHI INVESTMENTS	30 MULLER STE 213	IRVINE	CA	92618-4679
BACCENTER LLC	5319 UNIVERSITY DR STE 201	IRVINE	CA	92612-2965
KOYORAD COOLING SYSTEMS	15 DOPPLER	IRVINE	CA	92618-4305
709 RANDOLPH	20 DOPPLER	IRVINE	CA	92618-4306
GREENFIELD INVS GRP LLC	20111 STEVENS CREEK BLVD STE 280	CUPERTINO	CA	95014-2394
CALIFORNIA INVESTMENT	32 EDELMAN	IRVINE	CA	92618-4312
GARY FRANK MASON	410 MONARCH BAY DR	MONARCH BEACH	CA	92629-3448
CALIFORNIA INVESTMENT PROPERTIES	2 PALMA VLY	TRABUCO CANYON	CA	92679-4736
RHEON U S A	2 DOPPLER	IRVINE	CA	92618-4306
JL RESEARCH LLC	10 EDELMAN	IRVINE	CA	92618-4312
HCH PARTNERS LLC	15 EDELMAN	IRVINE	CA	92618-4311
HUYNDAI MOTOR AMERICA	10550 TALBERT AVE	FOUNTAIN VALLEY	CA	92708-6031
CUSHING VENTURES LLC	4490 VON KARMAN AVE	NEWPORT BEACH	CA	92660-2008
SINGER, EDELE LEE TR	3347 BAHIA BLANCA E UNIT A	LAGUNA WOODS	CA	92637-2558

SPECTRUM ICD 8949 LLC	4790 IRVINE BLVD STE 105	IRVINE	CA	92620-1998
AMARICIAY-RE HOLDINGS LLC	73 BUNSEN	IRVINE	CA	92618-4218
75 BUNSEN LLC	136 COYOTE BRUSH	IRVINE	CA	92618-8873
GACT LLC	77 BUNSEN	IRVINE	CA	92618-4218
PHIARO, INC	9016 RESEARCH DR	IRVINE	CA	92618-4215
4Y RESOURCES LLC	80 BUNSEN	IRVINE	CA	92618-4210
ELEVEN CUSHING LLC	11 CUSHING STE 100	IRVINE	CA	92618-4233
RESEARCH DRIVE LLC	6789 QUAIL PKWY, UNIT 432	IRVINE	CA	92603
JONG C TR LIMB	78 BUNSEN	IRVINE	CA	92618-4210
4TH GENERATION PROPERTIES	PO BOX 52798	IRVINE	CA	92619-2798
IRVINE IMPORTS INC	9101 RESEARCH DR	IRVINE	CA	92618-4206
JONG C TR LIMB	24081 PINEHURST LN	LAGUNA NIGUEL	CA	92677-2475
MERCHANT-60 BUNSEN LLC	19 CHAPARRAL CT	RANCHO STA MARG	CA	92688-5546
EMPRESSA LLC	PO BOX 7733	LAGUNA NIGUEL	CA	92607-7733
ALPHA TECHNICAL & SERVICES INC	7 CUSHING	IRVINE	CA	92618-4220
HUBBLE LLC	5 HUBBLE	IRVINE	CA	92618-4209
KHANNA ROHIT	6 KANSAS	IRVINE	CA	92606-1787
KHANNA R & C LIVING TRUST	63 LUNAR	IRVINE	CA	92618-1315
CW SPECTRUM LLC	11 HUBBLE	IRVINE	CA	92618-4209
CYRUS TR C JALLALI	15 HUBBLE	IRVINE	CA	92618-4244
JENG YWH REN / LIANG, MEI HUA	33 ANTIQUE ROSE	IRVINE	CA	92620-4802
MORNING STAR INVESTMENTS	19 HUBBLE	IRVINE	CA	92618-4209
TIDE INTERNATIONAL USA	21 HUBBLE	IRVINE	CA	92618-4209
6 CUSHING LLC	6 CUSHING STE 200	IRVINE	CA	92618-4230
IWILL USA CORP	PO BOX 2810	LAGUNA HILLS	CA	92654-2810
DANA 4 ENTERPRISES	5 ASILOMAR RD	LAGUNA NIGUEL	CA	92677-1021
IRVINE AUTO CARE LLC	2600 MICHELSON DR STE 1200	IRVINE	CA	92612-6514
MC KENNA HUNTINGTON	10900 FIRESTONE BLVD	NORWALK	CA	90650-2241
BRIGHTSQUARE LLC	5319 UNIVERSITY DR # 210	IRVINE	CA	92612-2965
MAYER, ROBERT L JR TR	26071 GLEN CANYON DR	LAGUNA HILLS	CA	92653-6323
RESEARCH 9000 LLC	3400 OCEAN BLVD	CORONA DEL MAR	CA	92625-3258
NEW ERA CAP CO INC	160 DELAWARE AVE	BUFFALO	NY	14202-2404
ARK INDUSTRIES LLC	65 PARKER	IRVINE	CA	92618-1605
8935 RESEARCH LLC	8935 RESEARCH DR	IRVINE	CA	92618-4278
JEFFERSON SPRINGS LLC	8931 RESEARCH DR	IRVINE	CA	92618-4237
HASSAN TR MAHDARA	8925 RESEARCH DR	IRVINE	CA	92618-4237
BO ZHANG	16485 LAGUNA CANYON RD STE 160	IRVINE	CA	92618-3821
ELI PROPERTIES LLC	8921 RESEARCH DR	IRVINE	CA	92618-4237
STEPHEN J TR ALDERSON	24131 CASCADES DR	LAGUNA NIGUEL	CA	92677-2418
LEE CHIN LAND TR	32 PELICAN CREST DR	NEWPORT COAST	CA	92657-1805
CAMFIELD PARTNERS LLC	8895 RESEARCH DR STE 200	IRVINE	CA	92618-4283
8915 RESEARCH LLC	8915 RESEARCH DR STE 200	IRVINE	CA	92618-4260
J & C DEVELOPMENT LLC	8901 RESEARCH DR	IRVINE	CA	92618-4237
APTE INVESTMENTS LLC	26772 DEVONSHIRE RD	LAGUNA HILLS	CA	92653-7562
PROGRESSIVE CAPITAL	8911 RESEARCH DR	IRVINE	CA	92618-4237
PEACOCK GROUP LLC	PO BOX 6477	LAGUNA NIGUEL	CA	92607-6477
8881 RESEARCH LLC	24022 HILLHURST DR	LAGUNA NIGUEL	CA	92677-2241
8875 RESEARCH DRIVE LLC	8875 RESEARCH DR	IRVINE	CA	92618-4236
8871 RESEARCH DRIVE LLC	8871 RESEARCH DR	IRVINE	CA	92618-4236
GDSM PROPERTIES	8845 RESEARCH DR STE 100	IRVINE	CA	92618-4239
INTEGRITAS DESIGN & DEVELOPMENT LLC	360 E 1ST ST # 898	TUSTIN	CA	92780-3211
OCMI PROPERTIES LLC	8851 RESEARCH DR	IRVINE	CA	92618-4236
BIEN-AIR REAL ESTATE CORP	5 CORPORATE PARK	IRVINE	CA	92606-5113
ERLING A TR EIDE	2250 S MCDOWELL EXT	PETALUMA	CA	94954-5659
IRVINE C & R PROPERTIES	8841 RESEARCH DR	IRVINE	CA	92618-4241

FNIS HOLDINGS LLC	PO BOX 7820	NEWPORT BEACH	CA	92658-7820
NEXT CHAMPION LIMITED	8831 RESEARCH DR STE 200	IRVINE	CA	92618-4262
CANTONI PROPERTIES INC	4800 ALPHA RD	DALLAS	TX	75244-4607
8825 RESEARCH DR LLC	8825 RESEARCH DR	IRVINE	CA	92618-4236
JEFFREY JOHN TR BITETTI	2418 HOLIDAY RD	NEWPORT BEACH	CA	92660-3701
CASTELLINI LLC	8811 RESEARCH DR	IRVINE	CA	92618-4270
ZINA DEVELOPMENT LLC	8707 RESEARCH DR	IRVINE	CA	92618-4217
ROBERT'S PROP ENTERPRSES	7 CORTE PASILLO	SAN CLEMENTE	CA	92673-6814
MAGELLAN COMMERCIAL REAL ESTATE	8717 RESEARCH DR	IRVINE	CA	92618-4200
8687 RESEARCH LLC	8687 RESEARCH DR STE 150	IRVINE	CA	92618-4290
R & B SPECTRUM PTNRS LLC	8677 RESEARCH DR	IRVINE	CA	92618-4204
MARKIM PROPERTIES LLC	27701 GOLDEN RIDGE LN	SAN JUAN CAPISTRANO	CA	92675-5417
CONANT PROPERTIES IV L P	20322 SW ACACIA ST STE 100	NEWPORT BEACH	CA	92660-1503
PROPERTY RESERVE INC	2 N RIVERSIDE PLZ STE 2350	CHICAGO	IL	60606-2617
N & D IRVINE LLC	30 AUTO CENTER DR	IRVINE	CA	92618-2802
51 AUTO CENTER IRVINE LLC	4470 KATELLA AVE	LOS ALAMITOS	CA	90720-3515
JNSN MANAGEMENT LLC	25262 ROCKRIDGE RD	LAGUNA HILLS	CA	92653-7839
VALCOLE PROPERTIES LLC	1321 S AUTO CENTER DR	ANAHEIM	CA	92806-5612
CT PROPERTIES LLC	41 AUTO CENTER DR	IRVINE	CA	92618-2803
JOHN G TR ALEVIZOS	6820 E AVENIDA DE SANTIAGO	ANAHEIM	CA	92807-5102
MCLAREN PROPERTIES LLC	12 MCLAREN	IRVINE	CA	92618-2810
SONATINA INC	16 FERN CYN	LAGUNA NIGUEL	CA	92677-1002
MCLAREN AUTO CENTER LLC	1716 CLARK AVE	LONG BEACH	CA	90815-3801
SEVEN OLDFIELD ASSOC	2 RUE DU PARC	NEWPORT BEACH	CA	92660-5203
SHOKOOH, FARROKH TR	17 GOODYEAR STE 100	IRVINE	CA	92618-1822
PETER JUTEAU	3 OLDFIELD	IRVINE	CA	92618-2800
STANDER WHATNEY LLC	1 WHATNEY	IRVINE	CA	92618-2806
3 WHATNEY LLC	3 WHATNEY	IRVINE	CA	92618-2837
BERNICIA CAPITAL LLC	15 WHATNEY	IRVINE	CA	92618-2808
AMNET HOLDINGS LLC	10 WHATNEY	IRVINE	CA	92618-2807
9 WHATNEY LLC	18 LITTLE POND	LAGUNA NIGUEL	CA	92677-1004
NEWPORT COAST CLASSIC	10 CANYON RIM	NEWPORT COAST	CA	92657-1713
ADVANTECH CORPORATION	13 WHATNEY	IRVINE	CA	92618-2808
BERGSTROM, KENT K BERGSTROM, BEVERLY	407 AVENIDA TERESA	SAN CLEMENTE	CA	92672-2234
PUBLIC STORAGE	701 WESTERN AVE	GLENDALE	CA	91201-2349
PRINCE TAFT PLAZA	260 NEWPORT CENTER DR 3RD FL	NEWPORT BEACH	CA	92660-7520
BESPOKE IRVINE LLC	PO BOX 8265	WICHITA FALLS	TX	76307-8265
MILLIKEN CO LLC	PO BOX 17724	ANAHEIM	CA	92817-7724
JI YEON KIM	13 AUTRY	IRVINE	CA	92618-2709
JH LLC	10 FARADAY	IRVINE	CA	92618-2714
HCG1224 FAMILY LIMITED	13 OAKBROOK	COTO DE CAZA	CA	92679-4741
LOREN W POCHIROWSKI	24912 TIMBERWOOD WAY	LAKE FOREST	CA	92630-3333
SWI PROPERTIES LLC	18 TIMBERGATE	IRVINE	CA	92614-7068
IRVINE FOUR LLC	15560 ROCKFIELD BLVD STE A	IRVINE	CA	92618-6708
IRVINE FOUR LLC	15550 ROCKFIELD BLVD STE C	IRVINE	CA	92618-2791
IRVINE FOUR LLC	15560 ROCKFIELD BLVD STE C	IRVINE	CA	92618-2794
IRVINE FOUR LLC	2 DESERT FLS	FRISCO	TX	75034-6875
IRVINE FOUR LLC	456 S ARROWHEAD AVE	SAN BERNARDINO	CA	92408-1309
IRVINE FOUR LLC	25862 PECOS RD	LAGUNA HILLS	CA	92653-6103
IRVINE FOUR LLC	15550 ROCKFIELD BLVD STE D	IRVINE	CA	92618-2791
IRVINE FOUR LLC	11766 WILSHIRE BLVD STE 820	LOS ANGELES	CA	90025-6590
IRVINE FOUR LLC	23 EDGEVIEW	IRVINE	CA	92603-0113
IRVINE FOUR LLC	2 VENTURE STE 120	IRVINE	CA	92618-7390
IRVINE FOUR LLC	15530 ROCKFIELD BLVD STE B4	IRVINE	CA	92618-2723
IRVINE FOUR LLC	15530 ROCKFIELD BLVD STE C	IRVINE	CA	92618-2723

IRVINE FOUR LLC	153 COUNTRY CLUB DR	SAN LUIS OBISPO	CA	93401-8918
IRVINE FOUR LLC	29 LAKESIDE	IRVINE	CA	92604-4515
IRVINE FOUR LLC	15520 ROCKFIELD BLVD STE C	IRVINE	CA	92618-2792
IRVINE FOUR LLC	24796 WEYBURN DR	LAGUNA HILLS	CA	92653-4309
IRVINE FOUR LLC	13610 BURNING TREE LN APT 3G	SEAL BEACH	CA	90740-5530
IRVINE FOUR LLC	15520 ROCKFIELD BLVD STE G	IRVINE	CA	92618-2792
IRVINE FOUR LLC	17 N SANTA TERESITA	IRVINE	CA	92606-0824
IRVINE FOUR LLC	5 CORTE TALLISTA	SAN CLEMENTE	CA	92673-6863
IRVINE FOUR LLC	15540 ROCKFIELD BLVD STE A100	IRVINE	CA	92618-2738
IRVINE FOUR LLC	15510 ROCKFIELD BLVD STE C110	IRVINE	CA	92618-2728
IRVINE FOUR LLC	410 31ST ST	NEWPORT BEACH	CA	92663-3824
IRVINE FOUR LLC	15500 ROCKFIELD BLVD STE B	IRVINE	CA	92618-2722
TRICO-HST ASSOCIATES	3100 PULLMAN ST STE A	COSTA MESA	CA	92626-4500
JPSMS PARTNERS	6467 MAIN ST	WILLIAMSVILLE	NY	14221-5856
3 AUTRY LLC	745 BUENA VISTA WAY	LAGUNA BEACH	CA	92651-2604
BEN TR KHALAJ KHALAJ	21902 ERIE LN	LAKE FOREST	CA	92630-2307
10 AUTRY LLC	25622 RAPID FALLS RD	LAGUNA HILLS	CA	92653-7816
T STREET VOLLEYBALL LLC	1 AUTRY	IRVINE	CA	92618-2709
LANG REAL ESTATE LLC	22512 ASPAN ST	LAKE FOREST	CA	92630-1767
JOHN E TR POPE	29 STOWE	IRVINE	CA	92620-2819
HUANG, KUAN CHUN	34841 DOHENY PL	DANA POINT	CA	92624-1715
SAINT MARINA COPTIC ORTHODOX CHURCH	PO BOX 51914	IRVINE	CA	92619-1914
ENCINO VALLEY SHOPPING	PO BOX 7525	LAGUNA NIGUEL	CA	92607-7525
BAUSHES LLC	9979 MUIRLANDS BLVD	IRVINE	CA	92618-2508
JAY KENNETH TR MURRAY	4614 CORTLAND DR	CORONA DEL MAR	CA	92625-2707
JOHN H TR BORDEN	31922 PASEO DE ELENA	SAN JUAN CAPISTRANO	CA	92675-3915
KENNETH B MURPHY	9 SAINT PAUL LN	LAGUNA NIGUEL	CA	92677-9374
CHUANG JACKSON H & MARGRET L	9947 MUIRLANDS BLVD	IRVINE	CA	92618-2508
EPICREW USA INC	9943 MUIRLANDS BLVD UNIT B-5	IRVINE	CA	92618-2508
WOLVERINE WAY LLC	9939 MUIRLANDS BLVD	IRVINE	CA	92618-2508
MILL ENT LLC	9935 MUIRLANDS BLVD # 87	IRVINE	CA	92618-2508
KAPSON PROPERTIES LLC	9931 MUIRLANDS BLVD	IRVINE	CA	92618-2508
YAO HOLDINGS LLC	9991 MUIRLANDS BLVD	IRVINE	CA	92618-2508
ZEBRA VENTURES LLC	19332 BRUSHWOOD LN	TRABUCO CANYON	CA	92679-1188
YAO HOLDINGS LLC	9999 MUIRLANDS BLVD	IRVINE	CA	92618-2508
GLASS BOX LLC	4 FARADAY	IRVINE	CA	92618-2714
IDAHO / CAL PARTNERS LLC	23742 PASEO DEL CAMPO	LAGUNA NIGUEL	CA	92677-2412
ALTIC PROPERTIES LLC	4639 TREMONT LN	CORONA DEL MAR	CA	92625-3130
LAND DUDES I LLC	668 N COAST HWY # 1370	LAGUNA BEACH	CA	92651-1513
ONE WRIGLEY BUILDING LLC	1 WRIGLEY	IRVINE	CA	92618-2711
M G ENTERPRISES	15230 BURBANK BLVD	SHERMAN OAKS	CA	91411-3534
BREAD OF LIFE GREAT PARK	2 FARADAY	IRVINE	CA	92618-2737
JOSE GUERRERO SANCHEZ	709 S ORANGE AVE	SANTA ANA	CA	92701-5845
SPECTRUM PACIFIC PARTNERS	10022 DEERHAVEN DR	SANTA ANA	CA	92705-1530
BROADLEY JAMES CORP	19 THOMAS	IRVINE	CA	92618-2704
MASON ST PARTNERS LLC	2100 STUNT RD	CALABASAS	CA	91302-2357
IS EQUITIES	700 E OCEAN BLVD UNIT 3204	LONG BEACH	CA	90802-5073
T MILLER CORPORATION	18 CRESPI CIR	LADERA RANCH	CA	92694-1561
PAUL A TR MARSHALL	422 31ST ST	NEWPORT BEACH	CA	92663-3837
TYSON & HEAP INVESTMENT	18681 PORTOFINO DR	IRVINE	CA	92603-3403
CATHERINE TR C HUMPHREY	3172 CORTE HERMOSA	NEWPORT BEACH	CA	92660-3250
CYNSTAN ENTS LLC	8317 CREEKSIDE DR	DUBLIN	CA	94568-3516
CHAPMAN UNIV CHARITABLE	1 UNIVERSITY DR	ORANGE	CA	92866-1005
NHIF HOLDINGS LLC	1 TRUMAN ST	IRVINE	CA	92620-5742
BUCKHEAD PHOENIX L P	1301 DOVE ST STE 860	NEWPORT BEACH	CA	92660-2440

FIVE MARCONI PROPERTY CO	433 N CAMDEN DR STE 888	BEVERLY HILLS	CA	90210-4412
GREEN TURTLE LLC	9471 IRVINE CENTER DR STE 100	IRVINE	CA	92618-4680
T & C DEVELOPMENT	25911 CEDARBLUFF TER	LAGUNA HILLS	CA	92653-7546
12 MASON LANE LLC	8915 E KAISER BLVD	ANAHEIM HILLS	CA	92808
LARO MARQUOIA LLC	16633 VENTURA BLVD STE 1040	ENCINO	CA	91436-1862
10 THOMAS LLC	10 THOMAS	IRVINE	CA	92618-2702
12 MASON LANE LLC	96 CORPORATE PARK	IRVINE	CA	92606-5136
J MORITA USA	9 MASON	IRVINE	CA	92618-2707
FAMILIES FORWARD	8 THOMAS	IRVINE	CA	92618-2763
CHEN, TAI-WEI TR J-C & L S CHEN GRANDCHILD'S IRREVOC TR	1783 LN	SAN MARINO	CA	91108
LANG ROGER D & VIRGINIA F TRUST	2 VIAGGIO LN	FOOTHILL RANCH	CA	92610-1933
ARE-MD NO 1 LLC	PO BOX 847	CARLSBAD	CA	92018-0847
RESEARCH DX INVESTMENTS	5 MASON	IRVINE	CA	92618-2552
TIM TR O'NEIL	1827 BAYADERE TER	CORONA DEL MAR	CA	92625-1808
KARMA AUTOMOTIVE LLC	9950 JERONIMO RD	IRVINE	CA	92618-2014
MISSION PLAZA PROPERTIES	3857 BIRCH ST UNIT 482	NEWPORT BEACH	CA	92660-2616
2 THOMAS LLC	25500 RANCHO NIGUEL RD STE 280	LAGUNA NIGUEL	CA	92677-7306
MASON BEVERLYWOOD LLC	9990 SANTA MONICA BLVD	BEVERLY HILLS	CA	90212-1607
GOODYEAR PROPERTIES LLC	735 SHASTA ST	REDWOOD CITY	CA	94063-2124
WESTERN TELEMATIC INC	5 STERLING	IRVINE	CA	92618-2517
VALENCIA ST APTS LLC	29071 BOUQUET CANYON RD	SILVERADO	CA	92676-9604
MONARCH RRC PROPERTIES L	PO BOX 1017	CORONA DEL MAR	CA	92625-6017
K H PARTNERS LLC	6765 WESTMINSTER BLVD UNIT C155	WESTMINSTER	CA	92683-3769
K H PARTNERS LLC A CAL	5 HOLLAND STE 201	IRVINE	CA	92618-2574
CARDINAL INVESTMENT	375 BRISTOL ST STE 50	COSTA MESA	CA	92626-7970
JEFFREY TR RUBIE	35261 CAMINO CAPISTRANO	DANA POINT	CA	92624-1801
SIGMAN FAMILY PARTNERSHIP	5 HOLLAND STE 101	IRVINE	CA	92618-2568
JELIC, MARINKO TR	2 MASON	IRVINE	CA	92618-2513
SUNTREK LLC	26011 VIA ARBOLEDA	SAN JUAN CAPISTRANO	CA	92675-3038
ALLEN SHALBAF LLC	70 W 36TH ST RM 4B	NEW YORK	NY	10018-8040
DB INTERNATIONAL LLC	PO BOX 5707	DIAMOND BAR	CA	91765-7707
SHIMANO AMERICAN	1 HOLLAND	IRVINE	CA	92618-2506
ANDRELLA STACIE	2 SHIRE	COTO DE CAZA	CA	92679-4907
RII CA QRS 15-2 INC	4 GOODYEAR	IRVINE	CA	92618-2002
ENZO ENTERPRISE GROUP LLC	33 BOULDER VW	IRVINE	CA	92603-0409
MARC SALEM	9680 RESEARCH DR	IRVINE	CA	92618-4666
1685 TORONTO WAY LLC	24165 SNIPE LN	LAGUNA NIGUEL	CA	92677-1313
LOS ANGELES CHURCH	2716 OCEAN PARK BLVD STE 2006	SANTA MONICA	CA	90405-5598
JOSEPH JAY TR MANOOGIAN	5 HOLLAND STE 123	IRVINE	CA	92618-2573
SPARKLETTS DRINKING	2300 WINDY RIDGE PKWY SE STE 500N	ATLANTA	GA	30339-8577
PROLOGIS-EXCHANGE 3 HOLLAND LL	1800 WAZEE ST STE 500	DENVER	CO	80202-2526
BCM TECHNOLOGY INC	11 CHRYSLER	IRVINE	CA	92618-2009
DATCARD PROPERTIES LLC	7 GOODYEAR	IRVINE	CA	92618-2001
XNM LLC	9600 TOLEDO WAY	IRVINE	CA	92618-1808
GREGORY S BISCONTE	26141 COUNTRY RIDGE CIR	LAKE FOREST	CA	92630-6599
DDMMW LLC	11 VANDERBILT	IRVINE	CA	92618-2011
CHROMA ATE INC	7 CHRYSLER	IRVINE	CA	92618-2009
SMART SYSTEMS TECHNOLOGY	9 GOODYEAR	IRVINE	CA	92618-2001
239 INVESTMENTS LLC	3191 AIRPORT LOOP DR STE D	COSTA MESA	CA	92626-3404
DFM INVESTMENTS	10 CHRYSLER STE A	IRVINE	CA	92618-2016
JACK L TR TRYON	12 LUSITANO	COTO DE CAZA	CA	92679-4930
RUDOLPH TR DWORZAK	34 LANGFORD LN	MISSION VIEJO	CA	92694-0817
NEONEX INVESTMENTS LLC	3334 E COAST HWY UNIT 401	CORONA DEL MAR	CA	92625-2328
GRANDJACK TECHNOLOGY LLC	7 ANZIO	IRVINE	CA	92614-7309
BRIDGE INTERESTS LLC	23 MOUNT VERNON	IRVINE	CA	92620-1997

LEECONCEPT PARTNERS LLC	11 SEVENOAKS	IRVINE	CA	92603-3450
THE MALLOY FAMILY	556 MALLOY CT	CORONA	CA	92878-4045
15 STUDEBAKER LLC	2150 E TAHQUITZ CANYON WAY STE 9	PALM SPRINGS	CA	92262-6818
BRIGHT LAND OF IRVINE LLC	7 VANDERBILT	IRVINE	CA	92618-2011
TPS GLOBAL INDUSTRIES INC	6 CHRYSLER	IRVINE	CA	92618-2008
NAVIEN INC	20 GOODYEAR	IRVINE	CA	92618-1813
E MANSON INVESTS LTD	620 WILSON AVE #401	TORONTO ONTARIO		M3K1Z
LELIAN PROPERTY	PO BOX 15324	IRVINE	CA	92623-5324
NITTO AVECIA PHARMA SERVICES INC	10 VANDERBILT	IRVINE	CA	92618-2010
HAMILTON FAMILY LP	341 W MEATS AVE	ORANGE	CA	92865-2623
BYRON LAWRENCE RUSSELL	1 CHRISTOPHER ST	LADERA RANCH	CA	92694-1527
PET QWERKS INC	9 STUDEBAKER	IRVINE	CA	92618-2013
C & C	8 VANDERBILT	IRVINE	CA	92618-2081
18 MORGAN LLC	18 MORGAN STE 200	IRVINE	CA	92618-2074
GB REAL ESTATE LLC	6740 COBRA WAY STE 100	SAN DIEGO	CA	92121-4102
JOHN A TR J A KORBONSKI	19 SUN TER	LAGUNA NIGUEL	CA	92677-9230
SHOKOOH, FARROKH TR	31191 CEANOTHUS DR	LAGUNA BEACH	CA	92651-6929
5 STUDEBAKER LLC	2235 CAMPUS DR	EL SEGUNDO	CA	90245-0001
VANDERBILT KSJB LLC	30622 HUNT CLUB DR	SAN JUAN CAPISTRANO	CA	92675-1911
HILLTOP CENTER I LLC / HILLTOP CENTER II LLC	1142 S WINCHESTER BLVD	SAN JOSE	CA	95128-3922
DCC STUDEBAKER LLC	268 CALLE DE ANDALUCIA	REDONDO BEACH	CA	90277-6703
MOSON PROP INC	50 LONSDALE AVE, STE 2201	NORTH VANCOUVER,		BRITISH COLUMBIA, , CANADA
MC CALL COMMERCIAL	6 HUGHES STE 100	IRVINE	CA	92618-2060
MCCALL COMMERCIAL	6 HUGHES STE 120	IRVINE	CA	92618-2060
CHINESE COMMUNITY	6 HUGHES STE 160	IRVINE	CA	92618-2062
ARCS SIX LLC	6 HUGHES STE 210	IRVINE	CA	92618-2063
6 HUGHES LLC	6 HUGHES STE 220	IRVINE	CA	92618-2063
PCM INC	1940 E MARIPOSA AVE	EL SEGUNDO	CA	90245-3457
STIVERS INVESTMENT CO	505 E COLORADO BLVD STE 201	PASADENA	CA	91101-5213
BIP MORGAN LLC	6 SIENA	LAGUNA NIGUEL	CA	92677-8627
SMART 1031 LLC	4100 NEWPORT PLACE DR STE 820	NEWPORT BEACH	CA	92660-1403
BERDAN TOLEDO LLC	1714 16TH ST	SANTA MONICA	CA	90404-4402
BRE NEWTON HOTELS	PO BOX A3956	CHICAGO	IL	60690-3956
MORGAN BAY PARTNERS LLC	115 N DOHENY DR APT 1	WEST HOLLYWOOD	CA	90048-2827
STUDEBAKER REAL ESTATE	4 STUDEBAKER	IRVINE	CA	92618-2012
LINGKOGIN INC	2005 PALO VERDE AVE # 316	LONG BEACH	CA	90815-3322
PUBLIC STORAGE	PO BOX 25025	GLENDALE	CA	91221-5025
STASON INDUSTRIAL	11 MORGAN	IRVINE	CA	92618-2005
PROGRESSIVE LP	17992 COWAN	IRVINE	CA	92614-6026
J6 INVESTMENTS LLC	2261 TRACY RD	NORTHWOOD	OH	43619-1344
SICOR PHARMACEUTICALS INC	3801 GERMANTOWN PIKE STE 203	COLLEGEVILLE	PA	19426-4019
PACIFIC MORGAN LLLP	PO BOX 25991	LOS ANGELES	CA	90025-0991
GIRL SCOUTS OF ORANGE	9500 TOLEDO WAY STE 100	IRVINE	CA	92618-1823
PARKER PROPERTIES INC	6035 PARKLAND BLVD	CLEVELAND	OH	44124-4186
MITCHELL J & C FAMILY TRUST	20 BLUE GRASS	IRVINE	CA	92603-0412
CHOU ANNIE CHING MEI TR / CHOU FAMILY TRUST	10668 BRECKENRIDGE DR	SAN DIEGO	CA	92131-6114
ORANGE BAKERY INC	17751 COWAN	IRVINE	CA	92614-6009
KOBOT INTERNATIONAL INC	1 MORGAN	IRVINE	CA	92618-1917
MEEHAN HOLDINGS LLC	9400 TOLEDO WAY	IRVINE	CA	92618-1804
APPLIED MEDICAL	22872 AVENIDA EMPRESA	RANCHO SANTA MARGARITA	CA	92688-2650
HUBBLE PARKER LLC	39 PARKER	IRVINE	CA	92618-1605
CHICONY AMERICA INC	53 PARKER	IRVINE	CA	92618-1605
PATEL, DAHYABHAI R TR	57 PARKER	IRVINE	CA	92618-1605
RUBY / TURNER ONE	1500 QUAIL ST STE 150	NEWPORT BEACH	CA	92660-2750
JUPITOR CORP USA	55 FAIRBANKS	IRVINE	CA	92618-1603

SCHULZ INVESTMENTS LLC	16 HAMMOND	IRVINE	CA	92618-1606
MARTIN TR KUBICKI	25096 PERCH DR	DANA POINT	CA	92629-2036
LANDAU FAMILY TRUST / LANDAU SERGIO & MARA L	28 HAMMOND STE B	IRVINE	CA	92618-1664
A & B INVESTMENT GROUP LLC	24721 LAS ALTURAS CT	LAGUNA HILLS	CA	92653-6231
PORETSKY, ZINOVY TR Z	2318 CRESTVIEW DR	LAGUNA BEACH	CA	92651-3473
ROBERT A TR COVENEY	1 RUE FONTAINBLEAU	NEWPORT BEACH	CA	92660-5928
PETER A TR VAN DIJK	28 HAMMOND STE G	IRVINE	CA	92618-1659
MORNINGWOOD PROPERTIES	24 HAMMOND STE C	IRVINE	CA	92618-1680
MATRANGA REAL EST LP	8195 E KAISER BLVD	ANAHEIM	CA	92808-2214
RON TAYBI	24 HAMMOND STE E	IRVINE	CA	92618-1680
XENPROP LLC	24 HAMMOND STE F	IRVINE	CA	92618-1680
ROSEEN EQUITIES LLC	24 HAMMOND STE G	IRVINE	CA	92618-1680
RANDALL E TR MILLER	24 HAMMOND STE A	IRVINE	CA	92618-1680
LIAO, XIUGAO TR LIAO WANG	16 TRINITY	IRVINE	CA	92612-3271
OIIS PROPERTIES LLC	11 PEPPERTREE	ALISO VIEJO	CA	92656-2160
31 MUSICK LLC	31 MUSICK	IRVINE	CA	92618-1638
LI, FEIYU	22832 SKYVIEW WAY	LAGUNA NIGUEL	CA	92677-5419
HONEY BAKED HAM, INC	29 MUSICK	IRVINE	CA	92618-1638
VIKING FREIGHT SYSTEMS	3336 E 32ND ST STE 217	TULSA	OK	74135-4442
TARA S KUPUMBATI	31 STOWE	IRVINE	CA	92620-2819
CHRISTOPHER TR TRISNAN	28851 VIA LEONA	SAN JUAN CAPISTRANO	CA	92675-5536
IDLK FINGERPRINT	6681 MAGNOLIA AVE STE C	RIVERSIDE	CA	92506-2900
REXROSE R & E HLDGS LLC	13865 ALTON PKWY # A	IRVINE	CA	92618-1686
JAMES P TR DONNELLY	2303 CALLE LAS PALMAS	SAN CLEMENTE	CA	92672-4403
BOZENA MCCARTHY	31281 SUMMERHILL CT	COTO DE CAZA	CA	92679-4162
JOHN M MULHALL	24262 ONTARIO LN	LAKE FOREST	CA	92630-1919
GREG C MC KHANN	248 W MARQUITA APT 3	SAN CLEMENTE	CA	92672-1522
13885-B ALTON LLC	28536 OAKMONT	MISSION VIEJO	CA	92692-4538
ROBERT TR LEVEY	20 LA PERLA	FOOTHILL RANCH	CA	92610-1714
BOB AND JULIE YDENS-ALTON PROPERTY LLC	19191 JASPER HILL RD	TRABUCO CANYON	CA	92679-1121
DREW R TR SMITH	31121 VIA LIMON	SAN JUAN CAPISTRANO	CA	92675-5550
ASSAF BROTHERS LLC	1960 E GRAND AVE STE 380	EL SEGUNDO	CA	90245-5157
TUSKO PROPERTIES LLC	16787 BEACH BLVD # 727	HUNTINGTON BEACH	CA	92647-4848
K & C SUITE A LLC	13765 ALTON PKWY STE B	IRVINE	CA	92618-1627
QASTLE LLC	13765 ALTON PKWY STE E	IRVINE	CA	92618-1627
QUEJEBLE HOLDINGS LLC	13765 ALTON PKWY	IRVINE	CA	92618-1627
PAMELA S TR LIPPINCOTT	24441 MOCKINGBIRD PL	LAKE FOREST	CA	92630
SENNETT INVESTMENTS LLC	13700 ALTON PKWY	IRVINE	CA	92618-1617
OGAEDA LLC	24761 PASEO VENDAVAL	LAKE FOREST	CA	92630-2136
CHOI, YIM YEUNG TR CHOI	29 MOMENTO	IRVINE	CA	92603-4239
FSP NORTH AMERICA INC	33 MUSICK	IRVINE	CA	92618-1638
YASMEEN AHUSSAIN	35 MUSICK	IRVINE	CA	92618-1638
E & L INVEST PROP LLC	28 HAMMOND STE D	IRVINE	CA	92618-1662
ROBERT B TR NICKEL	24282 SPARROW ST	LAKE FOREST	CA	92630-1857
MUSICK LABS LLC	33 BROOKLINE	ALISO VIEJO	CA	92656-1461
PENSCO TRUST COMPANY	PO BOX 173859	DENVER	CO	80217-3859
SOKHI, LAKHWINDER S	2 DOUGLASS DR	COTO DE CAZA	CA	92679-5231
PROTEC ASSOCIATION SERVICES	10180 WILLOW CREEK RD	SAN DIEGO	CA	92131-1636
MADAN FOODS INC	23 MUSICK	IRVINE	CA	92618-1638
FAUNA 43 LLC	14431 GALY ST	TUSTIN	CA	92780-2308
MEXS-A INC	18 ICEBERG ROSE	IRVINE	CA	92620-2889
19 MUSICK LLC	31522 FLYING CLOUD DR	LAGUNA NIGUEL	CA	92677-2711
ALEC TR CHEN	37 VACAVILLE	IRVINE	CA	92602-0915
BEAGAL STAKE LLC	15 MUSICK	IRVINE	CA	92618-1638
MANSOUR OFFICE BUILDING	15942 LOS SERRANOSCOUNTR, STE D-342	CHINO HILLS	CA	91709

MANSOUR, MEDHAT M TR	10565 GROVE OAK DR	SANTA ANA	CA	92705-2587
9361 REALTY GROUP LLC	34523 CALLE NARANJA	CAPISTRANO BEACH	CA	92624-1056
JOHN M TR REID	75 S PEAK	LAGUNA NIGUEL	CA	92677-2903
MEDICAL TECHNICAL	9251 IRVINE BLVD	IRVINE	CA	92618-1645
PATRICIA R TR SIMONIAN	1 HUNTINGTON CT	NEWPORT BEACH	CA	92660-4217
GSI IRVINE PROPERTY LLC	9241 IRVINE BLVD STE 100	IRVINE	CA	92618-1695
SCOTT TR DINEEN	615 CATALINA	LAGUNA BEACH	CA	92651-2544
NAJJAR SAID F & RANDA R	29312 WOOD CANYON RD	SILVERADO	CA	92676-9613
FREDERICK TR KAIFESH	10 FLAT IRON RD	COTO DE CAZA	CA	92679-5213
SERRA RIDGE PROPERTIES	25412 NEPTUNE DR	DANA POINT	CA	92629-1213
PARKCOURT LLC	18092 STRATFORD CIR	VILLA PARK	CA	92861-4514
VENT-A-HOOD	4405 W COAST HWY	NEWPORT BEACH	CA	92663-2614
M J MOORE LLC	9221 IRVINE BLVD	IRVINE	CA	92618-1645
PERRICOMM3 LLC	2750 SIGNAL PKWY	SIGNAL HILL	CA	90755-2207
BARRY IRVINE LLC	9201 IRVINE BLVD	IRVINE	CA	92618-1645
15707 ROCKFIELD LLC	19782 MACARTHUR BLVD STE 100	IRVINE	CA	92612-2414
CENTERPOINT PROPERTIES TRUST	9156 TOLEDO WAY	IRVINE	CA	92618
IMAI PROPERTIES, INC	11 AUTO CENTER DR	IRVINE	CA	92618-2803
ROCKRIDGE REAL ESTATE LP	4005 W CHESTER PIKE	NEWTOWN SQUARE	PA	19073-2206
LOMITA BOULEVARD #1 LLC	23705 CRENSHAW BLVD STE 200	TORRANCE	CA	90505-5298
CT HOLLAND INDUSTRIAL LLC	11620 WILSHIRE BLVD STE 1000	LOS ANGELES	CA	90025-6821
SSWI REAL ESTATE	1142 S DIAMOND BAR BLVD	DIAMOND BAR	CA	91765-2203
AMERICAN FERTILITY CENTER LLC	22800 SAVI RANCH PKWY STE 200	YORBA LINDA	CA	92887-4623
AMERICAN HUGHES MEDICAL	2 HUGHES STE 175	IRVINE	CA	92618-2037
IRVINE PROF ASSOCS LLC	3 IRIS	IRVINE	CA	92620-2212
ZERO POINT MED ENTRPRS	4 HUGHES STE 150	IRVINE	CA	92618-2044
ROCK ROSE LLC TR THE / MUSTANG MINT TITLE HOLDING TR	11 HALLEY	IRVINE	CA	92603
EDWARDS LIFESCIENCES LLC	1 EDWARDS WAY	IRVINE	CA	92614-5688
LENNAR HOMES OF CALIFORNIA INC	15241 LAGUNA CANYON RD	IRVINE	CA	92618-3146
SUN KAIYING	58 MCDONALD PL UNIT 307	GOLETA	CA	93117-2422
LZ REAL ESTATE INVESTMENT INC	9 SOMMET	NEWPORT BEACH	CA	92657-0104
TIAN LI / WENG JIALAN	1206 NOLITA	IRVINE	CA	92612-6576
TERESA P BOGDANOVICH	1208 NOLITA	IRVINE	CA	92612-6576
QUERUBIN JOSEPH J BOGDANOVICH, LYLYANA J	1210 NOLITA	IRVINE	CA	92612-6576
KUANG HONG	1212 NOLITA	IRVINE	CA	92612-6576
SHI, YUZHI	8120 SCHOLARSHIP	IRVINE	CA	92612-5698
HWANG SHIH-I TR HWANG / WU / FAMILY TR	6927 DELIGHT WAY	SAN JOSE	CA	95120-3106
JOHN SOLIMAN	1218 NOLITA	IRVINE	CA	92612-6576
CHHABRA ISHAAN & PREETI	1220 NOLITA	IRVINE	CA	92612-6576
SONG JEAN	1222 NOLITA	IRVINE	CA	92612-6576
SHEN XIAOLI	1301 CALLE CABALLERO	SAN DIMAS	CA	91773-4041
TALENT GO INVESTMENT LLC	26 BOULDER VW	IRVINE	CA	92603-0410
LIANG JIE MA, HONGYAN	1228 NOLITA	IRVINE	CA	92612-6576
YUAN YONG LAN, LAN	76 FENWAY	IRVINE	CA	92620-2186
DINO DALAL	1234 NOLITA	IRVINE	CA	92612-6576
ZHU AMANDA PING & NICOLAS TAO	1005 S MONTEZUMA WAY	WEST COVINA	CA	91791-3733
CHEN JIE & KAI	150 BISHOP LNDG	IRVINE	CA	92620-7329
HUI WANG	57 WINDWALKER WAY	TUSTIN	CA	92782-3739
PING HU	32 VIA BURRONE	NEWPORT COAST	CA	92657-1403
WANG FUHUA	17 VACAVILLE	IRVINE	CA	92602-0915
YE, YANPING	17721 ANGLIN LN	TUSTIN	CA	92780-1903
SHENG, JIAYI	1306 NOLITA	IRVINE	CA	92612-6579
LIM, YIING SHYR	1310 NOLITA	IRVINE	CA	92612-6579
MENG QIAN / ZHENG DAOHE	56 WINDWALKER WAY	TUSTIN	CA	92782-3739
TINA TSAO	1314 NOLITA	IRVINE	CA	92612-6579

LI, ZHEHENG	108 FOUNTAIN FRK	IRVINE	CA	92602-1883
FU, JIE	112 HEATHER MIST	IRVINE	CA	92618-4812
KELVIN YIHANG ZHANG	14351 SETTLERS RIDGE CT	EASTVALE	CA	92880-3726
CAMELLIA SHEIKHAVANDI	1322 NOLITA	IRVINE	CA	92612-6579
SENAATI, ASHKON	401 S PASEO REAL	ANAHEIM	CA	92807-4213
XI, MINGJIA	8 N 1ST AVE	ARCADIA	CA	91006-3205
WU, JIAMAN	144 NEWALL	IRVINE	CA	92618-1031
ARIANA MAH	1334 NOLITA	IRVINE	CA	92612-6579
JIANG BEI	1336 NOLITA	ALISO VIEJO	CA	92656
ZHANG, WENJIE	65 TWIN FLOWER	IRVINE	CA	92620-3695
EMILY YANG MILLER	18 TERRAZA DEL MAR	DANA POINT	CA	92629-1100
LIU, LINXUAN	1402 NOLITA	IRVINE	CA	92612-6582
EMILY SAKURA ABE	1404 NOLITA	IRVINE	CA	92612-6582
YE, HUIZHEN	1406 NOLITA	IRVINE	CA	92612-6582
YANG ROBERT HONGJIE GAN, LINLING	18711 VIA TORINO	IRVINE	CA	92603-3438
JOSEPH A ZIMNY	205 MIDVALE LN	IRVINE	CA	92620-2161
GAVIN ALEXANDER PYOTT	1414 NOLITA	IRVINE	CA	92612-6582
JUN TAO	36 DEER CRK	IRVINE	CA	92604-7100
FAN, KAMAN CHUANMING	39 MANZANILLO	LAKE FOREST	CA	92630-1442
YOUNGER JARED R	18426 BROOKHURST ST STE 103	FOUNTAIN VALLEY	CA	92708-6777
LAM FONG-SHEK TR / ONG SOO LEE TR	1804 SWINTON DR	FOLSOM	CA	95630-6125
ZHANG LIPING	1424 NOLITA	IRVINE	CA	92612-6582
XIONG XIAOGUO	1426 NOLITA	IRVINE	CA	92612-6582
YING XIAO	35 HIDDEN TRL	IRVINE	CA	92603-0212
BISHOP JOHN	1430 NOLITA	IRVINE	CA	92612-6582
CHIH PING KUO	1434 NOLITA	IRVINE	CA	92612-6582
DALE J MARQUIS	10 TELESCOPE	NEWPORT COAST	CA	92657-1504
THE SOLIMAN-RIZKALLA CLINIC INC	1514 CRESTVIEW RD	REDLANDS	CA	92374-6377
YE, HUIZHEN	1506 NOLITA	IRVINE	CA	92612-6595
PETER HODGES	1508 NOLITA	IRVINE	CA	92612-6595
ABDELMOLA SHERIF ALI, ABEER	1510 NOLITA	IRVINE	CA	92612-6595
LEE GRACE A	1512 NOLITA	IRVINE	CA	92612-6595
YAO, JIANWEN	63 TURNSTONE	IRVINE	CA	92618-1707
SODHA, AMAR K	1516 NOLITA	IRVINE	CA	92612-6595
ZHENG, JIANMIN	35 TRIPLE LEAF	IRVINE	CA	92620-2868
SAMAT VIPUL TR THE SAMAT FAMILY TR	540 N CASTELLINA TER	MOUNTAIN HOUSE	CA	95391-1337
DISSANAYAKE, SUMUDU	1522 NOLITA	IRVINE	CA	92612-6595
SHI YUJIE HAN, YUING	1524 NOLITA	IRVINE	CA	92612-6595
SPEETER ANDREA	1526 NOLITA	IRVINE	CA	92612-6595
FAKHARI, HAMID	1063 S TAYLOR CT	ANAHEIM	CA	92808-2424
XU, YANPING	1530 NOLITA	IRVINE	CA	92612-6595
KONG, XIANJUNLIANG	1532 NOLITA	IRVINE	CA	92612-6595
MAXWELL ROSS BYER	1534 NOLITA	IRVINE	CA	92612-6595
CARLOS CORNEJO I	1536 NOLITA	IRVINE	CA	92612-6595
XIAO YANG	1538 NOLITA	IRVINE	CA	92612-6595
YANG, NARI	28 JUNIPER	LAKE FOREST	CA	92630-1449
MINH PHUONG TRAN	1542 NOLITA	IRVINE	CA	92612-6595
JODHKA JASPREET KAUR	53 SUMMER HOUSE	IRVINE	CA	92603-0211
DISSANAYAKE SUMUDU / PATHIRANE MINOLI	2202 NOLITA	IRVINE	CA	92612-6596
HONG MIKE S TR THE HONG FAMILY TR	29 PEPPER TREE LN	RLLNG HLS EST	CA	90274-5406
GONG TIAN	2206 NOLITA	IRVINE	CA	92612-6596
MONIUSZKO MONIKA TR M MONIUSZKO LIVING TR	430 POPPY AVE	CORONA DEL MAR	CA	92625-2508
YUAN ZHIYI	2210 NOLITA	IRVINE	CA	92612-6596
KAN IVAN G	2212 NOLITA	IRVINE	CA	92612-6596
EFTEKHARI NEECOO NIKKI	2214 NOLITA	IRVINE	CA	92612-6596

VALAIE FARAZ / RAHBARAN PARDIS	24 DELPHINUS	IRVINE	CA	92603-5705
LIU IRVINE 2017 LLC	2218 NOLITA	IRVINE	CA	92612-6596
HADDAD JAMES ELIAS TR THE J E & L A HADDAD COMMUNITY PPTY TR	2503 TIVERTON DR	BAKERSFIELD	CA	93311-9384
LIAN WENLI TR THE WENLI 2015 REVOC FAMILY TR	133 QUIET GRV	IRVINE	CA	92618-0847
YU TAI J	123 SPIRAL	IRVINE	CA	92618-1367
HSU BECK	26922 FALLING LEAF DR	LAGUNA HILLS	CA	92653-7539
VICTOR WEISHAW WANG REVOC LIVING TR	3653 LANDFAIR CT	SAN DIEGO	CA	92130-1835
LI YANQUAN	77 BOUNTIFUL	IRVINE	CA	92602-1802
GAO CHAO	149 LINDA VIS	IRVINE	CA	92618-1358
MA QIANG GAO, KUN	101 TINKER	IRVINE	CA	92618-0825
KISON CARINNA CELINE DE LEON	2236 NOLITA	IRVINE	CA	92612-6596
ZHAO JUNYING	6448 ADOBE CIR	IRVINE	CA	92617-5134
YI MYONG S 2015 TRUST	2240 NOLITA	IRVINE	CA	92612-6596
TAO WEIXIAN CHEN, QIUHUA	2242 NOLITA	IRVINE	CA	92612-6596
QIAN FANGZE	2244 NOLITA	IRVINE	CA	92612-6596
HOU QING	2302 NOLITA	IRVINE	CA	92612-6598
SISANTE MANUEL	2304 NOLITA	IRVINE	CA	92612-6598
CHEN YIHONG	18 VERNAL SPG	IRVINE	CA	92603-0405
NICOLAS LINDA / TUPAS FLORENTINO L	725 E ORANGE BLOSSOM WAY	AZUSA	CA	91702-1581
LIONS PROPERTY LLC	PO BOX 580103	ELK GROVE	CA	95758-0002
TAM CHRISTOPHER CHI-CHEUNG	PO BOX 2901	NEWPORT BEACH	CA	92659-0375
HU CHUNFANG	11 LYNNFIELD	IRVINE	CA	92620-1987
LU YIJIA	125 BRIDLE PATH	IRVINE	CA	92602-1806
LIANG WU	8 IST AVE	ARCADIA	CA	91006
YANG NAIING	2322 NOLITA	IRVINE	CA	92612-6598
JGW INVESTMENT PROPERTIES LLC	1296 HILLSIDE ST	MONTEREY PARK	CA	91754-5145
MIAO DASEN ZHANG, CHUNYAN	2326 NOLITA	IRVINE	CA	92612-6598
XU HAO	MINHANG DISTRICT	SHANGHAI CHINA		
YANG JEREMY	2334 NOLITA	IRVINE	CA	92612-6598
MAO LI	15131 ALTON PKWY	IRVINE	CA	92618-2385
KYLES LELE Y	2338 NOLITA	IRVINE	CA	92612-6598
JONES EMILY LAUREN TR	2340 NOLITA	IRVINE	CA	92612-6598
ZHU CHUNHONG	19811 COLIMA RD STE 230	WALNUT	CA	91789-3422
LUONG MICHAEL H	2344 NOLITA	IRVINE	CA	92612-6598
ZHANG LUYA	2402 NOLITA	IRVINE	CA	92612-8545
LIU JILL YALAN	128 CRUISER	IRVINE	CA	92618-0832
QIU KE	2406 NOLITA	IRVINE	CA	92612-8545
YU FEI / REN XIAOHONG	14262 FLORENCE ST	EASTVALE	CA	92880-9122
SATOR NHUNG T	2412 NOLITA	IRVINE	CA	92612-8545
LIU IRVINE 2017 LLC	2414 NOLITA	IRVINE	CA	92612-8545
WANG HONGWEI JIA, RU	877 FRANCISCO ST APT 1507	LOS ANGELES	CA	90017-2876
BERTAINA LISA ANN	2418 NOLITA	IRVINE	CA	92612-8545
ENG JESSICA	2422 NOLITA	IRVINE	CA	92612-8545
LI HONG / XU QIANXUN	402 ROCKEFELLER	IRVINE	CA	92612-7165
HUA JIAN JIANG, JINGJING	16 DAHLIA	LAKE FOREST	CA	92630-8379
ZESIGER ZACHARY	2428 NOLITA	IRVINE	CA	92612-8545
JEON CHANHEE	3223 W 6TH ST UNIT 205	LOS ANGELES	CA	90020-5006
WONG YAT CHUN	106 CASTER	IRVINE	CA	92618-0829
WIN ARTHUR H LWIN, MAE H	2397 EDGEWATER DR	BEAVERCREEK	OH	45431-5687
BUCCINO DANIEL ANTHONY	2436 NOLITA	IRVINE	CA	92612-8545
KUO CHUN-WEI FENG, LIMIN	8770 CELEBRATION ST	CHINO	CA	91708-8876
GONG PEIXIAN	8 BANDOL	NEWPORT BEACH	CA	92657-0136
NOVIKOFF RYAN	2444 NOLITA	IRVINE	CA	92612-8545
ZHAO JIAN & RUIXIN	2502 NOLITA	IRVINE	CA	92612-8549
WU XIAOHUI	2504 NOLITA	IRVINE	CA	92612-8549

CHEN ZHEN	7397 COBBLE CREEK DR	EASTVALE	CA	92880-9093
HUANG YIXI	59 PULSAR	IRVINE	CA	92618-1330
ZHOU LI	2522 NOLITA	IRVINE	CA	92612-8549
SUN DAOXUE WANG, ZHUANG	20 HAWKEYE	IRVINE	CA	92602-0851
MADANIPOUR MELODY	2514 NOLITA	IRVINE	CA	92612-8549
WALKER TRAKIA WILLIS	2518 NOLITA	IRVINE	CA	92612-8549
HASSAN SALAHEDDIN FAWZI / HARIS, GHADEER	1 DEEP SEA	NEWPORT BEACH	CA	92657-2154
ZHENG JING	57 STETSON	IRVINE	CA	92602-1828
CHENG HUIFEN & SHOUCHENG	2524 NOLITA	IRVINE	CA	92612-8549
LIANG XUELING	504 CULTIVATE	IRVINE	CA	92618-1309
DEPOY DOUGLAS & YOUNG-SOOK	2528 NOLITA	IRVINE	CA	92612-8549
LIANG SHARON S	2530 NOLITA	IRVINE	CA	92612-8549
LU XIN / WANG CUIFANG	2532 NOLITA	IRVINE	CA	92612-8549
ZHONG YULI	2534 NOLITA	IRVINE	CA	92612-8549
CAO WEN WANG, HONGTAO	2536 NOLITA	IRVINE	CA	92612-8549
WANG XIAOJUAN	17891 VIA CASITAS	CHINO HILLS	CA	91709-3903
LI MINGHUI	45 SHADYBEND	IRVINE	CA	92602-0844
LIN AIJUAN	PO BOX 51942	IRVINE	CA	92619-1942
GARDNER-ISAAC LLC	1781 LANGLEY AVE	IRVINE	CA	92614-5621
EDWARDS LIFESCIENCES LLC	MS 6	SANTA ANA	CA	92711-1150
JHW IRVINE II LLC	9110 JUDICIAL DR OFC	SAN DIEGO	CA	92122-6712
18831 VON KARMAN IRVINE DELAWARE LLC	17620 FITCH STE 220	IRVINE	CA	92614-6081
ALLERGAN SALES LLC	PO BOX 19534	IRVINE	CA	92623-9534
JS SJK LP	17522 ARMSTRONG AVE	IRVINE	CA	92614-5726
BAXTER HEALTHCARE CORP	1 BAXTER PKWY	DEERFIELD	IL	60015-4625
RTED IRVINE LLC	19642 COUNTY LN	SANTA ANA	CA	92705-1406
PRUDENTIAL OVERALL SUPPLY	PO BOX 11210	SANTA ANA	CA	92711-1210
MILLER, DEERE LLC	15441 ALBRIGHT ST	PACIFIC PALISADES	CA	90272-2525
TECHNOS PROPERTIES LLC	1621 ALTON PKWY STE 250	IRVINE	CA	92606-4876
PRITCHARD LLC	17897 MACARTHUR BLVD 2ND FL	IRVINE	CA	92614-0533
JACARANDA HOLDINGS LLC	PO BOX 7538	REDLANDS	CA	92375-0538
ALLERGAN SALES LLC	2525 DUPONT DR UNIT MN-1A	IRVINE	CA	92612-1531
LAKESHORE PROPERTIES LLC	18101 VON KARMAN AVE STE 1220	IRVINE	CA	92612-0179
YING ENTERPRISES	122 E FOOTHILL BLVD UNIT A-315	ARCADIA	CA	91006-2505
PRISA 2020 MAIN LLC	4 EMBARCADERO CTR STE 2700	SAN FRANCISCO	CA	94111-4180
2050 MAIN STREET LLC	2050 MAIN ST STE 220	IRVINE	CA	92614-8264
THIRD AVE INVESTMENT LLC	PO BOX 112130	SALT LAKE CITY	UT	84147-2130
THIRD AVENUE INVESTMENTS	PO BOX 511196	SALT LAKE CITY	UT	84151-1196
PRISA 2020 MAIN LLC	101 CALIFORNIA ST FL 40	SAN FRANCISCO	CA	94111-6127
ABAN LLC	4343 VON KARMAN AVE 3RD FL	NEWPORT BEACH	CA	92660-2099
VON KARMAN INCOME	490 CALIFORNIA AVE FL 4	PALO ALTO	CA	94306-1989
GHC PROPERTIES LLC	17832 GILLETTE AVE	IRVINE	CA	92614-6502
MDD PARTNERS II L P	17111 RED HILL AVE	IRVINE	CA	92614-5607
SKYPARK MANAGEMENT LLC	18012 SKY PARK CIR	IRVINE	CA	92614-6671
SKYPARK INVESTMENT GROUP	18008 SKY PARK CIR STE 195	IRVINE	CA	92614-6902
ROYAL GARDENS MHC LP	18006 SKY PARK CIR STE 200	IRVINE	CA	92614-6406
17421 LLC	17421 VON KARMAN AVE	IRVINE	CA	92614-6205
18004 SKY PARK PARTNERS	3191 RED HILL AVE STE 200	COSTA MESA	CA	92626-3451
UAL BENEFIT COMMITTEE TR	54 CORPORATE PARK	IRVINE	CA	92606-5105
PETRO DIAMOND INC	1100 MAIN ST	IRVINE	CA	92614-6737
HCF LANDLORD (CA) LP	600 5TH AVE FL 9	NEW YORK	NY	10020-2311
FIDM PROPERTIES INC	919 S GRAND AVE	LOS ANGELES	CA	90015-1421
BROADSTONE ALTON LLC	450 NEWPORT CENTER DR STE 550	NEWPORT BEACH	CA	92660-7615
KOLL / PER AIRPORT PROFESSIONAL CENTER LLC	151 KALMUS DR STE F1	COSTA MESA	CA	92626-5965
EVERWIN INVESTMENT INC	2275 HUNTINGTON DR UNIT 309	SAN MARINO	CA	91108-2640

JMJ COWAN LLC	4040 MACARTHUR BLVD 220	PICO RIVERA	CA	90660
JC ORANGE COUNTY LLC	829 MONTEREY PASS RD	MONTEREY PARK	CA	91754-3608
MITCHELL PROPERTY	16420 JOHNSON RD	BAKERSFIELD	CA	93314-9616
JAE WOO KIM	2025 ALTON PKWY UNIT 100	IRVINE	CA	92606-4904
JIMMY L TR SMULL SMULL	17631 FITCH	IRVINE	CA	92614-6021
CHARLIE AND LING ZHANG	27611 LA PAZ RD STE A8	LAGUNA NIGUEL	CA	92677-3999
ORANGE COUNTY MUSIC AND	17620 FITCH STE 160	IRVINE	CA	92614-6081
CONTANT CHRISTINA H TR	PO BOX 15005	SANTA ANA	CA	92735-0005
VON KARMAN PLAZA LLC	1121 SW SALMON ST FL 5	PORTLAND	OR	97205-2000
VON KARMAN PLAZA LLC	1211 SW SALMON ST, STE 500	PORTLAND	OR	97205
BCSD PROP LP	3330 HARBOR BLVD UNIT 500	COSTA MESA	CA	92626-1502
AG FAIRCHILD OWNER L P	2000 AVENUE OF THE STARS STE 1020	LOS ANGELES	CA	90067-4710
SPUS8 2600 MICHELSON LP	14800 QUORUM DR STE 510	DALLAS	TX	75254-6200
UNIVERSITY OF SOUTHERN	830 CHILDS WAY #5	LOS ANGELES	CA	90089-0277
2698 WHITE ROAD	19762 MACARTHUR BLVD STE 300	IRVINE	CA	92612-2498
LAACO LTD	431 W 7TH ST	LOS ANGELES	CA	90014-1601
WESTWOOD HOLDINGS LP	1680 MICHIGAN AVE PH 3	MIAMI BEACH	FL	33139-2514
IMMANUEL MISSION	17200 JAMBOREE RD	IRVINE	CA	92614-5828
17100 MURPHY BUILDING LLC	261 W BEACH AVE	INGLEWOOD	CA	90302-2904
MOSON PROPERTIES INC	50 LONSDALE AVE, STE 201	NORTH VANCOUVER, BRITISH		COLUMBIA, , CANADA
MERITAGE HOMES OF CALIFORNIA INC	1250 CORONA POINTE CT STE 210	CORONA	CA	92879-2099
MYRE INVESTMENTS LLC	PO BOX 2130	PALOS VERDES PENINSULA	CA	90274-8130
DERIAN APG LLC	100 BAYVIEW CIR STE 310	NEWPORT BEACH	CA	92660-8910
OLSEN PROPERTIES CORP	7 CORPORATE	NEWPORT BEACH	CA	92660
AVALONBAY COMMUNITIES INC	671 N GLEBE RD STE 800	ARLINGTON	VA	22203-2138
DU BRIDGE PARTNERS	2641 DU BRIDGE AVE	IRVINE	CA	92606-5001
CALVERT CONSULTING LLC	1902 MCGAW AVE	IRVINE	CA	92614-0910
NOYES INVESTMENT CO	1807 BUTTONSHELL LN	NEWPORT BEACH	CA	92660-3822
LYNN T TR OETTINGER	685 3RD AVE FL 4	NEW YORK	NY	10017-8408
MCKIBBIN, DONALD H TR THE	1112 PEMBROKE LN	NEWPORT BEACH	CA	92660-4735
BENEVATE INVESTMENT LLC	3600 WILSHIRE BLVD STE 1814	LOS ANGELES	CA	90010-2622
CAPE CONSTANTINE	4533 MACARTHUR BLVD STE 707	NEWPORT BEACH	CA	92660-2059
BRANSFORD W JACKSON & KATHRYN L	17682 MITCHELL N STE 200	IRVINE	CA	92614-6037
JS LEASING LLC	PO BOX 5005	RANCHO MIRAGE	CA	92270-1065
KERRY TR PEDLOW	1225 GAVIOTA DR	LAGUNA BEACH	CA	92651-3165
1811-21 KAISER AVENUE L P	9777 WILSHIRE BLVD STE 711	BEVERLY HILLS	CA	90212-1907
SCCD EXEMPT LLC	214 MAIN ST # 132	EL SEGUNDO	CA	90245-3803
RHMATTHEWS LLC	17752 FITCH	IRVINE	CA	92614-6033
1733 KAISER CO LLC	1733 KAISER AVE	IRVINE	CA	92614-5705
Z PROPERTY LLC	16862 RED HILL AVE	IRVINE	CA	92606-4803
OLTMANS INVESTMENT CO	10005 MISSION MILL RD	WHITTIER	CA	90601-1739
WILLIAM C TR W C COOPER	19005 LYNN LN	YORBA LINDA	CA	92886-2700
GRAZIANO LLC	1923 ALTON PKWY	IRVINE	CA	92606-4903
GEMDALE 2400 BARRANCA HOLDINGS LLC	680 E COLORADO BLVD STE 300	PASADENA	CA	91101-6147
MARVIN ENGINEERING CO INC	260 W BEACH AVE	INGLEWOOD	CA	90302-2903
JEFFREY D WONG	1316 W BAY AVE	NEWPORT BEACH	CA	92661-1021
MAZDA MOTOR OF AMERICA	7755 IRVINE CENTER DR	IRVINE	CA	92618-2903
SCAMPERS LLC	1641 LANGLEY AVE	IRVINE	CA	92614-5619
GI DC IRVINE LLC	188 THE EMBARCADERO STE 700	SAN FRANCISCO	CA	94105-1247
RJV & ASSOCIATES LLC	1167 WARNER AVE	TUSTIN	CA	92780-6458
ENCORE CENTERPOINTE LLC	1006 SEGOVIA CIR	PLACENTIA	CA	92870-7100
19752 MACARTHUR LLC	9550 FIRESTONE BLVD STE 105	DOWNEY	CA	90241-5560
BATES, JOHNSON BUILDING	18311 VON KARMAN AVE STE 910	IRVINE	CA	92612
JEREMY PINAWIN	3128 WATERMARKE PL	IRVINE	CA	92612-5614
MICHAEL MARGULIS	10638 HUNTERS GLEN DR	SAN DIEGO	CA	92130-4849

JOHN PANICKER	3130 WATERMARKE PL	IRVINE	CA	92612-5614
NIKITA J RAMESH	1329 MERCADO WAY	SAN JOSE	CA	95131-4023
CHAU CHRISTOPHER	111 YUBA	IRVINE	CA	92620-7344
DAVID MINH-TUAN NGUYEN	4696 WELLFLEET DR	HUNTINGTON BEACH	CA	92649-6422
RAYMOND BRUCE DAITCH	2317 WATERMARKE PL	IRVINE	CA	92612-7688
BABAKNIA REALTY LLC	15775 LAGUNA CANYON RD STE 240	IRVINE	CA	92618-3191
CHEN, LIQIAO	3136 WATERMARKE PL	IRVINE	CA	92612-5614
HSIEH ANNA JAN, PINYAO	1437 STERLING RD	REDLANDS	CA	92373-6675
MOSTAFA HANEY & FAYROZE	2245 STUDIO DR	BREA	CA	92821-6154
HARTOUNIAN, SHAUNT A	3139 WATERMARKE PL	IRVINE	CA	92612-5615
ARNOLD ROBERT	16 CAMINO ALENZA	SAN CLEMENTE	CA	92673-6870
JOHN GREGORY DAY	3229 WATERMARKE PL	IRVINE	CA	92612-5617
NI XIAOJUAN ZHANG, HAO WEI	8555 LORAIN RD	SAN GABRIEL	CA	91775-1117
PAUL A MANESE	3231 WATERMARKE PL	IRVINE	CA	92612-5617
MICHAEL THOMAS HURST	122 N HARBOR BLVD STE 100	FULLERTON	CA	92832-1842
YEN HSIANG YUNG HSU, YUAN CHING	7709 HANNUM AVE	CULVER CITY	CA	90230-6164
DE NOVO PACIFIC LLC	55 MADISON AVE STE 400	MORRISTOWN	NJ	07960-7397
NAMM DAVID / MIYASHIRO, ANNALISE	3235 WATERMARKE PL	IRVINE	CA	92612-5617
SCOTT, HARRISON I TR	908 PATRONELLA AVE	TORRANCE	CA	90503-5242
HSIAO YUN CHEN LEE, PIN YIN	2338 HELEN AVE	UPLAND	CA	91786-8409
YU, XU	3238 WATERMARKE PL	IRVINE	CA	92612-5616
LEE, SHIH-NING	3239 WATERMARKE PL	IRVINE	CA	92612-5617
KIAN MOKHBERY	3240 WATERMARKE PL	IRVINE	CA	92612-5616
PETER BAIRD	7 RANDOLPH GATE FLAT 5/1	GLASGOW, SCOTLAND, ,		UNITED KINGDOM
JOHN TR JESSY YOUNESI	30 OLD COURSE DR	NEWPORT BEACH	CA	92660-4276
NEW DARREN HANS TR	5390 CAMINITO EXQUISITO	SAN DIEGO	CA	92130-2863
JENNIFER OH	26 LILAC	IRVINE	CA	92618-6909
CATHY VOLPE	3332 WATERMARKE PL	IRVINE	CA	92612-5618
ABRAHAM WENHAI CHUANG	PO BOX 60364	IRVINE	CA	92602-6012
ZHAO, TIANPEI	3334 WATERMARKE PL	IRVINE	CA	92612-5618
TADJEDIN, ALI TR THE	274 VILLA POINT DR	NEWPORT BEACH	CA	92660-6236
GRACE K TELL	2258 WATERMARKE PL	IRVINE	CA	92612-7693
BEVERLY FREIBERG	3337 WATERMARKE PL	IRVINE	CA	92612-5621
KRISTY MARIE THOMAS	31 CORONEL PL	ALISO VIEJO	CA	92656-1631
SEYEDI MIR HAMID	249 RADIAL	IRVINE	CA	92618-1034
MICHAEL E TR PARNELL	20105 CHIANTI CT	YORBA LINDA	CA	92886-8608
GLORIA T TR G T NOBOA	10315 SUMMERTIME LN	CULVER CITY	CA	90230-4557
SAADAT MIMI FAMILY TRUST	31452 PASEO CALIZ	SAN JUAN CAPISTRANO	CA	92675-1812
PAYNE, LUIZ	20 VIA ONAGRO	RANCHO SANTA MARGARITA	CA	92688-4104
LIM, HUNMO	3431 WATERMARKE PL	IRVINE	CA	92612-5620
ALI JENABZADEH	3432 WATERMARKE PL	IRVINE	CA	92612-5619
CANYON SPRINGS CORP	8945 W RUSSELL RD STE 207	LAS VEGAS	NV	89148-1226
STEPHANIE TR LU	3434 WATERMARKE PL	IRVINE	CA	92612-5619
SANDHU, HARPREET S	2122 W CHERYLL CT	PORTERVILLE	CA	93257-7501
CHARLTON AMY EILEEN	3 BELL PASTURE RD	LADERA RANCH	CA	92694-1412
KATIE C TR HOWE	385 BROADWAY	COSTA MESA	CA	92627-2342
MOHAMMAD REZA KOUPAEI	6874 CAMBRIA COVE CIR	HUNTINGTON BEACH	CA	92648-2640
ALEXANDRA JANAE PIERCE	247 MIRA MAR AVE	LONG BEACH	CA	90803-6153
ALLEN L YEH	3440 WATERMARKE PL	IRVINE	CA	92612-5619
ELEANOR HSIEH	4775 BLUE MOUNTAIN DR	YORBA LINDA	CA	92887-2606
ABOUELELA, MAHA	3145 WATERMARKE PL	IRVINE	CA	92612-5615
JENNY TANUDJAJA	3146 WATERMARKE PL	IRVINE	CA	92612-5614
NABY, SHIVA	3147 WATERMARKE PL	IRVINE	CA	92612-5615
MUNN JULIE A	3148 WATERMARKE PL	IRVINE	CA	92612-5614
RICHARD A PETERSON	3149 WATERMARKE PL	IRVINE	CA	92612-5615

MARY LIN	2801 KELVIN AVE UNIT 181	IRVINE	CA	92614-0124
FATOLAHZADEH PARDIS	26081 HITCHING RAIL RD	LAGUNA HILLS	CA	92653-6303
EDWARD ANTHONY BROWNLEE	4141 W 118TH PL	WESTMINSTER	CO	80031-5039
TU CHRISTINA HUIHSUN	3153 WATERMARKE PL	IRVINE	CA	92612-5615
JOSEPH JYEFU CHEN	1414 VALENCIA AVE	TUSTIN	CA	92782-1818
JASON TR JAZAYERI	5 INDIGO	IRVINE	CA	92618-3958
DANIEL YOUNGSUK CHAE	12602 VENICE BLVD APT 209	LOS ANGELES	CA	90066-3757
ALEXANDRA JELIC NOVAK	15 MONTE CARLO	IRVINE	CA	92614-0222
AZAR S TR A S NEJAD	19643 SACRAMENTO LN	HUNTINGTON BEACH	CA	92646
ALICE M TR SINGH	3249 WATERMARKE PL	IRVINE	CA	92612-5617
COLETTE J ZAGARELLA	4363 MOUNT HUKEE AVE	SAN DIEGO	CA	92117-4737
FRIEDLING ZELMA TRUST	103 DEER SPRING WAY	PALM DESERT	CA	92211-3205
FENG, LIYU	16 TRIESTE	IRVINE	CA	92606-8910
DAVID T CHEN	3253 WATERMARKE PL	IRVINE	CA	92612-5617
HENRY CHOISUN TR HC CHAN	18450 GIFFORD ST	FOUNTAIN VALLEY	CA	92708-5746
TAGHAVI, NIMA TR N	6 VIA CORALLE	NEWPORT BEACH	CA	92657-1625
STARK MELANIE J TR	3346 WATERMARKE PL	IRVINE	CA	92612-5618
PARSA MONA L	3347 WATERMARKE PL	IRVINE	CA	92612-5621
LEE FEN TR L F LIU LIU	3 MARINER CV	BUENA PARK	CA	90621-1662
DONALD J CARTER	220 AVENIDA ARAGON UNIT B	SAN CLEMENTE	CA	92672-5015
BRIGGS MARK E & JANICE G	3350 WATERMARKE PL	IRVINE	CA	92612-5618
SAHALEH NEWSHA	3351 WATERMARKE PL	IRVINE	CA	92612-5621
DIANA S ZARDOUZ	3352 WATERMARKE PL	IRVINE	CA	92612-5618
TERRI CHO I	PO BOX 521	RANCHO SANTA FE	CA	92067-0521
CHEN, I-LIN	3444 WATERMARKE PL	IRVINE	CA	92612-5619
AMIN JAIMINI MUKESH TR / AMIN MUKESH SHRIKANTBHAI TR	2619 HOLLY DR	UPLAND	CA	91784-1139
LAILA MELISSA BENITEZ	3446 WATERMARKE PL UNIT 446	IRVINE	CA	92612-5619
DAISY TRAN	3447 WATERMARKE PL	IRVINE	CA	92612-5620
BRANDEN-THORNTON TRENT T / WHITE KATLYN B	3448 WATERMARKE PL	IRVINE	CA	92612-5619
CHRISTOPHER TR LEU	2028 AMHERST DR	SOUTH PASADENA	CA	91030-3906
JOHN S TR JOHN HAGESTAD	14 OAK CREST LN	NEWPORT BEACH	CA	92660-5215
RICHARD FRANCIS VACCARO	3225 SEMINOLE CIR	FAIRFIELD	CA	94534-7858
ELGHOBASHI MARY ELLEN TR SAID	10 ZOLA CT	IRVINE	CA	92617-4060
SETIANEGARA, TEDIYONO	9719 CORTADA ST	EL MONTE	CA	91733-1201
SHAKIR, FERAH NAZ	44769 AGUILA TER	FREMONT	CA	94539-6293
VELASQUEZ AARON IGNACIO-VELASQUEZ, MA CHARINA	3143 WATERMARKE PL	IRVINE	CA	92612-5615
KENNETH R TR FURUTA	32 VIA RUBINO	NEWPORT COAST	CA	92657-1607
LINDA FREIBERG	PO BOX 16805	IRVINE	CA	92623-6805
CHAUDHURI KALI PRIYO	404 HUDSON DR	TUSTIN	CA	92782-1710
TECH CENTER EQUITIES 1 LLC	3160 WATERMARKE PL	IRVINE	CA	92612-5614
LEE WILLIAM TR FAMILY	2705 N VISTA CT	ORANGE	CA	92867-1741
LEVY, BARR	3163 WATERMARKE PL	IRVINE	CA	92612-5615
RAZMARA CYRUS TR FAMILY	1917 YACHT TRUANT	NEWPORT BEACH	CA	92660-6722
WEN ZHOU	3242 WATERMARKE PL	IRVINE	CA	92612-5616
MELINDA L AYRES	5415 VIA CARRIZO	LAGUNA WOODS	CA	92637-3090
DIEGO R BEDOYA	3254 WATERMARKE PL	IRVINE	CA	92612-5616
MALOKA JENNA ELAINE	3255 WATERMARKE PL	IRVINE	CA	92612-5617
LE, EMI	3256 WATERMARKE PL	IRVINE	CA	92612-5616
ANDREA D SALLOUTI	3257 WATERMARKE PL	IRVINE	CA	92612-5617
DURAN REYNALDO CUARTAS, DARA	3258 WATERMARKE PL	IRVINE	CA	92612-5616
KO TSUI FONG CHAN, PO HANG TONY	3259 WATERMARKE PL	IRVINE	CA	92612-5617
STELLA WU 2017 LLC	20452 E CRESTLINE DR	WALNUT	CA	91789-4622
HOSSEINZADEH KEYKHOSROW TR THE MAHIN SPECIAL NEEDS	3261 WATERMARKE PL	IRVINE	CA	92612-5617
ALEXANDER TWU	3262 WATERMARKE PL	IRVINE	CA	92612-5616
LILY W TR DENG	27 N SANTA TERESITA	IRVINE	CA	92606-0824

ZHANG, DOALING TR D ZHANG	1520 HEYWARD ST	COLUMBIA	SC	29205-3264
MORGAN, TIMOTHY R TR T & K MORGAN TR	28 UREY CT	IRVINE	CA	92617-4077
SADRIEH SINA	3354 WATERMARKE PL	IRVINE	CA	92612-5618
DONG RONG & MARY H	152 LAWRENCE RD	ALAMEDA	CA	94502-7750
YIN, YUE	3356 WATERMARKE PL	IRVINE	CA	92612-5618
GOPAL, SHRI	20121 VIA MEDICI	PORTER RANCH	CA	91326-4045
ANITA HOVSEPIAN	3358 WATERMARKE PL	IRVINE	CA	92612-5618
JOSEPH T TR CRUISE	33 CASTLEROCK	IRVINE	CA	92603-0148
WINSTON ZHANG	3360 WATERMARKE PL	IRVINE	CA	92612-5618
MEHTA, BAIJU D	5886 E TRAPPER TRL	ANAHEIM	CA	92807-4733
EMIL RUSKOV	3362 WATERMARKE PL	IRVINE	CA	92612-5618
ALI TR 2014 ALI ASGARI	3363 WATERMARKE PL	IRVINE	CA	92612-5621
JEFF TSU-CHEE TR HONG	17561 17TH ST	TUSTIN	CA	92780-1934
LEE JODI J Y	3442 WATERMARKE PL	IRVINE	CA	92612-5619
JAW, SHYHWEN PETER	3443 WATERMARKE PL	IRVINE	CA	92612-5620
AMY A HSU	81 LIVIA	IRVINE	CA	92618-0102
CHITCHIAN, SHAHAB	3457 WATERMARKE PL	IRVINE	CA	92612-5620
ARMEN AVAKIAN	3460 WATERMARKE PL	IRVINE	CA	92612-5619
ANTHONY J TR MARCOLY	312 17TH ST	SEAL BEACH	CA	90740-6521
LIM, EMILINA M	3462 WATERMARKE PL	IRVINE	CA	92612-5619
PATRICIA PETERSON	3463 WATERMARKE PL	IRVINE	CA	92612-5620
MIHIC-DOME, RADENKA TR	3101 WATERMARKE PL	IRVINE	CA	92612-5615
BRYAN DUNN	3102 WATERMARKE PL	IRVINE	CA	92612-5614
IRMA PIETOJO	110 VELVETLEAF	IRVINE	CA	92620-2301
MINASIAN NTASHA HAIKANUSH	3168 WATERMARKE PL	IRVINE	CA	92612-5614
CHUA, ARISTEDES S	4048 STALWART DR	RANCHO PALOS VERDES	CA	90275-6021
DAVID FATTAL	3201 WATERMARKE PL	IRVINE	CA	92612-5617
ALI, IMAD	3202 WATERMARKE PL	IRVINE	CA	92612-5616
THOMAS DEREDEC	3264 WATERMARKE PL	IRVINE	CA	92612-5616
SONG ZHAO	2069 NEWCASTLE DR	OXNARD	CA	93036-6322
FU, LEI	3266 WATERMARKE PL	IRVINE	CA	92612-5616
SHEPHERD JUSTIN M	3268 WATERMARKE PL	IRVINE	CA	92612-5616
GLENDALE INVESTORS LIMITED LLC	PO BOX 7150	ALHAMBRA	CA	91802-7150
AHOO LLC	8697 HOLLYWOOD BLVD	LOS ANGELES	CA	90069-1415
ANAYA ALISHA	3271 WATERMARKE PL	IRVINE	CA	92612-5617
DOUGLAS W TR D W JACKSON	3631 OCEAN BLVD	CORONA DEL MAR	CA	92625-3009
PINCURA SANDRA H & STANLEY C / PINCURA STANLEY C	3273 WATERMARKE PL	IRVINE	CA	92612-5617
SHAFIZADEH, SHAWHEEN TR	4 PARK PLZ STE 1100	IRVINE	CA	92614-8550
THARANI, MEHIR	25922 FAIRCOURT LN	LAGUNA HILLS	CA	92653-7517
HAYAKAWA HIDEMITSU & SAORI	3302 WATERMARKE PL	IRVINE	CA	92612-5618
CALVIN LAM	1097 CHARLES ST	PASADENA	CA	91103-2708
WANG WEIPING	3773 UNIVERSITY DR APT 217	IRVINE	CA	92612-4669
MEHDI KHANPOUR	3368 WATERMARKE PL	IRVINE	CA	92612-5618
DUFFY THOMAS W TR THE FAMILY	32 NIGHTHAWK	IRVINE	CA	92604-3610
THOMPSON RONALD W & SHELIA	3370 WATERMARKE PL	IRVINE	CA	92612-5618
ANDREW C FOWLER	3371 WATERMARKE PL	IRVINE	CA	92612-5621
XU HANG / HUANG XIUYING	PO BOX 778	CHINO HILLS	CA	91709-0026
KANG MYUNG SOOK TR B K / KANG & M S KANG REVOC TR	2385 VIA MARIPOSA W UNIT 1A # W	LAGUNA WOODS	CA	92637-2022
FARIBA B TR MOTLAGH	23191 COBBLEFIELD	MISSION VIEJO	CA	92692-1693
AMAN LAL	9205 W RUSSELL RD STE 235	LAS VEGAS	NV	89148-1425
MUTHYALA, RAMANA BABU TR	3523 STONER AVE	LOS ANGELES	CA	90066-2836
CHO, EUNAH	3402 WATERMARKE PL	IRVINE	CA	92612-5619
LUI CHRISTINA	409 GRENADINE WAY	HERCULES	CA	94547-2051
KH & COMPANY LLC	PO BOX 11165	CHANDLER	AZ	85248-0003
TABRIZI, PEYMAN	40 TIMOR SEA	NEWPORT BEACH	CA	92657-2108

IRAVANI MOZAYENI 2018 F & TRUST	21 AURORA	IRVINE	CA	92603-5709
Y & 3M LIVING TRUST	3468 WATERMARKE PL	IRVINE	CA	92612-5619
THOMAS LOK SEE LEUNG	3103 WATERMARKE PL	IRVINE	CA	92612-5615
SHERRI MAHDAVI	928 GOLDENROD AVE	CORONA DEL MAR	CA	92625-1503
MARTINEZ CLAUDIO / GUTIERREZ, MABEL AURORA	3105 WATERMARKE PL	IRVINE	CA	92612-5615
GARY R TR DILLARD	16 RIDGECREST	ALISO VIEJO	CA	92656-1906
ELAN INSTITUTE LLC	10 AVANZARE	IRVINE	CA	92606-8919
NICHOLAS C BURBAUM	3108 WATERMARKE PL	IRVINE	CA	92612-5614
JOANNE TR RAMOS	3109 WATERMARKE PL	IRVINE	CA	92612-5615
RUBEN EDWARD GOLDSTEIN	3110 WATERMARKE PL	IRVINE	CA	92612-5614
JAMES DRAPER TR FRANKLIN	31 WATERCRESS	IRVINE	CA	92603-0408
NGUYEN DON / MA PHUONG K	3112 WATERMARKE PL	IRVINE	CA	92612-5614
NICOLE RENEE COMBS	9 ENTONAR RD	RANCHO MISSION VIEJO	CA	92694-1588
AUDREY R TOWNSON	520 GOLDEN WEST DR	REDLANDS	CA	92373-6897
GREGORY J NORYS	4033 W DOUGLAS AVE	VISALIA	CA	93291-4185
JASON B GLAZER	34024 W 90TH CIR	DE SOTO	KS	66018-8500
SYED JAFAR TR RAZA	5004 BELLEVUE FALLS LN	SUGAR LAND	TX	77479-6783
KUZNETSOV, ALEKSEY	19 SCHUBERT CT	IRVINE	CA	92617-4037
BATURIN, VLADYSLAV	209 TALL OAK	IRVINE	CA	92603-0664
BAHRAINI, KAVEH C	3208 WATERMARKE PL	IRVINE	CA	92612-5616
MONFARED, FARAMARZ	6471 DUNN DR	HUNTINGTON BEACH	CA	92647-2909
ALI TR ZAMANIAN	47 OAK TREE LN	IRVINE	CA	92612-2232
DEANNA G TR LANSANGAN	147 POMONA AVE	LONG BEACH	CA	90803-3494
MICHELLE WONG	3212 WATERMARKE PL	IRVINE	CA	92612-5616
HYE KYUNG LIM	3213 WATERMARKE PL	IRVINE	CA	92612-5617
JUSTIN R HOWLETT	3214 WATERMARKE PL	IRVINE	CA	92612-5616
RICHARD GARVIN	12604 BARRETT LN	SANTA ANA	CA	92705-1307
CAROL A PELOSI	3303 WATERMARKE PL	IRVINE	CA	92612-5621
JAMES J TR SCOTT	22392 ROSEBRIAR	MISSION VIEJO	CA	92692-4616
SUD, ROHIT	6722 SAND DUNES ST	EASTVALE	CA	92880-3736
ALFREDO H S TR ANG	5311 154TH AVE SE	BELLEVUE	WA	98006-5151
KRIKORIAN, MARDIG S	3307 WATERMARKE PL	IRVINE	CA	92612-5621
BURR THOMAS V TR	3308 WATERMARKE PL	IRVINE	CA	92612-5618
RAJESH MULCHANDANI	43 HIDDEN TRL	IRVINE	CA	92603-0212
RINA TIKIA	3310 WATERMARKE PL	IRVINE	CA	92612-5618
OIKAWA, TOMOKATSU	1219 EL PRADO AVE	TORRANCE	CA	90501-2708
OLIA, PEGAH SHEIKH	96 REUNION	IRVINE	CA	92603-4243
SASTRI SURESH & KAMALA TRUST	1540 ARCHER CT	CAMPBELL	CA	95008-5104
WENDY YU TSAI	3315 WATERMARKE PL	IRVINE	CA	92612-5621
CRISTIAN TANASESCU	RUERGERMEISTER-WIKI STR 19	85521 OTTOBRUNN		GERMANY
GLENN E TR NAKAMURA	41 SARTEANO DR	NEWPORT COAST	CA	92657-1627
DANNY MANSOUR	3405 WATERMARKE PL	IRVINE	CA	92612-5620
NORYS GREGORY J & DEBORAH M	3406 WATERMARKE PL	IRVINE	CA	92612-5619
NILCHIAN MARTIN FARID	3407 WATERMARKE PL	IRVINE	CA	92612-5620
AK HITESHI LLC	127 GENTLE BREEZE	IRVINE	CA	92602-1824
JACQUELINE DINDOT	24971 HOLLYBERRY LN	LAGUNA NIGUEL	CA	92677-3786
HASHTARI, FOWZIEH TR	3410 WATERMARKE PL	IRVINE	CA	92612-5619
MALONE WILLIAM E & ROBIN L	3950 S LAKESHORE DR	CROWN POINT	IN	46307-8943
PU, CHIEH TING	3412 WATERMARKE PL	IRVINE	CA	92612-5619
ALDOR FAMILY TRUST	10555 BLUE GRANITE DR	SAN DIEGO	CA	92127-3646
HONG TU	3414 WATERMARKE PL	IRVINE	CA	92612-5619
MASSOUDIEH ARASH / MOHSENIN TINOOSH	3415 WATERMARKE PL	IRVINE	CA	92612-5620
STUART S TR S S GOLUB	3116 WATERMARKE PL	IRVINE	CA	92612-5614
CHOW KITTY WAN SUM	16967 NW TRISTAN ST	PORTLAND	OR	97229-1449
JESSE R HSIEH	3118 WATERMARKE PL	IRVINE	CA	92612-5614

FUTERMAN, SHAI	3119 WATERMARKE PL	IRVINE	CA	92612-5615
DANNY CHI-KENG CHEN	3120 WATERMARKE PL	IRVINE	CA	92612-5614
AGARWALA REAL ESTATE LLC	107 GRACE TER	PASADENA	CA	91105-3428
BAKIAN, MEHRDAD TR THE M	3122 WATERMARKE PL	IRVINE	CA	92612-5614
ANDREW ALEXANDER HOESLY	3123 WATERMARKE PL	IRVINE	CA	92612-5615
MICHAEL B YIM	3124 WATERMARKE PL	IRVINE	CA	92612-5614
NAHIDIPOUR, ARAM TR	28401 VIA ALFONSE	LAGUNA NIGUEL	CA	92677-7061
STEVE TSUNG-SHUN TR LIN	30 EXPLORATION	IRVINE	CA	92618-8850
KEVIN G LUI	3127 WATERMARKE PL	IRVINE	CA	92612-5615
AZAR TR A NIKROUY	12501 HELENA ST	LOS ANGELES	CA	90049-3909
PHUAH, FOO KEAN	706 SEA COTTAGE WAY	OCEANSIDE	CA	92054-2159
ZHANG, SHENG YU	1033 E MAIN ST STE 101	ALHAMBRA	CA	91801-4151
CHEN, CHING-CHIEN	1125 EL SUR AVE	ARCADIA	CA	91006-4532
JIGJINNI RAJESHWARI M TR	19025 CERRO VILLA DR	VILLA PARK	CA	92861-2332
ELIZABETH CHOI	46 TALISMAN	IRVINE	CA	92620-3843
FU CHIESHAN / CHANG GREGORY	3222 WATERMARKE PL	IRVINE	CA	92612-5616
ARTESIAN WATER LLC	30700 E SUNSET DR S	REDLANDS	CA	92373-7448
QUINN C TR Q C MACKIN	103 CIPRESSO	IRVINE	CA	92618-1148
LIAO, FANG	1005 E LAS TUNAS DR # 268	SAN GABRIEL	CA	91776-1614
CARLOS T TR UY	3226 WATERMARKE PL	IRVINE	CA	92612-5616
TSAI STEVE H / LIANG I-PING	50 QUARTER HORSE	IRVINE	CA	92602-0201
SANJEEV TIRUNAGARAM	PO BOX 50332	BELLEVUE	WA	98015-0332
LI, LIU	57 PURPLE JASMINE	IRVINE	CA	92620-3377
KIM, JOON-TAE	16402 ALEXANDER PL	CERRITOS	CA	90703-2303
LIN, KUNG HO TR THE K H	11652 INTERVALE RD	LAS VEGAS	NV	89135-1325
CAROL JEAN TR OLANDER	3320 WATERMARKE PL	IRVINE	CA	92612-5618
KOTHARI BINOY & MANISHA	3321 WATERMARKE PL	IRVINE	CA	92612-5621
LYNNETTE L TR FRENCH	3322 WATERMARKE PL	IRVINE	CA	92612-5618
JODI LYN REYES JOHNSON	3323 WATERMARKE PL	IRVINE	CA	92612-5621
BADANI, SHAUKAT	12061 MIL PITRERO RD	SAN DIEGO	CA	92128-5267
BARAL, SUBIGYA	3326 WATERMARKE PL	IRVINE	CA	92612-5618
FRED TR KIM FAMILY KIM	162 S DONNA CT	ANAHEIM	CA	92807-4007
PHAN DANIEL	3417 WATERMARKE PL	IRVINE	CA	92612-5620
MICKEY L TR M DICK DICK	621 LIDO PARK DR APT D3	NEWPORT BEACH	CA	92663-4408
ALLEVATO CAMILLO E & DENISE M	10269 MCBROOM ST	SUNLAND	CA	91040-1221
TRUONG JONATHAN	3420 WATERMARKE PL	IRVINE	CA	92612-5619
AZARI ARASH A	17595 HARVARD AVE # C2350	IRVINE	CA	92614-8516
DENNY G YEH	3422 WATERMARKE PL	IRVINE	CA	92612-5619
DE LA CENA, ATHALIE H	3423 WATERMARKE PL	IRVINE	CA	92612-5620
JUSTIN SCOTT HIN LEE	3424 WATERMARKE PL	IRVINE	CA	92612-5619
NOCE FAMILY TRUST	49 CIELO AZUL	MISSION VIEJO	CA	92692-7903
SHEN YVONNE Y	252 OVERBROOK	IRVINE	CA	92620-2169
GOYAL, PREEYA TR 2018	30757 JEDEDIAH SMITH RD	TEMECULA	CA	92592-2652
BOUSTANI, AVID	12 MAGNOLIA DR	LADERA RANCH	CA	92694-0711
GABRIEL T BOURCHE	24835 BYROAD WAY	LAGUNA NIGUEL	CA	92677-6033
MAI Y NGUYEN	69 BROWN ST	PROVIDENCE	RI	02912-9091
HSU, YUAN-CHEN TR	1705 N FAIR OAKS AVE UNIT 106	PASADENA	CA	91103-1668
EFTEKHARI, TANDIS	2200 WATERMARKE PL	IRVINE	CA	92612-7685
GABRIELE GINO R TR / GABRIELE ROSINA TR	2201 WATERMARKE PL	IRVINE	CA	92612-7685
NILESH NABAR	4944 ALEX DR	SAN JOSE	CA	95130-2013
XIE, YABO TR XIE-KUAI	75 COMO	IRVINE	CA	92618-0101
JOY MARIE SPEER	10 GLASGOW CIR	DANVILLE	CA	94526-2923
HARDY, MOUREEN ANN TR M A	2262 WATERMARKE PL	IRVINE	CA	92612-7693
CHEN, ZHONG	7343 WASHINGTON PL	RANCHO CUCAMONGA	CA	91730-8288
FAN, HSIU-LIN	2265 WATERMARKE PL	IRVINE	CA	92612-7693

ALABDULLATIF ADEL AHMED / RASHEED, AREEGE MOHAMMED	59 LIVIA	IRVINE	CA	92618-0102
LINDA R TR 2004 L FISHER	19415 IRONWOOD LN	HUNTINGTON BEACH	CA	92648-5566
HUANG, CHING-HSIU	2268 WATERMARKE PL	IRVINE	CA	92612-7693
MESRI, NAEIRIKA	2269 WATERMARKE PL	IRVINE	CA	92612-7693
MICHAEL BUI	2270 WATERMARKE PL	IRVINE	CA	92612-7693
NORIEGA VERONICA L R	2300 WATERMARKE PL	IRVINE	CA	92612-7687
SHERRY CHING CHING LEE	21819 BUCKSKIN DR	WALNUT	CA	91789-0916
CHIANG, TSAI FENG	2302 WATERMARKE PL	IRVINE	CA	92612-7687
IZADI-TALEYAZDI, NEGAR TR	28311 EL SUR	LAGUNA NIGUEL	CA	92677-4423
DONALD SCOTT TR TURNER	30821 STEEPLECHASE DR	SAN JUAN CAPISTRANO	CA	92675-1927
PENDON, SUZANA	2363 WATERMARKE PL	IRVINE	CA	92612-7695
PATEL, SAMIT A	2364 WATERMARKE PL	IRVINE	CA	92612-7695
JAMES JANESICK	19311 SURFWAVE DR	HUNTINGTON BEACH	CA	92648-7502
YING, KUANG KENT TR	4880 HANNAH CIR	YORBA LINDA	CA	92886-4597
BIRMINGHAM SQUARE LLC	2367 WATERMARKE PL	IRVINE	CA	92612-7695
MARIA PRONINA V	2368 WATERMARKE PL	IRVINE	CA	92612-7695
JEFFREY ASTARABADI	2370 WATERMARKE PL	IRVINE	CA	92612-7695
PATEL, SWETA S TR	2400 WATERMARKE PL	IRVINE	CA	92612-7689
HAM STEFAN YOONSONG & JUSTIENE HYESEON	2401 WATERMARKE PL	IRVINE	CA	92612-7689
FORRY HARRY L TR	9621 PORT CLYDE DR	HUNTINGTON BEACH	CA	92646-8430
MANDI YOSYP & MARIANNA	2462 WATERMARKE PL	IRVINE	CA	92612-7697
BATARSEH MICHAEL NARSI TR FAMILY	8860 WHEATLAND AVE	SUN VALLEY	CA	91352-2832
GERRY IBANEZ	555 S PERALTA HILLS DR	ANAHEIM	CA	92807-3520
KUBICA RYAN A & KELLY B	844 BLACK WALNUT WAY	MORGAN HILL	CA	95037-3740
AMINIKHARRAZI, TAHER TR	2 MERIDIAN	NEWPORT COAST	CA	92657-1638
TEHRANI, BOBBACK TR B	20 AZALEA	ALISO VIEJO	CA	92656-2149
MICHAEL ADAMS	2106 WATERMARKE PL	IRVINE	CA	92612-1698
INDUSTRY REAL ESTATE LLC	1050 RIDGESIDE DR	MONTEREY PARK	CA	91754-3729
BSEISO, WAIL	PO BOX	ABU DHABI, , UNITED ARAB		EMIRATES
JOHN RITCHEY	2109 WATERMARKE PL	IRVINE	CA	92612-1698
KUBA, ZAYD ABBAS	25771 DILLON RD	LAGUNA HILLS	CA	92653-5859
YELENA EDUARDOVNA RAY	2111 WATERMARKE PL	IRVINE	CA	92612-1698
TO JASON T	2112 WATERMARKE PL	IRVINE	CA	92612-1698
KAMEL KHALED M	25 PACIFICA APT 5109	IRVINE	CA	92618-3352
LE JOHN	2204 WATERMARKE PL	IRVINE	CA	92612-7686
JAMSHIDI SEDIGHEH	3 HERRINGBONE	IRVINE	CA	92620-3450
AKBARPOUR MASOUD / BAYGAN NAHID	21152 FOXTAIL	MISSION VIEJO	CA	92692-4028
ATAIE, VAHID	4083 PORTE DE PALMAS UNIT 105	SAN DIEGO	CA	92122-5119
SOBHANI, SIMIN D TR	2209 WATERMARKE PL	IRVINE	CA	92612-7686
KURAMOTO, ERI	2210 WATERMARKE PL	IRVINE	CA	92612-7686
MUKESH M DASI	2211 WATERMARKE PL	IRVINE	CA	92612-7686
DELORA LEE AICHHOLZER	10805 ASHBY AVE	LOS ANGELES	CA	90064-3212
CHENG YAN, ZHIHUA	2213 WATERMARKE PL	IRVINE	CA	92612-7686
CHIANG'S CO LLC	2340 COFFMAN DR	TUSTIN	CA	92782-1166
JOHN QUANG LE	2303 WATERMARKE PL	IRVINE	CA	92612-7688
DEANA L MURRAY	424 OGLE CIR	COSTA MESA	CA	92627-3227
LEE SAMJIK CHUNG, SUNG HEE	2225 SCHOLARSHIP	IRVINE	CA	92612-5681
KILIC, SIDIKA TR	2306 WATERMARKE PL	IRVINE	CA	92612-7688
DONG TRAN	1623 WHARTON RD	SAN JOSE	CA	95132-2076
YING SHIH KAO	4417 VAN DYCE WAY	FAIR OAKS	CA	95628-6124
NGUYEN DUKE TR THE REVOC LIVING	60 HAZELTON	IRVINE	CA	92620-2189
MEGAN DOUGHERTY	2310 WATERMARKE PL	IRVINE	CA	92612-7688
GUYEN AYSEL	2311 WATERMARKE PL	IRVINE	CA	92612-7688
MA SHUANGYI DRAKE, JAMES	2312 WATERMARKE PL	IRVINE	CA	92612-7688
RAJAN H TR KARNANI	18419 US HIGHWAY 18 STE 1	APPLE VALLEY	CA	92307-2333

CHANG SHERRY XIAOYI	880 W 1ST ST APT 808	LOS ANGELES	CA	90012-2474
CHANG LAWRENCE CHOU, JENNY	2403 WATERMARKE PL	IRVINE	CA	92612-7690
HANS OSHEIM	1454 BIRCH ST	DENVER	CO	80220-2430
SHI, JIE	2405 WATERMARKE PL	IRVINE	CA	92612-7690
ABDOLLAHI, PANTEHA TR	2460 GRIVEL PL	TUSTIN	CA	92782-1469
YAZDI, ALIREZA	4788 MEADFEILD ROAD	WEST VANCOUVER, BC, ,		CANADA
PHAM, HONG-LIEN T TR H T	3 VIA BURRONE	NEWPORT COAST	CA	92657-1407
ALBERT S LEE	622 ENCHANTED WAY	PACIFIC PALISADES	CA	90272-2816
ALONDRA JAYA PRATAMA LLC	37 LONG BAY DR	NEWPORT BEACH	CA	92660-9201
PARISA MOGHADDAM	PO BOX 17613	IRVINE	CA	92623-7613
DINAH TR DINAH GROSCH	2413 WATERMARKE PL	IRVINE	CA	92612-7690
OLGA ABELARD	2414 WATERMARKE PL	IRVINE	CA	92612-7690
KEVIN T TR IMH HUANG	35 MALIBU	IRVINE	CA	92602-1038
HAROLD W TR KRAJIAN	2690 HORACE ST	RIVERSIDE	CA	92506-5116
LIANG, HAO	109 COYOTE BRUSH	IRVINE	CA	92618-8873
OSMAN, SHARIQ	15271 RIVIERA LN	LA MIRADA	CA	90638-4747
SERVANDO PHILIPPE	2120 WATERMARKE PL	IRVINE	CA	92612-1698
ATTALLAH MAHMOUD	19565 GRANDVIEW CIR	HUNTINGTON BEACH	CA	92648-5571
MOODY WILLIAM L & CLETA / MOODY TERA	11125 GULF SHORE DR APT 1107	NAPLES	FL	34108-2788
CCM CAPITAL GROUP LLC	2123 WATERMARKE PL	IRVINE	CA	92612-1698
VANDINH, SUONG	2124 WATERMARKE PL	IRVINE	CA	92612-1698
FOSTER MARIA E & LAURENCE J	8 CANYON ISLAND DR	NEWPORT BEACH	CA	92660-5114
SHEENA THAMBAN	6034 CAHILL AVE	TARZANA	CA	91356-1209
MOUSSAVI, ATENA	2215 WATERMARKE PL	IRVINE	CA	92612-7686
EMILY BUENO CAPULONG	626 E PALM AVE UNIT 104	BURBANK	CA	91501-2858
CHEN, CHWAN BIN TR	1519 EMERALD LN	DIAMOND BAR	CA	91765-4044
ALAM, SAMIUL	2218 WATERMARKE PL	IRVINE	CA	92612-7686
SHIRLEY TR CHEN	345 CALLE MORENO	SAN DIMAS	CA	91773-3991
ANNIE CHANG	76 W PALM DR	ARCADIA	CA	91007-5139
ZAND, ALIREZA R TR JUNE	1637 DUBLIN CT	INVERNESS	IL	60067-4726
ABDULLAH ALTUKHAIM	2223 WATERMARKE PL	IRVINE	CA	92612-7686
PO SHAN CHAN	421 RICHMOND DR APT 113	MILLBRAE	CA	94030-1687
DANDE, MANGALA HARIHAR	2226 WATERMARKE PL	IRVINE	CA	92612-7686
TRUONG, GIANG THANH	20 OBSERVATORY	NEWPORT COAST	CA	92657-1639
GRACE TR GEEN PARK PARK	2014 TIMBERWOOD	IRVINE	CA	92620-0272
CHRISTINE TRUONG V	722 BONNIE CLAIRE DR	WALNUT	CA	91789-4185
CRISTIAN TANASESCU	BUERGERMEISTER-WILD, STR 19	OTTOBRUNN, , GERMANY		
DEBORAH L TR TR WILLIAMS	451 BARLING TER	GOLETA	CA	93117-1782
CAMELI INVESTMENTS LLC	47 GOLDEN EAGLE	IRVINE	CA	92603-0308
ELENA RAPOPORT	2322 WATERMARKE PL	IRVINE	CA	92612-7688
PANDYARAM, BHAVYA	2323 WATERMARKE PL	IRVINE	CA	92612-7688
NICOLE LISA HEITZ	2324 WATERMARKE PL	IRVINE	CA	92612-7688
FISHER, LIVIU	2325 WATERMARKE PL	IRVINE	CA	92612-7688
SALAMA, NAIM	12002 OLD MILL RD	ROSSMOOR	CA	90720-4323
HUANG, ZHIPING TR HUANG & LI FAMILY TR	64 BORGHESE	IRVINE	CA	92618-0113
ZMRUKHTYAN GREGORY	297 W HIGHLAND AVE	SIERRA MADRE	CA	91024-1840
JEANNIE TR J NGO NGO	2417 WATERMARKE PL	IRVINE	CA	92612-7690
HAIDEE TR FIERRO FIERRO	24317 ALEXANDRIA AVE	HARBOR CITY	CA	90710-1808
BARNES TRAVIS A	2419 WATERMARKE PL	IRVINE	CA	92612-7690
DOMINGO FE P	2420 WATERMARKE PL	IRVINE	CA	92612-7690
HEKMATSHOAR, SHOOKA	PO BOX 11061	NEWPORT BEACH	CA	92658-5017
MICHAEL C TR MC GOVERN	2422 WATERMARKE PL	IRVINE	CA	92612-7690
CHEE KAN TR HO	24801 SOLANO CT	LAGUNA HILLS	CA	92653-5663
LAURA H TAKASAKI	2424 WATERMARKE PL	IRVINE	CA	92612-7690
VERONA FELIPE S	2425 WATERMARKE PL	IRVINE	CA	92612-7690

MARIAN, NEGIN TR N M	3108 MONTANA DEL SOL	SAN CLEMENTE	CA	92673-6422
FULLSPRING LLC	5690 CAMINO DE BRYANT	YORBA LINDA	CA	92887-4216
ELENA M DRASKIC	2129 WATERMARKE PL	IRVINE	CA	92612-1698
ALEXANDER E LIVADAS	2189 VISTA ENTRADA	NEWPORT BEACH	CA	92660-3936
ROBERT H TR PROPPER	21 VIA LAS FLORES	RANCHO MIRAGE	CA	92270-5204
CAITLIN M TR DORNER	2132 WATERMARKE PL	IRVINE	CA	92612-1698
WILLIAM P TR GAUDREAU	PO BOX 4732	INCLINE VILLAGE	NV	89450-4732
MICHAEL D WHALEN	2135 WATERMARKE PL	IRVINE	CA	92612-7691
SHAUN A MC LEAN	12 EL CAJON	IRVINE	CA	92602-0949
GARCIA GILDITA S TR	1874 E CALIFORNIA BLVD	SAN MARINO	CA	91108-1245
STEINER, ZSUZSI	7807 EMERSON AVE	LOS ANGELES	CA	90045-1118
MINASYAN JASMINE / YAZDANNIAZ SHAHRIAR	2230 WATERMARKE PL	IRVINE	CA	92612-7686
TEHRANI, HOSSEIN FAZELI	247 GREENMOOR	IRVINE	CA	92614-7932
KAKWANI, SAHRA	2314 OKEEFE PL	DAVIS	CA	95618-0556
KIMIAYI, MAJID	2233 WATERMARKE PL	IRVINE	CA	92612-7686
KESHAVAN, VENU GOPALA	11436 VIA CAPRI	LOMA LINDA	CA	92354-3852
PHILLIP PAUL WHITTON	2235 WATERMARKE PL	IRVINE	CA	92612-7692
KOO SONNY H TR	2236 WATERMARKE PL	IRVINE	CA	92612-7692
JOHNATHAN LEE	2327 WATERMARKE PL	IRVINE	CA	92612-7688
KRISHNAN USHA & VENKAT	14581 SAWLEAF AVE	IRVINE	CA	92606-2127
MAZHARI, ASSADOLLAH	1645 KIRKWAY LN	BLOOMFIELD	MI	48302-1360
JAMES Y TR LIU	1403 VIA ANDRES	PALOS VERDES ESTATES	CA	90274-2845
DESAI, CHIRAG M TR THE	1736 N CHUMASH ST	ORANGE	CA	92867-3249
KOMAIE, NAHID M	2334 WATERMARKE PL	IRVINE	CA	92612-7694
ALIA M ADIB	2335 WATERMARKE PL	IRVINE	CA	92612-7694
ALLEN Y CHAO	115 S MONTGOMERY WAY	ANAHEIM	CA	92807-3528
CINDY TR SEETAO	601 E DEL MAR BLVD APT 407	PASADENA	CA	91101-2891
HATAMBEIKI, ARSHAM	2429 WATERMARKE PL	IRVINE	CA	92612-7690
DABBAH JAMES	2430 WATERMARKE PL	IRVINE	CA	92612-7690
JANET J TR PETERSON	2432 WATERMARKE PL	IRVINE	CA	92612-7690
SHASHAANI GHOLAMREZA & JALEH	3 RIEZ	NEWPORT COAST	CA	92657-0116
KANG ISABELLA	2434 WATERMARKE PL	IRVINE	CA	92612-7696
CHIA LIN CHUAH	105 KESTREL	IRVINE	CA	92618-1061
TONY TR REBECA BEHESHTI	4 SKYCREST	MISSION VIEJO	CA	92692-5175
SUNG HEE KIM	2137 WATERMARKE PL	IRVINE	CA	92612-7691
DEBORAH J FORD	18811 DODGE AVE	NORTH TUSTIN	CA	92705-2159
FARDIN, BABAK	2325 N CATALINA ST	LOS ANGELES	CA	90027-1128
CHEN, TONG-FU TR	25491 HILLSBORO DR	LAGUNA NIGUEL	CA	92677-1458
FLAVIA MANCONI	2154 WATERMARKE PL	IRVINE	CA	92612-7691
YUAN, DONGBIN	2829 E HILLSIDE DR	WEST COVINA	CA	91791-3764
GIDAYA, ERNESTO JR TR E & C GIDAYA LIVING TR 2007	6805 ALTAMOR DR	LOS ANGELES	CA	90045-6801
SHEENA FARIMA DANESH	73 NIGHTSHADE	IRVINE	CA	92603-0640
PHILIP M TR P M MOLINA	2159 WATERMARKE PL	IRVINE	CA	92612-7691
FERGUSON, ANETA J	2237 WATERMARKE PL	IRVINE	CA	92612-7692
KELLY MARIE YOUNG	2238 WATERMARKE PL	IRVINE	CA	92612-7692
EDNA E HINGCO	2239 WATERMARKE PL	IRVINE	CA	92612-7692
C & M FINANCIAL	7423 E ARROYO HONDO RD	SCOTTSDALE	AZ	85266-1503
AMY Y WONG	2251 WATERMARKE PL	IRVINE	CA	92612-7693
MAHROU, NEDDA	2253 WATERMARKE PL	IRVINE	CA	92612-7693
SUSAN TR 2017 S S KIM	2254 WATERMARKE PL	IRVINE	CA	92612-7693
ALFRED C LEE	1019 FOSTER SQUARE LN UNIT 302	FOSTER CITY	CA	94404-2572
YAZDI, LALEH S	2256 WATERMARKE PL	IRVINE	CA	92612-7693
HOJREH, BAHRAM	16812 HALE AVE	IRVINE	CA	92606-5021
ROSS NEMEROFF	2337 WATERMARKE PL	IRVINE	CA	92612-7694
KIM JUAT FOONG	2338 WATERMARKE PL	IRVINE	CA	92612-7694

MODARESI, ARTIN ANTON	4533 MACARTHUR BLVD UNIT A400	NEWPORT BEACH	CA	92660-2059
KIANOOSH JAFARI	27 ROYAL VALE DR	OAK BROOK	IL	60523-1650
HUYNH HUY / PEASLEY REBECCA	2351 WATERMARKE PL	IRVINE	CA	92612-7695
STEVEN S OH	2352 WATERMARKE PL	IRVINE	CA	92612-7695
SYED MAHMOOD MUKHTAR	2355 WATERMARKE PL	IRVINE	CA	92612-7695
KAMRAN SHAHLA 2005 TRUST	2356 WATERMARKE PL	IRVINE	CA	92612-7695
SERGE JOSEPH TR AYVAZIAN	5306 LA CANADA BLVD	LA CANADA	CA	91011-1723
AHMAD HABIBI	2358 WATERMARKE PL	IRVINE	CA	92612-7695
MOUNTAIN HILLS	PO BOX 28017	SANTA ANA	CA	92799-8017
WILLIAM ZARRAS	2549 EASTBLUFF DR UNIT B-291	NEWPORT BEACH	CA	92660-3500
FATIGH, ABBAS	27719 HAWTHORNE BLVD	RANCHO PALOS VERDES	CA	90275-3401
CHRISTOPHER VELASCO	2439 WATERMARKE PL	IRVINE	CA	92612-7697
SMITH EDITH ELIZABETH	2452 WATERMARKE PL	IRVINE	CA	92612-7697
LAKELAND SKIING LP	33681 CAPSTAN DR	DANA POINT	CA	92629-4485
SUD ANURADHA COTR / SUD BHUPINDER COTR	6722 SUN DUNES ST	EASTVALE	CA	92880
HANS S TR KEIRSTEAD	1289 LA MIRADA ST	LAGUNA BEACH	CA	92651-3550
BSEISO WAIL & REEM	25 BEECHWOOD	IRVINE	CA	92604-4654
XQ28 LLC	1590 S COAST HWY STE 7	LAGUNA BEACH	CA	92651-3256
SEN-GUPTA, INDRANIL	2458 WATERMARKE PL	IRVINE	CA	92612-7697
SHABESTARI, SHAHRAM	PO BOX 1934	COSTA MESA	CA	92628-1934
ALIZADEH MASOUD / DAMAVANDI, TANNAZ REZAEI	2140 WATERMARKE PL	IRVINE	CA	92612-7691
SEPAHI, MOONES TR	2141 WATERMARKE PL	IRVINE	CA	92612-7691
ZHOU HUI F / CHEUNG ZI H	2142 WATERMARKE PL	IRVINE	CA	92612-7691
RORY ANN HUTCHISON	2143 WATERMARKE PL	IRVINE	CA	92612-7691
SCANZIO, DARLENE C TR THE	76 CONGRESS PL	IRVINE	CA	92602-1655
DOLATKHAH KAMRAN & MARIA / DOLATKHAH MARIA	PO BOX 419	SANTA YSABEL	CA	92070-0419
REIS, WALTER J TR W J & S A REIS LIVING TR	2699 PLAZA HERMOSA	LAKE HAVASU CITY	AZ	86406-7740
BORHANI, AMIR TR THE	5156 SCHOLARSHIP	IRVINE	CA	92612-5696
SHAHRI, HOMAZAD TR H	3715 90TH AVE SE	MERCER ISLAND	WA	98040-3715
SHARAN KESWANI	2149 WATERMARKE PL	IRVINE	CA	92612-7691
FRIEDMAN LYNNE TR	2240 WATERMARKE PL	IRVINE	CA	92612-7692
MICHAEL OWEN GARDNER	806 OXFORD ST	HOUSTON	TX	77007-1611
SOTO JOSE J & GLORIA	2242 WATERMARKE PL	IRVINE	CA	92612-7692
GEORGE TR ALEXANDER	PO BOX 12355	ORANGE	CA	92859-8355
WANG FREDERICK TRUST	245 WATERMARKE PL	IRVINE	CA	92612
OMORI, TOSHIYUKI TR	2246 WATERMARKE PL	IRVINE	CA	92612-7693
ALI AMINLARI	519 PALOMA CT	ENCINITAS	CA	92024-2392
ISMAEL SILVA JR	PO BOX 4499	CERRITOS	CA	90703-4499
ALLEN D HUBLER	2249 WATERMARKE PL	IRVINE	CA	92612-7693
DEREK LIANG	2340 WATERMARKE PL	IRVINE	CA	92612-7695
MONFARED, FARAMARZ	2341 WATERMARKE PL	IRVINE	CA	92612-7695
RANDHAWA, GURKIRAN KAUR	2342 WATERMARKE PL	IRVINE	CA	92612-7695
BEHMARDIAN ROYA	2343 WATERMARKE PL	IRVINE	CA	92612-7695
TIEN, LIN-SHENG WALTER	8 ARBUSTO	IRVINE	CA	92606-7698
MOSHARAF, MONI	27068 LA PAZ RD UNIT 440	ALISO VIEJO	CA	92656-3041
DARRYL E DALCIN	1941 VALLETA DR	RANCHO PALOS VERDES	CA	90275-1207
BISCARO CARLO Z TR	5 CHARLOTTE	IRVINE	CA	92603-3448
MIRIAM AYOUB	4 SANDY POND RD	LADERA RANCH	CA	92694-1336
MEHDI TR 2002 TR ALEM	31951 MONARCH CRST	LAGUNA NIGUEL	CA	92677-5451
AHMAD SOHRABIAN	2715 STEEPLECHASE LN	DIAMOND BAR	CA	91765-3628
PHILIP ANCIL K & DREW A / PHILIP OMANA	2443 WATERMARKE PL	IRVINE	CA	92612-7697
SONIA KEHYEYAN	2444 WATERMARKE PL	IRVINE	CA	92612-7697
SAVAGE JENNIFER MICHELLE	2445 WATERMARKE PL	IRVINE	CA	92612-7697
HUANG, TIANJIAO	2446 WATERMARKE PL	IRVINE	CA	92612-7697
YELENA TR OSTROVSKY	402 ROCKEFELLER UNIT 118	IRVINE	CA	92612-8105

OZEKI HIDEKAZU & KIWAKO	2448 WATERMARKE PL	IRVINE	CA	92612-7697
EPNESHAHRASHOOB FAMILY TRUST	6411 MORNINGSIDE DR	HUNTINGTON BEACH	CA	92648-6108
CHUNG TR RYU	2165 CHANDLER DR	TUSTIN	CA	92782-1135
FOROUGHI, SHOHREH S TR	900 ISLAND DR APT 509	RANCHO MIRAGE	CA	92270-3171
BRIAN J CALLE	8038 SCHOLARSHIP	IRVINE	CA	92612-5697
FRED C TR STOLLE	49370 VISTA MIRASOL	LA QUINTA	CA	92253-9209
RICARDO LUIS SUAREZ	8037 SCHOLARSHIP	IRVINE	CA	92612-5697
NEIL SAUNDERS V	901 N PENN ST UNIT P2302	PHILADELPHIA	PA	19123-3112
MOHAMMED N SHAFIG HAID	1402 JEFFERSON ST	DELANO	CA	93215-2222
IKON LLC	7040 SCHOLARSHIP	IRVINE	CA	92612-4422
FATHOLLAHI, NAUSSER	402 ROCKEFELLER UNIT 101	IRVINE	CA	92612-8103
MONTERO, BETZAIDA	8041 SCHOLARSHIP	IRVINE	CA	92612-5697
VARON SAMEL & SUSAN E	8048 SCHOLARSHIP	IRVINE	CA	92612-5697
WILLIAM D HALL	8049 SCHOLARSHIP	IRVINE	CA	92612-5697
ELIZABETH A SELL	2455 S MADRONA DR	PALM SPRINGS	CA	92264-9516
NAMI, NIMA TR NAMI LIVING	8046 SCHOLARSHIP	IRVINE	CA	92612-5697
GREATBELLINGTON LLC	17500 RED HILL AVE STE 160	IRVINE	CA	92614-5675
LEZLIE GUNN	4045 S BUFFALO DR STE A101-17	LAS VEGAS	NV	89147-7479
KIM, HYANG JA	8043 SCHOLARSHIP	IRVINE	CA	92612-5697
AYRIA, KAMBIZ	8042 SCHOLARSHIP	IRVINE	CA	92612-5697
RECORDS, CAROLE M TR	8050 SCHOLARSHIP	IRVINE	CA	92612-5697
FATHOLLAHI, NAUSSER	8051 SCHOLARSHIP	IRVINE	CA	92612-5697
DAVID N DALTON	74000 DESERT GARDEN TRL	PALM DESERT	CA	92260-6852
RONALD TR GARBER	8059 SCHOLARSHIP	IRVINE	CA	92612-5697
CHANG JIMMY B	8057 SCHOLARSHIP	IRVINE	CA	92612-5697
ABRAHAM S BAHA	8056 SCHOLARSHIP	IRVINE	CA	92612-5697
ABEDI, EFFAT TR ABEDI	8055 SCHOLARSHIP	IRVINE	CA	92612-5697
BONAKDAR MONICA	8054 SCHOLARSHIP	IRVINE	CA	92612-5697
BAGDASARIAN, EDUARD TR BA	609 N BEVERLY DR	BEVERLY HILLS	CA	90210-3319
ZHANG, DAOQIN	8052 SCHOLARSHIP	IRVINE	CA	92612-5697
MAHNAZ DASTMALCHI SOTODE TRUST	8060 SCHOLARSHIP	IRVINE	CA	92612-5697
TAMMI L TR T LINDSEY	1741 W 15TH AVE	ANCHORAGE	AK	99501-4911
FRANZ TR BOSSHARD	8068 SCHOLARSHIP	IRVINE	CA	92612-5697
MARK LEE	400 SYMPHONY CIR UNIT 428	HUNT VALLEY	MD	21030-2054
MARK LEE	8066 SCHOLARSHIP	IRVINE	CA	92612-5697
JOHN S YUN	1617 RIVER BIRCH CIR	ORANGE	CA	92869-1006
SOLTANI, AZIZ TR SOLTANI	17521 JACARANDA	IRVINE	CA	92612-2813
THOMAS P TR KLAMMER	8063 SCHOLARSHIP	IRVINE	CA	92612-5697
PLAZA PROPERTIES GROUP LLC	PO BOX 8867	NEWPORT BEACH	CA	92658-8867
TIMOTHY SU	8070 SCHOLARSHIP	IRVINE	CA	92612-5697
BING YANG LIU	8071 SCHOLARSHIP	IRVINE	CA	92612-5697
MEREDITH M BARNES	8078 SCHOLARSHIP	IRVINE	CA	92612-5697
KLEIN ALICE J	8079 SCHOLARSHIP	IRVINE	CA	92612-5697
DESMOND Q DONNELLAN	8077 SCHOLARSHIP	IRVINE	CA	92612-5697
MOHSENI, BARDIA	8076 SCHOLARSHIP	IRVINE	CA	92612-5697
YANG, JIAYI TR YOUNGS	8075 SCHOLARSHIP	IRVINE	CA	92612-5697
JOSEPH GALLADE	8116 SCHOLARSHIP	IRVINE	CA	92612-5698
ARASH AMINIAN	8073 SCHOLARSHIP # 509C	IRVINE	CA	92612-5697
WULKAN DANIEL	8072 SCHOLARSHIP	IRVINE	CA	92612-5697
FATHOLLAHI, NAUSSER	8080 SCHOLARSHIP	IRVINE	CA	92612-5697
ELISA R TR GRAINGER	8081 SCHOLARSHIP	IRVINE	CA	92612-5697
HUANG FAN YEN	8088 SCHOLARSHIP	IRVINE	CA	92612-5697
WIEDERKEHR, URS	8089 SCHOLARSHIP	IRVINE	CA	92612-5697
KIAN HOLDINGS LLC	5152 ISLEWORTH CC DR	WINDERMERE	FL	34786-8954
DAVID N DALTON	PO BOX 2849	PALM DESERT	CA	92261-2849

IIZUKA, MAKI	8083 SCHOLARSHIP	IRVINE	CA	92612-5697
ANTOINE F FARSAI	8082 SCHOLARSHIP	IRVINE	CA	92612-5697
ALBERT D TR MINOOFAR	8090 SCHOLARSHIP	IRVINE	CA	92612-5697
WONG JOSEPH LIVING TRUST	16312 AURORA CREST DR	WHITTIER	CA	90605-1368
DONALD A TR HANSEN	8095 SCHOLARSHIP	IRVINE	CA	92612-5697
YOO SANG DUCK	910 ROOSEVELT STE 250	IRVINE	CA	92620-3681
HAROLD TR NEWMAN	8094 SCHOLARSHIP	IRVINE	CA	92612-5697
ALEX WAH HIN YEUNG	8093 SCHOLARSHIP	IRVINE	CA	92612-5697
HASHAD, YEHIA A	8092 SCHOLARSHIP	IRVINE	CA	92612-5697
YOON, MOK KOO	3075 WILSHIRE BLVD APT 413	LOS ANGELES	CA	90010-1288
MIKE TR MIKE SOLNIK	400 SE 5TH AVE APT 503	BOCA RATON	FL	33432-5618
SIOSHANSI, FARANAK	8104 SCHOLARSHIP	IRVINE	CA	92612-5698
LEE JUN	8103 SCHOLARSHIP	IRVINE	CA	92612-5698
DAVID H TR JOHNSON	8102 SCHOLARSHIP	IRVINE	CA	92612-5698
JAMES P TR WALSH WALSH	326 SAND HILL RD	PETERBOROUGH	NH	03458-1617
QZ INVESTMENT LLC	505 S VILLA REAL STE 116	ANAHEIM	CA	92807-3441
OMAR SOSA	8115 SCHOLARSHIP UNIT 903	IRVINE	CA	92612-5698
SU, HSIN YI	8114 SCHOLARSHIP	IRVINE	CA	92612-5698
ANNIE LEE	8113 SCHOLARSHIP	IRVINE	CA	92612-5698
ELLEGARD CHERYL O TR K E / & C O ELLEGARD REVOC TR	PO BOX 517	SEAL BEACH	CA	90740-0517
XU, JING	8120 SCHOLARSHIP UNIT 1001	IRVINE	CA	92612-5698
JAIME M TR SCHVARTZMAN	67 BLUE LAGOON	LAGUNA BEACH	CA	92651-4231
KHAZAEIZADEH, ALIREZA	8125 SCHOLARSHIP	IRVINE	CA	92612-5698
CAROL ANN TR ZINNGRABE	8126 SCHOLARSHIP	IRVINE	CA	92612-5698
ZANE A MIRANDA	8124 SCHOLARSHIP	IRVINE	CA	92612-5698
ALLEN J TR MILBERT	8123 SCHOLARSHIP	IRVINE	CA	92612-5698
AHMAD KHOSHNOUDI	8122 SCHOLARSHIP	IRVINE	CA	92612-5698
LARRY J TR TUCKER TUCKER	8140 SCHOLARSHIP	IRVINE	CA	92612-5698
R5MANAGEMENT LLC	2479 E FIELD ROSE DR	SALT LAKE CITY	UT	84121-1571
MERCER, SHAIN	8145 SCHOLARSHIP	IRVINE	CA	92612-5698
MICHAEL ALLADAWI	8146 SCHOLARSHIP	IRVINE	CA	92612-5698
JUNG TAIK KOH	8144 SCHOLARSHIP	IRVINE	CA	92612-5698
ZHONG, LONGTAI	21 JEWEL FLOWER	IRVINE	CA	92603-0406
TAO YUAN	8142 SCHOLARSHIP	IRVINE	CA	92612-5698
SEBASTIAN TR MUSCO MUSCO	8150 SCHOLARSHIP	IRVINE	CA	92612-5698
OLD RIVER ENTERPRISES LP	8151 SCHOLARSHIP	IRVINE	CA	92612-5698
BOUBES AMMAR TR	8156 SCHOLARSHIP	IRVINE	CA	92612-5698
BOZORGI, SIAVOSH TR	8157 SCHOLARSHIP	IRVINE	CA	92612-5698
SCOTT TR WELLMAN	8155 SCHOLARSHIP	IRVINE	CA	92612-5698
NEZAMI MOHAMMAD	8154 SCHOLARSHIP	IRVINE	CA	92612-5698
CHENG CHARLES / WU HUI T	8152 SCHOLARSHIP	IRVINE	CA	92612-5698
JOEL LEVINE	5039 SCHOLARSHIP	IRVINE	CA	92612-5695
SAGHAFI, AZITA	1340 REYNOLDS AVE UNIT 116-245	IRVINE	CA	92614-5551
KLINK PAUL F LIVING TRUST / BENJAMIN EILEEN C	4675 MACARTHUR CT STE 1600	NEWPORT BEACH	CA	92660-1852
PETER AUGUST TR FORMUZIS	123 VIA JUCAR	NEWPORT BEACH	CA	92663-4909
JENNIFER C YANG	5034 SCHOLARSHIP	IRVINE	CA	92612-5695
FARR THOMAS R	5035 SCHOLARSHIP	IRVINE	CA	92612-5695
DIVINE HEALING & HOUSING	5049 SCHOLARSHIP	IRVINE	CA	92612-5695
DIANAT FAMILY TRUST	5048 SCHOLARSHIP	IRVINE	CA	92612-5695
MAHMOUD GHAYOUMIPOUR	5 RUTHERFORD	IRVINE	CA	92602-2410
ADEL, SHOJA PETER TR P	5040 SCHOLARSHIP	IRVINE	CA	92612-5695
BAHER FAMILY TRUST	11625 BELLAGIO RD	LOS ANGELES	CA	90049-2112
JASMINE JUNG MIN LEE	5044 SCHOLARSHIP	IRVINE	CA	92612-5695
GHOSTOWN CALICO LLC	543 FULLERTON AVE	NEWPORT BEACH	CA	92663-5135
MARK ANTHONY SASKO	2233 VISTA RODEO DR	EL CAJON	CA	92019-3565

YUSHMANOV FAMILY TRUST	3418 LAREDO LN	ESCONDIDO	CA	92025-7807
SALEEN ELIZABETH TR / SALEEN STEPHEN TR	5059 SCHOLARSHIP	IRVINE	CA	92612-5695
REZA CHAYCHIAN	16480 HARBOR BLVD STE 101	FOUNTAIN VALLEY	CA	92708-1361
GAFFOOR, MAHOMED TR	5051 SCHOLARSHIP	IRVINE	CA	92612-5695
CAMERON K ORR	5050 SCHOLARSHIP	IRVINE	CA	92612-5695
SUNG BIN LEE	5052 SCHOLARSHIP	IRVINE	CA	92612-5695
JACQUES KPODONU	175 FREEMAN ST APT 122	BROOKLINE	MA	02446-3510
KATHY A TR K A KARLHEIM	5054 SCHOLARSHIP	IRVINE	CA	92612-5695
CUNG, THANH HOANG TR T & C LIVING TR	214 HAZEL DR	CORONA DEL MAR	CA	92625-3059
MORELAND CARLA TRUST	5056 SCHOLARSHIP	IRVINE	CA	92612-5695
TERRY M NAKAMURA	5057 SCHOLARSHIP	IRVINE	CA	92612-5695
STANLEY ZALE TR SHUSTER	549 EMERALD BAY	LAGUNA BEACH	CA	92651-1257
JIMMY YUE	PO BOX 7780	ALHAMBRA	CA	91802-7780
CHANG MAN-LIN M	108 CAMINO SOBRANTE	ORINDA	CA	94563-2329
MARK ERIK GITTIN	5060 SCHOLARSHIP	IRVINE	CA	92612-5695
SCOTT SCHWEIZER	5062 SCHOLARSHIP	IRVINE	CA	92612-5695
JIMMY SHUN HAO CHANG	8536 LODGEPOLE LN	RIVERSIDE	CA	92508-7106
SUNDARARAJAN, VENKAT	A-23-6 SENI MONT KIARA	NO. 2A CHANGKAT DUTA KIARA, MONT KIARA		KUALA LUMPUR, , MALAYSIA
CHIEN, CHUI-TSANG	5759 WATERS EDGE DR	IRVING	TX	75039-3661
UMIT YASAR KURU	5067 SCHOLARSHIP	IRVINE	CA	92612-5695
BLAKE, RONALD D TR R / C	5079 SCHOLARSHIP	IRVINE	CA	92612-5695
JAMES TR LEU	18837 BROOKHURST ST STE 301	FOUNTAIN VALLEY	CA	92708-7302
KAPPA FOODS LLC	5071 SCHOLARSHIP	IRVINE	CA	92612-5695
SOTODEH, SANAZ TR THE S	5070 SCHOLARSHIP	IRVINE	CA	92612-5695
HOWARD LEVY	5103 656 SCHOLARSHIP	IRVINE	CA	92612
CHENG, FANG HUEI WANG	27702 GOLD DUST LN	LAGUNA HILLS	CA	92653-5899
GO, WILLIAM TR THE J W	5074 SCHOLARSHIP	IRVINE	CA	92612-5695
THARANI, DILEEP	5076 SCHOLARSHIP	IRVINE	CA	92612-5695
LISA WINKLER	5077 SCHOLARSHIP	IRVINE	CA	92612-5695
JOHN W TR WARREN	5089 SCHOLARSHIP	IRVINE	CA	92612-5695
ABORELL ADVISORS I LLC BY RECVR & MGMT I LLC BY RECV / ABORELL MGMT I LLC BY RECVR	865 S FIGUEROA ST STE 2800	LOS ANGELES	CA	90017-2795
FARBOUDMANESH TRUST	5081 SCHOLARSHIP	IRVINE	CA	92612-5695
TONY T KING	5080 SCHOLARSHIP	IRVINE	CA	92612-5695
BLAKE ASHLEY	PO BOX 11043	NEWPORT BEACH	CA	92658-5016
EFRAIM DUZMAN	5 NIDDEN	IRVINE	CA	92603-3462
MASOUDFAR, SIMA TR THE S	5085 SCHOLARSHIP	IRVINE	CA	92612-5695
SEVVOM, HOSSEIN FAKOOR TR	5086 SCHOLARSHIP	IRVINE	CA	92612-5695
XIAO H TR WANG	12837 BERKHAMSTED ST	CERRITOS	CA	90703-7233
JAFARI, MEHDI TR JAFARI & TAHERI TR	23 CANYON PEAK	NEWPORT COAST	CA	92657-1656
TAMADON, SHOKOUH	5091 SCHOLARSHIP	IRVINE	CA	92612-5695
SALMA LLC	5000 BIRCH ST STE 6000	NEWPORT BEACH	CA	92660-8141
MUELLER, JACKSON W JR THE	5092 SCHOLARSHIP	IRVINE	CA	92612-5695
DHUPCHINDA, SOMMART	5093 SCHOLARSHIP	IRVINE	CA	92612-5695
WEISS, NATOMA JOAN TR	5094 SCHOLARSHIP	IRVINE	CA	92612-5695
NANCY TR TAHVILDARAN	5106 SCHOLARSHIP	IRVINE	CA	92612-5696
BARBARA J TR OFFERMAN	743 ALTURAS DEL SOL	SANTA BARBARA	CA	93103-2173
SHARIF, MEHRAK K	5101 SCHOLARSHIP	IRVINE	CA	92612-5696
ISHIZUKA, YASUHIRO	5100 SCHOLARSHIP	IRVINE	CA	92612-5696
OROZCO MIGUEL A & ELIZABETH A	5102 SCHOLARSHIP	IRVINE	CA	92612-5696
HOWARD W LEVY	75656 VIA CORTONA	INDIAN WELLS	CA	92210-7815
MARC H TR M C GLICKMAN	5104 SCHOLARSHIP	IRVINE	CA	92612-5696
LIANG, JEANNIE TR THE J	2505 BUTTERNUT DR	HILLSBOROUGH	CA	94010-6203
MACK MICHAEL J	5115 SCHOLARSHIP	IRVINE	CA	92612-5696
WONG JOSEPH LIVING TRUST	5111 SCHOLARSHIP	IRVINE	CA	92612-5696
ALIDA SERTTHIN	5110 SCHOLARSHIP	IRVINE	CA	92612-5696

YONG W RHEE	5579 LUZ DEL SOL UNIT B	LAGUNA WOODS	CA	92637-6951
SERTTHIN ALIDA SUPSAKORN	5113 SCHOLARSHIP	IRVINE	CA	92612-5696
OLFATI, ATA TR A & S B OLFATI REVOC LIVING TR	5114 SCHOLARSHIP	IRVINE	CA	92612-5696
KIM, EUISHIN EDMUND TR ED	5126 SCHOLARSHIP	IRVINE	CA	92612-5696
MICHAEL A GALLADE	5125 SCHOLARSHIP	IRVINE	CA	92612-5696
MOGHADAM, SHOHREH S	5121 SCHOLARSHIP	IRVINE	CA	92612-5696
TAHERI, SHAHRAM S	5120 SCHOLARSHIP	IRVINE	CA	92612-5696
MADJID MESGARZADEH	2234 COOLIDGE HWY APT 206	TROY	MI	48084-3623
EDITH TR WARREN C VIRAY	6701 CENTER DR W STE 525	LOS ANGELES	CA	90045-1549
PISCOPO ANTHONY	5124 SCHOLARSHIP	IRVINE	CA	92612-5696
ZHANG, YUJUN	5146 SCHOLARSHIP	IRVINE	CA	92612-5696
ASHLEY MOTAMEDI	5145 SCHOLARSHIP	IRVINE	CA	92612-5696
HAROLD DENIS LEE	5141 SCHOLARSHIP	IRVINE	CA	92612-5696
SUPSAKORN ROUMSIN	5140 SCHOLARSHIP	IRVINE	CA	92612-5696
CAROL TSENG	5142 SCHOLARSHIP	IRVINE	CA	92612-5696
MURTHY, NAGARAJ TR MURTHY	5143 SCHOLARSHIP	IRVINE	CA	92612-5696
THANH THUY LUONG HARVEY	2549 EASTBLUFF DR # 103	NEWPORT BEACH	CA	92660-3500
LEE, BYUNG JOON TR LEE	5151 SCHOLARSHIP	IRVINE	CA	92612-5696
MING CHU LIN WU	5150 SCHOLARSHIP	IRVINE	CA	92612-5696
ELKASM, FARID TR	5152 SCHOLARSHIP	IRVINE	CA	92612-5696
NANCY S YOUN	5153 SCHOLARSHIP	IRVINE	CA	92612-5696
KURT R LINDSEY	PO BOX 92267	ANCHORAGE	AK	99509-2267
JOHN TR LINK	5155 SCHOLARSHIP	IRVINE	CA	92612-5696
EQR-TOSCANA APARTMENTS LP	LEDGER # 292	CHICAGO	IL	60680-0407
POLE USA INVESTMENT ONE	520 NEWPORT CENTER DR STE 350	NEWPORT BEACH	CA	92660-7029
SANTA ANA UNIFIED SCH DISTRICT	1601 E CHESTNUT AVE	SANTA ANA	CA	92701-6322
18818 TELLER PARTNERS	18818 TELLER AVE STE 200	IRVINE	CA	92612-1680
TECOLOTE RESOURCES INC	2465 CAMPUS DR	IRVINE	CA	92612-1502
ARAKELIAN IRVINE REAL	14048 VALLEY BLVD	CITY OF INDUSTRY	CA	91746-2801
BOARDWALK OFFICE	3501 JAMBOREE RD STE 230	NEWPORT BEACH	CA	92660-2995
KCI WARNER ATRIUM LLC	19100 VON KARMAN AVE STE 480	IRVINE	CA	92612-6569
SRG BARDEEN LLC	18802 BARDEEN AVE	IRVINE	CA	92612-1521
BARDEEN PARTNERS LLC	18851 BARDEEN AVE	IRVINE	CA	92612-1520
BARDEEN ASSOCIATES LLC	18831 BARDEEN AVE STE 200	IRVINE	CA	92612-6515
2532 DUPONT DRIVE LLC	2532 DUPONT DR	IRVINE	CA	92612-1524
DUPONT FALESE LLC	8775 FOLSOM BLVD STE 200	SACRAMENTO	CA	95826-3725
OC AIRPORT OWNER LLC	18881 VON KARMAN AVE STE 400	IRVINE	CA	92612-6525
HENSEL PHELPS	420 6TH AVE	GREELEY	CO	80631-2332
LBA RV-COMPANY X LP	3347 MICHELSON DR STE 200	IRVINE	CA	92612-0687
JACK RABBIT GROUP LLC	18800 VON KARMAN AVE STE A	IRVINE	CA	92612-1724
C M STRATPLAN INC	525 UNIVERSITY AVE	PALO ALTO	CA	94301-1903
ESSEX DUPONT LOFTS LP	PO BOX 59365	SCHAUMBURG	IL	60159-0365
ALLERGAN PROPERTY	PO BOX 19634	IRVINE	CA	92623-9634
GFE MACARTHUR INVESTMENTS	7700 IRVINE CENTER DR STE 620	IRVINE	CA	92618-4944
JG DUPONT CENTRE LLC	4141 MACARTHUR BLVD	NEWPORT BEACH	CA	92660-2015
ALLERGAN INC	2525 DUPONT DR	IRVINE	CA	92612-1531
HANCOCK S-REIT IRVINE CORP	865 S FIGUEROA ST STE 3320	LOS ANGELES	CA	90017-5444
18800 MACARTHUR HMEJ LLC	515 S FIGUEROA ST STE 1850	LOS ANGELES	CA	90071-3321
TIDES HOSPITALITY LLC	2192 DUPONT DR	IRVINE	CA	92612-1302
CENTRAL PARK WEST COMMUNITY ASSOCIATION	1 POLARIS WAY STE 100	ALISO VIEJO	CA	92656-5360
RESIDENCE MUTUAL	PO BOX 19626	IRVINE	CA	92623-9626
GOLDEN HOTELS LIMITED	5325 E PACIFIC COAST HWY	LONG BEACH	CA	90804-4441
A-WON PROPERTIES LLC	92 ARGONAUT STE 120	ALISO VIEJO	CA	92656-4121
DREAM SQUARE IRVINE LLC	2029 CENTURY PARK E # 2570N	LOS ANGELES	CA	90067-2901
FLT MICHELSON LLC	2082 MICHELSON DR	IRVINE	CA	92612-1212

18401 VON KARMAN PROPERTY OWNER LLC	18301 VON KARMAN AVE	IRVINE	CA	92612-1009
2211 MICHELSON HOLDINGS LLC	18301 VON KARMAN AVE STE 250	IRVINE	CA	92612-0106
PLAZA INVS & CONSULTANCY LLC	2223 AVENIDA DE LA PLAYA STE 100	LA JOLLA	CA	92037-3218
THE IRVINE COMPANY	PO BOX 7788	NEWPORT BEACH	CA	92658-7788
REEP-OFC VON KARMAN CA	1 FRONT ST STE 550	SAN FRANCISCO	CA	94111-5344
2042 BCD L P	2042 BUSINESS CENTER DR	IRVINE	CA	92612-1132
RUSSELL E TR FLUTER	2025 W BALBOA BLVD	NEWPORT BEACH	CA	92663-4300
PROPERTY RESERVE INC	3550 GLENRIDGE DR	SHERMAN OAKS	CA	91423-4672
MCCABE PLAZA LLC	20072 SW BIRCH ST	NEWPORT BEACH	CA	92660-0794
AZALEA L P	42 CORPORATE PARK STE 200	IRVINE	CA	92606-3104
32 RANCHO CIRELE LLC	2569 MCCABE WAY STE 200	IRVINE	CA	92614-5220
2515 MCCABE WAY LLC	1100 W TOWN AND COUNTRY RD # 13	ORANGE	CA	92868-4600
AMERICAN LOTUS BUDDHIST	2692 BECKMAN AVE	IRVINE	CA	92606-5101
ROBCALI LLC	59 MAIDEN LN	NEW YORK	NY	10038-4502
LAKESHORE PROPERTIES LLC	1990 S BUNDY DR STE 500	LOS ANGELES	CA	90025-5245
FOREFRONT 405 OWNERS	2445 MCCABE WAY STE 100	IRVINE	CA	92614-4299
MCCABE GROUP LLC	18627 BROOKHURST ST # 4	FOUNTAIN VALLEY	CA	92708-6748
SCENIC ENT LLC	18627 BROOKHURST ST # 445	FOUNTAIN VALLEY	CA	92708-6748
BASSMAN-BLAINE HOLDINGS	2485 MCCABE WAY UNIT 3	IRVINE	CA	92614-6254
PROPERTY RESERVE INC	2332 COTNER AVE STE 301	LOS ANGELES	CA	90064-1848
NEW SPARK HOLDINGS INC	580 SILVER SPUR RD	ROLLING HILLS ESTATES	CA	90275-3614
2552 WHITE ROAD LLC	3500 W GARRY AVE	SANTA ANA	CA	92704-6423
2572 WHITE ROAD LLC	2572 WHITE RD	IRVINE	CA	92614-6236
CARTER FAMILY INVEST	PO BOX 696583	SAN ANTONIO	TX	78269-6583
FARHAD ABDOLLAHI	2500 WHITE RD STE B	IRVINE	CA	92614-6276
BASCOM AIRPORT EXEC	26 CORPORATE PARK STE 200	IRVINE	CA	92606-3115
ROHE PROPS INC	26322 SAN SOUCI PL	MISSION VIEJO	CA	92692-3299
KELLY TR KELLY GRAY GRAY	23 BLACK HAWK	IRVINE	CA	92603-0310
2091 BUSINESS CENTER	22939 HAWTHORNE BLVD UNIT 100	TORRANCE	CA	90505-3681
ROCKRIVER VIII LLC	2392 MORSE AVE	IRVINE	CA	92614-5230
S3 HOSPITALITY LLC	2070 NEWPORT BLVD	COSTA MESA	CA	92627-2164
ROHE PROPERTIES INC	2541 WHITE RD	IRVINE	CA	92614-6235
COOK TRUST	127 2ND ST STE 1	LOS ALTOS	CA	94022-2794
CAMDEN JAMBOREE	PO BOX 27329	HOUSTON	TX	77227-7329
CORNUCOPIA INC	1007 EMERALD BAY	LAGUNA BEACH	CA	92651-1231
BUSINESS CENTER DRIVE	6 VENTURE STE 100	IRVINE	CA	92618-7347
BCD 2111 PROPERTY	2111 BUSINESS CENTER DR STE 200	IRVINE	CA	92612-1017
HUYCKE, TRAUTE TR	1401 EMERALD BAY	LAGUNA BEACH	CA	92651-1234
METROPOLIS GARDENS LLC	8895 CENTRE DR 105-229	SAN DIEGO	CA	92122
MARCOURT INVESTMENTS INC	PO BOX 579	LOUISVILLE	TN	37777-0579
EQR-2850 KELVIN L P	2850 KELVIN AVE	IRVINE	CA	92614-5853
17891 CARTWRIGHT LLC	32 DEEP SEA	NEWPORT COAST	CA	92657-2155
MAIN STREET PLAZA	PO BOX 3058	MISSION VIEJO	CA	92690-1058
2372 MORSE AVENUE LLC	2372 MORSE AVE	IRVINE	CA	92614-6234
NORAM PROPERTIES LLC	2100 MAIN ST STE 100	IRVINE	CA	92614-6238
17422 MURPHY SITE LLC	17422 MURPHY AVE	IRVINE	CA	92614-5922
17881 CARTWRIGHT RD LLC	41 BLUE HERON	IRVINE	CA	92603-0306
CARTWRIGHT CCR LLC	130 NEWPORT CENTER DR STE 230	NEWPORT BEACH	CA	92660-6979
SSCA 17392 MURPHY AVE LLC	1380 LEAD HILL BLVD STE 200	ROSEVILLE	CA	95661-2997
HARPNBOWL LLC	17801 CARTWRIGHT RD	IRVINE	CA	92614-6216
TLWC-IRVINE LLC	2301 ROSECRANS AVE STE 4130	EL SEGUNDO	CA	90245-4966
2300SNA LLC	1331 N CALIFORNIA BLVD STE 170	WALNUT CREEK	CA	94596-4535
DORMY INVESTMENT LLC	6 SKYLARK WAY	COTO DE CAZA	CA	92679-3946
MCNAMEE, SHARLEE S TR	2400 MAIN ST STE 201	IRVINE	CA	92614-6271
J & R MAIN STREET LLC	31 SKYRIDGE	NEWPORT BEACH	CA	92657-1815

THE HOUSE OF SPORTSMEN	1432 SANTA FE DR	TUSTIN	CA	92780-6417
HARRY Z WILSON, FAMILY	1821 MONTANA AVE APT A	SANTA MONICA	CA	90403-1900
JOHN HANCOCK LIFE INSURANCE CO	865 S FIGUEROA ST	LOS ANGELES	CA	90017-2543
MH HOUSE IRVINE LLC	2725 ROCKY MOUNTAIN AVE STE 200	LOVELAND	CO	80538-8717
17850 VON KARMAN LAND	4000 MACARTHUR BLVD STE 110	NEWPORT BEACH	CA	92660-2546
PMI CHARTER LLC	777 S CALIFORNIA AVE	PALO ALTO	CA	94304-1179
BROADWAY MICHELSON LLC	3161 MICHELSON DR STE 900	IRVINE	CA	92612-4409
RLI EM IRVINE L P	3 BETHESDA METRO CTR STE 1000	BETHESDA	MD	20814-6347
1980 MAIN LLC	60 COLUMBUS CIR FL 19	NEW YORK	NY	10023-5802
UNITED STATES POSTAL SERVICE	17192 MURPHY AVE	IRVINE	CA	92623-0400
ROBERT COHEN	10474 SANTA MONICA BLVD STE 405	LOS ANGELES	CA	90025-6932
DENNING, JEFFREY V TR	2851 MCGAW AVE	IRVINE	CA	92614-5835
KAY BAGRAMIAN	538 VIA LIDO NORD	NEWPORT BEACH	CA	92663-4948
TERRACE TOWER ORANGE	121 SW MORRISON ST STE 250	PORTLAND	OR	97204-3179
VON KARMAN-MAIN STREET	2323 MAIN ST	IRVINE	CA	92614-6222
17885 VON KARMAN LLC	150 PAULARINO AVE STE 182	COSTA MESA	CA	92626-3301
MILLS R C & S D TRUST	13651 YELLOWSTONE DR	SANTA ANA	CA	92705-2657
PR II & INTRACORP 2055 MAIN LLC	895 DOVE ST STE 400	NEWPORT BEACH	CA	92660-8921
ESSEX DERIAN L P	PO BOX 4265	WOODLAND HILLS	CA	91365-4265
MARY MELLONE	20221 SW CYPRESS ST	NEWPORT BEACH	CA	92660-0714
HSU, SHIH FANG TR	25 CHARLOTTE	IRVINE	CA	92603-3448
IRVINE CO	PO BOX 182571	COLUMBUS	OH	43218-2571
MEGATREND ENTERPRISE LLC	11 FIRESTONE	IRVINE	CA	92614-7049
SHENMU HOLDINGS LLC	17062 MURPHY AVE	IRVINE	CA	92614-5914
CANYON CORPORATE CENTRE LTD	PO BOX 19599	IRVINE	CA	92623-9599
ARNE NAFISON	21252 HILLSDALE LN	HUNTINGTON BEACH	CA	92646-7238
CANDY & SUGAR LLC	17534 VON KARMAN AVE	IRVINE	CA	92614-6208
J & R 1901 MAIN LLC	2525 MAIN ST STE 510	IRVINE	CA	92614-6681
IRVINE CO	PO BOX 4349	ANAHEIM	CA	92803-4349
17536 VON KARMAN LLC	23 PACIFIC MIST	NEWPORT COAST	CA	92657-1649
VK ASSOC LLC	949 S COAST DR STE 600	COSTA MESA	CA	92626-7734
VON KARMAN PRODUCTION LLC	6789 QUAIL HILL PKWY # 408	IRVINE	CA	92603-4233
DANE ELEC CORP USA	17520 VON KARMAN AVE	IRVINE	CA	92614-6208
DANIEL HON-YING NG	11321 DELPHINIUM AVE	FOUNTAIN VALLEY	CA	92708-1710
AIC OWNER LLC	17755 SKY PARK CIR STE 100	IRVINE	CA	92614-6400
KELLY PATRICIA TR BURKE	260 BAKER ST STE 100	COSTA MESA	CA	92626-4579
NATURA CITY LLC	2461 HUNTINGTON DR	SAN MARINO	CA	91108-2644
GATES ALTON LLC	15 DARTMOUTH	NEWPORT BEACH	CA	92660-9003
FREE CHAPEL ORANGE COUNTY	1290 MCEVER RD	GAINESVILLE	GA	30504-3930
NEXGEN PHARMA INC	46 CORPORATE PARK STE 100	IRVINE	CA	92606-3121
SCHIFFMAN, TODD I TR	9229 W SUNSET BLVD STE 501	LOS ANGELES	CA	90069-3405
DIAMOND JAMBOREE LTD	900 S SAN GABRIEL BLVD STE 200	SAN GABRIEL	CA	91776-2762
B BRAUN MEDICAL INC	2525 MCGAW AVE	IRVINE	CA	92614-5841
PLC ALTON APARTMENTS LLC	23 CORPORATE PLAZA DR STE 246	NEWPORT BEACH	CA	92660-7944
HANHAN JABER & SUHAIR	307 PLACEMARK	IRVINE	CA	92614-0173
DEFT INC	1611 E 4TH ST STE 200	SANTA ANA	CA	92701-5136
WAYNE Y TR UYEMURA	2901 PEBBLE DR	CORONA DEL MAR	CA	92625-1518
ICC-CHT LLC	26131 RED CORRAL RD	LAGUNA HILLS	CA	92653-6312
VILLAGE WEST INVESTMENTS	50 GRANDVIEW	IRVINE	CA	92603-0222
OC IRVINE HOLDINGS LLC	38 CORPORATE PARK	IRVINE	CA	92606-5105
TENG FAMILY LLC	2362 MCGAW AVE	IRVINE	CA	92614-5832
BAO DING TR BAO CHENG	2 SHORE WALK	NEWPORT COAST	CA	92657-2158
CHEESECAKE FACTORY INC	26901 MALIBU HILLS RD	CALABASAS	CA	91301-5354
ORANGE COUNTY CHRISTIAN	2332 MCGAW AVE	IRVINE	CA	92614-5832
IRVINE HHG HOTEL DEV LP	105 DECKER CT STE 500	IRVING	TX	75062-2790

ARMSTRONG LLLP II	3600 BIRCH ST STE 130	NEWPORT BEACH	CA	92660-2641
IRVINE CORPORATE PARK LLC	16253 LAGUNA CANYON RD	IRVINE	CA	92618-3605
LEBRUNS LLC	PO BOX 19516	IRVINE	CA	92623-9516
IRVINE BUSINESS PROPERTIES	3330 HARBOR BLVD # 100	COSTA MESA	CA	92626-1502
RC1 CORPORATE POINTE LLC	19712 MACARTHUR BLVD STE 150	IRVINE	CA	92612-2448
ARJAD, HENRY TR H & L ARJAD REVOC FAMILY TR	16630 ASTON	IRVINE	CA	92606-4836
INFINITY AQUA INC	6789 QUAIL HILL PKWY # 852	IRVINE	CA	92603-4233
SHYU CO LLC	900 S SAN GABRIEL BLVD	SAN GABRIEL	CA	91776-2762
REDHILL-METRO VI	227 20TH ST STE 100	NEWPORT BEACH	CA	92663-4343
TINA B NEMETH	306 OLD RANCH RD	BRADBURY	CA	91008-1031
ASLAN MED CENTER I LLC	41 POST	IRVINE	CA	92618-5216
GLOVIS AMERICA INC	17305 VON KARMAN AVE STE 200	IRVINE	CA	92614-6674
V & A ENTERPRISES	1401 DOLPHIN TER	CORONA DEL MAR	CA	92625-1731
HUANG, YUANCHUN TR Y	24962 FAIRTIME CIR	LAGUNA NIGUEL	CA	92677-6010
17611 ARMSTRONG LLC	17611 ARMSTRONG AVE	IRVINE	CA	92614-5727
WNC SKY PK LLC	17782 SKY PARK CIR	IRVINE	CA	92614-6404
SKYPARK PARTNERS	17870 SKY PARK CIR	IRVINE	CA	92614-6424
17651 ARMSTRONG LLC	4035 DOVER RD	LA CANADA	CA	91011-4026
LATISYS SPV INC	393 INVERNESS PKWY	ENGLEWOOD	CO	80112-5816
WATERWORKS PARTNERS II	4701 VON KARMAN AVE STE 100	NEWPORT BEACH	CA	92660-2161
C2E COMMUNITY ASSOCIATION	2030 MAIN ST STE 1200	IRVINE	CA	92614-7256
SONG YAO	2322 SYNERGY	IRVINE	CA	92614-0168
MARIA A TR HUANG	26 BAFFIN BAY	NEWPORT COAST	CA	92657-2113
ZHANG, AMEI	820 CHAMPION CIR	WALNUT	CA	91789-4901
CHEN, SIRONG	3555 TILDEN AVE	LOS ANGELES	CA	90034-6108
LI, CHUNQIAN	2282 SYNERGY	IRVINE	CA	92614-0167
JENNY CHAO-YING P ZHAO	2141 PALERMO	TUSTIN	CA	92782-8742
WANG, LI	2709-4688 KINGS WAY	BURNABY, BRITISH COLUMBIA		CANADA
XU, JIAHUI	2278 SYNERGY	IRVINE	CA	92614-0167
STEVEN DIFILLIPPO	118 LARCH ROW	WENHAM	MA	01984-1635
ZHANG, LI	2274 SYNERGY	IRVINE	CA	92614-0167
DANIEL HUANG	17322 MURPHY AVE	IRVINE	CA	92614-5920
JOHNNY C LIU	138 CARROTWOOD	IRVINE	CA	92618-1183
MARK T ALBERT	2302 SYNERGY	IRVINE	CA	92614-0168
SYNERGY INVESTMENT LLC	31 PRAIRIE GRASS	IRVINE	CA	92603-0402
LIU, XIAOMEI	2318 SYNERGY	IRVINE	CA	92614-0168
XU, CHEN	2320 SYNERGY	IRVINE	CA	92614-0168
HUI XIONG	126 TOMATO SPGS	IRVINE	CA	92618-8880
GU, XIEHUA	2310 SYNERGY	IRVINE	CA	92614-0168
JOHN A CORTES	2336 SYNERGY	IRVINE	CA	92614-0168
IRVINE GATEWAY	411 1ST AVE S STE 650	SEATTLE	WA	98104-3807
IRVINE GATEWAY	2246 SYNERGY	IRVINE	CA	92614-0167
IRVINE GATEWAY	20 ROCKWREN	IRVINE	CA	92604-3325
IRVINE GATEWAY	2260 SYNERGY	IRVINE	CA	92614-0167
IRVINE GATEWAY	17700 CASTLETON ST STE 383	CITY OF INDUSTRY	CA	91748-5873
TRAN LANI	2200 SYNERGY	IRVINE	CA	92614-0167
YOGA RICHELLE C / HARUN RITA	2202 SYNERGY	IRVINE	CA	92614-0167
QIAO TIANSHENG / GUO GONGHUA	2204 SYNERGY	IRVINE	CA	92614-0167
WANG CHENG / ZHAI QINJUAN	2208 SYNERGY	IRVINE	CA	92614-0167
LIU TAO / YANG FANG	2210 SYNERGY	IRVINE	CA	92614-0167
NICASTRO MARK / YANG HAIYIN	2212 SYNERGY	IRVINE	CA	92614-0167
ZHOU JIANMIN / MENG QIAN	2218 SYNERGY	IRVINE	CA	92614-0167
YU BING / WANG QIN	2220 SYNERGY	IRVINE	CA	92614-0167
GAO JUNMEI	112 OUTPOST	IRVINE	CA	92620-2234
DU MIN	52 CASPIAN	LAKE FOREST	CA	92630-1468

GREENFIELD PROP MGMT LLC	2226 SYNERGY	IRVINE	CA	92614-0167
QIAN GUI	2234 SYNERGY	IRVINE	CA	92614-0167
NGO QUANG T	2286 SYNERGY	IRVINE	CA	92614-0167
TRAN LANI	2288 SYNERGY	IRVINE	CA	92614-0167
CHOU JERRY / CHEN CARMEN G	2290 SYNERGY	IRVINE	CA	92614-0167
HSU PETER J	2292 SYNERGY	IRVINE	CA	92614-0167
REN MINGHONG	2294 SYNERGY	IRVINE	CA	92614-0167
ZHANG RONG	126 MEASURE	IRVINE	CA	92618-1305
DONALD SPENCER DE VRIES	17671 ARMSTRONG AVE	IRVINE	CA	92614-5727
DANIELIAN ENTERPRISES LP	60 CORPORATE PARK	IRVINE	CA	92606-5105
17848 SKYPARK LLC	17848 SKY PARK CIR	IRVINE	CA	92614-6135
RC1 CORPORATE POINTE LLC	3 CORPORATE PARK	IRVINE	CA	92606-5111
LI, XIAOPING	4407 E ORANGE CREEK LN	ANAHEIM	CA	92807-3505
CHURCH, ST MARK	17840 SKY PARK CIR	IRVINE	CA	92614-6401
WINTEN INVESTMENT INC	8 CORPORATE PARK STE 300	IRVINE	CA	92606-5196
3U MILLIKAN LLC	12 CARMEL WOODS	LAGUNA NIGUEL	CA	92677-1008
BARBARA C TR TAYLOR	16871 NOYES AVE STE B	IRVINE	CA	92606-3140
SMH MILLIKAN LLC	16842 MILLIKAN AVE	IRVINE	CA	92606-5012
ASSISTANCE LEAGUE OF	2452 ALTON PKWY	IRVINE	CA	92606-5037
DBH ALTON PKWY LLC	2454 ALTON PKWY	IRVINE	CA	92606-5037
GENETEX INC	2456 ALTON PKWY	IRVINE	CA	92606-5037
SU, JIM EZAN TR PRESTIGE	16 RONSARD	NEWPORT COAST	CA	92657-0114
CHRONICLE HOLDINGS LLC	18021 COWAN	IRVINE	CA	92614-6023
BAYPORT MITCHELL ASSOC L	3090 PULLMAN ST	COSTA MESA	CA	92626-5901
1410 HIGHLAND ASSOCIATES LP	8220 WILSHIRE BLVD # 200	BEVERLY HILLS	CA	90211
PETER TR 2013 P PANENKA	23 RAINBOW RDG UNIT 12	IRVINE	CA	92603-3728
2 CORP PARK LLC	2 CORPORATE PARK STE 200	IRVINE	CA	92606-5103
SHIELDS ENTRPRISES A CA	16872 MILLIKAN AVE	IRVINE	CA	92606-5012
COWAN IRVINE LLC	18012 COWAN STE 200	IRVINE	CA	92614-6823
CHURCH, EVANGELICAL	17422 ARMSTRONG AVE	IRVINE	CA	92614-5724
STANFORD IRVINE LLC	888 S FIGUEROA ST STE 1900	LOS ANGELES	CA	90017-5324
PRV MILLIKAN LLC	16901 MILLIKAN AVE	IRVINE	CA	92606-5011
NEWPORT FEDERAL	4425 JAMBOREE RD STE 250	NEWPORT BEACH	CA	92660-3002
CHENGSON'S PROPERTY LP	PO BOX 39123	DOWNEY	CA	90239-0123
BRCH HOLDING LLC	9303 GREENLEAF AVE	SANTA FE SPRINGS	CA	90670-3029
WU HAI CHEN	16423 KNOLL STONE CIR	CERRITOS	CA	90703-2004
B BRAUN MEDICAL INC	824 12TH AVE	BETHLEHEM	PA	18018-3524
NOEVIR CO LTD	1095 MAIN ST	IRVINE	CA	92614-6715
ORANGE COUNTYS UNITED WAY	18012 MITCHELL S	IRVINE	CA	92614-6008
THE GOSSEN GROUP LLC	18002 COWAN	IRVINE	CA	92614-6812
JONES, FLETCHER JR TR	7300 W SAHARA AVE	LAS VEGAS	NV	89117-2756
2481 ALTON LLC	223 S BEVERLY DR STE 209	BEVERLY HILLS	CA	90212-3855
CHRISTIAN TR SCHWARTZ	16781 NOYES AVE	IRVINE	CA	92606-5123
KHOSHBIN, MANUCHEHR TR	18071 FITCH STE 100	IRVINE	CA	92614-6086
CONNOR PARTNERS	16842 HALE AVE	IRVINE	CA	92606-5021
RNR PROPERTY LEASING LLC	4521 CAMPUS DR	IRVINE	CA	92612-2621
EE & GE PROPERTIES LLC	PO BOX 64457	LOS ANGELES	CA	90064-0457
CHRISTINA O TR QUINN	3001 VIA LA SELVA	PALOS VERDES ESTATES	CA	90274-1047
GREYLIGHT PROPERTIES LLC	19100 VON KARMAN AVE STE 950	IRVINE	CA	92612-6583
UNIVERSAL PROP ONE	129 W WILSON ST	COSTA MESA	CA	92627-1586
IRVINE CIRCLE LLC	16402 CONSTRUCTION CIR E	IRVINE	CA	92606-4408
ERD ENTERPRISES LIMITED PARTENSHIP	PO BOX 1299	LAKE FOREST	CA	92609-1299
KHALIL, MUNIR	26 CALAIS	NEWPORT COAST	CA	92657-1055
DAVID T DAVUTOGLU	1820 TAHUNA TER	CORONA DEL MAR	CA	92625-1822
16752 MILLIKAN LLC	17 TIDEMARK	LAGUNA NIGUEL	CA	92677-4235

ALTON SELF STORAGE LP	17671 COWAN STE 125	IRVINE	CA	92614-6075
3M COMPANY	PO BOX 33441	SAINT PAUL	MN	55133-3441
18061 FITCH LLC	18061 FITCH	IRVINE	CA	92614-6018
PASEO DEL MAR OWNERS ASSN	124 UNITY	IRVINE	CA	92614-0900
THE SAID COHEN FAMILY	PO BOX 17942	IRVINE	CA	92623-7942
JEDCO INC	21841 STARFIRE LN	HUNTINGTON BEACH	CA	92646-7909
COURTNEY, GEORGE G III TR	41 RITZ COVE DR	DANA POINT	CA	92629-4227
HALE AVENUE PROPERTIES	56 CORAL LK	IRVINE	CA	92614-5443
ROGER C TR PORTER	537 VIA LIDO SOUD	NEWPORT BEACH	CA	92663-4931
WHITTLE INVESTORS-STATE COLLEGE	301 E COLORADO BLVD STE 800	PASADENA	CA	91101-1917
IJ ENTS LLC	16851 HALE AVE	IRVINE	CA	92606-5020
RAY LEE TR TAYLOR	301 N SALTAIR AVE	LOS ANGELES	CA	90049-2914
REYNOLDS RE HOLDINGS LLC	1791 REYNOLDS AVE	IRVINE	CA	92614-5711
NINYO, MIYAKE, GOODMAN	17991 FITCH	IRVINE	CA	92614-6079
LUCILLE H TR MACDONALD	PO BOX 462	LAHAINA	HI	96767-0462
IRIDIUM PROP INVEST LLC	2201 ALTON PKWY	IRVINE	CA	92606-5033
FITCH LLC	6025 W SLAUSON AVE	CULVER CITY	CA	90230-6507
MILLIKAN IVESTMENTS LLC	16592 HALE AVE	IRVINE	CA	92606-5005
16782 HALE AVENUE LLC	36 SALT BUSH	IRVINE	CA	92603-0417
BAKKEN INDSTRL PROP LLC	14421 AGARITA RD	AUSTIN	TX	78734-2011
CAMINO CENTER	PO BOX 7467	MENLO PARK	CA	94026-7467
ELO INVESTMENTS INC	10402 VILLA DEL CERRO	SANTA ANA	CA	92705-1484
TW LOS ANGELES LLC	2301 PRIVATE RD	NEWPORT BEACH	CA	92660-3623
BARROT BROTHERS FAMILY	1881 KAISER AVE	IRVINE	CA	92614-5707
SOUTHERN CAL DIST	17951 COWAN	IRVINE	CA	92614-6000
THRIFTY OIL CO	13116 IMPERIAL HWY	SANTA FE SPRINGS	CA	90670-4817
CWN PROPERTIES I	168 CRESCENT BAY DR	LAGUNA BEACH	CA	92651-1321
ROLAND A TR TRUST CHILDS	3137 FREDERICK ST	SANTA MONICA	CA	90405-5805
1761 REYNOLDS AVE INC	832 VIA LIDO NORD	NEWPORT BEACH	CA	92663-5525
2911 DOW LLC	10841 THORLEY RD	SANTA ANA	CA	92705-2459
17500 GILLETTE LLC	17500 GILLETTE AVE	IRVINE	CA	92614-5610
JAMES J MEYER	5 WIGHTMAN CT	DANA POINT	CA	92629-4147
KENT J TR WILKEN	6 BEACON BAY	NEWPORT BEACH	CA	92660-7217
EXETER 16259 DE LLC	2312 TOUHY AVE	ELK GROVE VILLAGE	IL	60007-5329
CWN PROPERTIES I	16721 MILLIKAN AVE	IRVINE	CA	92606-5009
OC MITCHELL LLC	17912 MITCHELL S	IRVINE	CA	92614-6014
CHASE PROPERTIES LLC	1792 KAISER AVE	IRVINE	CA	92614-5706
BERNEY PROPERTIES INC	24040 CAMINO DEL AVION STE A-204	MONARCH BEACH	CA	92629-4005
17672 COWAN L P	1600 DOVE ST STE 480	NEWPORT BEACH	CA	92660-1433
DIMITRY HANY TR DIMITRY / FAMILY TR 2011	15963 OAK TREE XING	CHINO HILLS	CA	91709-2261
COXCOM INC	6205 PEACHTREE DUNWOODY RD 12TH FL	ATLANTA	GA	30328-4524
MONTANA HOLDINGS LLC	17551 GILLETTE AVE	IRVINE	CA	92614-5609
RICHARD W TR SILVER	1187 MARINE DR	LAGUNA BEACH	CA	92651-1330
HNP REAL ESTATE INVESTMENTS LLC-MCGAW	146 FOUNDERS POINTE S	BLOOMINGDALE	IL	60108-1402
NUGGET LLC	16811 HALE AVE STE A	IRVINE	CA	92606-5066
ROBERT M TR NIBEEL	7 WEYMOUTH CT	NEWPORT BEACH	CA	92660-4212
DENTAL EXCELLENCE LLC	16811 HALE AVE STE C	IRVINE	CA	92606-5066
KERR GARY J	16811 HALE AVE	IRVINE	CA	92606-5050
ALFRED E TR BALDWIN	20 CORPORATE PLAZA DR	NEWPORT BEACH	CA	92660-7901
ROYER MANSION LLC	17702 MITCHELL N	IRVINE	CA	92614-6013
1672 REYNOLDS LLC	3505 CADILLAC AVE STE F3	COSTA MESA	CA	92626-1431
PENTAGON A INVESTMENTS	17872 MITCHELL N # 150	IRVINE	CA	92614-6034
MCIAC LLC	1762 KAISER AVE	IRVINE	CA	92614-5706
MILLIKAN LLC	16662 MILLIKAN AVE	IRVINE	CA	92606-5008
BRE CA OFFICE OWNER LLC	PO BOX A3879	CHICAGO	IL	60690-3879

CALIFORNIA PORTLAND	2025 E FINANCIAL WAY	GLENDORA	CA	91741-4692
BEREAN COMMUNITY CHURCH	17 SANDERLING	IRVINE	CA	92604-2806
KALILI AZARIAN LLC	16722 HALE AVE	IRVINE	CA	92606-5007
KTN PACIFIC COAST PROPERTIES LLC	1701 REYNOLDS AVE	IRVINE	CA	92614-5711
1852 MC GAW LLC	PO BOX 18557	IRVINE	CA	92623-8557
MALTESE LLC	17712 MITCHELL N	IRVINE	CA	92614-6013
TWENTY SIX FORTY TWO LLC	3975 LANDMARK ST	CULVER CITY	CA	90232-2354
MARK L TR CRAIG	1791 KAISER AVE	IRVINE	CA	92614-5703
GRANITE TRUST IRV LLC	3550 WILSHIRE BLVD STE 840	LOS ANGELES	CA	90010-2433
KELLOGG FAMILY LLC	14740 CODY LN	SARATOGA	CA	95070-6018
IRVINE PUMP HOUSE NO. 1	1732 KAISER AVE	IRVINE	CA	92614-5706
TRUMBLE PROPERTIES LLC	16331 CONSTRUCTION CIR E	IRVINE	CA	92606-4406
KINETIC ENERGY INC	100 W MACARTHUR BLVD	SANTA ANA	CA	92707-4908
MITCHELL NORTH BUILDING	17842 MITCHELL N STE 100	IRVINE	CA	92614-6834
FUTUREPROOFING LLC	17691 MITCHELL N	IRVINE	CA	92614-6827
MOMENTUM TEXTILES INC	17811 FITCH	IRVINE	CA	92614-6001
ACTION ENTERPRISES	2439 ROSEMEAD BLVD	EL MONTE	CA	91733-1530
D SCOTT TR OLIVET	1881 MCGAW AVE	IRVINE	CA	92614-5733
KENNETH BERNARD COOPER	3 VISTA LESINA	NEWPORT BEACH	CA	92657-1405
CONSTRUCTION CIRCLE LLC	PO BOX 52427	ATLANTA	GA	30355-0427
CARDINAL INVS PROPERTIES-ARMST	17182 ARMSTRONG AVE	IRVINE	CA	92614-5718
KHOSH, ROCKNY	16692 HALE AVE STE B	IRVINE	CA	92606-5052
3339 EXPOSITION PLACE L P	3322 CAROLINE AVE	CULVER CITY	CA	90232-7430
52 KARMAN LLC / VON KARMAN DAY LLC	4751 WILSHIRE BLVD STE 203	LOS ANGELES	CA	90010-3860
COWAN PACIFIC LLC	17682 COWAN STE 100	IRVINE	CA	92614-1609
ELO INVESTMENTS INC	17780 FITCH STE 200	IRVINE	CA	92614-6060
CURTIS G GOOD	16661 MILLIKAN AVE	IRVINE	CA	92606-5028
SAI GRAM PROPERTIES LLC	1761 KAISER AVE	IRVINE	CA	92614-5705
R & W PROPERITES	2906 CARTA TAZA	SAN CLEMENTE	CA	92673-3813
17701 MITCHELL LLC	31132 CEANOTHUS DR	LAGUNA BEACH	CA	92651-6929
1562 REYNOLDS LLC	2618 SAN MIGUEL DR UNIT 370	NEWPORT BEACH	CA	92660-5437
LEASE ALL PROPERTIES	PO BOX 18388	ANAHEIM	CA	92817-8388
KAPAAR INC	PO BOX 8112	NEWPORT BEACH	CA	92658-8112
JUERGEN TR KROGMANN	1545 E OCEAN BLVD	NEWPORT BEACH	CA	92661-1433
KUNO, KATHY M TR THE KMK	16291 CONSTRUCTION CIR E	IRVINE	CA	92606-4459
BKM 17500 REDHILL	3185 PULLMAN ST	COSTA MESA	CA	92626-3320
BOND INTERNATIONAL GROUP INC	17500 RED HILL AVE STE 100	IRVINE	CA	92614-5673
OWEIS, ZOHAIR M TR OWEIS	16541 SILKTREE ST	FOUNTAIN VALLEY	CA	92708-2347
SUN GROUP PROPERTIES LLC	17500 RED HILL AVE STE 140	IRVINE	CA	92614-5674
KIMBALL AVE LLC	PO BOX 19068	IRVINE	CA	92623-9068
RYMAS GROUP LLC	34 MONTGOMERY	NEWPORT BEACH	CA	92660-9109
GMCI3168 LLC	27 REDHAWK	IRVINE	CA	92604-3263
SVETLANA TAYLOR	1615 ARCH BAY DR	NEWPORT BEACH	CA	92660-6023
STAR BANDIT LLC	17500 RED HILL AVE	IRVINE	CA	92614-5645
OCOHBO LLC	17500 RED HILL AVE STE 250	IRVINE	CA	92614-7600
IRISH CONSTRUCTION	2641 RIVER AVE	ROSEMEAD	CA	91770-3301
HANANO STEPHEN SHOJI	373 N ELK GLEN LN	ORANGE	CA	92869-6531
12 VON KARMAN LLC	16782 VON KARMAN AVE STE 12	IRVINE	CA	92606-2417
VON KARMAN PROPERTIES LP	3731 6TH AVE STE 100	SAN DIEGO	CA	92103-4383
YAMTASTIC LLC	16782 VON KARMAN AVE, IT 20	IRVINE	CA	92606
HAUSON CORPORATION	5402 AMALFI DR	IRVINE	CA	92603-3400
ANTHONY TR HYNES	267 CRESCENT BAY DR	LAGUNA BEACH	CA	92651-1322
J & R MANAGEMENT	14705 MOCKINGBIRD DR	GERMANTOWN	MD	20874-3341
LEE, CHIA-SHEN	16782 VON KARMAN AVE STE 25	IRVINE	CA	92606-2418
SLIPSTICK INVESTMENTS LLC	16782 VON KARMAN AVE STE 24	IRVINE	CA	92606-2418

VON KARMAN AVE LLC	16782 VON KARMAN AVE STE 30	IRVINE	CA	92606-2419
CHUN JUNG LIAO	16782 VON KARMAN AVE STE 31	IRVINE	CA	92606-2419
PETERI PROPERTIES LLC	16782 VON KARMAN AVE STE 33	IRVINE	CA	92606-2419
PENICK PROPERTIES LP	17152 ARMSTRONG AVE	IRVINE	CA	92614-5718
ANDREW DOSSETT TRUST THE / DOSSETT ANDREW J COTR	1305 E BALBOA BLVD	NEWPORT BEACH	CA	92661-1421
IJ ENTERPRISES LLC	16631 MILLIKAN AVE	IRVINE	CA	92606-5028
FITCH, MITCHELL CORP	17711 MITCHELL N	IRVINE	CA	92614-6028
ABDUL TR ALIAFF	17191 ARMSTRONG AVE	IRVINE	CA	92614-5717
GLENN LOUIS TR ROWE	7 LAKE MENDOCINO DR	RANCHO MIRAGE	CA	92270-5820
BAGLEY-AIRTH PROP LP	1780 MITCHELL N	IRVINE	CA	92614
EYCHART LIMITED	1672 KAISER AVE	IRVINE	CA	92614-5700
I T CONSTRUCTION LLC	17841 MITCHELL N	IRVINE	CA	92614-6003
SAINT MONTSERRAT HOSPICE CARE INC	17702 COWAN	IRVINE	CA	92614-6012
MVH MC GAW L P	5 FLORES	IRVINE	CA	92612-2657
17872 COWAN LLC	17872 COWAN	IRVINE	CA	92614-6010
SBLP IRVINE LLC	4514 COLE AVE STE 1500	DALLAS	TX	75205-4220
GLENN R TR MANN	PO BOX 3906	SAN CLEMENTE	CA	92674-3906
MITCHELL NORTH LLC	26825 CHELSEA LN	LAGUNA HILLS	CA	92653-7507
JANET ANNE TR EVERSMEYER	1961 VISTA DEL ORO	NEWPORT BEACH	CA	92660-3927
CORY, CHARLES F JR TR	16632 HALE AVE STE 125	IRVINE	CA	92606-5074
SAYAGO & PARDON INC	17666 FITCH	IRVINE	CA	92614-6022
SYSCO NEWPORT MEAT COMPANY	16691 HALE AVE	IRVINE	CA	92606-5025
DEWEY'S RUBBISH SERVICE	PO BOX 1450	CHICAGO	IL	60690-1450
S C E CO	2050 N GLASSELL ST	ORANGE	CA	92865-3306
HOLLIDAY ROCK CO INC	1401 N BENSON AVE	UPLAND	CA	91786-2166
COWAN PROPERTIES LLC	5675 CONCOURS	ONTARIO	CA	91764-5395
EXTRA SPACE PROPERTIES	PO BOX 320099	ALEXANDRIA	VA	22320-4099
GREENER FOREVER PROP LLC	27 DONOVAN	IRVINE	CA	92620-3882
REDUS CA PROPERTIES LLC	3563 PHILLIPS HWY SUITE 601 E	JACKSONVILLE	FL	32207
RADHA SOAMI SOCIETY	1420 REYNOLDS AVE	IRVINE	CA	92614-5501
PRH I LP	PO BOX 3683	RANCHO SANTA FE	CA	92067-3683
TDT LANGLEY LLC	1822 LANGLEY AVE	IRVINE	CA	92614-5624
GF CAP	2922 DAIMLER ST	SANTA ANA	CA	92705-5811
ORANGE COUNTY	PO BOX 14184	ORANGE	CA	92863-1584
PAMELA C TR BLEDSOE	1950 W CORPORATE WAY UNIT 16973	ANAHEIM	CA	92801-5373
LA PUERTA ABIERT CHURCH	17751 MITCHELL N	IRVINE	CA	92614-6028
RICHARD C TR HUNSAKER	PO BOX 2423	SANTA ANA	CA	92707-0423
KAZOOKA LLC	PO BOX 19218	IRVINE	CA	92623-9218
CHURCH DEVELOPMENT FUND	PO BOX 19700	IRVINE	CA	92623-9700
BOYS AND GIRLS CLUBS OF CENTRAL ORANGE COAST FOUNDATION	17701 COWAN STE 110	IRVINE	CA	92614-6061
17701 COWAN STR LLC	17701 COWAN STE 120	IRVINE	CA	92614-6061
INTERNATIONAL SOCIETY FOR CHILDREN WITH CANCER	17701 COWAN STE 130	IRVINE	CA	92614-6061
PERALTA LLC	17701 COWAN STE 140	IRVINE	CA	92614-6061
JAMBOREE HOLDINGS LLC	17701 COWAN STE 200	IRVINE	CA	92614-6840
SES PROPERTY LLC	17701 COWAN STE 210	IRVINE	CA	92614-6840
JAMBOREE HOLDINGS II LLC	17701 COWAN STE 220	IRVINE	CA	92614-6840
HBGB TRUST	16305 SWINGLEY RIDGE RD STE 350	CHESTERFIELD	MO	63017-1802
TRACY D TR BRILES BRILES	17701 COWAN STE 240	IRVINE	CA	92614-6840
EDI HEALTH GROUP	17701 COWAN STE 250	IRVINE	CA	92614-6841
TECHNOLOGY WARRANTY	17701 COWAN STE 150	IRVINE	CA	92614-6820
PASCARELLA OLGA A TR / PASCARELLA LIVING TR	10570 DRAPER AVE	LOS ANGELES	CA	90064-4410
BRYAN INDUSTRIAL PROPERTIES INC	146 E ORANGETHORPE AVE	ANAHEIM	CA	92801-1208
MICHAEL J TR STOLL	73 OLD COURSE DR	NEWPORT BEACH	CA	92660-4268
NICHOLAS TR ALEXANDER	1851 LANGLEY AVE	IRVINE	CA	92614-5623
LION FORCE LLC	1278 GLENNEYRE ST PMB 81	LAGUNA BEACH	CA	92651-3103

MILLER ARMSTRONG LLC	15411 ALBRIGHT ST	PACIFIC PALISADES	CA	90272
16251 BUILDING LLC	4337 N DESERTS GATE CIR	MESA	AZ	85207-7241
RGP PROPERTY LLC	17101 ARMSTRONG AVE	IRVINE	CA	92614-5730
VIRGINIA C TR RILEY	1529 DOLPHIN TER	CORONA DEL MAR	CA	92625-1733
TRANSMIX CORP	1501 BELVEDERE RD	WEST PALM BEACH	FL	33406-1501
WTW PROPERTIES LLC	1144 W GROVE AVE	ORANGE	CA	92865-4131
ADIVE LLC	1752 LANGLEY AVE	IRVINE	CA	92614-5699
KOK INVESTMENT CO	17752 COWAN	IRVINE	CA	92614-6012
MARGARET A TR CHIDESTER	17762 COWAN 1ST FL	IRVINE	CA	92614-6899
MUNROE BALDWIN LLC	210 WHALERS WALK UNIT 31	SAN PEDRO	CA	90731-7276
HALE INVESTMENTS LLC	16601 HALE AVE	IRVINE	CA	92606-5025
AFCOWAN LLC	17772 COWAN	IRVINE	CA	92614-6012
SOO KWANG TR KIM	12 VIA PERAZUL	NEWPORT COAST	CA	92657-1609
DAVIS, MARY ANNE TR M A & J A DAVIS LIVING TR	2500 BUNGALOW PL	CORONA DEL MAR	CA	92625-1526
KENSRUE ENTERPRISES	16882 ARMSTRONG AVE	IRVINE	CA	92606-4936
KINGSTON KOHR LLC	4521 CAMPUS DR # 168	IRVINE	CA	92612-2621
GOLDEN TRIANGLE GROUP LLC	48900 MILMONT DR	FREMONT	CA	94538-7316
IRVINE ARMSTRONG PROPERTY	16808 ARMSTRONG AVE	IRVINE	CA	92606-2415
SHERMAN L TR PICKRELL	424 E ALTON AVE	SANTA ANA	CA	92707-4242
SMJJ INVESTMENTS LLC	1682 LANGLEY AVE	IRVINE	CA	92614-5620
BONNIE TR HENDRIE	424 REDLANDS AVE	NEWPORT BEACH	CA	92663-4807
MCKENZIE LAND LLC	16400 DALLAS PKWY STE 400	DALLAS	TX	75248-2643
E & S MANAGEMENT SERVICES	22901 SAVI RANCH PKWY STE A	YORBA LINDA	CA	92887-4615
POMM LLC	PO BOX 1639	NEWPORT BEACH	CA	92659-1639
SUN SURGERY CENTER INC	7801 CENTER AVE STE 203	HUNTINGTON BEACH	CA	92647-9118
LOTTER & LOTTER LLC	PO BOX 7322	NEWPORT BEACH	CA	92658-7322
AJS INVESTMENT LLC	52 GEORGETOWN	IRVINE	CA	92612-2671
INFINITY GLOBAL GROUP INC	17815 NEWHOPE ST STE F	FOUNTAIN VALLEY	CA	92708-5426
MDT LAND HOLDING LLC	1161 ORLANDO ST	TUSTIN	CA	92780-6197
JNP HOLDINGS LLC	1565 MCGAW AVE STE C	IRVINE	CA	92614-5670
SOBAHLANU LLC	1371 REYNOLDS AVE	IRVINE	CA	92614-5528
RRM PROPERTIES LTD	PO BOX 1659	CORONA	CA	92878-1659
DAVID JUANG	1681 LANGLEY AVE	IRVINE	CA	92614-5619
CARTER DAVIS LLC	17372 EASTMAN	IRVINE	CA	92614-5522
RANDY BOHART	17175 GILLETTE AVE	IRVINE	CA	92614-5602
17177 GILLETTE LLC	17177 GILLETTE AVE BLDG 3	IRVINE	CA	92614-7603
SANGKI PROPERTY LLC	16101 CONSTRUCTION CIR W	IRVINE	CA	92606-4455
JOHN B EWLES INC	8200 KATELLA AVE STE 203	STANTON	CA	90680-3250
OLIVE TREE HOUSE LLC	16 POMPEII	IRVINE	CA	92606-0602
F3 PROPERTIES LLC	3843 S BRISTOL ST STE 210	SANTA ANA	CA	92704-7426
KETTERING INVESTMENTS LLC	1682 KETTERING	IRVINE	CA	92614-5614
GC NET LEASE IRVINE	18818 TELLER AVE STE 277	IRVINE	CA	92612-1612
OFFYSPRING LLC	18141 DARMEL PL	SANTA ANA	CA	92705-1901
1891 ALTON INC	1891 ALTON PKWY	IRVINE	CA	92606-4992
L CHRISTIAN TR SCHWARTZ	2401 SANTIAGO DR	NEWPORT BEACH	CA	92660-3649
TEECO PRODUCTS INC	16881 ARMSTRONG AVE	IRVINE	CA	92606-4913
JOSEPH JAY TR MANOOGIAN	5 BLD HOLLAND	IRVINE	CA	92618
ACUMAX LLC	9585 PUFFIN AVE	FOUNTAIN VALLEY	CA	92708-5844
BRADMORE INVESTMENT	4096 GLENCOE AVE	MARINA DEL REY	CA	90292-5608
KETTERING INVESTMENT	2418 N RIDGEPARK LN	ORANGE	CA	92867-1915
NORTHWIND PROPERTIES LLC	17280 RED HILL AVE	IRVINE	CA	92614-5628
RTED IRVINE LLC	PO BOX 18528	IRVINE	CA	92623-8528
HEALTHWAVE GROUP LLC	18895 ROCKINGHORSE LN	HUNTINGTON BEACH	CA	92648-1550
JM276 LLC	17955 SKY PARK CIR STE C	IRVINE	CA	92614-6375
PAUL R TR WOJDYNSKI	17248 RED HILL AVE	IRVINE	CA	92614-5628

IRVINE RED HILL LLC	5290 SHAWNEE RD STE 300	ALEXANDRIA	VA	22312-2377
CAIFORNIA OCCUPATIONAL	17232 RED HILL AVE	IRVINE	CA	92614-5628
TODD W HANNA	24311 LAS NARANJAS DR	LAGUNA NIGUEL	CA	92677-2118
ROBERT A TR WELLS	3 LA SENDA PL	LAGUNA BEACH	CA	92651-6738
T & R WARNER PROPERTIES	12999 ARROYO ST	SAN FERNANDO	CA	91340-1548
JEROME MEZZASALMA	17200 RED HILL AVE	IRVINE	CA	92614-5628
DERBY HOLDINGS LTD	6228 BALACLAVA ST	VANCOUVER, BC, , CANADA		V6N 1
JEFFREY B TR LEWIS LEWIS	2464 BAYSHORE DR	NEWPORT BEACH	CA	92663-5605
MARUCHAN INC	15800 LAGUNA CANYON RD	IRVINE	CA	92618-3103
JACOB BUILDING LLC	17312 EASTMAN	IRVINE	CA	92614-5522
DANTMAN LLC	4790 IRVINE BLVD # 105-298	IRVINE	CA	92620-1973
WHITE, WILLIAM T III TR W	3197 AIRPORT LOOP DR STE A	COSTA MESA	CA	92626-3424
GILLETTE EXECUTIVE CENTER OWNERS ASSOCIATION	17042 GILLETTE AVE	IRVINE	CA	92614-5601
LIU, GEORGE TR G & M LIU LIVING TR	17072 GILLETTE AVE	IRVINE	CA	92614-5601
3DP KETTERING LLC	1681 KETTERING	IRVINE	CA	92614-5613
MARUCHAN INC	1902 DEERE AVE	IRVINE	CA	92606-4819
BR INVESTORS	PO BOX 16243	IRVINE	CA	92623-6243
H F LEE LLC	10 CYPRESS POINT LN	NEWPORT BEACH	CA	92660-5208
RICOH DEV OF CAL INC	1100 VALENCIA AVE	TUSTIN	CA	92780-6428
DUNITZ-DAIMLER ST LLC	1900 AVENUE OF THE STARS STE 2475	LOS ANGELES	CA	90067-4512
PCC ROLLMET INC	1822 DEERE AVE	IRVINE	CA	92606-4817
RED HILL INCOME PARTNERS	2765 SAND HILL RD STE 200	MENLO PARK	CA	94025-7099
PEC DAIMLER 1 LLC	100 BUSH ST STE 550	SAN FRANCISCO	CA	94104-3903
SCHONWIT PROPERTIES LLC	151 KALMUS DR STE M3A	COSTA MESA	CA	92626-7934
TSA LLC	17365 DAIMLER ST	IRVINE	CA	92614-5510
PENINSULA CRD INC	2885 TEMPLE AVE	SIGNAL HILL	CA	90755-2212
OPUS 11 LLC	16500 GALE AVE	CITY OF INDUSTRY	CA	91745-1712
UNIPEX LLC	17335 DAIMLER ST	IRVINE	CA	92614-5510
TCMK PROPERTIES LLC	6672 SILENT HARBOR DR	HUNTINGTON BEACH	CA	92648-2642
MMM INTERNATIONAL LLC	11380 7TH ST	RCH CUCAMONGA	CA	91730-5518
BILLY F MATHIS INC	1036 CHANTILLY CIR	SANTA ANA	CA	92705-6108
ASTON & BROWNING LLC	6135 E EDGEMONT DR	ORANGE	CA	92867-2452
1622 BROWNING CORP	1622 BROWNING	IRVINE	CA	92606-4809
BGI HOLDINGS I LLC	400 MONTGOMERY ST STE 400	SAN FRANCISCO	CA	94104-1213
BOCK DEVELOPMENT CO LLC	1692 DEERE AVE STE A	IRVINE	CA	92606-4888
JKJ HOLDING A LLC	1651 BROWNING	IRVINE	CA	92606-4808
1962 BARRANCA PARKWAY LLC	105 W BETHANY DR	ALLEN	TX	75013-3712
JOHN ROBERT TR BERCAW	1715 BAYADERE TER	CORONA DEL MAR	CA	92625-1806
STEVEN JAMES ESPINOSA	1621 BROWNING	IRVINE	CA	92606-4828
SHARON CAWTHRA MORRISON	620 E DYER RD	SANTA ANA	CA	92705-5612
MRC POLYGON LLC	650 LOMBARDY LN	LAGUNA BEACH	CA	92651-2911
LANCASTER S P & M L FAM TRUST	1207 STARBOARD WAY	CORONA DEL MAR	CA	92625-1321
MONTE VERDE REDHAWK LLC	16580 ASTON	IRVINE	CA	92606-4805
YEBO GOGO LLC	3431 OCEAN BLVD	CORONA DEL MAR	CA	92625-3259
DOJO 17 LLC	1581 BROWNING	IRVINE	CA	92606-4806
SIGMA TRIDENT LLC	970 W 190TH ST STE 620	TORRANCE	CA	90502-1070
KALMUS PROPERTIES LLC	17171 DAIMLER ST	IRVINE	CA	92614-5508
DIRK STEVEN HOLCOMB	13312 MONTECITO	TUSTIN	CA	92782-8803
DRABKIN-ANAHEIM VENTURE	4580 E THOUSAND OAKS BLVD STE 350	WESTLAKE VILLAGE	CA	91362-7200
RITA CHING-PUI TR KO	14371 ROSEWOOD CIR	TUSTIN	CA	92780-2362
KAYDAD LLC	4343 VON KARMAN AVE STE 350	NEWPORT BEACH	CA	92660-2091
17072 DAIMLER LLC	17072 DAIMLER ST	IRVINE	CA	92614-5548
MANNY WEBER	2306 PORT LERWICK PL	NEWPORT BEACH	CA	92660-5425
JOSEPH F TR FONG	16520 ASTON	IRVINE	CA	92606-4805
EASTER SEALS SOUTHERN	1063 MCGAW AVE STE 100	IRVINE	CA	92614-5554

MAAY ASSOC LLC	16782 RED HILL AVE STE A	IRVINE	CA	92606-4821
TULIPER FREDERICK E TR	51 SANTA BARBARA DR	ALISO VIEJO	CA	92656-1622
DU & LI FAMILY TRUST	PO BOX 62185	IRVINE	CA	92602-6072
BLUEGRASS FOLDING CARTON	1600 BARRANCA PKWY	IRVINE	CA	92606-4823
GHATAODE, RAVI	1 SUNRISE	NEWPORT COAST	CA	92657-1653
1700 BARRANCA CO	760 W 16TH ST STE A1	COSTA MESA	CA	92627-4319
MARUKOME USA INC	17132 PULLMAN ST	IRVINE	CA	92614-5524
JUNE COLLIER EKLUND	1121 DURYEA AVE	IRVINE	CA	92614-5519
GAGOS PROPERTIES LTD L P	1319 J ST	MODESTO	CA	95354-0924
TONHO INTERNATIONAL INC	125 PACIFIC COAST HWY	HERMOSA BEACH	CA	90254-5356
THOMAS J LAVENTURE	1091 DURYEA AVE	IRVINE	CA	92614-5517
JOHN TR WASHER	1100 SANDPIPER DR	CORONA DEL MAR	CA	92625-1407
CDB INVESTMENTS LP	16530 BAKE PKWY STE 200	IRVINE	CA	92618-4685
CHENGXING INVESTMENT LLC	400 SPECTRUM CENTER DR STE 1550	IRVINE	CA	92618-5026
SHEA HMS LP	2 ADA STE 200	IRVINE	CA	92618-5325
IRVINE CENTER SPE LLC	2955 MAIN ST 3RD FL	IRVINE	CA	92614-2530
SPECTRUM GATEWAY HOTELS	520 NEWPORT CENTER DR STE 600	NEWPORT BEACH	CA	92660-7037
SPECTRUM HOTEL GROUP LLC	1360 E 9TH ST STE 300	CLEVELAND	OH	44114-1730
PPC IRVINE CENTER	7700 IRVINE CENTER DR	IRVINE	CA	92618-2923
M4 PACIFICA LLC	4450 MACARTHUR BLVD # FL2ND	NEWPORT BEACH	CA	92660-2045
CANOPI LLC	35 MARBLE SANDS	NEWPORT BEACH	CA	92660-9100
NEW PHASE FT LLC	108 PACIFICA STE 300	IRVINE	CA	92618-7435
FOOTHILL EASTERN TRANSPORTATION CORRIDOR	125 PACIFICA STE 100	IRVINE	CA	92618-3324
HSRE IRVINE MOB LLC	444 W LAKE ST STE 2100	CHICAGO	IL	60606-0069

3. Opportunity Sites Letter examples, dated March 9, 2021

Community Development cityofirvine.org
City of Irvine, One Civic Center Plaza, P.O. Box 19575, Irvine, California 92623-9575 949-724-6000

March 9, 2021

NRG HOLDING LIMITED
3270 BEAUDRY TER
GLENDALE, CA 91208

Subject: Irvine Housing Element Update – Future Housing Sites

Dear Irvine Property Owner:

The City of Irvine is in the process of updating its Housing Element for the 2021-2029 planning period, which is also referred to as the 6th cycle Housing Element Update. Under State mandate, we must plan for a significant number of future housing units, including affordable housing. As part of the 6th cycle update, we are working to identify potential sites that may accommodate residential development in the future. For additional information about the Housing Element update efforts, please visit www.cityofirvine.org/housingelementupdate.

Your property at 12 Mauchley has been initially identified as a potential opportunity site for residential development. The City is not considering the acquisition of your property for conversion to housing. We are simply attempting to identify possible sites where residential development may be appropriate or feasible in the future regardless of current zoning. While no commitments or decisions have been made, we would like to gauge your interest.

The City respectfully requests your consideration for potential future residential development on your property. We would like to discuss this opportunity in further detail. Please contact us via email or phone at:

CHARLES KOVAC
Housing Administrator
CKovac@cityofirvine.org
949-724-7452

MELISSA CHAO
Senior Planner
mchao@cityofirvine.org
949-724-6395

Or via letter to: Charles Kovac, Housing Administrator
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606

We hope to hear back from you by March 31, 2021. If you are interested, please do not let this opportunity pass you by. If you are not interested, we would like to hear from you to remove your property from the list. Please contact us at your earliest convenience.

Thank you for your time and attention to this matter.

Respectfully,

Pete Carmichael
Director of Community Development

主旨： 爾灣市住宅要素更新 - 未來住宅用地

尊敬的爾灣市業主：

爾灣市正著手更新 2021-2029 年規劃期的住宅要素，也即是第 6 次住宅要素更新。根據州要求，我們必須規劃大量未來住宅單元，其中包括平價住宅。在第 6 次更新中，我們致力於物色可因應未來住宅開發的潛在用地。如需關於住宅要素更新的更多資訊，請造訪 www.cityofirvine.org/housingelementupdate。

您位於 12 Mauchley 的物業已初步認定為住宅開發的潛在用地。本市目前不考慮購買您的物業以轉為住宅。我們只是在嘗試物色適合或可以用於未來住宅開發的用地，暫不考慮目前分區。雖然尚未做出任何承諾或決策，我們仍希望徵詢您的意向。

本市懇請您考慮針對您物業的未來潛在住宅開發工作。我們很樂意與您深入討論此機會。請透過電子郵件或電話方式與我們聯繫：

CHARLES KOVAC
住宅管理師
CKovac@cityofirvine.org
949-724-7452

MELISSA CHAO
高級規劃師
mchao@cityofirvine.org
949-724-6395

或郵寄至： Charles Kovac, Housing Administrator
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606

我們期盼在 2021 年 3 月 31 日前收到您的答覆。如果對此有興趣，切勿錯過此機會。如果對此無興趣，也請做出回應，以便我們將您的物業從清單中移出。請在方便時儘早與我們聯繫。

感謝撥冗關注此事。

謹上
Pete Carmichael
社區發展主任

主题： 尔湾住房要素更新 - 未来住房用地

尊敬的尔湾业主：

尔湾市正着手更新 2021-2029 年规划期的“住房要素”，也即是第 6 次住房要素更新。根据本州规定，我们必须规划大量未来住房单位，其中包括经济适用房。在第 6 次更新中，我们致力于物色可供未来住房开发的潜在用地。如需有关住房要素更新的更多信息，请访问 www.cityofirvine.org/housingelementupdate。

您位于 12 Mauchley 的物业已被初步认定为住房开发潜在用地。本市目前不考虑收购您的物业以转为住房。我们只是在尝试物色适合或可以用于未来住房开发的用地，暂不考虑现有分区。虽然尚未做出任何承诺或决策，我们仍希望征询您的意向。

本市敬请您考虑针对您物业的未来潜在住房开发工作。我们很乐意与您深入讨论此机会。请通过电子邮件或电话方式与我们联系：

CHARLES KOVAC
住房管理员
CKovac@cityofirvine.org
949-724-7452

MELISSA CHAO
高级规划师
mchao@cityofirvine.org
949-724-6395

或寄信至： Charles Kovac, Housing Administrator
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606

我们期盼在 2021 年 3 月 31 日前收到您的回信。如果对此感兴趣，切勿错过此机会。如果无意于此，也恳请您做出答复，以便我们将您的物业从清单中移除。请在方便时尽快与我们联系。

感谢拨冗关注此事。

恭祝康泰
Pete Carmichael
社区发展主任

사안: **Irvine 주택 요건 업데이트 – 향후 주거용 용지**

Irvine 부동산 소유주님께

Irvine 시는 2021~2029 계획 기간의 주택 요건을 업데이트하고 있습니다. 6 차 주택 요건 업데이트에서도 관련 내용을 참조하실 수 있습니다. 주에서 지시하는 바에 따라, 저소득층용 주택을 포함해 일정한 수의 향후 주택 세대를 계획해야 합니다. 6 차 업데이트의 일환으로 추후 주거용 개발에 적합한 잠재적 용지를 파악하는 작업을 시행하고 있습니다. 주택 요건 업데이트에 대한 자세한 사항은 웹사이트 www.cityofirvine.org/housingelementupdate 를 참고하십시오.

12 Mauchley 에 위치한 귀하의 부동산은 주택 개발에 적합한 잠재적 용지로 초기 확인되었습니다. 시에서는 귀하의 부동산을 주거용 전환을 위해 매입하려는 의사가 없습니다. 당국의 의도는 현 구역 구분과 관계없이 향후 택지 개발이 가능하거나 적합한 잠재적 택지를 파악하고자 하는 것입니다. 어떠한 책무가 발생하거나 판단이 결정되는 것은 아니나, 귀하의 생각에 대해 알아보고자 합니다.

시 당국에서는 귀하가 소유하신 부동산의 향후 잠재적 택지 개발에 있어 어떻게 고려하시는지 여쭙고 싶습니다. 해당 건에 대해 자세한 사항을 논의하려고 합니다. 다음 연락처로 이메일 또는 전화를 통해 연락해 주십시오.

CHARLES KOVAC
주택 담당 책임자
CKovac@cityofirvine.org
949-724-7452

MELISSA CHAO
선임 기획자
mchao@cityofirvine.org
949-724-6395

우편 연락처: Charles Kovac, Housing Administrator
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606

2021 년 3 월 31 일까지 연락해 주시면 감사하겠습니다. 해당 건에 관심이 있으신 경우, 기회를 놓치지 마십시오. 해당 건에 관심이 없으시다면, 직접 연락하셔서 귀하의 부동산을 목록에서 삭제하겠다는 의사를 밝혀주십시오. 가능한 한 빠른 시일 내에 연락해 주십시오.

해당 사안에 소중한 시간과 관심을 가져 주셔서 감사합니다.

감사합니다.
Pete Carmichael
커뮤니티 개발국장

件名： アーバイン住宅エレメントの更新 - 将来の宅地計画

アーバインに土地を所有する皆様：

アーバイン市は 2021 年～2029 年を計画期間として、「第 6 期住宅エレメントの更新」という名称で住宅エレメントの更新を行っています。州の要請に基づき、将来的に、低価格住宅を含め大規模な住宅建築を計画する必要があります。第 6 期の更新の一環として、市では将来の住宅開発に対応できる潜在的な宅地の特定を行っています。住宅エレメントの更新作業については、www.cityofirvine.org/housingelementupdate をご覧ください。

貴殿の所有する 12 Mauchley の土地が、住宅開発の対象宅地として特定されています。市は宅地への転用を目的とした土地の買収は予定していません。現在の区画に関係なく、将来的に宅地開発に適している、または可能な土地を特定している段階です。現段階では確約や決定事項は一切ありませんが、この計画に関心があるかどうかをお聞かせいただきたくご連絡させていただきました。

貴殿の所有する土地を活かした将来の住宅開発計画についてご検討いただければ幸いです。この機会について、詳しくお話しできればと思います。メールまたは電話にてご連絡ください。

CHARLES KOVAC
住宅管理者
CKovac@cityofirvine.org
949-724-7452

MELISSA CHAO
シニア・プランナー
mchao@cityofirvine.org
949-724-6395

お手紙の場合：
Charles Kovac, Housing Administrator
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606

2021 年 3 月 31 日までにご返信いただけましたら幸いです。ご興味がおありの場合は、この機会を逃さないよう、できるだけお早めにご連絡ください。ご興味がない場合には、計画のリストから貴殿の土地を除外いたしますので、お知らせいただけますでしょうか。

お手数をおかけしますが、よろしくお願いいたします。

敬具
Pete Carmichael
コミュニティ開発責任者

Chủ đề: **Cập Nhật Yếu Tố Nhà Lưu Trú ở Irvine – Những Khu Vực Nhà Lưu Trú Tương Lai**

Kính gửi Chủ Hộ tại Irvine:

Thành Phố Irvine đang trong quá trình cập nhật Yếu Tố Nhà Ở của mình cho giai đoạn quy hoạch năm 2021-2029, hay còn gọi là Cập Nhật Yếu Tố Nhà Ở chu kỳ 6. Theo yêu cầu của Tiểu Bang, chúng tôi phải quy hoạch một số lượng đáng kể đơn vị nhà ở trong tương lai, bao gồm nhà ở giá rẻ. Là một phần trong quá trình cập nhật chu kỳ 6, chúng tôi đang xác định các địa điểm tiềm năng có thể điều chỉnh thích hợp với sự phát triển khu dân cư sau này. Để biết thêm thông tin về những nỗ lực cập nhật Yếu Tố Nhà Ở, vui lòng vào trang www.cityofirvine.org/housingelementupdate.

Bất động sản của quý vị tại 12 Mauchley ban đầu được xác định là địa điểm có cơ hội tiềm năng phát triển khu dân cư. Thành Phố không xem xét tiếp quản tài sản của quý vị để chuyển sang nhà ở. Chúng tôi chỉ đơn giản cố gắng xác định những địa điểm có khả năng thích hợp hoặc khả năng để phát triển khu dân cư trong tương lai cho dù việc phân vùng hiện tại là gì. Mặc dù chưa có sự cam kết hay quyết định nào, chúng tôi muốn đánh giá sự quan tâm của quý vị.

Thành Phố trân trọng đề nghị quý vị xem xét sự phát triển khu dân cư tiềm năng trong tương lên trên cơ ngơi tài sản của quý vị. Chúng tôi muốn thảo luận cơ hội này một cách chi tiết hơn. Vui lòng liên hệ với chúng tôi qua email hoặc điện thoại theo số:

CHARLES KOVAC
Quản Lý Nhà Ở
CKovac@cityofirvine.org
949-724-7452

MELISSA CHAO
Nhân Viên Quy Hoạch Cấp Cao
mchao@cityofirvine.org
949-724-6395

Hoặc qua thư từ gửi đến: Charles Kovac, Housing Administrator
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606

Chúng tôi hy vọng nhận được thông tin từ quý vị trước 31 tháng Ba, 2021. Nếu quý vị quan tâm, xin đừng để cơ hội này trôi qua. Nếu quý vị không quan tâm, chúng tôi muốn biết thông tin từ quý vị để loại bỏ cơ sở của quý vị ra khỏi danh sách. Vui lòng liên hệ với chúng tôi khi thuận tiện với quý vị nhất.

Cám ơn quý vị đã dành thời gian và quan tâm đến vấn đề này.

Trân trọng kính chào,
Pete Carmichael
Giám Đốc Phát Triển Cộng Đồng

Asunto: Actualización del informe de vivienda de Irvine: sitios de vivienda futuros

Estimado propietario de Irvine:

La Ciudad de Irvine está en proceso de actualizar su informe de vivienda para el periodo de planificación de 2021 a 2029, conocido también como el 6.º ciclo de actualización del informe de vivienda. Por orden del estado, debemos planificar un número considerable de unidades de vivienda futuras, incluyendo viviendas asequibles. Como parte del 6.º ciclo de actualización, estamos trabajando para identificar sitios que podrían ser adecuados para el desarrollo residencial en el futuro. Para obtener más información sobre los esfuerzos de actualización del informe de vivienda, visite www.cityofirvine.org/housingelementupdate.

Su propiedad de 12 Mauchley se identificó inicialmente como un sitio de oportunidad potencial para desarrollo residencial. La Ciudad no está considerando comprar su propiedad para convertirla en vivienda. Solo estamos intentando identificar sitios en los que el desarrollo residencial podría ser adecuado o viable en el futuro, independientemente de la zonificación actual. Aunque no se tomó ninguna decisión ni se hizo ningún compromiso, queremos saber su interés.

La Ciudad solicita respetuosamente su consideración de un posible desarrollo residencial futuro en su propiedad. Queremos hablar con usted sobre esta oportunidad detalladamente. Comuníquese con nosotros por correo electrónico o por teléfono a:

CHARLES KOVAC
Administrador de viviendas
CKovac@cityofirvine.org
949-724-7452

MELISSA CHAO
Coordinadora sénior
mchao@cityofirvine.org
949-724-6395

O envíe una carta a: Charles Kovac, Housing Administrator
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606

Esperamos tener una respuesta suya antes del 31 de marzo de 2021. Si está interesado, no deje pasar esta oportunidad. Si no está interesado, queremos tener una respuesta suya para quitar su propiedad de la lista. Comuníquese con nosotros en cuanto pueda.

Gracias por su tiempo y su atención a este asunto.

Atentamente,
Pete Carmichael
Director de Desarrollo de la Comunidad

موضوع: **به‌روزرسانی بخش مسکن Irvine – مکان‌های مسکن آینده**

مالک گرامی ملک Irvine:

شهر Irvine در مرحله به‌روزرسانی بخش مسکن خود برای دوره برنامه‌ریزی 2021-2029 است که از آن به‌عنوان به‌روزرسانی بخش مسکن چرخه 6 ام نیز یاد می‌شود. مطابق با حکم دولت، ما موظف هستیم برای ساخت تعداد قابل توجهی از واحدهای مسکونی آینده، از جمله مسکن ارزان‌قیمت، برنامه‌ریزی کنیم. به عنوان بخشی از به‌روزرسانی چرخه 6 ام، ما در تلاشیم مکان‌های بالقوه‌ای را شناسایی کنیم که ممکن است در آینده از نظر رشد مسکونی مناسب باشند. برای کسب اطلاعات بیشتر در خصوص اقدامات به‌روزرسانی بخش مسکن، لطفاً به سایت www.cityofirvine.org/housingelementupdate مراجعه کنید.

در وهله اول، ملک شما واقع در 12 Mauchley به‌عنوان یک موقعیت بالقوه برای رشد مسکونی شناخته شده است. این شهر در نظر ندارد ملک شما را برای تبدیل به مسکن خریداری کند. ما به واقع در حال تلاش برای شناسایی مکان های احتمالی هستیم که امکان رشد مسکونی در آینده صرف‌نظر از منطقه‌بندی فعلی مناسب یا امکان‌پذیر باشد. با وجود اینکه هیچ تعهد و تصمیمی اتخاذ نشده است، ما می‌خواهیم علاقه شما را بسنجیم.

این شهر احتراماً خواستار توجه شما برای رشد بالقوه مسکونی ملک شما در آینده است. مایلیم جزئیات بیشتری در مورد این فرصت مطرح کنیم. لطفا از طریق ایمیل یا تلفن با ما تماس بگیرید:

CHARLES KOVAC
مدیر امور اسکان
CKovac@cityofirvine.org
949-724-7452

MELISSA CHAO
برنامه‌ریز ارشد
mchao@cityofirvine.org
949-724-6395

یا از طریق ارسال نامه به:
Charles Kovac, Housing Administrator
City of Irvine
Civic Center Plaza 1
Irvine, CA 92606

امیدواریم تا 31 مارس 2021 به ما اطلاع دهید. در صورت تمایل، لطفاً این فرصت را از دست ندهید. در صورت عدم تمایل، ما را مطلع کنید تا ملکتان را از لیست خذف نماییم. لطفاً در اولین فرصت با ما تماس بگیرید.

با تشکر از وقت و توجهتان به این موضوع.

با احترام،
Pete Carmichael
مدیر توسعه جامعه

الموضوع: **تحديث حول بند الإسكان في مدينة إرفاين - مواقع الإسكان المستقبلية**

عزيزي السيد/السيدة مالك(ة) العقار في إرفاين:

تعمل مدينة إرفاين على تحديث بند الإسكان لفترة التخطيط الممتدة بين 2021 و2029، التي يشار إليها أيضًا باسم تحديث بند الإسكان للدورة السادسة. بموجب تكليف الولاية، يجب علينا التخطيط لعدد كبير من الوحدات السكنية المستقبلية، بما في ذلك الإسكان الميسور التكلفة. وكجزء من تحديث الدورة السادسة، نعمل على تحديد المواقع المحتملة التي يمكنها استيعاب التطوير السكني في المستقبل. للحصول على معلومات إضافية حول جهود تحديث بند الإسكان، يرجى زيارة www.cityofirvine.org/housingelementupdate.

تم تحديد الممتلكات الخاصة بك في 12 Mauchley باعتباره مبدئيًا أحد مواقع الفرص المحتملة للتطوير السكني. لا تفكر المدينة في الاستحواذ على عقارك لتحويله إلى أحد مواقع الإسكان. بل نحاول ببساطة تحديد المواقع المحتملة التي قد تشكل فرصة محتملة أو قد تكون مناسبة للتطوير السكني في المستقبل بغض النظر عن تقسيم المناطق الحالي. وبالرغم من عدم اتخاذ أي التزامات أو قرارات، نود معرفة مدى اهتمامك.

وتطلب منك المدينة أن تتفضل بالنظر في إمكانية التطوير السكني المستقبلي المحتمل لممتلكاتك. ونود مناقشة هذه الفرصة معك بمزيد من التفصيل. يرجى الاتصال بنا عبر البريد الإلكتروني أو الهاتف على:

تشارلز كوفاك
مسؤول الإسكان
CKovac@cityofirvine.org
949-724-7452

ميليسا تشاو
مسؤول تخطيط أول
mchao@cityofirvine.org
949-724-6395

أو عبر خطاب إلى:
Charles Kovac, Housing Administrator
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606

نتطلع إلى أن نسمع منك بحلول 31 مارس 2021. إذا كنت مهتمًا، فيرجى ألا تدع هذه الفرصة تفوتك. إذا لم تكن مهتمًا، فنود أن نسمع منك لإزالة ممتلكاتك من القائمة. يرجى التواصل معنا في أقرب وقت ممكن.

نشكرك على وقتك واهتمامك بهذه المسألة.

مع خالص الاحترام،
بيت كارمايكل
مدير التنمية المجتمعية

Community Development cityofirvine.org
City of Irvine, One Civic Center Plaza, P.O. Box 19575, Irvine, California 92623-9575 949-724-6000

March 9, 2021

Von Karman-Main Street
2323 Main St.
Irvine, CA 92614

Subject: Irvine Housing Element Update – Future Housing Sites

Dear Irvine Property Owner:

The City of Irvine is in the process of updating its Housing Element for the 2021-2029 planning period, which is also referred to as the 6th cycle Housing Element Update. Under State mandate, we must plan for a significant number of future housing units, including affordable housing. As part of the 6th cycle update, we are working to identify potential sites that may accommodate residential development in the future. For additional information about the Housing Element update efforts, please visit www.cityofirvine.org/housingelementupdate.

Your property at 2323 Main St. has been initially identified as a potential opportunity site for residential development. The City is not considering the acquisition of your property for conversion to housing. We are simply attempting to identify possible sites where residential development may be appropriate or feasible in the future regardless of current zoning. While no commitments or decisions have been made, we would like to gauge your interest.

The City respectfully requests your consideration for potential future residential development on your property. We would like to discuss this opportunity in further detail. Please contact us via email or phone at:

CHARLES KOVAC
Housing Administrator
CKovac@cityofirvine.org
949-724-7452

MELISSA CHAO
Senior Planner
mchao@cityofirvine.org
949-724-6395

Or via letter to: Charles Kovac, Housing Administrator
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606

We hope to hear back from you by March 31, 2021. If you are interested, please do not let this opportunity pass you by. If you are not interested, we would like to hear from you to remove your property from the list. Please contact us at your earliest convenience.

Thank you for your time and attention to this matter.

Respectfully,

Pete Carmichael
Director of Community Development

主旨： **爾灣市住宅要素更新 - 未來住宅用地**

尊敬的爾灣市業主：

爾灣市正著手更新 2021-2029 年規劃期的住宅要素，也即是第 6 次住宅要素更新。根據州要求，我們必須規劃大量未來住宅單元，其中包括平價住宅。在第 6 次更新中，我們致力於物色可因應未來住宅開發的潛在用地。如需關於住宅要素更新的更多資訊，請造訪 www.cityofirvine.org/housingelementupdate。

您位於 2323 Main St. 的物業已初步認定為住宅開發的潛在用地。本市目前不考慮購買您的物業以轉為住宅。我們只是在嘗試物色適合或可以用於未來住宅開發的用地，暫不考慮目前分區。雖然尚未做出任何承諾或決策，我們仍希望徵詢您的意向。

本市懇請您考慮針對您物業的未來潛在住宅開發工作。我們很樂意與您深入討論此機會。請透過電子郵件或電話方式與我們聯繫：

CHARLES KOVAC
住宅管理師
CKovac@cityofirvine.org
949-724-7452

MELISSA CHAO
高級規劃師
mchao@cityofirvine.org
949-724-6395

或郵寄至： Charles Kovac, Housing Administrator
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606

我們期盼在 2021 年 3 月 31 日前收到您的答覆。如果對此有興趣，切勿錯過此機會。如果對此無興趣，也請做出回應，以便我們將您的物業從清單中移出。請在方便時儘早與我們聯繫。

感謝撥冗關注此事。

謹上
Pete Carmichael
社區發展主任

主题：　　尔湾住房要素更新 - 未来住房用地

尊敬的尔湾业主：

尔湾市正着手更新 2021-2029 年规划期的“住房要素”，也即是第 6 次住房要素更新。根据本州规定，我们必须规划大量未来住房单位，其中包括经济适用房。在第 6 次更新中，我们致力于物色可供未来住房开发的潜在用地。如需有关住房要素更新的更多信息，请访问 www.cityofirvine.org/housingelementupdate。

您位于 2323 Main St. 的物业已被初步认定为住房开发潜在用地。本市目前不考虑收购您的物业以转为住房。我们只是在尝试物色适合或可以用于未来住房开发的用地，暂不考虑现有分区。虽然尚未做出任何承诺或决策，我们仍希望征询您的意向。

本市敬请您考虑针对您物业的未来潜在住房开发工作。我们很乐意与您深入讨论此机会。请通过电子邮件或电话方式与我们联系：

CHARLES KOVAC
住房管理员
CKovac@cityofirvine.org
949-724-7452

MELISSA CHAO
高级规划师
mchao@cityofirvine.org
949-724-6395

或寄信至： Charles Kovac, Housing Administrator
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606

我们期盼在 2021 年 3 月 31 日前收到您的回信。如果对此感兴趣，切勿错过此机会。如果无意于此，也恳请您做出答复，以便我们将您的物业从清单中移除。请在方便时尽快与我们联系。

感谢拨冗关注此事。

恭祝康泰
Pete Carmichael
社区发展主任

사안: Irvine 주택 요건 업데이트 – 향후 주거용 용지

Irvine 부동산 소유주님께

Irvine 시는 2021~2029 계획 기간의 주택 요건을 업데이트하고 있습니다. 6 차 주택 요건 업데이트에서도 관련 내용을 참조하실 수 있습니다. 주에서 지시하는 바에 따라, 저소득층용 주택을 포함해 일정한 수의 향후 주택 세대를 계획해야 합니다. 6 차 업데이트의 일환으로 추후 주거용 개발에 적합한 잠재적 용지를 파악하는 작업을 시행하고 있습니다. 주택 요건 업데이트에 대한 자세한 사항은 웹사이트 www.cityofirvine.org/housingelementupdate 를 참고하십시오.

2323 Main St. 에 위치한 귀하의 부동산은 주택 개발에 적합한 잠재적 용지로 초기 확인되었습니다. 시에서는 귀하의 부동산을 주거용 전환을 위해 매입하려는 의사가 없습니다. 당국의 의도는 현 구역 구분과 관계없이 향후 택지 개발이 가능하거나 적합한 잠재적 택지를 파악하고자 하는 것입니다. 어떠한 책무가 발생하거나 판단이 결정되는 것은 아니나, 귀하의 생각에 대해 알아보고자 합니다.

시 당국에서는 귀하가 소유하신 부동산의 향후 잠재적 택지 개발에 있어 어떻게 고려하시는지 여쭙고 싶습니다. 해당 건에 대해 자세한 사항을 논의하려고 합니다. 다음 연락처로 이메일 또는 전화를 통해 연락해 주십시오.

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우편 연락처: Charles Kovac, Housing Administrator
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606

2021 년 3 월 31 일까지 연락해 주시면 감사하겠습니다. 해당 건에 관심이 있으신 경우, 기회를 놓치지 마십시오. 해당 건에 관심이 없으시다면, 직접 연락하셔서 귀하의 부동산을 목록에서 삭제하겠다는 의사를 밝혀주십시오. 가능한 한 빠른 시일 내에 연락해 주십시오.

해당 사안에 소중한 시간과 관심을 가져 주셔서 감사합니다.

감사합니다.
Pete Carmichael
커뮤니티 개발국장

件名：　　アーバイン住宅エレメントの更新 - 将来の宅地計画

アーバインに土地を所有する皆様：

アーバイン市は 2021 年～2029 年を計画期間として、「第 6 期住宅エレメントの更新」という名称で住宅エレメントの更新を行っています。州の要請に基づき、将来的に、低価格住宅を含め大規模な住宅建築を計画する必要があります。第 6 期の更新の一環として、市では将来の住宅開発に対応できる潜在的な宅地の特定を行っています。住宅エレメントの更新作業については、www.cityofirvine.org/housingelementupdate をご覧ください。

貴殿の所有する 2323 Main St. の土地が、住宅開発の対象宅地として特定されています。市は宅地への転用を目的とした土地の買収は予定していません。現在の区画に関係なく、将来的に宅地開発に適している、または可能な土地を特定している段階です。現段階では確約や決定事項は一切ありませんが、この計画に関心があるかどうかをお聞かせいただきたくご連絡させていただきました。

貴殿の所有する土地を活かした将来の住宅開発計画についてご検討いただければ幸いです。この機会について、詳しくお話しできればと思います。メールまたは電話にてご連絡ください。

CHARLES KOVAC
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シニア・プランナー
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949-724-6395

お手紙の場合：　Charles Kovac, Housing Administrator
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606

2021 年 3 月 31 日までにご返信いただけましたら幸いです。ご興味がおありの場合は、この機会を逃さないよう、できるだけお早めにご連絡ください。ご興味がない場合には、計画のリストから貴殿の土地を除外いたしますので、お知らせいただけますでしょうか。

お手数をおかけしますが、よろしくお願いいたします。

敬具
Pete Carmichael
コミュニティ開発責任者

Chủ đề:　Cập Nhật Yếu Tố Nhà Lưu Trú ở Irvine – Những Khu Vực Nhà Lưu Trú Tương Lai

Kính gửi Chủ Hộ tại Irvine:

Thành Phố Irvine đang trong quá trình cập nhật Yếu Tố Nhà Ở của mình cho giai đoạn quy hoạch năm 2021-2029, hay còn gọi là Cập Nhật Yếu Tố Nhà Ở chu kỳ 6. Theo yêu cầu của Tiểu Bang, chúng tôi phải quy hoạch một số lượng đáng kể đơn vị nhà ở trong tương lai, bao gồm nhà ở giá rẻ. Là một phần trong quá trình cập nhật chu kỳ 6, chúng tôi đang xác định các địa điểm tiềm năng có thể điều chỉnh thích hợp với sự phát triển khu dân cư sau này. Để biết thêm thông tin về những nỗ lực cập nhật Yếu Tố Nhà Ở, vui lòng vào trang www.cityofirvine.org/housingelementupdate.

Bất động sản của quý vị tại 2323 Main St. ban đầu được xác định là địa điểm có cơ hội tiềm năng phát triển khu dân cư. Thành Phố không xem xét tiếp quản tài sản của quý vị để chuyển sang nhà ở. Chúng tôi chỉ đơn giản cố gắng xác định những địa điểm có khả năng thích hợp hoặc khả năng để phát triển khu dân cư trong tương lai cho dù việc phân vùng hiện tại là gì. Mặc dù chưa có sự cam kết hay quyết định nào, chúng tôi muốn đánh giá sự quan tâm của quý vị.

Thành Phố trân trọng đề nghị quý vị xem xét sự phát triển khu dân cư tiềm năng trong tương lên trên cơ ngơi tài sản của quý vị. Chúng tôi muốn thảo luận cơ hội này một cách chi tiết hơn. Vui lòng liên hệ với chúng tôi qua email hoặc điện thoại theo số:

CHARLES KOVAC
Quản Lý Nhà Ở
CKovac@cityofirvine.org
949-724-7452

MELISSA CHAO
Nhân Viên Quy Hoạch Cấp Cao
mchao@cityofirvine.org
949-724-6395

Hoặc qua thư từ gửi đến: Charles Kovac, Housing Administrator
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606

Chúng tôi hy vọng nhận được thông tin từ quý vị trước 31 tháng Ba, 2021. Nếu quý vị quan tâm, xin đừng để cơ hội này trôi qua. Nếu quý vị không quan tâm, chúng tôi muốn biết thông tin từ quý vị để loại bỏ cơ sở của quý vị ra khỏi danh sách. Vui lòng liên hệ với chúng tôi khi thuận tiện với quý vị nhất.

Cám ơn quý vị đã dành thời gian và quan tâm đến vấn đề này.

Trân trọng kính chào,
Pete Carmichael
Giám Đốc Phát Triển Cộng Đồng

Asunto: Actualización del informe de vivienda de Irvine: sitios de vivienda futuros

Estimado propietario de Irvine:

La Ciudad de Irvine está en proceso de actualizar su informe de vivienda para el periodo de planificación de 2021 a 2029, conocido también como el 6.º ciclo de actualización del informe de vivienda. Por orden del estado, debemos planificar un número considerable de unidades de vivienda futuras, incluyendo viviendas asequibles. Como parte del 6.º ciclo de actualización, estamos trabajando para identificar sitios que podrían ser adecuados para el desarrollo residencial en el futuro. Para obtener más información sobre los esfuerzos de actualización del informe de vivienda, visite www.cityofirvine.org/housingelementupdate.

Su propiedad de 2323 Main St. se identificó inicialmente como un sitio de oportunidad potencial para desarrollo residencial. La Ciudad no está considerando comprar su propiedad para convertirla en vivienda. Solo estamos intentando identificar sitios en los que el desarrollo residencial podría ser adecuado o viable en el futuro, independientemente de la zonificación actual. Aunque no se tomó ninguna decisión ni se hizo ningún compromiso, queremos saber su interés.

La Ciudad solicita respetuosamente su consideración de un posible desarrollo residencial futuro en su propiedad. Queremos hablar con usted sobre esta oportunidad detalladamente. Comuníquese con nosotros por correo electrónico o por teléfono a:

CHARLES KOVAC
Administrador de viviendas
CKovac@cityofirvine.org
949-724-7452

MELISSA CHAO
Coordinadora sénior
mchao@cityofirvine.org
949-724-6395

O envíe una carta a: Charles Kovac, Housing Administrator
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606

Esperamos tener una respuesta suya antes del 31 de marzo de 2021. Si está interesado, no deje pasar esta oportunidad. Si no está interesado, queremos tener una respuesta suya para quitar su propiedad de la lista. Comuníquese con nosotros en cuanto pueda.

Gracias por su tiempo y su atención a este asunto.

Atentamente,
Pete Carmichael
Director de Desarrollo de la Comunidad

موضوع: **به‌روزرسانی بخش مسکن Irvine – مکان‌های مسکن آینده**

مالک گرامی ملک Irvine:

شهر Irvine در مرحله به‌روزرسانی بخش مسکن خود برای دوره برنامه‌ریزی 2021-2029 است که از آن به‌عنوان به‌روزرسانی بخش مسکن چرخه 6 ام نیز یاد می‌شود. مطابق با حکم دولت، ما موظف هستیم برای ساخت تعداد قابل توجهی از واحدهای مسکونی آینده، از جمله مسکن ارزان‌قیمت، برنامه‌ریزی کنیم. به عنوان بخشی از به‌روزرسانی چرخه 6 ام، ما در تلاشیم مکان‌های بالقوه‌ای را شناسایی کنیم که ممکن است در آینده از نظر رشد مسکونی مناسب باشند. برای کسب اطلاعات بیشتر در خصوص اقدامات به‌روزرسانی بخش مسکن، لطفاً به سایت www.cityofirvine.org/housingelementupdate مراجعه کنید.

در وهله اول، ملک شما واقع در 2323 Main St. به‌عنوان یک موقعیت بالقوه برای رشد مسکونی شناخته شده است. این شهر در نظر ندارد ملک شما را برای تبدیل به مسکن خریداری کند. ما به واقع در حال تلاش برای شناسایی مکان های احتمالی هستیم که امکان رشد مسکونی در آینده صرف‌نظر از منطقه‌بندی فعلی مناسب یا امکان‌پذیر باشد. با وجود اینکه هیچ تعهد و تصمیمی اتخاذ نشده است، ما می‌خواهیم علاقه شما را بسنجیم.

این شهر احتراماً خواستار توجه شما برای رشد بالقوه مسکونی ملک شما در آینده است. مایلیم جزئیات بیشتری در مورد این فرصت مطرح کنیم. لطفا از طریق ایمیل یا تلفن با ما تماس بگیرید:

CHARLES KOVAC
مدیر امور اسکان
CKovac@cityofirvine.org
949-724-7452

MELISSA CHAO
برنامه‌ریز ارشد
mchao@cityofirvine.org
949-724-6395

یا از طریق ارسال نامه به:
Charles Kovac, Housing Administrator
City of Irvine
Civic Center Plaza 1
Irvine, CA 92606

امیدواریم تا 31 مارس 2021 به ما اطلاع دهید. در صورت تمایل، لطفاً این فرصت را از دست ندهید. در صورت عدم تمایل، ما را مطلع کنید تا ملکتان را از لیست خذف نماییم. لطفاً در اولین فرصت با ما تماس بگیرید.

با تشکر از وقت و توجهتان به این موضوع.

با احترام،
Pete Carmichael
مدیر توسعه جامعه

الموضوع: **تحديث حول بند الإسكان في مدينة إرفاين - مواقع الإسكان المستقبلية**

عزيزي السيد/السيدة مالك(ة) العقار في إرفاين:

تعمل مدينة إرفاين على تحديث بند الإسكان لفترة التخطيط الممتدة بين 2021 و2029، التي يشار إليها أيضًا باسم تحديث بند الإسكان للدورة السادسة. بموجب تكليف الولاية، يجب علينا التخطيط لعدد كبير من الوحدات السكنية المستقبلية، بما في ذلك الإسكان الميسور التكلفة. وكجزء من تحديث الدورة السادسة، نعمل على تحديد المواقع المحتملة التي يمكنها استيعاب التطوير السكني في المستقبل. للحصول على معلومات إضافية حول جهود تحديث بند الإسكان، يرجى زيارة www.cityofirvine.org/housingelementupdate.

تم تحديد الممتلكات الخاصة بك في 2323 Main St. باعتباره مبدئيًا أحد مواقع الفرص المحتملة للتطوير السكني. لا تفكر المدينة في الاستحواذ على عقارك لتحويله إلى أحد مواقع الإسكان. بل نحاول ببساطة تحديد المواقع المحتملة التي قد تشكل فرصة محتملة أو قد تكون مناسبة للتطوير السكني في المستقبل بغض النظر عن تقسيم المناطق الحالي. وبالرغم من عدم اتخاذ أي التزامات أو قرارات، نود معرفة مدى اهتمامك.

وتطلب منك المدينة أن تتفضل بالنظر في إمكانية التطوير السكني المستقبلي المحتمل لممتلكاتك. ونود مناقشة هذه الفرصة معك بمزيد من التفصيل. يرجى الاتصال بنا عبر البريد الإلكتروني أو الهاتف على:

تشارلز كوفاك
مسؤول الإسكان
CKovac@cityofirvine.org
949-724-7452

ميليسا تشاو
مسؤول تخطيط أول
mchao@cityofirvine.org
949-724-6395

أو عبر خطاب إلى:
Charles Kovac, Housing Administrator
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606

نتطلع إلى أن نسمع منك بحلول 31 مارس 2021. إذا كنت مهتمًا، فيرجى ألا تدع هذه الفرصة تفوتك. إذا لم تكن مهتمًا، فنود أن نسمع منك لإزالة ممتلكاتك من القائمة. يرجى التواصل معنا في أقرب وقت ممكن.

نشكرك على وقتك واهتمامك بهذه المسألة.

مع خالص الاحترام،
بيت كارمايكل
مدير التنمية المجتمعية

4. Opportunity Sites Letter Mailing List (30)

PA	Project Name	Project Address (approximate range)	Tract	Lot	APN	Property Owner Name	Street Address	City	State	Zip Code
36		?	28-23-24	2	430-163-09	NEXGEN PHARMA INC	46 CORPORATE PARK STE 100	IRVINE	CA	92606
36	Deft	17451 Von Karman Ave	45/42	3	435-111-06	DEFT INC	1611 E 4TH ST, STE 200	SANTA ANA	CA	92701
36	NEC Von Karman & Main	2323 Main St	77/88	1	435-151-61	VON KARMAN-MAIN STREET	2323 MAIN ST	IRVINE	CA	92614
10		15058 Harvard Ave	1/88	190	434-051-03	SBE				
10		?	1/88	188	449-015-28	STATE OF CALIFORNIA	3347 MICHELSON DR # 100	IRVINE	CA	92612
11	Heritage Point Apartments	1 - 23 Topeka	9405	1	449-462-24	HERTIAGE POINT INVEST CO	949 S COAST DR #600	COSTA MESA	CA	92626
12		?	1/88	246	466-011-38	CITY OF IRVINE	PO BOX 19575	IRVINE	CA	92623
12		?	1/88	246	466-011-38	CLEAN ENERGY	4675 MACARTHUR CT, STE 800	NEWPORT BEACH	CA	92660
15		?	1/88	202	452-111-48	ASLAN COMPANIES INC	14252 CULVER DR STE A-305	IRVINE	CA	92604
19	Bommers! Irvine Amusement Park	3405 & 3409 Michelson Dr	113/8-10	1	453-251-09	IRVINE RECREATION PARK	3415 MICHELSON DR	IRVINE	CA	92612
19	Bommers! Irvine Amusement Park	3405 Michelson Dr	113/8-10	1	453-251-04	IRVINE RECREATION PARK	3415 MICHELSON DR	IRVINE	CA	92612
32	Ada Technology Park	20 Ada	87-LL-63	1	590-143-01	LASERGRAPHICS INC	20 ADA	IRVINE	CA	92618
32		22 Mauchley	87-LL-63	2	590-143-05	MAUCHLY PROPERTIES LLC	31906 VIA COYOTE	COTO DE CAZA	CA	92679
32	Southpointe Business Center	12 Mauchley	258-19	1	93837053	NRG HOLDING LIMITED	3270 BEAUDRY TER	GLENDALE	CA	91208
32	Southpointe Business Center	12 Mauchley	258-19	1	93837054	MAUCHLY CR LLC	12 MAUCHLY, UNIT B	IRVINE	CA	92618
32	Southpointe Business Center	12 Mauchley	258-19	1	93837055	ZELEZNIK, LOU	29862 HIDDENWOOD	LAGUNA NIGUEL	CA	92677
32	Southpointe Business Center	12 Mauchley	258-19	1	93837056	12 MAUCHLY LLC	3002 DOW AVE, STE 218	TUSTIN	CA	92780
32	Southpointe Business Center	12 Mauchley	258-19	1	93837057	COSMETIC CAR CARE INC	12 MAUCHLY BLDG F	IRVINE	CA	92618
32	Southpointe Business Center	12 Mauchley	258-19	1	93837058	MARCUS, JAMES ARTHUR TR	300 VIA LOS TILOS	SAN CLEMENTE	CA	92673
32	Southpointe Business Center	12 Mauchley	258-19	1	93837059	GUTIERREZ, ALFREDO ELIAS	12 MAUCHLY #G	IRVINE	CA	92618
32	Southpointe Business Center	12 Mauchley	258-19	1	93837060	MOORE, JOHN BRADLEY	1025 WYKOFF WAY	LAGUNA BEACH	CA	92651
32	Southpointe Business Center	12 Mauchley	258-19	1	93837061	MAUCHLY IRVINE PROPERTY	12 MAUCHLY #I	IRVINE	CA	92618
32	Southpointe Business Center	12 Mauchley	258-19	1	93837062	KALWANI, RAMESH U TR	12 MAUCHLY, STE J	IRVINE	CA	92618
32	Southpointe Business Center	12 Mauchley	258-19	1	93837063	EKIMAE LLC	12 MAUCHLY, UNIT 102	IRVINE	CA	92618
32	Southpointe Business Center	12 Mauchley	258-19	1	93837064	LAGUNA CANYON INVESTMENT	10 SYCAMORE CANYON DR	DOVE CANYON	CA	92679
32	Southpointe Business Center	12 Mauchley	258-19	1	93837065	GENERAL CORPORATION	12 MAUCHLY, UNIT M	IRVINE	CA	92618
32	Southpointe Business Center	12 Mauchley	258-19	1	93837066	OONG, WILLIAM TR	PO BOX 54272	IRVINE	CA	92619
32	Southpointe Business Center	12 Mauchley	258-19	1	93837067	MATSING INVESTMENTS LLC	5 FRANKLIN	IRVINE	CA	92620
32	Southpointe Business Center	12 Mauchley	258-19	1	93837068	LAGUNA CANYON INVESTMENT	10 SYCAMORE CANYON DR	DOVE CANYON	CA	92679
34		501 Wald	97-194	3	588-202-12	SBE				
35	Albertsons WH & distribution	9300 Toledo Way	80-619	1	591-061-08	CENTERPOINT PROPERTIES TRUST TR ALBERTSONS LLC	1371 OAKLAND BLVD STE 200	WALNUT CREEK	CA	94596
35		?	83-618	2	591-074-04	PARKER HANNIFIN CORP	6035 PARKLAND BLVD	CLEVELAND	OH	44124
35		?	83-618	3	591-074-04	PARKER HANNIFIN CORP	6035 PARKLAND BLVD	CLEVELAND	OH	44124
35		?	83-621	1	591-074-02	PARKER HANNIFIN CORP	6035 PARKLAND BLVD	CLEVELAND	OH	44124
35	former Mazda dealership	11 Auto Center Dr	76/1-3	3	590-013-01	IMAI PROPERTIESINC	11 AUTO CENTER DR	IRVINE	CA	92618
38			1/88	0	434-391-50	SBE				
38			1/88	0	434-391-51	SBE				
38			1/88	0	434-402-20	SOUTHERN CALIFORNIA EDISON COMPANY	PO BOX 800	ROSEMEAD	CA	91770
38			1/88	0	434-402-21	SBE				

5. Religious Institution Outreach Letter, dated March 26, 2021

Community Development cityofirvine.org
City of Irvine, One Civic Center Plaza, P.O. Box 19575, Irvine, California 92623-9575 949-724-6000

March 26, 2021

Subject: Irvine Housing Element Update – Additional Housing Opportunities in Combination with an Existing Religious Institution

Dear Sir or Madam:

The City of Irvine is in the process of updating its Housing Element for the 2021-2029 planning period, which is also referred to as the 6th cycle Housing Element Update. Under State mandate, we must plan for a significant number of future housing units, including affordable housing. For additional information, please visit www.cityofirvine.org/housingelementupdate.

As part of the update to the Housing Element, the City is interested in accurately estimating potential new housing units and would like to know if you have any interest in developing housing in combination with your existing religious institution on your property in the next eight years.

If you have any questions or would like to report plans for future housing development on your property, please contact us by April 9, 2021 via email or phone at:

CHARLES KOVAC
Housing Administrator
CKovac@cityofirvine.org
949-724-7452

MELISSA CHAO
Senior Planner
mchao@cityofirvine.org
949-724-6395

Sincerely,

Kerwin Lau
Manager of Planning Services

cc: Pete Carmichael, Director of Community Development
Tim Gehrich, Deputy Director of Community Development

6. Religious Institution Outreach Responses

From: Melissa Chao
To: Pam Nathanson
Cc: Charles Kovac; Melissa Chao
Subject: RE: Response to Irvine Housing Element Update
Date: Friday, April 2, 2021 9:25:49 AM

Dear Pamela:

Thank you for responding. We greatly appreciate you letting us know.

Kindest regards,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 | F 949-724-6440
mchao@cityofirvine.org

From: Pam Nathanson <pam@universitysynagogue.org>
Sent: Friday, April 2, 2021 8:36 AM
To: Charles Kovac <CKovac@cityofirvine.org>; Melissa Chao <MChao@cityofirvine.org>
Subject: Response to Irvine Housing Element Update

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

In response to the attached letter we received, please note that ***we will not be developing housing units on our property for the projected time period.***

A message regarding the same was left on both of your respective voicemails this morning.

Should you have any questions, please let me know.

Thank you,
Pamela Nathanson
University Synagogue
3400 Michelson Drive
Irvine, CA 92612
949-553-3535 ext#243

St. Thomas More Parish
51 Marketplace
Irvine, CA 92602

April 6, 2021

Kerwin Lau, Manager Planning Services
City of Irvine
P.O. Box 19575
Irvine, CA 92623-9575

Dear Mr. Lau,

Thank you for your inquiry dated March 26, 2021 wherein you asked if we have any interest in developing housing on our property within the next eight years. We have no plans to do so as the entirety of our property has been committed to the building of and use of our church.

In Christ,

Rev. John E. Janze
Pastor

JEJ/sem

Phone: (949) 551-8601 **Fax: (949) 551-5879**

7. Religious Institution Mailing List (100)

Account name	Account address	Account	Account	Account Zipcode	Mailing address	Mailing City	Mailing State	Mailing Zipcode
SHEPHERDS GROVE PRESBYTERIAN CHURCH	4445 ALTON PKWY	IRVINE	CA	92604-4705	4445 ALTON PKWY	IRVINE	CA	92604-4705
IRVINE UNITED CONGREGATIONAL CHURCH	4915 ALTON PKWY	IRVINE	CA	92604-8606	4915 ALTON PKWY	IRVINE	CA	92604-8606
ST PAUL'S GREEK ORTHODOX CHURCH	4949 ALTON PKWY	IRVINE	CA	92604-8606	4949 ALTON PKWY	IRVINE	CA	92604-8606
HIS KINGDOM MINISTRIES DBA KINGDOM AIRWAVES	5051 ALTON PKWY AP	IRVINE	CA	92604-8618	5051 ALTON PKWY APT 83	IRVINE	CA	92604-8618
ST JOHN NEUMANN CATHOLIC CHURCH	5101 ALTON PKWY	IRVINE	CA	92604-8605	5101 ALTON PKWY	IRVINE	CA	92604-8605
SJN CHARITIES - OC GRAN FONDO;	5101 ALTON PKWY	IRVINE	CA	92604-8605	5101 ALTON PKWY	IRVINE	CA	92604-8605
THE JOURNEY CHRISTIAN CHURCH	4849 ALTON PKWY	IRVINE	CA	92604-8607	4849 ALTON PKWY	IRVINE	CA	92604-8607
ETERNITY CHURCH OC	24 ARBORSIDE	IRVINE	CA	92603-0110	24 ARBORSIDE	IRVINE	CA	92603-0110
HARVEST CHRISTIAN FELLOWSHIP	17600 GILLETTE AVE	IRVINE	CA	92614-5715	6115 ARLINGTON AVE	RIVERSIDE	CA	92504-1911
MARK A THOMAS MINISTRIES INC	3233 ARLINGTON AVE	RIVERSIDE	CA	92506-3247	5198 ARLINGTON AVE	RIVERSIDE	CA	92504-2603
IRVINE CANAAN CHRISTIAN COMMUNITY CHURCH	16812 ARMSTRONG AV	IRVINE	CA	92606-4916	16808 ARMSTRONG AVE STE 100	IRVINE	CA	92606-8278
IRVINE CANAAN CHRISTIAN COMMUNITY CHURCH	16808 ARMSTRONG AV	IRVINE	CA	92606-2415	16808 ARMSTRONG AVE STE 100	IRVINE	CA	92606-8278
CALVARY CHAPEL LIVING WORD	17101 ARMSTRONG AV	IRVINE	CA	92614-5742	17101 ARMSTRONG AVE STE 103	IRVINE	CA	92614-5742
SWORDS FOR CHRIST	17252 ARMSTRONG AV	IRVINE	CA	92614-5737	17252 ARMSTRONG AVE STE H	IRVINE	CA	92614-5737
EVANGELICAL FORMOSAN CHURCH OF IRVINE	17422 ARMSTRONG AV	IRVINE	CA	92614-5724	17422 ARMSTRONG AVE	IRVINE	CA	92614-5724
SAINT ANDREWS EPISCOPAL CHURCH	4400 BARRANCA PKW	IRVINE	CA	92604-4739	4400 BARRANCA PKWY	IRVINE	CA	92604-4739
CHABAD OF IRVINE	5010 BARRANCA PKW	IRVINE	CA	92604-4652	5010 BARRANCA PKWY	IRVINE	CA	92604-4652
NEW LIFE MISSION CHURCH	200 CULTIVATE	IRVINE	CA	92618-1029	15375 BARRANCA PKWY STE B207	IRVINE	CA	92618-2213
WOODBRIDGE COMMUNITY CHURCH	5000 BARRANCA PKW	IRVINE	CA	92604-4652	5000 BARRANCA PKWY	IRVINE	CA	92604-4652
IRVINE AGAPE CHRISTIAN CHURCH	5 BLAZING STAR	IRVINE	CA	92604-3060	5 BLAZING STAR	IRVINE	CA	92604-3060
ALL SAINTS REFORMED PRESBYTERIAN CHURCH IRVINE	14 BRENTWOOD	IRVINE	CA	92620-0208	14 BRENTWOOD	IRVINE	CA	92620-0208
KALEIDOSCOPE CHURCH	26 BRIARWOOD	IRVINE	CA	92604-3755	26 BRIARWOOD	IRVINE	CA	92604-3755
CITYREACH CHURCH IRVINE	3035 PERRYSVILLE AVE	PITTSBURG	PA	15214-2624	8000 BROOKTREE RD	WEXFORD	PA	15090-9474
CONGREGATION B'NAI ISRAEL	2111 BRYAN AVE	TUSTIN	CA	92782-8382	2111 BRYAN AVE	TUSTIN	CA	92782-8382
NEWPORT CHURCH	2727 CAMPUS DR	IRVINE	CA	92612-1602	2727 CAMPUS DR	IRVINE	CA	92612-1602
THE CHURCH OF JESUS CHRIST OF LDS	23 LAKE RD	IRVINE	CA	92604-4579	7 CASTLEBAR	IRVINE	CA	92618-4043
INTERNATIONAL BIBLICAL SEMINARY	10 CEDAR TREE LN	IRVINE	CA	92612-2203	10 CEDAR TREE LN	IRVINE	CA	92612-2203
AIT MISSION ORGANIZATION	8 CORPORATE PARK S	IRVINE	CA	92606-5196	8 CORPORATE PARK STE 300	IRVINE	CA	92606-5196
ST ZLATA BULGARIAN ORTHODOX CHURCH	53 COSTERO AISLE	IRVINE	CA	92614-5940	53 COSTERO AISLE	IRVINE	CA	92614-5940
SO CAL NETWORK ASSEMBLIES OF GOD	17951 COWAN	IRVINE	CA	92614-6000	17951 COWAN	IRVINE	CA	92614-6000
CENTER CHURCH	15 SOARING HAWK	IRVINE	CA	92614-7464	14252 CULVER DR # A408	IRVINE	CA	92604-0317
DISCIPLE COMMUNITY CHURCH	17502 DAIMLER ST	IRVINE	CA	92614-5516	17502 DAIMLER ST	IRVINE	CA	92614-5516
AMERICAN INT'L PUTI (BODHI) DHARMA SOCIETY	24 DEL CARLO	IRVINE	CA	92606-8824	24 DEL CARLO	IRVINE	CA	92606-8824
SOUTHERN CALIFORNIA NEW VISION CHURCH	13200 RED HILL AVE	TUSTIN	CA	92780-3839	23820 ENRIQUEZ DR	DIAMOND BAR	CA	91765-1743
UNITED CHINESE CHRISTIAN CHURCH OF IRVINE	4052 ESCUDERO DR	IRVINE	CA	92620-3211	4052 ESCUDERO DR	IRVINE	CA	92620-3211
IXTHUS CHURCH	38 EXPLORATION	IRVINE	CA	92618-8850	38 EXPLORATION	IRVINE	CA	92618-8850
BREAD OF LIFE GREAT PARK CHURCH	2 FARADAY	IRVINE	CA	92618-2756	2 FARADAY STE B	IRVINE	CA	92618-2756
BIBLES FOR AMERICA INCORPORATED	355 GODDARD STE 100	IRVINE	CA	92618-4640	355 GODDARD STE 100	IRVINE	CA	92618-4640
THE CLOUD CHURCH	11 GODDARD	IRVINE	CA	92618-4600	11 GODDARD	IRVINE	CA	92618-4600
BETHEL KOREAN CHURCH	18700 HARVARD AVE	IRVINE	CA	92612-0699	18700 HARVARD AVE	IRVINE	CA	92612-0699
SAINT ELIZABETH ANN SETON CHURCH	9 HILLGATE	IRVINE	CA	92612-3265	9 HILLGATE	IRVINE	CA	92612-3265
FORWARD CHURCH	6 HUGHES STE 160	IRVINE	CA	92618-2062	6 HUGHES STE 160	IRVINE	CA	92618-2062
CHINESE COMMUNITY BAPTIST CHURCH OF SOUTH ORANGE COUNTY	6 HUGHES STE 160	IRVINE	CA	92618-2062	6 HUGHES STE 160	ALISO VIEJO	CA	92656
CELEBRATION CENTRE	3943 IRVINE BLVD STE	IRVINE	CA	92602-2400	3943 IRVINE BLVD STE 75	IRVINE	CA	92602-2400
CHURCH IN IRVINE CORPORATION	4252 IRVINE CENTER D	IRVINE	CA	92604-3200	4252 IRVINE CENTER DR	IRVINE	CA	92604-3200
VOYAGERS BIBLE CHURCH	6000 IRVINE CENTER D	IRVINE	CA	92618-4586	6000 IRVINE CENTER DR	IRVINE	CA	92618-4586
GOOD SHEPHERD LUTHERAN CHURCH LCMC	4800 IRVINE CENTER D	IRVINE	CA	92604-3300	4800 IRVINE CENTER DR	IRVINE	CA	92604-3300
IRVINE ONNURI CHURCH	17200 JAMBOREE RD	IRVINE	CA	92614-5828	17200 JAMBOREE RD	IRVINE	CA	92614-5828
THE HILL CHURCH AT IRVINE	43 JONQUIL	IRVINE	CA	92618-1513	43 JONQUIL	IRVINE	CA	92618-1513
THE LORD IS MY LIFE MINISTRIES	14851 JEFFREY RD SPC	IRVINE	CA	92618-8328	8251 LA PALMA AVE # 265	BUENA PARK	CA	90620-3205
CALIFORNIA SATSANG SOCIETY	1851 LANGLEY AVE	IRVINE	CA	92614-5623	1851 LANGLEY AVE	IRVINE	CA	92614-5623
WORLDWIDE BIBLE MINISTRY	4228 MANHATTAN BE	LAWNDAL	CA	90260-2614	4228 MANHATTAN BEACH BLVD	LAWNDALE	CA	90260-2614
ST THOMAS MORE CATHOLIC PARISH	51 MARKET PL	IRVINE	CA	92602-1601	51 MARKET PL	IRVINE	CA	92602-1601
VAISHNAV SAMAJ OF SOUTHERN CALIFORNIA	1882 MCGAW AVE	IRVINE	CA	92614-5741	1882 MCGAW AVE	IRVINE	CA	92614-5741
ORANGE COUNTY CHRISTIAN	2332 MCGAW AVE	IRVINE	CA	92614-0102	2332 MCGAW AVE	IRVINE	CA	92614-0102
FREE CHAPEL OC	2777 MCGAW AVE	IRVINE	CA	92614-5837	2777 MCGAW AVE	IRVINE	CA	92614-5837
UNIVERSITY SYNAGOGUE / SOUTH COAST	3400 MICHELSON DR	IRVINE	CA	92612-1618	3400 MICHELSON DR	IRVINE	CA	92612-1618
CONGREGATION SHIR HA-MA' ALOT	3652 MICHELSON DR	IRVINE	CA	92612-1727	3652 MICHELSON DR	IRVINE	CA	92612-1727
IRVINE COMMUNITY MIKVEH INC	3900 MICHELSON DR	IRVINE	CA	92612-1765	3900 MICHELSON DR	IRVINE	CA	92612-1765
ASSOCIATION FOR DAO ENLIGHTENMENT	16841 MILLIKAN AVE	IRVINE	CA	92606-5011	16841 MILLIKAN AVE	IRVINE	CA	92606-5011
BEREAN COMMUNITY CHURCH	17911 MITCHELL S	IRVINE	CA	92614-6015	17911 MITCHELL S	IRVINE	CA	92614-6015
CROSSLINE COMMUNITY CHURCH	23331 MOULTON PKW	LAGUNA H	CA	92653-1210	23331 MOULTON PKWY	LAGUNA HILLS	CA	92653-1210
INGLESIA MONTE SION IRVINE	8 HAMMOND STE 103	IRVINE	CA	92618-1601	24922 MUIRLANDS BLVD TRLR 78	EL TORO	CA	92630-4838
MARINERS CHURCH	5001 NEWPORT COAS	IRVINE	CA	92603-0164	5001 NEWPORT COAST DR	IRVINE	CA	92603-0164
CROSSWAY COMMUNITY CHURCH	351 OAK PL STE A	BREA	CA	92821-4123	351 OAK PL STE A	BREA	CA	92821-4123
THE CHARLES H. HARRELL III FOUNDATION	4152 OLD MILL ST	IRVINE	CA	92604-2232	4152 OLD MILL ST	IRVINE	CA	92604-2232
PACIFIC CHURCH OF IRVINE	15 ORANGE TREE	IRVINE	CA	92618-4507	15 ORANGE TREE	IRVINE	CA	92618-4507
IRVINE FIRST SAMOAN ASSEMBLY OF GOD	125 PALENCIA	IRVINE	CA	92618-0899	125 PALENCIA	IRVINE	CA	92618-0899
ORANGE COUNTY SINGLES FOR CHRIST	3186 PULLMAN ST	COSTA ME	CA	92626-3306	PO BOX 7072	NEWPORT BEACH	CA	92658-7072
REDEEMER PRESBYTERIAN CHURCH OF ORANGE COUNTY	3700 CAMPUS DR STE	NEWPORT	CA	92660-2603	PO BOX 9708	NEWPORT BEACH	CA	92658-9708
THE BLESSINGS FOUNDATION INC	17870 SKY PARK CIR ST	IRVINE	CA	92614-6449	PO BOX 18410	IRVINE	CA	92623-8410
CHURCH DEVELOPMENT FUND INC	17701 COWAN STE 100	IRVINE	CA	92614-6061	PO BOX 19700	IRVINE	CA	92623-9700
CHINESE ALLIANCE CHURCH OF ORANGE COUNTY	1842 REYNOLDS AVE	IRVINE	CA	92614-5714	PO BOX 61356	IRVINE	CA	92602-6045
EVANGEL BIBLE CHURCH OF OC	10 DE FRST	IRVINE	CA	92620-3332	PO BOX 60001	IRVINE	CA	92602-6000
BANNER CHURCH	2950 E IMPERIAL HWY	BREA	CA	92821-6715	PO BOX 80481	SAN MARINO	CA	91118-8481
HI MISSION	4412 RAFAEL ST	IRVINE	CA	92604-2245	4412 RAFAEL ST	IRVINE	CA	92604-2245
VIDYA SABHA INC	15 RAINSTAR	IRVINE	CA	92614-5413	15 RAINSTAR	IRVINE	CA	92614-5413
OUR LADY OF PEACE KOREAN CATHOLIC	14010 REMINGTON	IRVINE	CA	92620-5703	14010 REMINGTON	IRVINE	CA	92620-5703
INTERNATIONAL GRACE MINISTRY	9221 RESEARCH DR	IRVINE	CA	92618-4286	9221 RESEARCH DR	IRVINE	CA	92618-4286
HARVEST COMMUNITY CHURCH OF IRVINE	20 LAKE RD	IRVINE	CA	92604-4567	9235 RESEARCH DR	IRVINE	CA	92618-4286
SCIENCE OF THE SOUL	1420 REYNOLDS AVE	IRVINE	CA	92614-5501	1420 REYNOLDS AVE	IRVINE	CA	92614-5501
IRVINE HEBRON CHURCH	2691 RICHTER AVE STE	IRVINE	CA	92606-5124	2691 RICHTER AVE STE 121	IRVINE	CA	92606-5124
URIM CHURCH	15520 ROCKFIELD BLV	IRVINE	CA	92618-2792	15520 ROCKFIELD BLVD STE F	IRVINE	CA	92618-2792
VEDIC SPIRITUAL CENTER/SRI SIVA KAMESWARI TEMPLE	3198 AIRPORT LOOP D	COSTA ME	CA	92626-3439	213 ROCKVIEW	IRVINE	CA	92612-3235
SADDLEBACK VALLEY COMMUNITY CHURCH	18842 TELLER AVE	IRVINE	CA	92612-1615	1 SADDLEBACK PKWY	LAKE FOREST	CA	92630-8700
NEW LIFE ONE WAY	36 SALTON	IRVINE	CA	92602-2425	36 SALTON	IRVINE	CA	92602-2425
MISSIONARY CHURCH OF THE DISCIPLES	915 E CHESTNUT AVE A	SANTA AN	CA	92701-6435	15906 E SAN BERNARDINO RD	COVINA	CA	91722-3939
GRACE CITY FREE WILL BAPTIST CHURCH	14978 SAND CANYON	IRVINE	CA	92618-2111	14978 SAND CANYON AVE STE C	IRVINE	CA	92618-2111
GIANT WITHIN MINISTRIES	1267 WILLIS ST STE 200	REDDING	CA	96001-0400	15642 SAND CANYON AVE UNIT 51984	IRVINE	CA	92619-5267
IRVINE COMMUNITY CHURCH	14804 SAND CANYON	IRVINE	CA	92618-1726	14804 SAND CANYON AVE	IRVINE	CA	92618-1726
GLOBAL LIFE ENRICHMENT CENTER	16371 SCIENTIFIC	IRVINE	CA	92618-4354	16371 SCIENTIFIC	IRVINE	CA	92618-4354
DCF	35 SPARROWHAWK	IRVINE	CA	92604-3225	35 SPARROWHAWK	IRVINE	CA	92604-3225
FAITH EVANGELICAL LUTHERAN CHURCH	349 STANFORD CT	IRVINE	CA	92612-1619	349 STANFORD CT	IRVINE	CA	92612-1619
CAMPUS CRUSADE FOR CHRIST INT'L	16 TECHNOLOGY DR ST	IRVINE	CA	92618-2329	16 TECHNOLOGY DR STE 205	IRVINE	CA	92618-2329
CHRIST OUR REDEEMER AME CHURCH	45 TESLA	IRVINE	CA	92618-4603	45 TESLA	IRVINE	CA	92618-4603
SAVING GRACE COMMUNITY CHURCH	26731 LAREDO LN	LAKE FORE	CA	92630-5719	25422 TRABUCO RD STE 105-267	LAKE FOREST	CA	92630-2791
ISLAMIC CENTER OF IRVINE	2 TRUMAN ST	IRVINE	CA	92620-5742	2 TRUMAN ST	IRVINE	CA	92620-5742
IRVINE JOONGANG BAPTIST CHURCH	240 GODDARD	IRVINE	CA	92618-4625	4 VAN BUREN	IRVINE	CA	92620-3795
IRVINE BAPTIST CHURCH	5101 WALNUT AVE	IRVINE	CA	92604-2469	5101 WALNUT AVE	IRVINE	CA	92604-2469
CHINESE BAPTIST CHURCH	12012 YALE CT	IRVINE	CA	92620-0210	12012 YALE CT	IRVINE	CA	92620-0210

8. Hotel Outreach Letter example, dated May 3, 2021

cityofirvine.org

City of Irvine, 1 Civic Center Plaza, P.O. Box 19575, Irvine, California 92623-9575 949-724-6000

May 3, 2021

Subject: Irvine Housing Element Update – Additional Housing Opportunities in Combination with an Existing Hotel

Dear Sir or Madam:

The City of Irvine is in the process of updating its Housing Element for the 2021-2029 planning period, which is also referred to as the 6th cycle Housing Element Update. Under state mandate, we must plan for a significant number of future housing units, including affordable housing. For additional information, please visit cityofirvine.org/HEUpdate.

As part of the update to the Housing Element, the City is interested in accurately estimating potential new housing units. We would like to know if you have any interest in developing housing in combination with your existing hotel on your property in the next eight years. Opportunities to develop residential uses could involve converting existing rooms into residential uses on either specific floors or the entire hotel, or policies to house hotel workers on-site. All conversions must meet the U.S. Census definition of a "housing unit" as follows:

> A housing unit is a house, an apartment, a group of rooms, or a single room occupied or intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants do not live and eat with other persons in the structure and which have direct access from the outside of the building or through a common hall... Living quarters of the following types are excluded from the housing unit inventory: Dormitories, bunkhouses, and barracks; quarters in predominantly transient hotels, motels, and the like, except those occupied by persons who consider the hotel their usual place of residence; quarters in institutions, general hospitals, and military installations except those occupied by staff members or resident employees who have separate living arrangements.

Given the on-going (affordable) housing crisis in California, the City continues to monitor the availability of various funding sources such as the State's Project Homekey and Roomkey programs, the former of which provided significant grant funding opportunities in 2020. The City would also like to gauge your interest in participating in such programs. Additionally, the City may be able to facilitate partnerships with affordable housing developers.

The City is not considering the acquisition of your property for conversion to housing. However, if you have any questions, are potentially interested in selling your property to help provide more housing opportunities in your community, or would like to report plans for future housing development on your property in the next eight years, please contact Melissa Chao, Senior Planner, at mchao@cityofirvine.org or 949-724-6395 by May 14, 2021.

Sincerely,

Kerwin Lau
Manager of Planning Services

ec: Pete Carmichael, Director of Community Development
Tim Gehrich, Deputy Director of Community Development

9. Hotel Outreach Letter Mailing List (28)

Account name	Account address	Primary Contact Name	Mailing address	Mailing City	Mailing State	Mailing Zipcode
REPUBLIC INN LLC	16520 BAKE PKWY STE 230	AYBARS ATIK	16520 BAKE PKWY STE 230	IRVINE	CA	92618-4689
TONHO INTERNATIONAL INC.	1660 BARRANCA PKWY	CHENG WEI CHEN	1660 BARRANCA PKWY	IRVINE	CA	92606-4823
IRVINE GUEST HOUSE	4 CARSON	SOOK HEE KIM	4 CARSON	IRVINE	CA	92620-3311
DKN HOTEL LLC	42 CORPORATE PARK STE 200	KIRAN PATEL	42 CORPORATE PARK STE 200	IRVINE	CA	92606-3104
BP RESORT LLC	17370 RED HILL AVE	KIRAN DAHYA	42 CORPORATE PARK STE 200	IRVINE	CA	92606-3104
BRE SSP PROPERTY OWNER LLC	17601 FITCH	CHARLES T KING	100 DUNBAR ST STE 402	SPARTANBURG	SC	29306-5189
TIDES HOSPITALITY LLC	2192 DUPONT DR	SHETAL PATEL	2192 DUPONT DR	IRVINE	CA	92612-1328
PHG IRVINE PARK PLACE LLC	3309 MICHELSON DR	STEVEN ARNOLD	2532 DUPONT DR	IRVINE	CA	92612-1524
SPECTRUM HOTEL GROUP LLC	90 PACIFICA	TIMOTHY R BUSCH	2532 DUPONT DR	IRVINE	CA	92612-1524
LQ MANAGEMENT LLC	14972 SAND CANYON AVE	KEITH CLINE	909 HIDDEN RDG STE 600	IRVING	TX	75038-3822
MARRIOTT INTERNATIONAL INC	7905 IRVINE CENTER DR	TERESA BRUSCA	7905 IRVINE CENTER DR	IRVINE	CA	92618-3207
COURTYARD BY MARRIOTT IRVINE SPECTRUM	7955 IRVINE CENTER DR	JONATHON VOPINEK	7955 IRVINE CENTER DR	IRVINE	CA	92618-3207
GOLDEN HOTEL LTD PARTNERSHIP	18700 MACARTHUR BLVD	MICHAEL WANG	18700 MACARTHUR BLVD	IRVINE	CA	92612-1409
18800 MACARTHUR HMEJ LLC	18800 MACARTHUR BLVD	QINGHUI LU	18800 MACARTHUR BLVD	IRVINE	CA	92612-1410
RLJ EM IRVINE LESSEE LP	2120 MAIN ST	HOWARD B ISAACSON	2120 MAIN ST	IRVINE	CA	92614-6219
SELECT HOTELS GROUP LLC	2320 MAIN ST	PETER J SEARS	2320 MAIN ST	IRVINE	CA	92614-6223
COURTYARD BY MARRIOTT	2701 MAIN ST	KARLYN BRETZ	2701 MAIN ST	IRVINE	CA	92614-6230
RESIDENCE INN BY MARRIOTT-IRVINE	2855 MAIN ST	ROBERT D OLSON	2855 MAIN ST	IRVINE	CA	92614-5901
LANGUAGE / HOST FAMILY	5 MARIPOSA	SUSANA SILVA	5 MARIPOSA	IRVINE	CA	92604-3062
RESIDENCE INN BY MARRIOTT	10 MORGAN	RUBY MACIAS	10 MORGAN	IRVINE	CA	92618-2003
S3 HOSPITALITY LLC	2381 MORSE AVE	SHETAL PATEL	2381 MORSE AVE	IRVINE	CA	92614-6233
HOTEL IRVINE FINANCE LLC	17900 JAMBOREE RD	JUSTIN KIM	550 NEWPORT CENTER DR, NCD 550-3-3	NEWPORT BEACH	CA	92660-7011
EXTENDED STAY AMERICA #9620	30 TECHNOLOGY DR	BRUCE HAASE	PO BOX 49550	CHARLOTTE	NC	28277-9550
HPT TRS IHG-I INC	16150 SAND CANYON AVE	RAY ROBINSON	16150 SAND CANYON AVE	IRVINE	CA	92618-3715
IRVINE MARRIOTT LLC	18000 VON KARMAN AVE	KARA KOPETSKY	18000 VON KARMAN AVE	IRVINE	CA	92612-1004
SONESTA INTERNATIONAL HOTELS CORPORATION	17941 VON KARMAN AVE	STEPHEN MIANO	17941 VON KARMAN AVE	IRVINE	CA	92614-6253
CAMBRIDGE TRS INC	17941 VON KARMAN AVE	JOHN MURRAY	17941 VON KARMAN AVE	IRVINE	CA	92614-6253
HPT TRS IHG-2 INC / CANDLEWOOD	16150 SAND CANYON AVE	JOHN G MURRAY	255 WASHINGTON ST STE 230	NEWTON	MA	02458-1644

10. Opportunity Sites Correspondence with Property Owners & Representatives for Site Inventory Development

Melissa Chao

From: Melissa Chao
Sent: Tuesday, March 9, 2021 4:38 PM
To: agill@intracorphomes.com
Cc: Charles Kovac; Hitta Mosesman; Melissa Chao
Subject: RE: IBC Residential

Categories: Yellow Category

Hi Alex:

As part of the HEU, the State requires the City to submit a site inventory that demonstrates the capacity to accommodate the State mandated RHNA numbers by income level. The City is required to identify specific sites and the realistic number of units for each site. For non-vacant sites, the State requires "substantial evidence" that the existing use will likely be discontinued in 2021-2029 (i.e., HEU planning period). The "gold standard" is a letter from the property owner stating their intention to develop the property with residences during the planning period.

Subsequent to the HEU, the City will embark on phase 2 of the General Plan Update and an associated Zoning Ordinance Amendment to support the HEU/RHNA. We have three years after the adoption of the HEU to balance the applicable policies (e.g., land use and circulation) in the GP as well as upzone/rezone/raise caps and/or create or amend overlays, etc. The City must plan for and maintain the capacity to accommodate the RHNA units whereas the market dictates whether the units are built.

We will be hosting one meeting based on the date/time polled with the highest confirmation level. If you are unable to make the final meeting time, we can schedule a separate call to discuss at your request. I will add you to the HEU/GPU interest list.

HOUSINGELEMENT
CITY OF IRVINE 2021 UPDATE

What is Your Availability?

Virtual Meeting on Future Housing Sites

Please respond by Tuesday, March 9, 2021

The City of Irvine is updating its Housing Element for the 2021-2029 planning period. Under State mandate, Irvine must plan for a significant number of future housing units, including affordable

housing. We must identify potential sites that may accommodate future residential development. All California cities and counties are required to update their Housing Element every eight years for State certification. The State deadline for Irvine is October 15, 2021.

Staff is in the process of scheduling a meeting on the Housing Element Update (HEU) that primarily focuses on the process of identifying opportunity sites for developing the draft housing element site inventory. Additionally, the meeting will offer the opportunity for participants to ask questions and offer input. Any and all ideas are welcome and not a commitment. ***Feel free to send this to others who may be interested.***

Please confirm your availability by taking the poll here:
https://irvineca.seamlessdocs.com/f/futurehousingsitesmeeting

Learn more about the Housing Element Update
by visiting www.cityofirvine.org/housingelementupdate.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Charles Kovac <CKovac@cityofirvine.org>
Sent: Tuesday, March 9, 2021 12:20 PM
To: Melissa Chao <MChao@cityofirvine.org>
Subject: FW: IBC Residential

FYI ...

Charles

From: Alex Gill <agill@intracorphomes.com>
Sent: Tuesday, March 9, 2021 12:19 PM
To: Charles Kovac <CKovac@cityofirvine.org>
Subject: IBC Residential

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Charles:

I received your letter on updating the Housing Element and wanted to inquire if you will be raising the residential cap in the IBC. We've done a number of projects in IBC and would like to do more. It would be good to better understand your process.

Thanks,
Alex

Alex Gill | Vice President, Development
dir (949) 757-8460 | cel (714) 679-1118

From: Melissa Chao
To: Alex Portney; Charles Kovac
Cc: Jaimee Bourgeois; Sun-Sun Murillo; Lisa Thai
Subject: RE: Join Us for Irvine Future Housing Sites - Virtual Meeting on Tuesday, March 16, 2021 at 3 p.m. via Zoom
Date: Wednesday, March 17, 2021 5:30:33 PM

Hi Alex:

Thank you for your idea re: the Boring Company Loop tunnel.

As we eventually shift our focus from the HEU to the GPU in Fall 2021, we will be examining the extent of the changes needed to the Circulation Element to accommodate the demands created by the 6th cycle RHNA/HEU.

I have copied key staff in Transportation Department. We are always looking at alternative and active modes of transportation and shifting people out of their vehicles.

Thanks again,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Alex Portney <sbl.alex@gmail.com>
Sent: Tuesday, March 16, 2021 4:04 PM
To: Melissa Chao <MChao@cityofirvine.org>; Charles Kovac <CKovac@cityofirvine.org>
Cc: Jacob Daigneau (Contractor) <JDaigneau@cityofirvine.org>
Subject: Re: Join Us for Irvine Future Housing Sites - Virtual Meeting on Tuesday, March 16, 2021 at 3 p.m. via Zoom

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks for the invite! It was interesting.

In the spirit of "any and all ideas being welcome" below is the link to the tunnel concept in my comment. I think it would alleviate some concerns the Council had addressed about masterplanning vs random development at the Council Meeting while being much more affordable than Light Rail for example.You could also do this in the IBC to link Tustin Station and John Wayne, but it's more complex with Tustin as a partner.

https://twitter.com/AlexPortney/status/1371901342063554560

Thanks for your time.

On Wed, Mar 10, 2021 at 5:10 PM Melissa Chao <MChao@cityofirvine.org> wrote:

HOUSINGELEMENT
CITY OF IRVINE 2021 UPDATE

You're Invited

6th Cycle Housing Element Update -
Virtual Meeting on Future Housing Sites
March 16, 2021 at 3 p.m.

The City of Irvine is preparing an update to its Housing Element for the 2021-2029 planning period. Under State mandate, Irvine must plan for a significant number of future housing units, including affordable housing. We must identify potential sites that may accommodate future residential development. All California cities and counties are required to update their Housing Element every eight years for State certification. The State deadline for Irvine is October 15, 2021.

This meeting will provide an overview of the Housing Element Update (HEU) and primarily focus on the process of identifying opportunity sites for developing the draft housing element site inventory as detailed in the attached property owner outreach letter. Additionally, the meeting will offer the opportunity for participants to ask questions and offer input. Any and all ideas are welcome and not a commitment. This event is open to the public. ***Feel free to send this to others who may be interested.***

For more information and/or if you are unable to attend the virtual meeting and would like to discuss this opportunity, please contact Charles Kovac, Housing Administrator, at ckovac@cityofirvine.org or 949-724-7452 and/or Melissa Chao, Senior Planner, at mchao@cityofirvine.org or 949-724-6395.

To be added to the HEU interest list, please email mchao@cityofirvine.org.

Learn more about the Housing Element Update by visiting www.cityofirvine.org/housingelementupdate.

Join Us for a Virtual Meeting

An overview of the Housing Element Update and related site inventory work effort

will be presented during a virtual public meeting on **Tuesday, March 16, 2021 at 3 – 4:30 p.m.** The meeting will be conducted via Zoom.

The Zoom meeting information is below, and the virtual meeting will open approximately 30 minutes prior to the start time at 3 p.m.

Meeting Link:

Register in advance for this webinar:
https://zoom.us/webinar/register/WN_hes31vcBSUGUurkmA-Dwmg
If you are having trouble with the link above, please copy and paste this link into your browser

Webinar ID:
958 7121 5807
Webinar Passcode:
City

If you would like to join by phone, dial one of the following numbers and use the Webinar ID and Passcode

US: +1 669-900-6833 or +1 346-248-7799
Webinar ID: 958 7121 5807
Passcode: 400813

MELISSA CHAO | SENIOR PLANNER
City of Irvine | Community Development
1 Civic Center Plaza, Irvine, CA 92606
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

Melissa Chao

From: Andrea Maloney <amaloney@sapettorealestate.com>
Sent: Thursday, March 18, 2021 10:45 AM
To: Melissa Chao; Charles Kovac
Cc: Pam Sapetto; Melissa Chao
Subject: Re: Irvine Housing Element Update

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Yellow Category

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Melissa:
Thank you.

Andrea Maloney
Sapetto Real Estate Solutions, Inc.
One Park Plaza, #600,PMB 313
Irvine, CA 92614
949-683-3271
amaloney@sapettorealestate.com

From: Melissa Chao <MChao@cityofirvine.org>
Date: Wednesday, March 17, 2021 at 3:43 PM
To: Andrea Maloney <amaloney@sapettorealestate.com>, Charles Kovac <ckovac@cityofirvine.org>
Cc: Pam Sapetto <psapetto@sapettorealestate.com>, Melissa Chao <mchao@cityofirvine.org>
Subject: RE: Irvine Housing Element Update

Hi Andrea:

17451 Von Karman is on the City's opportunity sites list.

We will keep you, Pam, and Steve apprised as the HEU process progresses.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Andrea Maloney <amaloney@sapettorealestate.com>
Sent: Wednesday, March 17, 2021 2:20 PM
To: Charles Kovac <CKovac@cityofirvine.org>; Melissa Chao <MChao@cityofirvine.org>
Cc: Pam Sapetto <psapetto@sapettorealestate.com>
Subject: Irvine Housing Element Update

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To City of Irvine:

Following up on the Housing Element discussion on March 16, 2021, we are writing to request that the Desmond Ventures property at 17451 Von Karman Avenue (APN 435-11-06) in Planning Area 36 be included in site inventory for future residential development. The site is 5.9 acres in the IBC and within walking distance of the Diamond Jamboree retail center. It is on Von Karman Avenue, bound on the south and west by railway track and McGaw Avenue to the north. Between 2015 and 2017 the property owner filed applications to allow for property to be included in the residential overlay for IBC and proposed residential development but the City Council did not allow the GPA to move forward because of the IBC unit cap. The property owner representative is Steve Kane at Charles, Kane and Dye, LLP, 949-852-8868 or skane@ckdcounsel.com
Please let us know if you have any questions.
Thank you.

Andrea Maloney
Sapetto Real Estate Solutions, Inc.
One Park Plaza, #600,PMB 313
Irvine, CA 92614
949-683-3271
amaloney@sapettorealestate.com

Melissa Chao

From: White, Andy <Andy.White@colliers.com>
Sent: Tuesday, March 30, 2021 2:05 PM
To: Melissa Chao
Cc: Charles Kovac; Hitta Mosesman
Subject: RE: Irvine Housing Element Letter

Categories: Yellow Category

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Thank You Melissa!

Andy

From: Melissa Chao <MChao@cityofirvine.org>
Sent: Tuesday, March 30, 2021 1:36 PM
To: White, Andy <Andy.White@colliers.com>
Cc: Charles Kovac <CKovac@cityofirvine.org>; Hitta Mosesman <hitta.mosesman@weareharris.com>; Melissa Chao <MChao@cityofirvine.org>
Subject: RE: Irvine Housing Element Letter

Hi Andy:

Thank you for discussing 16902 &16912 Von Karman with me yesterday. I added both properties to the housing opportunities sites list.

As the Housing Element Update (HEU) progresses, the City Council will decide which sites will ultimately be included in the final site inventory that is submitted to the State for the HE plan.

For your reference, attached is a Q&A for the March 16, 2021 Future Housing Sites meeting.

Lastly, I added you to the project interest list. You will be notified of opportunities to participate and key project milestones such as the release of the public review draft of the HE.

Please feel free to reach out to us with any questions/concerns.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: White, Andy <Andy.White@colliers.com>
Sent: Tuesday, March 23, 2021 12:01 PM
To: Melissa Chao <MChao@cityofirvine.org>

Cc: Charles Kovac <CKovac@cityofirvine.org>; Hitta Mosesman <hitta.mosesman@weareharris.com>
Subject: RE: Irvine Housing Element Letter

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Just accepted it.

THX

From: Melissa Chao <MChao@cityofirvine.org>
Sent: Tuesday, March 23, 2021 11:57 AM
To: White, Andy <Andy.White@colliers.com>
Cc: Charles Kovac <CKovac@cityofirvine.org>; Hitta Mosesman <hitta.mosesman@weareharris.com>
Subject: RE: Irvine Housing Element Letter

Hi Andy:

I sent a meeting invite at 1:30 pm. If it doesn't work just let me know. My schedule is open on Monday (3/29) afternoon, so anytime will work for me at this point.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: White, Andy <Andy.White@colliers.com>
Sent: Tuesday, March 23, 2021 11:49 AM
To: Melissa Chao <MChao@cityofirvine.org>
Cc: Charles Kovac <CKovac@cityofirvine.org>; Hitta Mosesman <hitta.mosesman@weareharris.com>
Subject: RE: Irvine Housing Element Letter

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

HI Mellissa – This week is shot already, but how about next week?

Monday afternoon?

THX

From: Melissa Chao <MChao@cityofirvine.org>
Sent: Wednesday, March 17, 2021 7:08 PM
To: White, Andy <Andy.White@colliers.com>
Cc: Charles Kovac <CKovac@cityofirvine.org>; Hitta Mosesman <hitta.mosesman@weareharris.com>; Melissa Chao <MChao@cityofirvine.org>
Subject: RE: Irvine Housing Element Letter

Hi Andy:

I'm just circling back and wanted to share the presentation from yesterday's meeting. Sorry I was unable to call you on Monday.

Do you have availability on Thursday or Friday for a call?

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: White, Andy <Andy.White@colliers.com>
Sent: Friday, March 12, 2021 9:34 AM
To: Melissa Chao <MChao@cityofirvine.org>
Cc: Charles Kovac <CKovac@cityofirvine.org>; Hitta Mosesman <hitta.mosesman@weareharris.com>
Subject: Re: Irvine Housing Element Letter

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks Melissa

Looking forward to talking Monday.

I will also be available Tuesday at 3:00.

Andy

Sent from my iPhone

> On Mar 12, 2021, at 9:19 AM, Melissa Chao <MChao@cityofirvine.org> wrote:
>
> Hi Andy:
>
> Thank you for reaching out to us re: 16902 &16912 Von Karman. City staff and our housing consultant, Hitta, who I have copied on this email are hosting a virtual meeting next Tuesday. Please join us if you happen to be available at 3 p.m.
>
> I'm officially off work today, but need to some "quiet time" to finish another HEU-related work task that is time sensitive. I will call you on Monday to touch base regarding your properties.
>
> Sincerely,
> Melissa
>
> <image002.jpg>
>
> ***You're Invited***
> **6th Cycle Housing Element Update -**

Virtual Meeting on Future Housing Sites
March 16, 2021 at 3 p.m.

The City of Irvine is preparing an update to its Housing Element for the 2021-2029 planning period. Under State mandate, Irvine must plan for a significant number of future housing units, including affordable housing. We must identify potential sites that may accommodate future residential development. All California cities and counties are required to update their Housing Element every eight years for State certification. The State deadline for Irvine is October 15, 2021.

This meeting will provide an overview of the Housing Element Update (HEU) and primarily focus on the process of identifying opportunity sites for developing the draft housing element site inventory. Additionally, the meeting will offer the opportunity for participants to ask questions and offer input. Any and all ideas are welcome and not a commitment. This event is open to the public. ***Feel free to send this to others who may be interested.***

For more information and/or if you are unable to attend the virtual meeting and would like to discuss this opportunity, please contact Charles Kovac, Housing Administrator, at ckovac@cityofirvine.org or 949-724-7452 and/or Melissa Chao, Senior Planner, at mchao@cityofirvine.org or 949-724-6395.

To be added to the HEU interest list, please email mchao@cityofirvine.org.

Learn more about the Housing Element Update by visiting www.cityofirvine.org/housingelementupdate.

Join Us for a Virtual Meeting

An overview of the Housing Element Update and related site inventory work effort will be presented during a virtual public meeting on **Tuesday, March 16, 2021 at 3 – 4:30 p.m.** The meeting will be conducted via Zoom.

The Zoom meeting information is below, and the virtual meeting will open approximately 30 minutes prior to the start time at 3 p.m.

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Register in advance for this webinar:
https://zoom.us/webinar/register/WN_hes31vcBSUGUurkmA-Dwmg
If you are having trouble with the link above, please copy and paste this link into your browser.

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Webinar ID: 958 7121 5807
Passcode: 400813

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: White, Andy <Andy.White@colliers.com>
Sent: Thursday, March 11, 2021 6:38 PM
To: Charles Kovac <CKovac@cityofirvine.org>; Melissa Chao <MChao@cityofirvine.org>
Subject: Irvine Housing Element Letter
Importance: High

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Charles and Melissa –

I received the letter below regarding a property I own in Irvine at 16902 &16912 Von Karman.

I am interested is potentially converting the site to residential use per the letter.

Please let me know what I need to do or who I need to talk to for this.

Thank,
Andy
949-378-7296
<image003.jpg>

Andy White
Senior Vice President | Orange County
Dir 949 724 5580 | Mob +1 949 378 7296
Main +1 949 724 5500 |
andy.white@colliers.com
License No. 01304645

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www.colliers.com

<image004.png>

HOUSINGELEMENT
CITY OF IRVINE 2021 UPDATE

City of Irvine Future Housing Sites
Virtual Meeting on March 16, 2021 from 3 – 4 p.m.
Q & A and Comments Received

Question or Comment	Answer or Response
How can we ask question later?	By raising hand, inputting question or comment in the Q & A box, or by contacting Charles Kovac, Housing Administrator, at ckovac@cityofirvine.org and Melissa Chao, Senior Planner, at mchao@cityofirvine.org for assistance.
If ADUs built as affordable units, particularly low/very low, how will that affordability be protected? For what period of time?	There is no requirement for affordability or period of affordability. Staff will follow any guidance on Accessory Dwelling Unit or ADU affordability provided by HCD. In terms of meeting the City's RHNA allocation, HCD indicated that jurisdictions could only base their ADU projections on historical data. For Irvine, we average five (5) ADUs per year, so HCD guidance is to allow for a maximum of five times (5x) the historical amount per year. In other words, Irvine can get credit for approximately 25 ADUs per year.
Does the Housing Element require CEQA review?	Yes, the Housing Element Update (HE) requires CEQA (environmental) review. The completion of the HE will follow with an assessment of the changes needed to the other General Plan elements/chapters (such as land use, circulation, and safety). Once the 6th Cycle HE is adopted by the Council

	and submitted to HCD for certification review, staff will embark on the General Plan Update (GPU), and associated Zoning Ordinance Amendment, to the extent needed, to update the policies and regulatory framework to support the adopted HE. It is anticipated that an Environmental Impact Report (EIR), if required, will be completed with this subsequent GPU/ZOA effort with an estimate of three (3) years to complete.
UCI Faculty member, housing scholar, and renter, are renters also stakeholder? Or only property owners?	Everyone is considered a "stakeholder" in the HE process, including but not limited to homeowners, renters, persons of all ages, persons with disabilities, veterans, homeless and persons are risk, businesses, and property owners. This particular "future housing sites" meeting is targeted towards non-residential property owners in the Irvine Business Complex (Planning Area 36, IBC) and Spectrum for the purposes of identifying potential opportunity sites. The City will host several general community workshops and more focused subject matter meeting(s) starting in April and will publicize those through the project webpage, social media, press releases, and email notifications.
How many sites is the City hoping to identify? Is there a number of sites the state want each city to offer as potential development sites?	Irvine needs to identify enough sites to cover our RHNA allocation by income level plus a buffer for "no net loss" which is a new requirement for 2021. Each city has a different RHNA allocation from the Southern California Council of Governments (SCAG). Irvine's RHNA allocation is the highest in Orange County, and the fifth highest in the SCAG region (i.e., after City of LA, unincorporated LA County, unincorporated Riverside County, and City of Long Beach). SCAG represents six counties, 191 cities and more than 19 million residents.
Will housing units under construction now but not ready for occupancy until 2022 be counted to the current cycle or the 6th cycle?	Any residential building permit issued on or after July 1, 2021 will count towards the 6th cycle RHNA allocation.

It seems like the only way to identify sufficient sites to produce the required number of opportunities is to suggest or imply upzoning or rezoning. What is the City's response to this?	Even though the City is still working on compiling opportunity sites and developing the site inventory, it is likely that eventual rezoning may be required for areas such as the IBC to accommodate the RHNA allocation by income level.
Irvine Homeowners Associations are particularly opposed to ADUs, so that might be a mute point. Although according to recent state bills, the state should be able to overrule such practices	Assembly Bill 670 (2019) prohibits a HOA from prohibiting the construction or use of an ADU for a lot zoned for single-family use. However, a HOA can still impose "reasonable" standards regarding the design and development of ADUs, where feasible.
One of the constraints to more residential development in the IBC is the requirement to transfer DIV's from another site. Will the City be considering adding a provision to allocate additional intensity to a site as determined by the City and not through a DIV transfer from another site.	This would be evaluated as part of a subsequent GPU/ZOA process.
Have you given any thought of the time frame of adopting the subsequent GPAs and zoning amendments to implement the Housing Element?	We anticipate the subsequent GPU/ZOA/EIR will be completed in 2.5 to 3 years.
How do the housing caps in IBC and other area work with the HE update?	It is likely that the maximum unit caps and/or allowed densities may need to be revisited as part of a subsequent GPU/ZOA process.
I'm just a resident of Irvine, but I'd like to nominate the 100+ acres of County owned land at the Great Park. I think our City sued to block building 2,000+ units there. What if we used our leverage instead to increase units here and pressure OC to build more affordable units? Also, I have a proposal for a Boring Company Loop tunnel serving Irvine Station and Spectrum district. Las Vegas and Ontario Calif are moving forward with tunnels in their communities. My twitter handle is @alexportney or search #irvine #rhna if you want to check it out.	Comment noted. Any site that can accommodate residential uses will be considered.

Your answer is really concerning. Coming from a city (a) government (public sector supposed to serve public, not private interests)	Although not certain what this statement is in reference to, the City is not prioritizing private interests over public interests or vice versa. HThe City is specifically reaching out to property owners in this meeting for assistance in identifying their property as a potential opportunity sites.
If we own property that is commercially zoned but are considering the possibility of converting it to residential, what conversations and when should we have with the City about changes to zoning?	Now is the best time to have any conversations with City staff about potential opportunity sites for the site inventory so that staff and our HE consultant can plan accordingly.
What could happen if HCD doesn't certify the Housing Element the City submits?	Without a HCD-certified HE, Irvine will face substantial fines and penalties and be subject to a 4-year RHNA/HE cycle (instead of the customary 8-year cycle). Additionally, Irvine will be ineligible for critical state and federal grants. Lastly, without a certified HE, the State may disallow the issuance of building permits resulting in a potential loss of local land use control and a jurisdiction may be open to litigation based on a legally inadequate General Plan (where the HE is one required topical chapter).
With other 10K housing units at lower income, how will the City ensure affordable housing for this population is addressed on the sites that are proposed to increase capacity or intensity for developments? (Aside from inclusionary) We see many of these sites being developed as market rate now.	In 2012, the State ceased operating local redevelopment agencies, which served as an important component of the affordable housing development landscape. Staff recognizes that funding is a constraint as no City has enough revenues to fund affordable housing development completely. As part of the HE process, the City will consider a multi-pronged strategy to support/encourage affordable housing development such as: (1) converting existing units to affordable units; (2) extending expiring affordability covenants; (3) updating Irvine's inclusionary housing ordinance; (4) layering affordable housing funding from the State such as tax credits and grants; and (5) state density bonus laws.
Is there a cost involved in changing zoning from office to residential?	In general, there are costs associated with processing the necessary discretionary development applications (e.g. General Plan Amendment, Zone

	Change, EIR) to change zoning requirements from office to allowing residential uses. Typically, these costs are the responsibility of the property owner or applicant, but in this case the City will be laying the general ground work with a subsequent GPU/ZOA/EIR, to the extent necessary. However, the property owner (i.e., applicant) would still need to process the specific discretionary application(s) and appropriate CEQA documentation to develop the actual residential project.
Will this meeting be available as a recorded meeting? Is the slide deck available.	This meeting was not recorded to facilitate a free flow conversation. City staff will distribute the slide deck to all meeting attendees and post relevant information on the project webpage at www.cityofirvine.org/housingelementupdate.
Just wanted to clarify that the subsequent GPA/Zoning updates could also include individual requests for GPA/Zone Changes to approve residential.	Yes, the City would consider individual GPA/ZC applications for residential to be incorporated to the extent there is no conflict with the City-initiated GPA/ZOA/EIR. However, this would be determined as part of a subsequent GPU on a case-by-case basis and not the HE.
Can you give a quick overview of when you will publish the housing opportunities sites?	Staff anticipates finalizing the site inventory in Spring 2021. A public review of the draft HE (with site inventory) and CEQA documentation is anticipated to be available in Summer 2021.
Is the City open to considering sites/properties outside the IBC and near the Irvine train station?	Any site that can safely accommodate residential uses will be considered. As the HE process progresses, the City Council will ultimately decide on the final site inventory to be submitted to the State for certification. Please contact Charles Kovac, Housing Administrator, at ckovac@cityofirvine.org and Melissa Chao, Senior Planner, at mchao@cityofirvine.org to discuss opportunities for assistance.
What is the position of the City Council regarding the RHNA numbers? Eager? Enthusiastic?	Throughout the RHNA process (i.e., methodology and allocation), the City has voiced our concerns over the sizeable RHNA allocation and our ability to realistically accommodate the units.

	As directed by the City Council on October 26, 2020, the City filed an appeal of its Draft RHNA allocation to reduce our allocation. SCAG rejected the City's appeal. The City received its final allocation of 23,610 units on March 4, 2021.
Since Irvine failed to meet its very low and low income RHNA allocations for the 5th cycle HE, Irvine is subject to SB 35. Very low and low income is systemically left behind so we know the outcome.	Comment noted.
Very low and low income is generally taken care of by affordable housing developers. How does the City participate in the "capital stack?"	Irvine encourages non-profit developers like Jamboree Housing. We recognize that affordable housing development often requires subsidies from the City. In 2011, the State's budget crisis greatly reduced available funding. To be viable, affordable housing developments need to tap into multiple strategies and layered funding sources such as State funding and grants, and by-right automatic density bonus.
How to incentivize at lower affordability levels? Requires a variety of strategies. Think of land use as a subsidy or incentive. Apply more rigorous inclusionary requirements in industrial areas. Want to provide deeper affordability levels and comprehensive services to support the residents.	Comment noted.
How long to complete the rezone?	A rezoning effort could take 2.5 to 3 years and would occur after the adoption of the HE in October 2021.
What percentage of units are required to be low income?	The City's adopted inclusionary housing requirement is 15 percent. For example, if 100 units are developed then 15 units (or 15 percent) are required to be affordable where 5 units are very low income, 5 units are low income, and 5 units are moderate income.

Melissa Chao

From: Tim Gehrich
Sent: Friday, April 23, 2021 9:30 AM
To: Marika Poynter; Kerwin Lau; Hitta Mosesman; Melissa Chao
Cc: Pete Carmichael
Subject: FW: Atrium Hotel Repurposing

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Yellow Category

Marika:

Can we add the Atrium Hotel in the IBC to our HEU site inventory list. The property owner has reached out to me expressing an interest. A few other properties along the MacArthur corridor (across from John Wayne Airport) have been included. I didn't see his property on our list, but seems appropriate to me.

Thanks,

Tim

TIMOTHY N. GEHRICH | DEPUTY DIRECTOR | COMMUNITY DEVELOPMENT
949-724-6363 | 1 Civic Center Plaza, Irvine, CA 92606
tgehrich@cityofirvine.org | cityofirvine.org

From: Mike Wang <mwang@venquest.com>
Sent: Friday, April 23, 2021 9:22 AM
To: Tim Gehrich <tgehrich@cityofirvine.org>
Cc: Pete Carmichael <PCarmichael@cityofirvine.org>; John Wang <johnwang@pcrscorp.com>
Subject: Re: Atrium Hotel Repurposing

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Hi Tim,

Thank you for your willingness to help us repurposing Atrium Hotel. We are also considering redevelopment of our site for residential use. Are you able to help get our parcel (almost 7 acres) be included as an " opportunity site" for the new housing element study? Please contact me at (949) 374-7797.

Best regards,

Michael Wang
Atrium Hotel

On Mar 2, 2021, at 5:11 PM, Tim Gehrich <tgehrich@cityofirvine.org> wrote:

Hello Mr. Wang:

As a follow-up to our meeting last week, I did track down a contact at the County of Orange regarding the County's Emergency Home Assistance Program. This would be related to whether any monies are available at the County level to provide housing for homeless or those at risk of being homeless, that could include medically at risk seniors.

Following our meeting, and after further consideration, I think it would be best for you as the property owner to reach out to the County and inquire as to their programs. If, after your discussions with the County, you would like to pursue a modification to the use of the hotel, I will make myself available to meet with you to discuss options and process.

The County contact is: Jason Austin at OC Health Care Agency. E-mail: JAustin@ochca.com

Please let me know if you have any follow-up questions.

Thank you,

Tim

<image001.png>

TIMOTHY N. GEHRICH | DEPUTY DIRECTOR | COMMUNITY DEVELOPMENT
949-724-6363 | 1 Civic Center Plaza, Irvine, CA 92606
tgehrich@cityofirvine.org | cityofirvine.org

Melissa Chao

From: Melissa Chao
Sent: Tuesday, April 6, 2021 5:43 PM
To: Azad Sabounjian
Cc: Sam Sabounjian; Melissa Chao
Subject: RE: Irvine Housing Element Update- Future Housing Sites

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Yellow Category

Hi Azad:

I have added 17421 Von Karman Ave to the housing opportunity sites list.

As the Housing Element Update (HEU) progresses, the City Council will decide which sites will ultimately be included in the final site inventory that is submitted to the State for the HE plan.

I added you and Sam to the project interest list. You will be notified of opportunities to participate and key project milestones such as the release of the public review draft of the HE.

Note Friday, April 2, was Charles' last day with the City of Irvine, so please direct any future questions/concerns to me.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Azad Sabounjian <Azad.sabounjian@promartinc.com>
Sent: Tuesday, April 6, 2021 2:30 PM
To: Melissa Chao <MChao@cityofirvine.org>
Cc: Sam Sabounjian <Sam.Sabounjian@promartinc.com>
Subject: RE: Irvine Housing Element Update- Future Housing Sites

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Hi Melissa,

I apologize for the delay in getting back to you. Yes, we would be interested in including 17421 Von Karman as a potential housing opportunity site. Please let me know if you have any questions.

All the Best

Azad Alex Sabounjian
President | **PRO-MART INDUSTRIES, INC.**
17421 Von Karman Ave. | Irvine, CA 92614

Phone 1.949.428.7700 ext. 111
azad.sabounjian@promartinc.com
www.promartinc.com





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From: Melissa Chao <MChao@cityofirvine.org>
Sent: Friday, April 2, 2021 4:26 PM
To: Azad Sabounjian <Azad.sabounjian@promartinc.com>; Sam Sabounjian <Sam.Sabounjian@promartinc.com>
Cc: Melissa Chao <MChao@cityofirvine.org>
Subject: RE: Irvine Housing Element Update- Future Housing Sites

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Hi Azad:

I just left a voicemail on your mobile. We are working from home due to Covid, so please leave a message and I can call you back or feel free to email me.

For your reference, please find attached a recent presentation and Q&A handout for future housing sites.

Would you be interested in including 17421 Von Karman as a potential housing opportunity site?

Thank you,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Charles Kovac <CKovac@cityofirvine.org>
Sent: Wednesday, March 31, 2021 3:05 PM
To: Melissa Chao <MChao@cityofirvine.org>
Subject: FW: Irvine Housing Element Update- Future Housing Sites

FYI …

Charles

From: Azad Sabounjian <Azad.sabounjian@promartinc.com>
Sent: Wednesday, March 31, 2021 1:41 PM
To: Charles Kovac <CKovac@cityofirvine.org>

Cc: Sam Sabounjian <Sam.Sabounjian@promartinc.com>
Subject: Irvine Housing Element Update- Future Housing Sites

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Good Afternoon Charles,

We just received your letter last week informing us regarding Future Housing Sites. We are interested in this planning project and I would like to discuss with you for this potential opportunity at your convenience. Please call me at my mobile phone # i949—903-5590. Thank you.

All the Best

Azad Alex Sabounjian
President | 17421 LLC
17421 Von Karman Ave. | Irvine, CA 92614
Phone 1.949.428.7700 ext. 111
azad.sabounjian@promartinc.com
www.promartinc.com





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Melissa Chao

From: Melissa Chao
Sent: Thursday, April 29, 2021 6:46 PM
To: Craig Borstein; Erik Pfahler
Cc: Loren Borstein; Melissa Chao
Subject: RE: Housing Element update - response to request - 15500 Rockfield Blvd, Irvine CA
Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Yellow Category

Hi Craig:

Thank you for your letter.

I will add your property to the housing opportunity sites list for consideration by the City Council for inclusion in the Housing Element site inventory.

If your property is confirmed by the City Council, City staff will ensure that any proposed residential and/or mixed-use overlay is designed to include your property. Please be assured that your property will continue to be subject to the existing General Plan and Zoning Ordinance regulations.

Please feel free to contact me with any further questions/concerns. The City is here to support the community and your continued success.

Sincerest regards,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Craig Borstein <Craig@borsteinenterprises.com>
Sent: Tuesday, April 27, 2021 3:50 PM
To: Melissa Chao <MChao@cityofirvine.org>; Erik Pfahler <Erik@borsteinenterprises.com>
Cc: Loren Borstein <Loren@borsteinenterprises.com>
Subject: RE: Housing Element update - response to request - 15500 Rockfield Blvd, Irvine CA

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Melissa,

Thank you for following up. I apologize for the delay. Attached is our letter for your review. Please feel free to reach out with any questions.

With Regards,

-Craig

BORSTEIN ENTERPRISES

Craig Borstein / President, Income Properties Division
Craig@borsteinenterprises.com

Borstein Enterprises
Phone: 310-582-1991 x209 / Fax: 310-582-1999 / Cell: 310-963-4697
11766 Wilshire Blvd., Suite 820, Los Angeles, CA 90025
www.borsteinenterprises.com

From: Melissa Chao <MChao@cityofirvine.org>
Sent: Tuesday, April 27, 2021 12:36 PM
To: Erik Pfahler <Erik@borsteinenterprises.com>
Cc: Craig Borstein <Craig@borsteinenterprises.com>; Loren Borstein <Loren@borsteinenterprises.com>
Subject: RE: Housing Element update - response to request - 15500 Rockfield Blvd, Irvine CA

Hi Erik:

I just wanted to circle back and check if your team has reached a verdict.

Please let me know by the end of this week, April 30.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Erik Pfahler <Erik@borsteinenterprises.com>
Sent: Wednesday, March 24, 2021 3:12 PM
To: Melissa Chao <MChao@cityofirvine.org>; Charles Kovac <CKovac@cityofirvine.org>
Cc: Craig Borstein <Craig@borsteinenterprises.com>; Loren Borstein <Loren@borsteinenterprises.com>
Subject: RE: Housing Element update - response to request - 15500 Rockfield Blvd, Irvine CA

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Perfect, thanks Melissa.. we will get back to you shortly.

From: Melissa Chao <MChao@cityofirvine.org>
Sent: Wednesday, March 24, 2021 3:11 PM
To: Erik Pfahler <Erik@borsteinenterprises.com>; Charles Kovac <CKovac@cityofirvine.org>
Cc: Craig Borstein <Craig@borsteinenterprises.com>; Loren Borstein <Loren@borsteinenterprises.com>; Melissa Chao <MChao@cityofirvine.org>
Subject: RE: Housing Element update - response to request - 15500 Rockfield Blvd, Irvine CA

Hi Erik:

If it is a yes, please confirm you would like you property at _____address range consisting of _____APN(s) totaling ## acres to be included as a housing opportunity site. Also, If you have other comments or suggestions, please let us know.

If it is a no, please let us know as well.

Thank you,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Erik Pfahler <Erik@borsteinenterprises.com>
Sent: Wednesday, March 24, 2021 3:00 PM
To: Melissa Chao <MChao@cityofirvine.org>; Charles Kovac <CKovac@cityofirvine.org>
Cc: Craig Borstein <Craig@borsteinenterprises.com>; Loren Borstein <Loren@borsteinenterprises.com>
Subject: RE: Housing Element update - response to request - 15500 Rockfield Blvd, Irvine CA

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Thank you Melissa, this is very helpful.

Yes I am a representative for the Borstein family.
What specific feedback would you like from us?
Is it a simple yes or no answer to being included?
Or would you like us to add more specificity if it's a yes answer?

Erik Pfahler / Senior Vice President
erik@borsteinenterprises.com
Borstein Enterprises
11766 Wilshire Boulevard., Suite 820, Los Angeles, CA 90025
Phone: 310-582-1991 x203 / Cell: 310-864-3330 Fax: 310-582-1999
www.borsteinenterprises.com

From: Melissa Chao <MChao@cityofirvine.org>
Sent: Wednesday, March 24, 2021 2:35 PM
To: Erik Pfahler <Erik@borsteinenterprises.com>; Charles Kovac <CKovac@cityofirvine.org>
Cc: Craig Borstein <Craig@borsteinenterprises.com>; Loren Borstein <Loren@borsteinenterprises.com>; Melissa Chao <MChao@cityofirvine.org>
Subject: RE: Housing Element update - response to request - 15500 Rockfield Blvd, Irvine CA

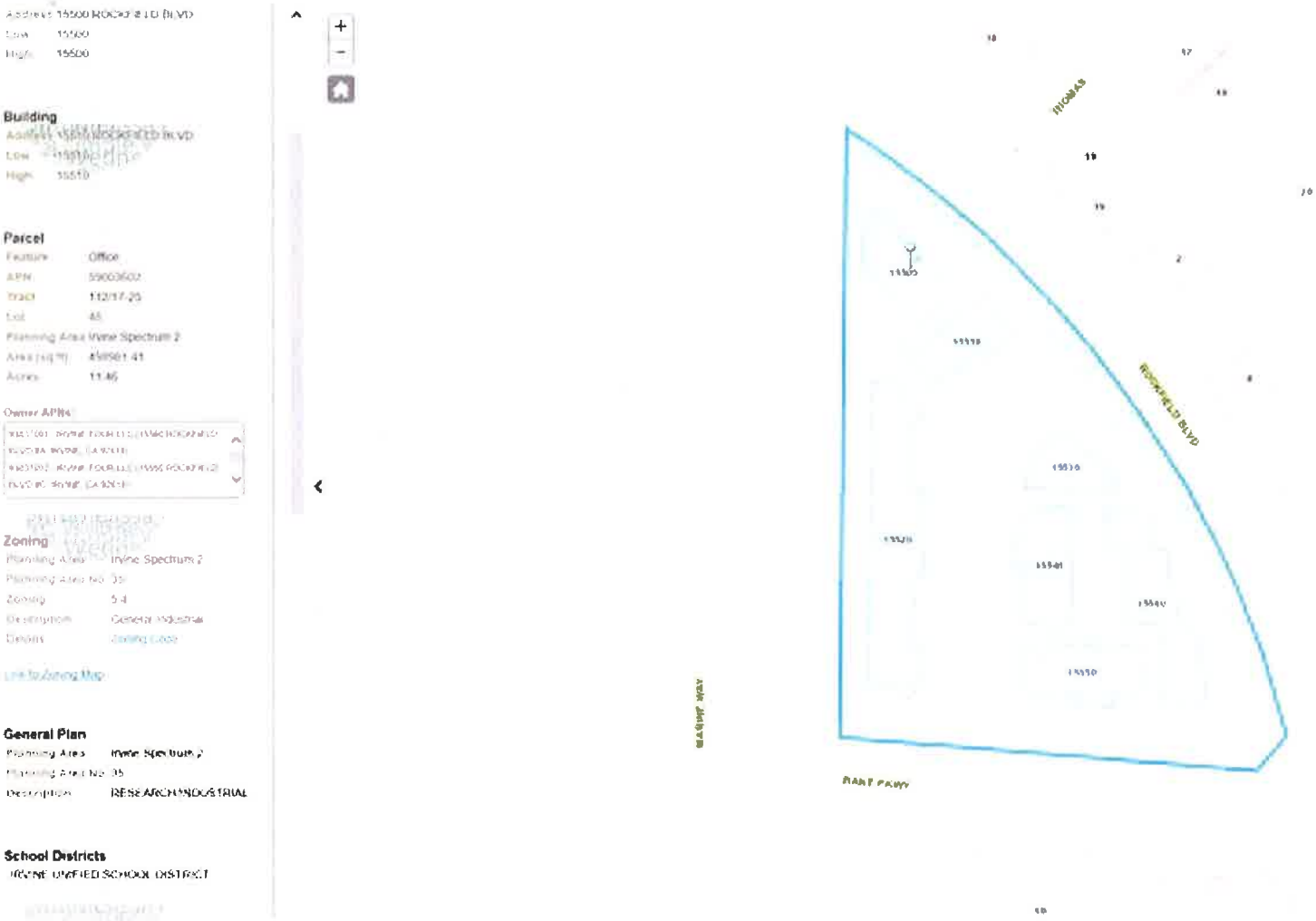
Hi Erik:

Please see my responses in red below.

By chance, is this your property? I spoke to a building owner that indicated the Borstein family owned the land beneath their units.

Feel free to contact us with any further questions/concerns.

Thanks,
Melissa



MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Erik Pfahler <Erik@borsteinenterprises.com>
Sent: Wednesday, March 24, 2021 11:28 AM
To: Melissa Chao <MChao@cityofirvine.org>; Charles Kovac <CKovac@cityofirvine.org>
Cc: Craig Borstein <Craig@borsteinenterprises.com>; Loren Borstein <Loren@borsteinenterprises.com>
Subject: Housing Element update - response to request - 15500 Rockfield Blvd, Irvine CA

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Hi Melissa and Charles,

I am writing to ask a question regarding the letter received from you dated March 1st regarding the housing element update.
Our property is currently zoned General Industrial and the General Plan is Research Industrial.

We have been looking into this internally and you answers to the questions below will be helpful in our decision to support your request or not. I left you both a follow up voicemail today. The following are helpful questions:

1. If we agree to identify our property as a housing opportunity site will this in any way prevent us from:
    a. Continuing our current use in the future?
    No, including your property as a housing opportunity site does not impact the current use now or in the future
    b. Prevent us from redeveloping the property including rehabbing, future tenant improvements, expansion or modernizing the property consistent with its current land use and zoning?
    No, the property continues to be subject to the current General Plan and Zoning Ordinance.

2. If the property were to be added as a housing opportunity site:
    a. What density category would be considered?
    At this time, the City is compiling its opportunity sites list. As the Housing Element Update (HEU) progresses, the City Council will decide which sites will ultimately be included in the final site inventory that is submitted to the State for the HE plan.

    In general, there are costs associated with processing the necessary discretionary development applications (e.g. General Plan Amendment, Zone Change, EIR) to change zoning requirements from office/industrial uses to allowing residential uses. Typically, these costs are the responsibility of the property owner or individual processing the application, but in this case, if a property is included in the final site inventory approved by the City Council, then the City will be laying the general ground work with the subsequent General Plan Update/Zoning Ordinance Amendment or residential overlay/Environmental Impact Report, to the extent necessary. However, the property owner (i.e., applicant) would still need to process the specific discretionary application(s) and appropriate CEQA documentation to develop the actual residential project.

    According to State housing law, the City has a maximum of three years after the adoption of the Housing Element (anticipated by October 15, 2021 which is the State deadline to submit the adopted Housing Element for certification) to "square up" the General Plan and Zoning Ordinance to be consistent with the adopted Housing Element.

    When the City commences the GPU/ZOA work in Fall 2021, we will design the updates to factor in the properties in the final site inventory. For reference. the State uses density as proxy for affordability. They consider 30 dwelling units per acre minimum as "affordable." Recent apartment projects at Los Olivos is about 50 du/ac.

    As part of the site inventory, the City must identify the actual site, realistic unit capacity, and associated income levels. So, if you have any recommendations for your site if you decide to participate as an opportunity site, we are open to any suggestions.

    b. Would there be an obligation to provide affordable housing on the site?

    Yes, Irvine has an inclusionary housing ordinance. It's 15% of the residential units developed split by income category: 5% very low, 5% low, and 5% moderate.
    For more information, please see Chapter 2-3, Affordable Housing Implementation Procedure:
    https://library.municode.com/ca/irvine/codes/zoning?nodeId=ZOOR_DIV2AD_CH2-3AFHOIMPR

    There is also by-right state density bonus.

    Charles is our affordable housing expert, so feel free to ask him additional questions.

c. Is the City considering an inclusionary housing ordinance?
See directly above.

d. In any way increase our property taxes, assessments or fees?
No, inclusion of a site on the opportunity sites list would not increase any property taxes, assessments, or fees.

3. Are you considering other sites surrounding our Rockfield site for housing opportunity sites and how would this impact our current use?
Any site that can safely accommodate residential uses will be considered. As previously noted as the HE process progresses, the City Council will ultimately decide on the final site inventory to be submitted to the State for certification.

4. If housing is eventually developed across the street or adjacent to our property, can the proximity of this future residential use impact our existing use?
No development applications have been submitted for District 2 of the Great Park Neighborhoods at this time. If you are within 500' of the project boundary, you will receive project notification letters by mail. If your property is where I think it is, Five Point will need to factor in adjacent land uses at the Planning Area boundary/edge when designing their projects.

5. How would the this site land use category be changed? Is it a change to the General Plan Use category? Or is it an overlay?
To be determined as part of the subsequent GPU/ZOA work effort.

Lastly, Can you please provide us with a brief summary of the housing element process, Schedule, and next steps?
Attached is a presentation slide deck on future housing sites for your reference. Please also check www.cityofirvine.org/housingelementupdate as the project webpage is periodically updated with new information. I will add you all to the project interest list. You will be notified of opportunities to participate and key project milestones such as the release of the public review draft of the HE.

Thank you,

Erik Pfahler / Senior Vice President
erik@borsteinenterprises.com
Borstein Enterprises
11766 Wilshire Boulevard., Suite 820, Los Angeles, CA 90025
Phone: 310-582-1991 x203 / Cell: 310-864-3330 Fax: 310-582-1999
www.borsteinenterprises.com

Irvine Four, LLC

11766 Wilshire Boulevard, Suite 820 • Los Angeles, California 90025 • 310-582-1991

April 27, 2021

Charles Kovac
Housing Administrator,
City of Irvine
1 Civic Center Plaza
Irvine CA 92606

Re: Irvine Housing Element Future Sites Request
Rockfield Business Center at 15500-15560 Rockfield Blvd., Irvine CA 92618
APN#s 938-370-01 through 938-370-32

Mr. Kovac

We received the City's letter dated March 1, 2021 titled Irvine Housing Element Update – Future Housing Sites and want to thank Melissa Chao for her timely responses to our questions. Irvine Four, LLC is the leased fee owner at the above referenced property in Irvine. The property currently consists of 32 industrial condominium units in seven buildings on approximately 500,000 square feet of land. In the City's March 1st letter, we were asked about our interest in identifying our property as a housing opportunity site.

In response to your query, we would like to express limited and conditional interest in the idea. Our property is a well performing industrial park, and we have no plans of changing the land use. Furthermore, we have contemplated future redevelopment of the property (many years out) consistent with the current General Industrial zone and insist our current rights under the General Industrial zone are retained regardless of any housing opportunity rezoning.

Conditioned by the above, we would support and not be opposed to the City placing a housing overlay zone over our property allowing for a future application from the landowner to apply for higher density housing on the property consistent with the overlay. But we would oppose any City action that attempts to change the zone away from General Industrial or limits our rights under the General Industrial zone without a specific application requested by the landowner for such change.

We appreciate the need for housing and are supportive of the City's actions to help curb the housing shortage and look forward to seeing and exploring the possibility of participating in your future plans.

Very truly yours,

IRVINE FOUR, LLC
By: Borstein Properties, Inc., its Manager

By: _____
Craig Borstein, Vice President

Melissa Chao

From: Brendan McCracken <McCracken@eqoffice.com>
Sent: Tuesday, May 4, 2021 11:17 AM
To: Melissa Chao
Cc: tj@starpointeventures.com
Subject: RE: Irvine Future Housing Site Submittal for the Housing Element Update

Categories: Yellow Category

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Melissa,
Thank you for your follow up and we'll look forward to future communications.

From: Melissa Chao <MChao@cityofirvine.org>
Sent: Friday, April 30, 2021 8:37 AM
To: Brendan McCracken <McCracken@eqoffice.com>
Cc: tj@starpointeventures.com; Melissa Chao <MChao@cityofirvine.org>
Subject: RE: Irvine Future Housing Site Submittal for the Housing Element Update

[EXTERNAL EMAIL]

Hi Brendan:

Thank you for letting me know. I have added the four properties to the housing opportunities sites list.

I also added you to the project interest list, so you will receive notifications of public participation opportunities and important project milestones such as the release of the draft Housing Element/site inventory. Additionally, project information is constantly updated and available at www.cityofirvine.org/HEUpdate.

Please feel free to contact me with any questions. Charles is no longer with the City of Irvine.

Thanks again,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Brendan McCracken <McCracken@eqoffice.com>
Sent: Thursday, April 29, 2021 4:39 PM
To: Melissa Chao <MChao@cityofirvine.org>; ckovac@cityofirivne.org
Cc: tj@starpointeventures.com
Subject: Irvine Future Housing Site Submittal for the Housing Element Update

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Dear Ms. Chao and Mr. Kovac,

On behalf of BRE CA Office Owner, LLC, we would like to submit the following four (4) parcels for consideration as potential sites for new housing in Irvine as part of the 6th Cycle Housing Element Plan.

- APN: 435-021-19
  - Address - 2121 Alton Parkway Irvine, CA 92606
  - Cross Streets – Alton Parkway / Von Karman Avenue
- APN: 435-021-20
  - Address - 16969 Von Karman Avenue Irvine, CA 92606
  - Cross Streets - Alton Parkway / Von Karman Avenue
- APN: 435-021-21
  - Addresses – 16845, 16775, 16815, 16795 Von Karman Avenue Irvine, CA 92606
  - Cross Streets - Alton Parkway / Von Karman Avenue
- APN: 435-021-38
  - Addresses – 16755, 16735, 16715 Von Karman Avenue Irvine, CA 92606
  - Cross Streets - Alton Parkway / Von Karman Avenue

Below is my full contact information if you have any questions. I am including Tim Strader, Jr as well who will be assisting us along the way.

Brendan McCracken SVP, Portfolio Director
CA DRE LIN -1231284
Office +1 (310) 664-3869 · Mobile +1 (213) 200-7789

EQ Office Los Angeles
Find Space for Greatness—eqoffice.com

Please note my new email address:
mccracken@eqoffice.com

This e-mail communication is intended only for the addressee(s) named above and any others who have been specifically authorized to receive it. This e-mail may contain information that is privileged, confidential or otherwise protected from disclosure. If you are not the intended recipient of this e-mail communication, please do not copy, use or disclose to others the contents of this communication. Please notify the sender that you have received this e-mail in error by replying to this e-mail. Please then delete the e-mail from your system and any copies of it. No confidentiality or privilege is waived or lost by any transmission errors.

Melissa Chao

From: Melissa Chao
Sent: Tuesday, March 23, 2021 11:10 AM
To: Mitch Bloom
Cc: Charles Kovac; Hitta Mosesman; Melissa Chao
Subject: RE: Join Us for Irvine Future Housing Sites - Virtual Meeting on Tuesday, March 16, 2021 at 3 p.m. via Zoom

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Yellow Category

Hi Mitch:

I added 2900 McCabe Way to the opportunity sites list.

I also added your contact information to the project interest list for email notifications on opportunities to participate and when the draft Housing Element plan will be released for public review.

In the meantime, feel free to contact us with any further questions or comments.

Thank you very much,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Mitch Bloom <mitchb@crownassoc.com>
Sent: Tuesday, March 23, 2021 11:03 AM
To: Melissa Chao <MChao@cityofirvine.org>
Cc: Charles Kovac <CKovac@cityofirvine.org>; Hitta Mosesman <hitta.mosesman@weareharris.com>
Subject: Re: Join Us for Irvine Future Housing Sites - Virtual Meeting on Tuesday, March 16, 2021 at 3 p.m. via Zoom

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Melissa
Thank you for the call back message. We are interested in having 2900 McCabe Way be considered as a future potential redevelopment site for the 2021-29 planning period. Though we cannot be certain of the site's highest and best use, as the industrial supply base continues to shrink, we would definitely consider either conglomerating our property along with neighboring properties or simply converting our 4 acre site to a residential high rise concept.
Please let me know if there is anything else the City would need at this time other than this email?

Yours very truly,

Mitch
Mitchell S. Bloom

President
Crown Associates Realty, Inc.
433 N. Camden Dr. Suite 888
Beverly Hills, CA 90210
(323) 272-7777

On Mar 22, 2021, at 8:59 PM, Melissa Chao <MChao@cityofirvine.org> wrote:

Hi Mitch:

I apologize for being unable to respond to your voice message sooner. I am only able to circle back now.

Attached is a slide deck for a recent presentation on Future Housing Sites for your reference.

Are you interested in including 2900 McCabe on the opportunity sites list for potential redevelopment into residential uses in the 2021-2029 planning period? As the Housing Element Update (HEU) progresses, the City Council will decide which sites will ultimately be included in the final site inventory that is submitted to the State for the HE plan.

Please let me know how I can assist.

Sincerely,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Melissa Chao <MChao@cityofirvine.org>
Sent: Thursday, March 11, 2021 2:09 PM
To: mitchb@crownassoc.com
Cc: Charles Kovac <CKovac@cityofirvine.org>; Hitta Mosesman <hitta.mosesman@weareharris.com>; Melissa Chao <MChao@cityofirvine.org>
Subject: Join Us for Irvine Future Housing Sites - Virtual Meeting on Tuesday, March 16, 2021 at 3 p.m. via Zoom

Hi Mitch:

We received your letter dated March 5, 2021 (attached).

I called your office about ten minutes ago, but your receptionist indicated you were out to lunch. I have several meetings this afternoon, but wanted to forward this invite to you in case you are available to participate.

I copied my colleague, Charles, and the City's HEU consultant, Hitta, for their information.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Melissa Chao <MChao@cityofirvine.org>
Sent: Wednesday, March 10, 2021 5:10 PM

Sent:
To: Melissa Chao <MChao@cityofirvine.org>
Cc: Jacob Daigneau (Contractor) <JDaigneau@cityofirvine.org>
Subject: Join Us for Irvine Future Housing Sites - Virtual Meeting on Tuesday, March 16, 2021 at 3 p.m. via Zoom

<image001.jpg>

You're Invited

6th Cycle Housing Element Update -
Virtual Meeting on Future Housing Sites
March 16, 2021 at 3 p.m.

The City of Irvine is preparing an update to its Housing Element for the 2021-2029 planning period. Under State mandate, Irvine must plan for a significant number of future housing units, including affordable housing. We must identify potential sites that may accommodate future residential development. All California cities and counties are required to update their Housing Element every eight years for State certification. The State deadline for Irvine is October 15, 2021.

This meeting will provide an overview of the Housing Element Update (HEU) and primarily focus on the process of identifying opportunity sites for developing the draft housing element site inventory as detailed in the attached property owner outreach letter. Additionally, the meeting will offer the opportunity for participants to ask questions and offer input. Any and all ideas are welcome and not a commitment. This event is open to the public. ***Feel free to send this to others who may be interested.***

For more information and/or if you are unable to attend the virtual meeting and would like to discuss this opportunity, please contact Charles Kovac, Housing Administrator, at ckovac@cityofirvine.org or 949-724-7452 and/or Melissa Chao, Senior Planner, at mchao@cityofirvine.org or 949-724-6395.

To be added to the HEU interest list, please email mchao@cityofirvine.org.

Learn more about the Housing Element Update
by visiting www.cityofirvine.org/housingelementupdate.

Join Us for a Virtual Meeting

An overview of the Housing Element Update and related site inventory work effort will be presented during a virtual public meeting on **Tuesday, March 16, 2021 at 3 – 4:30 p.m.** The meeting will be conducted via Zoom.

The Zoom meeting information is below, and the virtual meeting will open approximately 30 minutes prior to the start time at 3 p.m.

Meeting Link:

Register in advance for this webinar:
https://zoom.us/webinar/register/WN_hes31vcBSUGUurkmA-Dwmg

If you are having trouble with the link above, please copy and paste this link into your browser

Webinar ID:
958 7121 5807
Webinar Passcode:
City

If you would like to join by phone, dial one of the following numbers and use the Webinar ID and Passcode

US: +1 669-900-6833 or +1 346-248-7799
Webinar ID: 958 7121 5807
Passcode: 400813

MELISSA CHAO | SENIOR PLANNER
City of Irvine | Community Development
1 Civic Center Plaza, Irvine, CA 92606
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

<Irvine Future Housing Sites presentation 3.16.21.pdf>

(323) 272-7777 FAX: (310) 278-0109

CROWN ASSOCIATES REALTY, INC.
Real Property Investments

433 North Camden Drive, Suite 888
Beverly Hills, California 90210

VIA FIRST-CLASS MAIL

March 5, 2021

Mr. Charles Kovac
Housing Administrator
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606

Re: 2900 McCabe Way, Irvine
Parcel #'s: 435-132-13
435-132-14

Dear Mr. Kovac,

We are the Owners of a four-acre property wherein an 85,000 sq. ft. industrial building currently exists at the above address and parcel numbers. This property has 405 freeway frontage as well as two street access.

While the Ownership has no current plans to change the use of this industrial building, we would be interested in understanding how the City of Irvine would view this property for residential overlay. At one time, KB Homes had made application (with us) in this regard and found that height limitations made development unfeasible.

We would be interested in discussing the matter further.

Yours very truly,
CROWN ASSOCIATES REALTY, INC.

Mitchell S. Bloom
President

MSB/ls

Community Development cityofirvine.org

City of Irvine, One Civic Center Plaza, P.O. Box 19575, Irvine, California 92623-9575 949-724-6000

March 1, 2021

Subject: Irvine Housing Element Update – Future Housing Sites

Dear Irvine Property Owner:

The City of Irvine is in the process of updating its Housing Element for the 2021-2029 planning period, which is also referred to as the 6th cycle Housing Element Update. Under state mandate, we must plan for a significant number of future housing units, including affordable housing. As part of the 6th cycle update, we are working to identify potential sites that may accommodate residential development in the future. For additional information about the Housing Element update efforts, please visit www.cityofirvine.org/housingelementupdate.

The City is not considering the acquisition of your property for conversion to housing. We are simply attempting to identify possible sites where residential development may be appropriate or feasible in the future regardless of current zoning. While no commitments or decisions have been made, we would like to gauge your interest. If you would like to discuss this potential opportunity in further detail, please contact us via email or phone at:

CHARLES KOVAC
Housing Administrator
CKovac@cityofirvine.org
949-724-7452

MELISSA CHAO
Senior Planner
mchao@cityofirvine.org
949-724-6395

Or via letter to:
Charles Kovac, Housing Administrator
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606

We hope to hear back from you by March 25, 2021. If you are interested, please do not let this opportunity pass you by. Please contact us at your earliest convenience.

Thank you for your time and attention to this matter.

Respectfully,

Pete Carmichael (Feb 24, 2021 15:26 PST)

Pete Carmichael
Director of Community Development

From: Melissa Chao
To: Dave Barisic
Cc: Charles Kovac; Melissa Chao
Subject: RE: Housing Element Update
Date: Tuesday, March 23, 2021 12:24:16 PM
Attachments: Irvine Future Housing Sites presentation 3.16.21.pdf

---

Hi Dave:

Thank you for reaching out to us. Attached is a slide deck on future housing sites for your reference. Please also check www.cityofirvine.org/housingelementupdate as the project webpage is periodically updated with new information.

I added 16580 Aston to the opportunity sites list. The major constraint is that the building appears to be a part of a larger industrial condo development. You mentioned that you could arrange a meeting with the other owners. Do you feel like you can gain widespread concurrence to redevelop a meaningful portion of the development or the entire development?

Please note that as the Housing Element Update (HEU) progresses, the City Council will decide which sites will ultimately be included in the final site inventory that is submitted to the State for the HE plan.

I added you to our project interest list for notification purposes for community workshops, release of public draft of HEU for review, and HEU adoption hearings, etc.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Dave Barisic <dave@brandywine-homes.com>
Sent: Tuesday, March 23, 2021 11:58 AM
To: Charles Kovac <CKovac@cityofirvine.org>
Cc: Melissa Chao <MChao@cityofirvine.org>
Subject: Housing Element Update

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Charles,

I am one of the owners of 16580 Aston here in Irvine and recently received a letter from the city regarding future potential housing sites as part of the Housing Element Update. We have potential interest in a future re-zone of our property here for residential purposes. If you would like any

additional discussion with me or some of the other owners in this association, I would be happy to set it up.

Thank you,

Dave Barisic
714-448-5921









6th Cycle Housing Element Update

Future Housing Sites Virtual Meeting

March 16, 2021

Overview

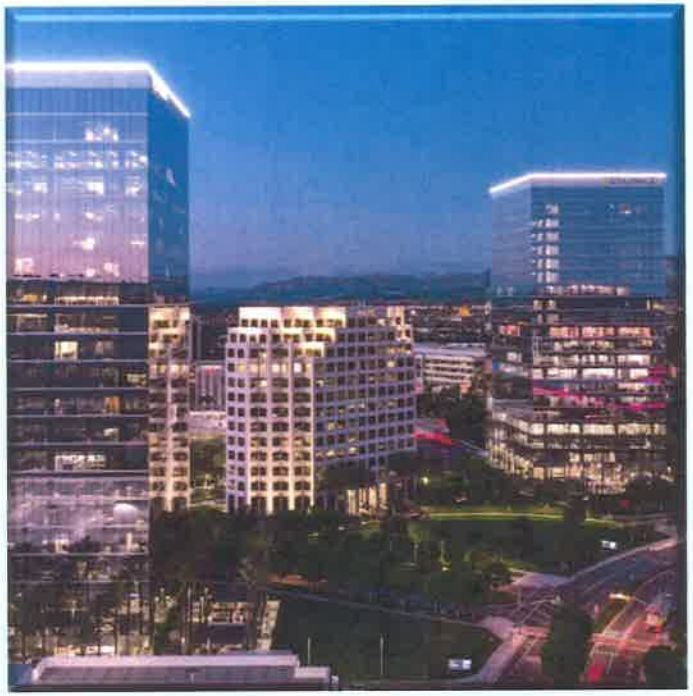
- ❖ Regional Housing Needs Assessment (RHNA)
- ❖ Housing Element Purpose and Basics
- ❖ Site Inventory
- ❖Next Steps
- ❖ Q & A

HOUSINGELEMENT
CITY OF IRVINE 2021 UPDATE



Regional Housing Needs Assessment

- RHNA: A minimum number of units by income category each community is required to provide through "adequate sites" and zoning – Mandated by the State
- RHNA for Southern California: 1,341,827
- SCAG responsible for developing methodology and assigning RHNA to Southern CA cities and counties





Final RHNA Allocation

% of County Area Median Income (AMI)	Units
Category 1 (0 – 50 % AMI)	6,396
Category 2 (51 – 80% AMI)	4,235
Category 3 (81 – 120% AMI)	4,308
Category 4 (120% AMI or above; considered "market rate")	8,671
TOTAL	**23,610**

- Buffer for "no net loss"
- Actual number needed is anticipated to exceed allocation



Housing Element Purpose

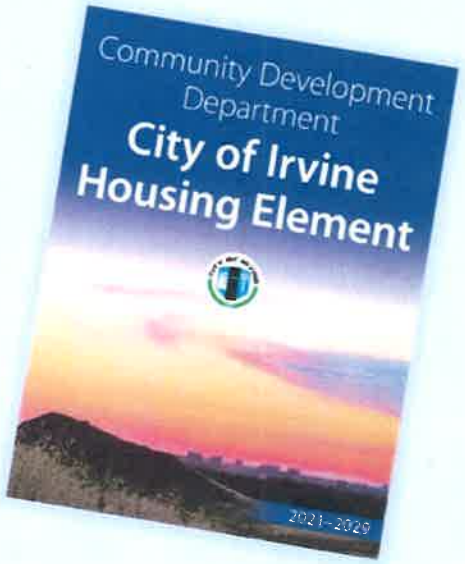
State-mandated policy document that:

- Provides direction for implementation of various programs to meet existing and future housing needs for all income levels in the City
- Provides goals, policies, programs, and objectives for the preservation of existing housing and development of new housing
- Demonstrates how the City will accommodate its RHNA allocation



Housing Element Basics

- 5 Major Components:
  - Review of accomplishments
  - Housing needs assessment
  - Evaluation of constraints to housing
  - Identification of housing sites
  - Program strategy to address needs for 2021-2029
- Required to be updated every eight years
- Reviewed by state for compliance with state law





The Housing Element DOES NOT

- Require the City to build the units
- Provide funding
- Authorize construction
    - Projects still need to go through the development review process





Site Inventory

- Analysis of adequate sites suitable to accommodate RHNA in list and map form
  - ➢ Show specific location where future housing can be built
  - ➢ Identify the potential numbers of homes that can be built at those locations
  - ➢ Meet the state's site selection criteria outlined in HCD's guidebook
    1. Site appropriately zoned?
    2. Site suitable for development?
    3. Realistic development capacity?



Locations that are generally "off the table"

- Preserved open space areas
- With sensitive habitat or species
- Where the topography isn't conducive to building (e.g., steep slopes)
- Within flood zones or high-fire areas that aren't safe
- Within areas deemed off-limits by John Wayne Airport (e.g., flight path, airport noise contours)



With little remaining vacant land, where can additional housing possibly go?

- Vacant sites not designated as open space or parks
- Property owners considering development of their properties
- Small contiguous sites suitable for assembly
- Underutilized parcels
- Religious institutions
- Locations where existing housing could become more dense
- Locations near public transit and essential services like retail
- Areas where housing could be added to commercial and light industrial/business parks
- Sites where infrastructure, such as water and sewer service, can support more housing
- Accessory Dwelling Units



Affirmatively Furthering Fair Housing (AFFH)

- Fair and equitable distribution of housing throughout the community
- Protects against communities being overburdened
- Takes into consideration:
  - A variety of housing types
  - Mix of affordability levels
  - Access to transportation, employment, and community resources



Next Steps

Winter 2020-21:

- ***City Council GPA Scoping Session for Housing Element Update (February 9, 2021)***
- ***Planning Commission Study Session (February 18, 2021)***
- Stakeholder outreach (development community)
- Develop site inventory
- Assess goals, policies, and objectives

Spring 2021:

- ***Community workshops***
  - ***Advertised on social media; information provided in multiple languages***
- Finalize site inventory
- Prepare draft Housing Element and supporting documentation



Next Steps (continued)

Summer 2021:

- ***Public review of draft Housing Element***
- State preliminary review of the draft
- ***Project briefings with Planning Commission and City Council***
- Finalize Housing Element and supporting documentation

Early Fall 2021 – Adoption Hearings:

- ***Planning Commission***
- ***City Council***

State Due Date – October 15, 2021 for certification



WE WANT YOUR INPUT!

- ✓ Potential sites for where new housing should be considered
- ✓ Any and all ideas are welcome and not a commitment

- ✓ Email ckovac@cityofirvine.org and mchao@cityofirvine.org
  - ➢ include contact information, parcel address and APN, nearest cross streets
  - ➢ additional comments/questions

cityofirvine.org/housingelementupdate



Housing Element Update

Melissa Chao

From: Melissa Chao
Sent: Monday, March 29, 2021 12:05 PM
To: Doug Sterner
Cc: Charles Kovac; Melissa Chao
Subject: RE: Future Housing Sites in Irvine

Categories: Yellow Category

Hi Doug:

Thank you for your email. I added all the properties listed below to the housing opportunities site list. As the Housing Element Update (HEU) progresses, the City Council will decide which sites will ultimately be included in the final site inventory that is submitted to the State for the HE plan.

I added you to the project interest list. You will be notified of opportunities to participate and key project milestones such as the release of the public review draft of the HE.

Please feel free to reach out to us with any questions/concerns.

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Doug Sterner <SternerDM@Pripd.com>
Sent: Thursday, March 25, 2021 10:55 AM
To: Melissa Chao <MChao@cityofirvine.org>; Charles Kovac <CKovac@cityofirvine.org>
Subject: RE: Future Housing Sites in Irvine

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Melissa:

Without obligation or commitment, we also have other properties in Irvine that could possibly be considered for residential development:

18512 MacArthur Blvd.
18482 MacArthur Blvd.
2151 Michelson Drive
2021, 2041, 2061, 2081 Business Center Drive
15791 Rockfield Blvd.

Obviously, these have existing, non-residential uses on them now and some are in the IBC. But, we have lease expirations on these properties in both the near- and medium future.

Thanks for communicating with us and keeping us aware of the ongoing work to provide housing in the city.

Doug Sterner, CCIM, CPM | Asset Manager National Income Portfolio | **PROPERTY RESERVE, INC.**
51 S. Main Street, Suite 301 | Salt Lake City, UT 84111-7502 | Phone: 801-321-7548 | Cell: 801-309-5421 | E-mail: sternerdm@pripd.com

From: Melissa Chao <MChao@cityofirvine.org>
Sent: Monday, March 22, 2021 9:46 PM
To: Doug Sterner <SternerDM@Pripd.com>; Charles Kovac <CKovac@cityofirvine.org>
Cc: Jeremy Dean Carver <CarverJ@Pripd.com>; Melissa Chao <MChao@cityofirvine.org>
Subject: RE: Future Housing Sites in Irvine

Hi Doug:

I emailed Jeremy regarding a property on Jeffrey and Bryan and we have added it to the opportunity sites list.

Just to confirm do you have other properties you have in mind that you would like to include?

Thank you,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Doug Sterner <SternerDM@Pripd.com>
Sent: Wednesday, March 10, 2021 7:30 AM
To: ckovak@cityofirvine.org
Cc: Melissa Chao <MChao@cityofirvine.org>; Jeremy Dean Carver <CarverJ@Pripd.com>
Subject: Future Housing Sites in Irvine

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Kovac:

I am writing in response to the Irvine Housing Element letter we received recently from Pete Carmichael and the City of Irvine. The company I work for, Property Reserve, Inc., owns various properties in the city. We are responding to indicate that we are potentially interested in opportunities to redevelop our sites for future residential use though we cannot firmly commit to such a re-use at this time. We understand this General Plan Housing Review will require further study and time with changes throughout the process. We would like to be kept aware of the city's efforts over the coming months and years. If you wish to discuss our properties further, you may contact me at the number below.

Thank you.

Doug Sterner, CCIM, CPM | Asset Manager National Income Portfolio | **PROPERTY RESERVE, INC.**
51 S. Main Street, Suite 301 | Salt Lake City, UT 84111-7502 | Phone: 801-321-7548 | Cell: 801-309-5421 | E-mail: sternerdm@pripd.com

Melissa Chao

From: Melissa Chao
Sent: Wednesday, March 17, 2021 2:13 PM
To: Emily Yau
Cc: Charles Kovac; Jennifer Amaya; Hitta Mosesman; Melissa Chao
Subject: RE: 6th Housing Element Update - Future Housing Sites meeting question

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Emily:

Thank you for joining us yesterday. I hope you found the meeting informative.

To confirm, 2152 Dupont Dr. is already on the opportunity sites list based on our previous email communications dated March 5, 2021. As the HEU process progresses, the City Council will ultimately decide on the final site inventory to be submitted to the State for HE certification.

You have been added to the project interest list and will be notified of project milestones and additional opportunities to participate.

Thank you,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Emily Yau <emilyyau2020@yahoo.com>
Sent: Wednesday, March 17, 2021 12:04 PM
To: Melissa Chao <MChao@cityofirvine.org>
Cc: Charles Kovac <CKovac@cityofirvine.org>; Jennifer Amaya <jenniferawon@yahoo.com>
Subject: 6th Housing Element Update - Future Housing Sites meeting question

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Melissa,

Thank city of Irvine for hosting the meeting to share the housing updates.

To be properly considered, we would like to know if our site could be identified as the opportunity site that allow us to develop the multifamily later.
The property info is listed as below:

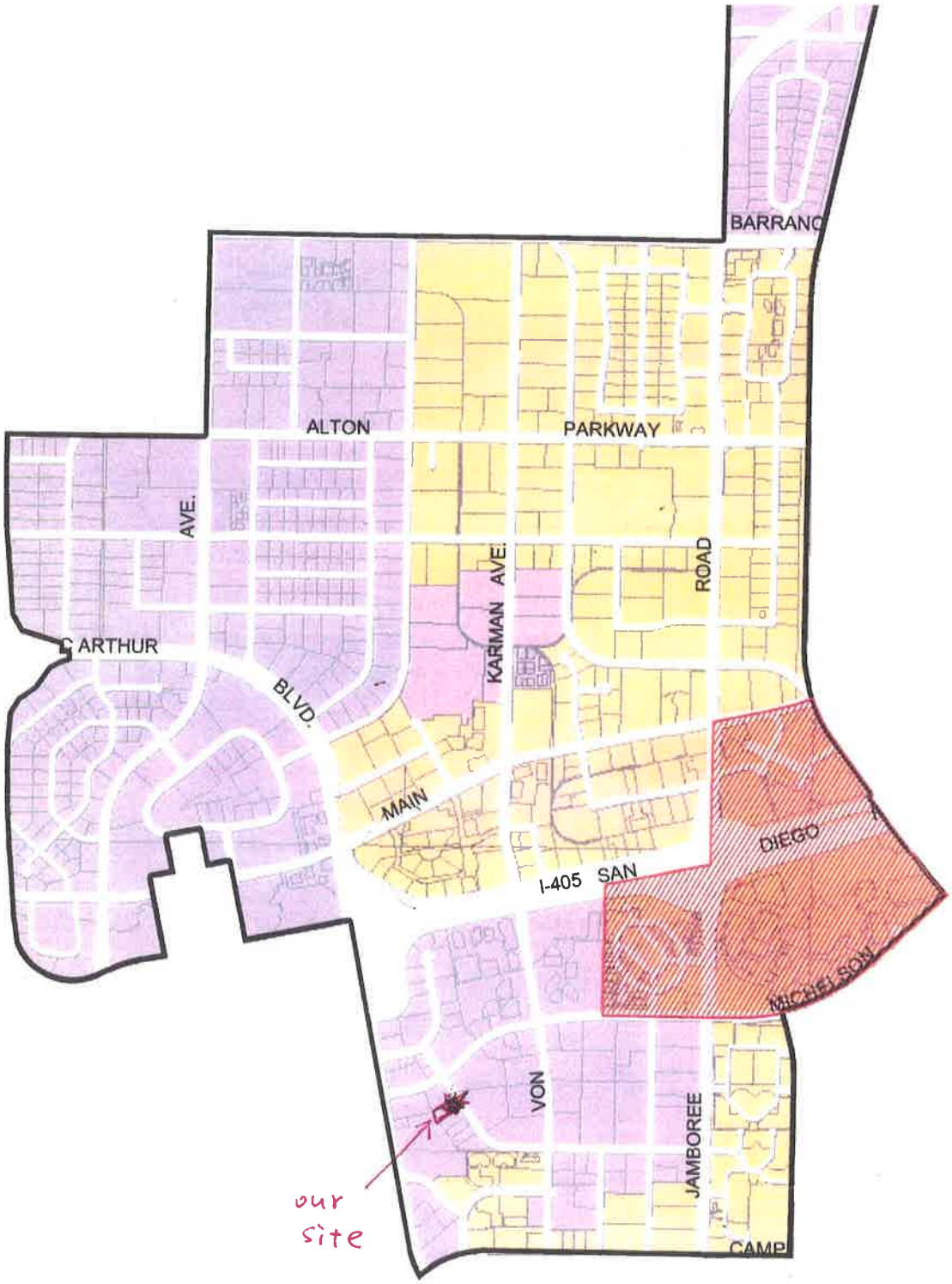
Address: 2152 Dupont Dr., Irvine, CA 92612
APN: 44511110
The nearest cross street is Michelson Dr.

I also attached the IBC overlay map to show where we are located.

We have great interest to develop our site into multifamily as city plan, so please support and assist us to reach the goal.

Thank you,

Emily Yau



Overlay Districts

- Business Complex
- Urban Neighborhood - Height limit 75 feet above ground level
- Urban Neighborhood - Height limit 20 stories or FAA height limits as determined by Part 77 of FAA regulations, whichever is less.

IBC RESIDENTIAL MIXED USE OVERLAY ZONING CODE REGULATORY PLAN

Melissa Chao

From: Melissa Chao
Sent: Monday, March 8, 2021 3:21 PM
To: farhad@duramar.com
Cc: Charles Kovac; Hitta Mosesman; Melissa Chao
Subject: RE: Re; 6th cycle housing update

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Yellow Category

Hi Farhad:

Thank you for expressing interest. I will add 2500 White Rd to the draft opportunity sites list.

City staff and our consultant will be hosting one HEU meeting based on the date/time polled with the highest confirmation level. If you are unable to make the final meeting time, we can schedule a separate call to discuss.

Thank you,
Melissa Chao

HOUSINGELEMENT
CITY OF IRVINE 2021 UPDATE

What is Your Availability?

Virtual Meeting on Future Housing Sites

Please respond by Tuesday, March 9, 2021

The City of Irvine is updating its Housing Element for the 2021-2029 planning period. Under State mandate, Irvine must plan for a significant number of future housing units, including affordable housing. We must identify potential sites that may accommodate future residential development. All California cities and counties are required to update their Housing Element every eight years for State certification. The State deadline for Irvine is October 15, 2021.

Staff is in the process of scheduling a meeting on the Housing Element Update (HEU) that primarily focuses on the process of identifying opportunity sites for developing the draft housing element site inventory. Additionally, the meeting will offer the opportunity for participants to ask questions and offer input. Any and all ideas are welcome and not a commitment. ***Feel free to send this to others who may be interested.***

Please confirm your availability by taking the poll here:
https://irvineca.seamlessdocs.com/f/futurehousingsitesmeeting

Learn more about the Housing Element Update
by visiting www.cityofirvine.org/housingelementupdate.

For more information, please contact Charles Kovac, Housing Administrator, at ckovac@cityofirvine.org or 949-724-7452 and/or Melissa Chao, Senior Planner, at mchao@cityofirvine.org or 949-724-6395.

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Charles Kovac <CKovac@cityofirvine.org>
Sent: Monday, March 8, 2021 3:05 PM
To: Melissa Chao <MChao@cityofirvine.org>
Subject: FW: Re; 6th cycle housing update

FYI ...

Charles

From: Farhad Abdollahi <farhad@duramar.com>
Sent: Monday, March 8, 2021 2:05 PM
To: Charles Kovac <CKovac@cityofirvine.org>; Melissa Chao <MChao@cityofirvine.org>
Subject: Re; 6th cycle housing update

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Charles,

I recently received a letter from the city in regards to potential site for residential development.
I'm interested in learning more about the program. Our location at 2500 white rd. might just be the ideal location for such project. Feel free to reach out so we can perhaps discuss this matter.

Best regards,

Farhad Abdollahi.

Melissa Chao

From: Melissa Chao
Sent: Thursday, March 18, 2021 6:09 PM
To: Matt Karam; Charles Kovac
Cc: Mom; Melissa Chao
Subject: RE: Response to Irvine Housing Element Update

Categories: Yellow Category

Hi Fred and Jennifer:

Thank you for letting us know.

We will make a note of your comment in our records.

Sincerely,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

-----Original Message-----
From: Matt Karam <karam.matt@gmail.com>
Sent: Thursday, March 18, 2021 2:33 PM
To: Charles Kovac <CKovac@cityofirvine.org>; Melissa Chao <MChao@cityofirvine.org>
Cc: Mom <jdepkaram@cox.net>
Subject: Response to Irvine Housing Element Update

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Charles Kovac and Melissa Chao,

Community Development Department in the City of Irvine:

The property in Irvine, CA was purchased as a commercial property as an investment. This investment is our livelihood. We are not interested in transforming our commercial site into residential.

Thank you for your time and attention to this matter.

Respectfully,

Fred Karam
Jennifer Deppe Karam

6 Goddard

Irvine, CA 92618

Melissa Chao

From: Melissa Chao
Sent: Friday, March 19, 2021 5:15 PM
To: Gary Wang
Cc: Oliver Chee; Diane Clark; Charles Kovac; Melissa Chao
Subject: RE: 16680 Armstrong Ave., Irvine – Housing Element Update

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Yellow Category

Hi Gary:

Thank you for letting us know. I added 16680 Armstrong Ave. to the opportunity sites list for the Housing Element Update.

Please feel free to contact us with any questions.

Have a nice weekend everyone,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Gary Wang <gwang@derbyholdings.com>
Sent: Friday, March 19, 2021 1:49 PM
To: Melissa Chao <MChao@cityofirvine.org>
Cc: Oliver Chee <ochee@derbyholdings.com>; Diane Clark <diane.clark@kidder.com>; Charles Kovac <CKovac@cityofirvine.org>
Subject: RE: 16680 Armstrong Ave., Irvine – Housing Element Update

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Melissa,

It was a pleasure speaking with both of you yesterday.

Please be advised that Derby Holdings Ltd. wishes to have its property located at 16680 Armstrong Ave., Irvine added to the City's site inventory for the Regional Housing Needs Assessment allocation, as a site for future residential development.

Please kindly confirm receipt of this email.

Regards,

Gary Wang
Derby Holdings Ltd.

(778) 865-8468

From: Melissa Chao [mailto:MChao@cityofirvine.org]
Sent: Thursday, March 18, 2021 3:34 PM
To: Gary Wang
Cc: Oliver Chee; Diane Clark; Charles Kovac; Melissa Chao
Subject: RE: 16680 Armstrong Ave., Irvine – Housing Element Update

Hi Gary:

Thank you for meeting with Charles and me.

Below is the link to the IBC webpage that describes the evolution of the area to include 15,000+ residential units.

https://www.cityofirvine.org/community-development/irvine-business-complex

The IBC residential project list and unit count summarizes different developments. There is continued demand from developers wanting to do more residential in the IBC.

Please let us know if you have any additional questions.

Thanks again,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Melissa Chao <MChao@cityofirvine.org>
Sent: Wednesday, March 17, 2021 5:05 PM
To: Gary Wang <gwang@derbyholdings.com>
Cc: Oliver Chee <ochee@derbyholdings.com>; Diane Clark <diane.clark@kidder.com>; Charles Kovac <CKovac@cityofirvine.org>
Subject: RE: 16680 Armstrong Ave., Irvine – Housing Element Update

Hi Gary:

FYI, attached is a presentation from yesterday's meeting.

"See" you tomorrow,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Gary Wang <gwang@derbyholdings.com>
Sent: Wednesday, March 17, 2021 3:28 PM
To: Melissa Chao <MChao@cityofirvine.org>
Cc: Oliver Chee <ochee@derbyholdings.com>; Diane Clark <diane.clark@kidder.com>; Charles Kovac <CKovac@cityofirvine.org>
Subject: RE: 16680 Armstrong Ave., Irvine – Housing Element Update

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Melissa,

I've received the invite. Talked to you tomorrow at 2 pm.

Regards,
Gary

From: Melissa Chao [mailto:MChao@cityofirvine.org]
Sent: Wednesday, March 17, 2021 3:24 PM
To: Gary Wang; Charles Kovac
Cc: Oliver Chee; Diane Clark; Melissa Chao
Subject: RE: 16680 Armstrong Ave., Irvine – Housing Element Update

Hi Gary:

Thank you for reaching out to us. I sent a meeting invite via MS Teams for 2 p.m. on this Thursday, but am unsure if it successfully reached you. Please let me know. I may need our administrative staff to assist after all.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Gary Wang <gwang@derbyholdings.com>
Sent: Wednesday, March 17, 2021 1:37 PM
To: Charles Kovac <CKovac@cityofirvine.org>; Melissa Chao <MChao@cityofirvine.org>
Cc: Oliver Chee <ochee@derbyholdings.com>; Diane Clark <diane.clark@kidder.com>
Subject: 16680 Armstrong Ave., Irvine – Housing Element Update

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Kovac and Ms. Chao:

I am writing in response to the attached letter that we received regarding the City's Housing Element Update. I represent Derby Holdings Ltd., the owner of the property located at 16680 Armstrong Ave, Irvine.

I would like to schedule a time to discuss this matter with you and to learn more about the process. Please kindly provide some times when you would be available this week for a zoom call or a phone call.

Thank you for your assistance and I look forward to speaking with you.

Regards,

Gary Wang
Derby Holdings Ltd.
(778) 865-8468

Melissa Chao

From: Melissa Chao
Sent: Monday, March 29, 2021 3:51 PM
To: George Joseph P (CFO); Charles Kovac
Cc: Subhranshu Tripathy; Michelle Le (HR & Finance Dept.); Matthew Toh; Melissa Chao
Subject: RE: letter from the City of Irvine; review of current zoning
Attachments: Irvine Future Housing Sites 3.16.21 Q&A FINAL.pdf

Categories: Yellow Category

Hi George:

For reference, attached is the Q&A from the Future Housing Sites meeting.

I recommend contacting the Airport Land Use Commission (ALUC) for John Wayne Airport to inquire about any building height limitations (i.e., determination of no hazard to air navigation) and/or building restrictions.
https://www.ocair.com/commissions/aluc/default

Lea Umnas Choum, Director
John Wayne Airport Facilities Division
949-252-5123
Fax: 949-252-6012
lchoum@ocair.com

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: George Joseph P (CFO) <georgejp@pacific-aa.com>
Sent: Monday, March 29, 2021 12:59 PM
To: Melissa Chao <MChao@cityofirvine.org>; Charles Kovac <CKovac@cityofirvine.org>
Cc: Subhranshu Tripathy <subhran@pacificpharma.com>; Michelle Le (HR & Finance Dept.) <michelle.le@pacificpharma.com>; Matthew Toh <matthewtoh@pacificpharma.biz>
Subject: Re: letter from the City of Irvine; review of current zoning

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Melissa,

Thank you for the below. We are keen and will also attend the upcoming community workshops (pls let us know it's a webinar).

You mention below a potential constraint is the proximity to the end of the airport runway (i.e., 4,127 feet). Let us know where we can get further details on this.

How You Can Get Involved

Upcoming Meetings and Notices

Community Workshops (more details to come)

- #1 Thursday, April 22, 2021 | 10 a.m.-12 p.m.
- #2 Thursday, April 29, 2021 | 5:30 - 7:30 p.m.

Thank you,

George

On Thu, Mar 25, 2021 at 6:36 PM Melissa Chao <MChao@cityofirvine.org> wrote:

Hi George:

I added 1211 McGaw Ave to the housing opportunity sites list. As the Housing Element Update (HEU) progresses, the City Council will decide which sites will ultimately be included in the final site inventory that is submitted to the State for the Housing Element (HE) plan. A potential constraint that will need to be considered and further researched is the proximity to the end of the airport runway (i.e., 4,127 feet).

To clarify, the City will not be developing or redeveloping sites into residential uses. Subsequent to the adoption of the HE, the City will be laying the general ground work with a subsequent and more detailed planning effort (i.e., General Plan Update, Zoning Ordinance Amendment, and Environmental Impact Report) to the extent necessary. However, the property owner or developer (i.e., applicant) would still need to process the specific discretionary application(s) and appropriate California Environmental Quality Act (CEQA) documentation to develop the actual residential project.

I added you to our project interest list for notification purposes for community workshops, release of public draft of HEU for review, and HEU adoption hearings, etc. Please also check www.cityofirvine.org/housingelementupdate as the project webpage is periodically updated with new information.

Feel free to contact us with any further questions.

Thank you,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440

mchao@cityofirvine.org

From: George Joseph P (CFO) <georgejp@pacific-aa.com>
Sent: Tuesday, March 23, 2021 2:01 PM
To: Melissa Chao <MChao@cityofirvine.org>; Charles Kovac <CKovac@cityofirvine.org>
Cc: Matthew Toh <matthewtoh@pacificpharma.biz>; Subhranshu Tripathy <subhran@pacificpharma.com>; Michelle Le (HR & Finance Dept.) <michelle.le@pacificpharma.com>
Subject: Re: letter from the City of Irvine; review of current zoning

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Melissa,

Thank you for the reply. Yes, the particular site(s) is located at 1211 McGaw Avenue, Irvine, CA 92614.

Kindly note the property is owned by MMM International LLC, which one our group company.

We are interested in the City's planning in potentially developing or redeveloping the sites for residential uses.

Please let us know.

Regards,

George

On Wed, Mar 17, 2021 at 5:12 PM Melissa Chao <MChao@cityofirvine.org> wrote:

Hi George:

The City is looking for property owners interested in potentially developing or redeveloping their sites for residential uses.

FYI, attached is a presentation from yesterday's 3 p.m. meeting.

Do you have a particular site(s) in mind that you can share with us?

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440

mchao@cityofirvine.org

From: George Joseph P (CFO) <georgejp@pacific-aa.com>
Sent: Tuesday, March 16, 2021 4:18 PM
To: Melissa Chao <MChao@cityofirvine.org>; CKovact@cityofirvine.org
Cc: Matthew Toh <matthewtoh@pacificpharma.biz>; Subhranshu Tripathy <subhran@pacificpharma.com>; Michelle Le (HR & Finance Dept.) <michelle.le@pacificpharma.com>
Subject: letter from the City of Irvine; review of current zoning

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Charles, Melissa,

This is in reference to the attached recent letter from the City of Irvine on review of current zoning.

We are interested in this potential opportunity and request if you can share any further details so we discuss internally and contact you further such that we finally reply by 25 March'21 as stated in the communication.

Thank you,

George

George Joseph P

CFO

Pacific Medical Industries Limited (a member of Pacific-AA Group)

Medical PACIFIC Group

Myanmar Office: Pacific-AA Tower, No. 81 Insein Road (Corner of Hledan Road) Kamayut Township, Yangon, Myanmar.

Tel/WhatsApp/Viber: +65 98438165

www.pacific-aa.com

Singapore office: Pacific Pharmaceuticals Pte. Ltd.

101 Cecil Street, #17-07 Tong Eng Building, Singapore 069533

Tel: +(65) 6227 6828, Fax: +(65) 6224 7405

USA Office : Pacific Pharmaceuticals USA Inc.

11380 7th St, Rancho Cucamonga, CA 91730, USA.

Tel: (909) 476 2300, (909) 476 2302, Fax: (909) 476 2303

Email : georgejp@pacific-aa.com

Melissa Chao

From: Melissa Chao
Sent: Monday, March 29, 2021 10:45 AM
To: Tim Strader Jr.; Charles Kovac
Cc: Sean Cao; Patrick Rios; Melissa Chao
Subject: RE: Landmark Opportunity Sites Letter

Categories: Yellow Category

Hi Tim:

Thank you for the letter. I have added the following APNs to the opportunity sites list:

18872 MacArthur Blvd	8299	3	445-012-01
18912 MacArthur Blvd	8299	4	445-012-02
18952 MacArthur Blvd	8299	5	445-012-03
?	80-617	20	445-012-06

As the Housing Element Update (HEU) progresses, the City Council will decide which sites will ultimately be included in the final site inventory that is submitted to the State for the HE plan.

I added Sean and Patrick to the project interest list. You will be notified of opportunities to participate and key project milestones such as the release of the public review draft of the HE.

Please feel free to reach out to us with any questions/concerns.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Tim Strader Jr. <tj@starpointeventures.com>
Sent: Thursday, March 25, 2021 9:38 AM
To: Charles Kovac <CKovac@cityofirvine.org>; Melissa Chao <MChao@cityofirvine.org>
Cc: Sean Cao <sean.cao@camphorpartners.com>; Patrick Rios <patrick.rios@camphorpartners.com>
Subject: Landmark Opportunity Sites Letter

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Charles and Melissa, please see the attached letter from the owner of The Landmark properties in Planning Area 36. Please confirm receipt and keep us posted on next steps.

Thanks,

Tim Strader Jr.
President
Starpointe Ventures
5030 Campus Drive, Suite B
Newport Beach, CA 92660
P)949-622-0420
tj@starpointeventures.com
www.starpointeventures.com

March 19, 2021

Mr. Charles Kovac
Housing Administrator
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606

RE: Opportunity Sites List

Dear Charles:

GFE MacArthur Investments, LLC is the owner of the 7-acre office and former restaurant project located at 18872, 18912 and 18952 MacArthur Boulevard in Planning Area 36. We are in the process of determining the highest and best future use for the property and would like to consider future residential use. We believe that residential uses would be compatible with the surrounding neighborhood and promote the successful live-work environment that exists within the Irvine Business Complex.

Please add the above-referenced addresses to your Opportunity Sites List for the upcoming 6th Cycle Housing Element Update. You can reach me at (949) 551-6688 or our consultant, Tim Strader Jr. of Starpointe Ventures at (949) 622-0420 if you have any questions or require any additional information.

Sincerely,

Sean S. Cao
Manager
GFE MacArthur Investments, LLC

Melissa Chao

From: Melissa Chao
Sent: Monday, March 29, 2021 4:32 PM
To: Hadi Assaf; Charles Kovac
Cc: Melissa Chao
Subject: RE: Irvine Housing Element Update
Attachments: Irvine Future Housing Sites presentation 3.16.21.pdf; Irvine Future Housing Sites 3.16.21 Q&A FINAL.pdf

Categories: Yellow Category

Hi Hadi:

I added 13805 Alton Pkwy, #D to the opportunity sites list. Based on our March 26 telephone conversation, this site may be challenging for redevelopment as there are multiple building owners. As the Housing Element Update (HEU) progresses, the City Council will decide which sites will ultimately be included in the final site inventory that is submitted to the State for the HE plan.

For your reference, attached is a Q&A for the March 16, 2021 Future Housing Sites meeting.

Lastly, I added you to the project interest list. You will be notified of opportunities to participate and key project milestones such as the release of the public review draft of the HE.

Please feel free to reach out to us with any questions/concerns.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Hadi Assaf <hadioc@gmail.com>
Sent: Monday, March 29, 2021 12:31 PM
To: Charles Kovac <CKovac@cityofirvine.org>; Melissa Chao <MChao@cityofirvine.org>
Subject: Irvine Housing Element Update

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,
We received your letter regarding the Housing element for the 2021-2029 planning period and we would like to express our interest in being considered for this planning. Thank you
Hadi Assaf

13805 Alton Pkwy #D
Irvine CA 92618

From: Melissa Chao
To: Charles Kovac
Cc: Melissa Chao
Subject: RE: Housing Element - City of Irvine
Date: Wednesday, March 17, 2021 5:01:15 PM
Attachments: image001.png
Irvine Future Housing Sites presentation 3.16.21.pdf

Hi Issak:

I have added you to the project interest list.

FYI, attached is the slide deck for yesterday's meeting.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 | F 949-724-6440
mchao@cityofirvine.org

From: Charles Kovac <CKovac@cityofirvine.org>
Sent: Wednesday, March 17, 2021 9:25 AM
To: Melissa Chao <MChao@cityofirvine.org>
Subject: FW: Housing Element - City of Irvine

FYI ...

Charles

From: Izzak Mireles <IMireles@avcity.org>
Sent: Wednesday, March 17, 2021 8:54 AM
To: Charles Kovac <CKovac@cityofirvine.org>
Subject: Housing Element - City of Irvine

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Charles,

My name is Izzak Mireles and I'm a constituent here in the City of Irvine and I'm interested in being a part of the Housing Element update. Unfortunately, I was unable to make yesterday's meeting; is there a way to get access to the webinar and/or mailing list to keep receiving updates?

Thank you so much for your time.

Best,

Izzak Mireles | Assistant Planner



City of Aliso Viejo
12 Journey, Suite 100
Aliso Viejo, CA 92656
T: 949-425-2547
F: 949-425-3899
avcity.org

Confidential Communications: This email and any files or attachments transmitted with it may contain privileged or otherwise confidential information. If you are not the intended recipient, or believe that you may have received this communication in error, please advise the sender via reply email and immediately delete the email you received.

Melissa Chao

From: Jeanne Baran
Sent: Monday, March 15, 2021 2:52 PM
To: Melissa Chao
Subject: Re: Housing Element Meeting - March 16th

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Melissa,
All set. I came across the notice from a email from the People4housing.
Jeanne

From: Melissa Chao <MChao@cityofirvine.org>
Sent: Monday, March 15, 2021 2:32 PM
To: Jeanne Baran <JBaran@cityofirvine.org>
Cc: Charles Kovac <CKovac@cityofirvine.org>
Subject: RE: Housing Element Meeting - March 16th

Hi Jeanne:

This stakeholder meeting is targeted towards non-residential property owners in the IBC and Spectrum for the purposes of identifying potential opportunity sites, so we did not place it on the general City Calendar.

We plan to host several general community workshops in April and will publicize those through the project webpage, social media, press releases, and email notifications.

If you are interested in attending tomorrow's meeting, I can provide you with a Zoom link.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Jeanne Baran <JBaran@cityofirvine.org>
Sent: Monday, March 15, 2021 2:19 PM
To: Charles Kovac <CKovac@cityofirvine.org>; Melissa Chao <MChao@cityofirvine.org>
Subject: Housing Element Meeting - March 16th

Hi, is this event scheduled for tomorrow? I didn't see it on the city calendar. Thank you. Jeanne

You're Invited

6th Cycle Housing Element Update -
Virtual Meeting on Future Housing Sites
March 16, 2021 at 3 p.m.

The City of Irvine is preparing an update to its Housing Element for the 2021-2029 planning period. Under State mandate, Irvine must plan for a significant number of future housing units, including affordable housing. We must identify potential sites that may accommodate future residential development. All California cities and counties are required to update their Housing Element every eight years for State certification. The State deadline for Irvine is October 15, 2021.

This meeting will provide an overview of the Housing Element Update (HEU) and primarily focus on the process of identifying opportunity sites for developing the draft housing element site inventory as detailed in the attached property owner outreach letter. Additionally, the meeting will offer the opportunity for participants to ask questions and offer input. Any and all ideas are welcome and not a commitment. This event is open to the public. ***Feel free to send this to others who may be interested.***

For more information and/or if you are unable to attend the virtual meeting and would like to discuss this opportunity, please contact Charles Kovac, Housing Administrator, at ckovac@cityofirvine.org or 949-724-7452 and/or Melissa Chao, Senior Planner, at mchao@cityofirvine.org or 949-724-6395.

Jeanne Baran | Senior Council Executive Asst | CITY OF IRVINE
949-724-6226| 1 Civic Center Plaza, Irvine, CA 92606

Melissa Chao

From: Jeremy Dean Carver <CarverJ@Pripd.com>
Sent: Wednesday, March 17, 2021 8:55 PM
To: Melissa Chao; Charles Kovac
Subject: RE: Irvine Site

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Yellow Category

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Melissa,

Thanks for your email. There is no dedication towards agricultural use that I know of.

Thanks for adding the property to the opportunity sites list.

Jeremy Carver | Director, Asia Region | Property Reserve, Inc.
51 S. Main St., Suite 301 | Salt Lake City, UT 84111-7512
Phone: 801-321-8769 | Cell: 801-386-6724 | Email: CarverJ@pripd.com

From: Melissa Chao <MChao@cityofirvine.org>
Sent: Wednesday, March 17, 2021 5:18 PM
To: Jeremy Dean Carver <CarverJ@Pripd.com>; Charles Kovac <CKovac@cityofirvine.org>
Cc: Melissa Chao <MChao@cityofirvine.org>
Subject: RE: Irvine Site

Hi Jeremy:

Sorry for the delay in responding. We sent out property owner outreach letters re: future housing sites and have received quite a few inquiries and inputs.

Staff identified 5481 Bryan Ave as an opportunity site as well. By chance, do you know if the site has any restrictions such as being dedicated towards agricultural uses? The City will need to identify any potential constraints to residential development.

I will add the property to the opportunity sites list.

Also, I will add you to the project interest list. As the Housing Element Update process progresses, you will be kept informed of any participation opportunities and project milestones such as the release of the draft HEU document for review. Note that the City Council will make the final determination on which sites will be included in the site inventory submitted to the State as part of the HE.

Please feel free to contact me with any further questions/concerns.

Thank you,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Jeremy Dean Carver <CarverJ@Pripd.com>
Sent: Tuesday, March 16, 2021 4:42 PM
To: Charles Kovac <CKovac@cityofirvine.org>
Cc: Melissa Chao <MChao@cityofirvine.org>
Subject: FW: Irvine Site

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Kovac,

We own a property at 5481 Bryan Avenue that is 8.1 acres. APN 55108111.

We think we could get 25-35 units per acre or approximately 202-284 units. Nearest cross streets are Bryan Avenue and Jeffrey Road.

Thanks,

Jeremy Carver | Director, Asia Region | Property Reserve, Inc.
51 S. Main St., Suite 301 | Salt Lake City, UT 84111-7512
Phone: 801-321-8769 | Cell: 801-386-6724 | Email: CarverJ@pripd.com

Melissa Chao

From: Melissa Chao
Sent: Tuesday, March 9, 2021 10:03 AM
To: john@telxpress.com
Cc: Charles Kovac; Hitta Mosesman; Melissa Chao
Subject: Future Housing Sites - Irvine

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Yellow Category

Hi John:

It was nice speaking with you regarding 230 Goddard in the Pannatoni R&D/industrial condo development in Planning Area 34.

FYI, City staff and our HEU consultant will be hosting one meeting based on the date/time polled with the highest confirmation level. I believe our call covered what is planned for during the meeting, but if you know of any fellow Irvine property owners that might be interested, please feel free to forward this email.

Thank you,
Melissa

HOUSINGELEMENT
CITY OF IRVINE 2021 UPDATE

What is Your Availability?

Virtual Meeting on Future Housing Sites

Please respond by Tuesday, March 9, 2021

The City of Irvine is updating its Housing Element for the 2021-2029 planning period. Under State mandate, Irvine must plan for a significant number of future housing units, including affordable housing. We must identify potential sites that may accommodate future residential development. All California cities and counties are required to update their Housing Element every eight years for State certification. The State deadline for Irvine is October 15, 2021.

Staff is in the process of scheduling a meeting on the Housing Element Update (HEU) that primarily focuses on the process of identifying opportunity sites for developing the draft housing element site inventory. Additionally, the meeting will offer the opportunity for participants to ask questions and offer input. Any and all ideas are welcome and not a commitment. ***Feel free to send this to others who may be interested.***

Please confirm your availability by taking the poll here:
https://irvineca.seamlessdocs.com/f/futurehousingsitesmeeting

Learn more about the Housing Element Update
by visiting www.cityofirvine.org/housingelementupdate.

For more information, please contact Charles Kovac, Housing Administrator, at ckovac@cityofirvine.org or 949-724-7452 and/or Melissa Chao, Senior Planner, at mchao@cityofirvine.org or 949-724-6395.

MELISSA CHAO | SENIOR PLANNER
City of Irvine | Community Development
1 Civic Center Plaza, Irvine, CA 92606
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

Melissa Chao

From: Melissa Chao
Sent: Friday, April 2, 2021 5:48 PM
To: Sarah Escobedo
Subject: RE: Please mail out the attached documents and email to Mr. John Bercaw re: 1582 Browning in Irvine

Thank you Sarah!

Have a good weekend ☺

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Sarah Escobedo <SEscobedo@cityofirvine.org>
Sent: Friday, April 2, 2021 10:14 AM
To: Melissa Chao <MChao@cityofirvine.org>
Subject: RE: Please mail out the attached documents and email to Mr. John Bercaw re: 1582 Browning in Irvine

Hi Melissa,

All good here, same for you hopefully. Yes I was in office on Monday and we mailed it out. I didn't send a confirmation then, apologies for that.

SARAH ESCOBEDO | SENIOR OFFICE SPECIALIST | 949-724-6466

From: Melissa Chao <MChao@cityofirvine.org>
Sent: Friday, April 2, 2021 10:01 AM
To: Sarah Escobedo <SEscobedo@cityofirvine.org>
Subject: RE: Please mail out the attached documents and email to Mr. John Bercaw re: 1582 Browning in Irvine

Hi Sarah:

Happy Friday! Hope you are doing well.

By chance, did this mail item go out?

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Melissa Chao <MChao@cityofirvine.org>
Sent: Monday, March 29, 2021 2:37 PM
To: Sarah Escobedo <SEscobedo@cityofirvine.org>

Cc: Melissa Chao <MChao@cityofirvine.org>
Subject: Please mail out the attached documents and email to Mr. John Bercaw re: 1582 Browning in Irvine

Hi Sarah:

Please have duplicating print out full-size color copies of the three attachments (i.e., presentation, Q&A, and community workshops flier) and this email and mail to:

Mr. John Bercaw

Corona Del Mar, CA 92625

Please also include this email which provides the log-in directions for the two community workshops in April.

Subject:	**HEU Community Workshop #1**
Date:	**April 22, 2021**
Time:	**10 am – 12 pm**
Registration Link:	**https://zoom.us/webinar/register/WN_ft1HqrH4QjKL_h0AeWCfRQ**
Webinar ID	**949 9100 4313**
Webinar Passcode	**City**

If you would like to join by phone, dial one of the following numbers and use the Webinar ID and Passcode

US:	**+1 669-900-6833 or +1 346-248-7799**
Webinar ID:	**949 9100 4313**
Passcode:	**572432**

Subject:	**HEU Community Workshop #2**
Date:	**April 29, 2021**
Time:	**5:30 – 7:30 pm**
Registration Link:	**https://zoom.us/webinar/register/WN_X7c0gcgNRhu46_sk33_KwA**
Webinar ID	**967 7085 9048**
Webinar Passcode	**City**

If you would like to join by phone, dial one of the following numbers and use the Webinar ID and Passcode

US:	**+1 669-900-6833 or +1 346-248-7799**
Webinar ID:	**949 9100 4313**
Passcode:	**652964**

Thank you,

MELISSA CHAO | SENIOR PLANNER
City of Irvine | Community Development
1 Civic Center Plaza, Irvine, CA 92606
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Meaghan Peek
To: Sarah Escobedo
Subject: RE: Follow up to Submitted Duplicating Request
Date: Monday, March 29, 2021 4:21:08 PM
Attachments: image001.png
image003.png

This went out today.

MEAGHAN PEEK | MAIL COORDINATOR | 949-724-6012

From: Sarah Escobedo <SEscobedo@cityofirvine.org>
Sent: Monday, March 29, 2021 2:48 PM
To: Duplicating <duplicating@cityofirvine.org>; >Mailcenter <mailcenter@cityofirvine.org>
Subject: Follow up to Submitted Duplicating Request

Hello,

Would you please print the attached in full color and mail to

Mr. John Bercaw

Corona Del Mar, CA 92625
Sen

SARAH ESCOBEDO | SENIOR OFFICE SPECIALIST | COMMUNITY DEVELOPMENT
949-724-6466 | 1 Civic Center Plaza, Irvine, CA 92606
sescobedo@cityofirvine.org | cityofirvine.org

Melissa Chao

From: Melissa Chao
Sent: Wednesday, March 24, 2021 6:16 PM
To: Tim Strader Jr.; jbrand@sentre.com
Cc: Melissa Chao; Charles Kovac
Subject: FW: Lakeshore Opportunity Sites Letter
Attachments: Lakeshore_RHNA Letter_03242021.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Purple Category

Hi Tim and John:

Thank you for the letter. I have added Lakeshore to the opportunity sites list. As the Housing Element Update (HEU) progresses, the City Council will decide which sites will ultimately be included in the final site inventory that is submitted to the State for the HE plan.

To confirm, given the focus on the health club, stand-alone restaurant, and common areas would you feel comfortable including the three highlighted parcels on the list? The three parcels total to 8.61 acres.

Lakeshore Towers	18007 Von Karman Ave	98-220	2	44539
Lakeshore Towers		38584-LL	A	44544
Lakeshore Towers	18051 Van Karman Ave	89-274	3	44534
Lakeshore Towers	18101 Von Karman Ave	89-274	1	44533
Lakeshore Towers	18111 Von Karman Ave	38584-LL	1	44532
Lakeshore Towers	18191 Von Karman Ave	98-220	1	44540
Lakeshore Towers	18155 Von Karman Ave	89-274	6	44543
Lakeshore Towers	18155 Von Karman Ave	89-274	5	44542

I will add John to the project interest list. You both will be notified of opportunities to participate and key project milestones such as the release of the public review draft of the HE.

Please feel free to reach out to us with any questions/concerns.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Tim Strader Jr. <tj@starpointeventures.com>
Sent: Wednesday, March 24, 2021 9:59 AM
To: Charles Kovac <CKovac@cityofirvine.org>; Melissa Chao <MChao@cityofirvine.org>
Cc: John Brand <jbrand@sentre.com>
Subject: Lakeshore Opportunity Sites Letter

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Charles and Melissa, please see the attached letter from the owner of Lakeshore in Planning Area 36. Please confirm receipt and keep us posted on next steps.

Thanks,

Tim Strader Jr.
President
Starpointe Ventures
5030 Campus Drive, Suite B
Newport Beach, CA 92660
P)949-622-0420
tj@starpointeventures.com
www.starpointeventures.com

LAKESHORE

March 24, 2021

Mr. Charles Kovac
Housing Administrator
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606

RE: Opportunity Sites List

Dear Charles:

Lakeshore is an approximately 15 acre mixed-use business complex consisting of approximately 900,000 square feet of office, health club, retail, and restaurant uses. We are in the process of determining the highest and best replacement use for the health club facility site, the existing standalone restaurant site, and the adjacent common area and would like to consider future residential use. The uses collectively occupy approximately a 9 acre portion of the property. We believe that residential uses would be compatible with our existing uses and promote the successful live-work environment that exists within the Irvine Business Complex.

Please add Lakeshore to your Opportunity Sites List for the upcoming 6th Cycle Housing Element Update. You can reach me at (949) 955-5253 if you have any questions or require any additional information.

Sincerely,

John Brand
COO

Melissa Chao

From: Josh Goldman <josh.goldman@gemdaleusa.com>
Sent: Sunday, April 4, 2021 7:21 AM
To: Melissa Chao; Tim Strader Jr.
Cc: James Steman; Matthew Macher
Subject: RE: 2400 Barranca Opportunity Sites Letter

Categories: Yellow Category

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you Melissa!

Looking forward to working together.

Best,
Josh

JOSH GOLDMAN
MANAGING DIRECTOR, DEVELOPMENT
GEMDALE USA CORPORATION
6027 Edgewood Bend Court, San Diego, CA 92130
PHONE: 858.436.3471| MOBILE: 240.305.3019
EMAIL: JOSH.GOLDMAN@GEMDALEUSA.COM

From: Melissa Chao <MChao@cityofirvine.org>
Sent: Friday, April 2, 2021 3:50 PM
To: Tim Strader Jr. <tj@starpointeventures.com>
Cc: Josh Goldman <josh.goldman@gemdaleusa.com>; James Steman <jim.steman@gemdaleusa.com>; Matthew Macher <matthew.macher@gemdaleusa.com>; Melissa Chao <MChao@cityofirvine.org>
Subject: RE: 2400 Barranca Opportunity Sites Letter

Hi Tim:

Thank you for the letter. I have added 2400 Barranca Pkwy to the housing opportunity sites list with a note that potential housing is a back-up plan pending the outcome of CEQA litigation.

As the Housing Element Update (HEU) progresses, the City Council will decide which sites will ultimately be included in the final site inventory that is submitted to the State for the HE plan.

I added Josh, James, and Matthew to the project interest list. You will be notified of opportunities to participate and key project milestones such as the release of the public review draft of the HE.

Note today is Charles' last day with the City of Irvine, so please direct any questions/concerns to me. Have a nice weekend everyone.

Thank you,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Tim Strader Jr. <tj@starpointeventures.com>
Sent: Wednesday, March 31, 2021 9:41 AM
To: Charles Kovac <CKovac@cityofirvine.org>; Melissa Chao <MChao@cityofirvine.org>
Cc: josh.goldman@gemdaleusa.com; James Steman <jim.steman@gemdaleusa.com>; Matthew Macher <matthew.macher@GEMDALEUSA.COM>
Subject: 2400 Barranca Opportunity Sites Letter

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Charles and Melissa, please see the attached letter from the owner of 2400 Barranca Parkway in Planning Area 36. Please confirm receipt and keep us posted on next steps.

Thanks,

Tim Strader Jr.
President
Starpointe Ventures
5030 Campus Drive, Suite B
Newport Beach, CA 92660
P)949-622-0420
tj@starpointeventures.com
www.starpointeventures.com

March 29, 2021

Mr. Charles Kovac
Housing Administrator
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606

RE: Opportunity Sites List

Dear Charles:

Gemdale 2400 Barranca Holdings, LLC is the owner of the 5-acre approximate 69,780 square foot office and industrial building located at 2400 Barranca Parkway in Planning Area 36. The property has been entitled for a 275,000 square foot office development and is currently subject to a CEQA challenge. We fully intend to develop the office project as proposed but given the legal challenge to the office entitlement, we would like to consider future residential use depending on the outcome of the CEQA challenge. We believe that residential uses would be compatible with the surrounding neighborhood and promote the successful live-work environment that exists within the Irvine Business Complex.

Please add the above-referenced addresses to your Opportunity Sites List for the upcoming 6th Cycle Housing Element Update. You can reach me at (240) 305-3019 or our consultant, Tim Strader Jr. of Starpointe Ventures at (949) 622-0420 if you have any questions or require any additional information.

Sincerely,

Josh Goldman

Managing Director, Development

Melissa Chao

From: Melissa Chao
Sent: Monday, March 8, 2021 6:26 PM
To: junghwan choi; Charles Kovac
Cc: Hitta Mosesman; Melissa Chao
Subject: RE: future housing sites letter from 3/1/2021

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Yellow Category

Hi Junghwan:

Thank you for your input. The 6th cycle Housing Element Update (HEU) is required by the State. The State assigned 1,341,827 units to the Southern California region. In turn, the Southern California Association of Governments (SCAG) allocated Irvine almost 24,000 new units because of our two regional job centers. The City vehemently argued against our unit allocation, but our appeal was recently denied by SCAG.

Unfortunately, if Irvine does not get our HEU certified/approved by the State, Irvine is subject to harsh penalties such as substantial fines, lawsuits, and ineligibility for grant funding for transportation improvement projects. To clarify, it is not the City or City Council that wants to develop more housing beyond the maximums in our adopted master plan, it is the State's initiative. Thus, we are tasked with planning to accommodate the required unit allocation by income level to maintain the Irvine's quality of life. However, the market will ultimately determine if and when units are built.

I will add you to the project email notification list. To learn more, please go to www.cityofirvine.org/housingelementupdate.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: junghwan choi <kubdoc@yahoo.com>
Sent: Saturday, March 6, 2021 2:17 PM
To: Charles Kovac <CKovac@cityofirvine.org>; Melissa Chao <MChao@cityofirvine.org>
Subject: future housing sites letter from 3/1/2021

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

As a long time resident of Irvine, i wanted to voice my opinion regarding the letter referenced above. I have lived in Irvine since 1998. This has been a great place to live, work and play. Unfortunately, due to continued development of available land for housing with increased density, the quality of life in the City has deteriorated. The problems and issues of urban over development has increased, yet the

City and the Council wants to develop some more. The Letter like this tells me that the City is moving in the wrong direction. It is time to stop further development of this City, and stop planning for construction of future housing units.

Sincerely,

Junghwan Choi.

Melissa Chao

From: Karen Martin <karen@pacificplanninggroup.com>
Sent: Tuesday, May 11, 2021 3:27 PM
To: Melissa Chao
Subject: Re: Final property as part of Centerpointe redevelopment 19742 MacArthur Blvd., Irvine, California 92612

Categories: Yellow Category

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Melissa,

Yes, thank you. I've let the property owner know that too and I think he was disappointed in the other attempts by developers and believes he has a more personal relationship with the neighborhood and doesn't want them upset so he's is working on different ideas. I'll let you know if I learn anything more.

On Tue, May 11, 2021 at 3:19 PM Melissa Chao <MChao@cityofirvine.org> wrote:

> Hi Karen:
>
> The Racquet Club is on the draft opportunity sites list.
>
> As with all the proposed sites, the City Council will make the final determination for whether a site will be included in the final site inventory submitted for State certification.
>
> Something to note that in the past several years, Rancho San Joaquin residents had very strong objections to a development application proposing additional residential uses in their neighborhood.
>
> Thanks,
>
> **MELISSA CHAO | SENIOR PLANNER**
> P 949-724-6395 | F 949-724-6440
>
> mchao@cityofirvine.org

From: Karen Martin <karen@pacificplanninggroup.com>
Sent: Tuesday, May 11, 2021 2:49 PM
To: Melissa Chao <MChao@cityofirvine.org>
Subject: Re: Final property as part of Centerpointe redevelopment 19742 MacArthur Blvd., Irvine, California 92612

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Melissa,

Thank you for sending the list, previously I had understood that you had also included the following property. Is that still the case?

The third is the Racket Club -5 Ethel Coplen Way **Irvine**, CA 92612, I'm working with Greg Michaels who is partners with the Owner.

On Tue, May 11, 2021 at 1:08 PM Melissa Chao <MChao@cityofirvine.org> wrote:

Hi Karen:

I've added 19742 MacArthur to the opportunity sites list for consideration.

Below is a summary of the properties along with their acreages in the IBC that I have from you:

Centerpointe:

19762 MacArthur Blvd	107/10-12	4	445-132-16	2.2
19712 MacArthur Blvd	107/10-12	1	445-132-18	2.2

19722 & 19732 MacArthur Blvd	107/10-12	7	445-132-19	2.68
19752 MacArthur Blvd	107/10-12	3	445-132-09	1.05
19742 MacArthur Blvd	107/10-12	2	445-132-11	1.34
19722 MacArthur Blvd (19732 MacArthur is on same parcel)	107/10-12	7	445-132-19	2.68
19782 MacArthur Blvd	107/10-12	6	445-132-14	2.3

Other IBC properties:

17832 & 17840 Gillette Ave	99-213	2	435-111-30	1.56
17832 & 17840 Gillette Ave	99-213	2	435-111-27	1.04
?	99-213	3	435-111-28	2.3
?	99-213	3	435-111-31	0.27

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440

mchao@cityofirvine.org

From: Karen Martin <karen@pacificplanninggroup.com>
Sent: Tuesday, May 11, 2021 12:10 PM
To: Melissa Chao <MChao@cityofirvine.org>
Subject: Final property as part of Centerpointe redevelopment 19742 MacArthur Blvd., Irvine, California 92612

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Melissa,

Thank you for your efforts, here is the final property in Centerpoint for inclusion in the Housing Element opportunity sites. Could you please confirm that you have received this request? And that is included with the other 7 parcels?

Thank you.

Please include the property in the list of properties

Thank you

1. The property address is 19742 MacArthur Blvd., Irvine, California 92612

2. Property ownership: Bates Johnson Building, Ltd., a California Limited Partnership

3. Orange County Assessor's Parcel Number: 445-132-11

Thank you

Please confirm we have been successfully added to the list of properties to be included in the planned amendment, and ask that we be added to any mailing list or other information transmittal relative to the City of Irvine's plans in this regard.

Thanks for your help!

Thank you

Dale T. Falasco, Trustee

Dale T. Falasco Living Trust, General Partner

Bates Johnson Building, Ltd., Landlord

--

Karen Martin

Pacific Planning Group, Inc

Karen@pacificplanninggroup.com

949.874.2795 mobile

415.367.4286 x101 office

--

Karen Martin

Pacific Planning Group, Inc

Karen@pacificplanninggroup.com

949.874.2795 mobile

415.367.4286 x101 office

--

Karen Martin

Pacific Planning Group, Inc

Karen@pacificplanninggroup.com

949.874.2795 mobile

415.367.4286 x101 office

Melissa Chao

From: Melissa Chao
Sent: Wednesday, May 5, 2021 2:30 PM
To: Karen Martin
Cc: Marika Poynter; Hitta Mosesman; Melissa Chao
Subject: RE: Irvine Future Housing Sites for the Housing Element Update

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Yellow Category

Hi Karen:

I've added 19752 MacArthur Blvd. to the opportunity sites list.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Karen Martin <karen@pacificplanninggroup.com>
Sent: Tuesday, May 4, 2021 3:32 PM
To: Melissa Chao <MChao@cityofirvine.org>
Cc: Marika Poynter <mpoynter@cityofirvine.org>; Hitta Mosesman <hitta.mosesman@weareharris.com>
Subject: Re: Irvine Future Housing Sites for the Housing Element Update

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Melissa,

The owners of the bank building within Centerpointe also would like to participate as an opportunity site. Their parcel number is 445-132-09, 19752 MACARTHUR BLVD IRVINE, CA 92612. These owners are all part of the same association. We have one more owner to talk with - and expect to talk this afternoon or tomorrow.

Karen

On Mon, May 3, 2021 at 5:44 PM Melissa Chao <MChao@cityofirvine.org> wrote:

Hi Karen,

I added the three APNs in CenterPointe to the housing opportunities sites list.

Please let me know if you have more interested parties/properties.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440

mchao@cityofirvine.org

From: Karen Martin <karen@pacificplanninggroup.com>
Sent: Monday, May 3, 2021 5:06 PM
To: Melissa Chao <MChao@cityofirvine.org>
Cc: Marika Poynter <mpoynter@cityofirvine.org>; Hitta Mosesman <hitta.mosesman@weareharris.com>
Subject: Re: Irvine Future Housing Sites for the Housing Element Update

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Melissa,

Thank you for checking in again with me regarding the corporate drive site. I haven't heard back from them yet.

However, for Centerpointe, another property owner asked to be included and he owns 3 different parcels encompassing 4 buildings.

The parcel numbers are:

- 445-132-16
- 445-132-18

- 445-132-19

These encompass 4 buildings and the ownership entity is Encore Centerpointe LLC.

Thank you,

Thank you,

Karen

On Thu, Apr 29, 2021 at 7:25 PM Karen Martin <karen@pacificplanninggroup.com> wrote:

Hi Melissa,

Thank you all for such an inclusive and transparent outreach session. It's an example I have been sharing with other communities, so well done.

For Corporate Park, I'll check in with their representative here and let you know.

Hi Melissa,

There is another property owner in Centerpointe that is very interested in participating, Billy and/or Doug who control a couple of parcels. I gave them your contact information but also offered to assist them as part of a larger vision should they choose to go in that direction.

The tennis club owner has some interesting thoughts on how to work with the community.

Also, have had discussions with another private owner on MacArthur for mixed use.

I will keep you posted. Have a very nice evening!

Karen

On Thu, Apr 29, 2021, 7:03 PM Melissa Chao <MChao@cityofirvine.org> wrote:

Hi Karen:

I wanted to circle back on 46 Corporate Park. Has the property owner reached a verdict on whether they would like to be included as a housing opportunity site?

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 | F 949-724-6440

mchao@cityofirvine.org

From: Karen Martin <karen@pacificplanninggroup.com>
Sent: Monday, March 29, 2021 3:16 PM
To: Melissa Chao <MChao@cityofirvine.org>
Cc: Marika Poynter <mpoynter@cityofirvine.org>; Charles Kovac <CKovac@cityofirvine.org>; Hitta Mosesman <hitta.mosesman@weareharris.com>
Subject: Re: Irvine Future Housing Sites for the Housing Element Update

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Melissa,

Great, thank you so much.

Karen

On Mon, Mar 29, 2021, 2:50 PM Melissa Chao <MChao@cityofirvine.org> wrote:

Hi Karen:

For the first one at 17832/17840 Gillette Ave (i.e., Ann's pending application), added to the housing opportunity sites list (i.e., APNs: 435-111-30, 435-111-27, and 435-111-28).

For the second one, I've recently communicated with NexGen Pharma representatives (i.e., Kyle & Steven Brown) re: 17802 Gillette and the adjacent vacant parcel and have come to the conclusion that the lease timing is not conducive to include the two parcels for the 6th cycle HEU.

For the third one, I've added the Racquet Club to the housing opportunity sites list.

For the fourth one, added 19722/19732 MacArthur and 19782 MacArthur in Centerpointe to the housing opportunity sites list.

For the fifth one, added 46 Corporate Park to the opportunity sites list with status as "pending" owner determination.

Including a property in the opportunity sites list does not preclude the owner from continuing their land uses under the existing General Plan and Zoning Ordinance regulations. As the Housing Element Update (HEU) progresses, the City Council will decide which sites will ultimately be included in the final site inventory that is submitted to the State for the HE plan.

For your reference, attached is a Q&A for the March 16, 2021 Future Housing Sites meeting.

Lastly, I added you to the project interest list. You will be notified of opportunities to participate and key project milestones such as the release of the public review draft of the HE.

Please feel free to reach out to us with any questions/concerns.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440

mchao@cityofirvine.org

From: Karen Martin <karen@pacificplanninggroup.com>
Sent: Thursday, March 25, 2021 1:46 PM
To: Melissa Chao <MChao@cityofirvine.org>; Marika Poynter <mpoynter@cityofirvine.org>
Cc: Charles Kovac <CKovac@cityofirvine.org>; Hitta Mosesman <hitta.mosesman@weareharris.com>
Subject: Re: Irvine Future Housing Sites for the Housing Element Update

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Melissa and housing team. Your presentation was so well done, thank you for all the information you provided to the property owners.

I am working with several property owners that would like to be considered as housing opportunity sites.

The first one is on Gillette - we have 27 very low-income units include in our proposal that is currently sitting in planning commission continuance to a date uncertain because of the IBC cap. (Marika I sent you a separate email with the reference within my email to Ann Wuu in current planning)

The second one is property immediately adjacent to the above - 17802 Gillette Ave, Irvine, CA and the vacant property behind it. Note that this is with property owner not tenant so please keep confidential. (Please do not include until we discuss)

The third is the Racket Club -5 Ethel Coplen Way **Irvine**, CA 92612, I'm working with Greg Michaels who is partners with the Owner.

The fourth is two properties 19782 and 19722 MacArthur in Centerpointe.

The fifth is 46 Corporate Drive - (do not include until we discuss)

The third
May we sit down to discuss these sites for inclusion in the housing opportunity sites? Also, would you explain what the limitations may be of inclusion as an opportunity site? One of the owners is concerned that if they are included the feasibility doesn't make sense that the city would not allow them to request other land use entitlements.

Thank you,

Karen
The third

Karen Martin

Pacific Planning Group, Inc

Karen@pacificplanninggroup.com

949.874.2795 mobile (use this one please)

415.367.4286 x101 office

Karen
The third

On Thu, Mar 18, 2021 at 4:58 PM Melissa Chao <MChao@cityofirvine.org> wrote:

Hello everyone:

Karen
Thank you for attending or expressing interest in Irvine's Future Housing Sites meeting. Attached is the slide deck for your reference.

Please contact me and/or Charles Kovac, Housing Administrator, at ckovac@cityofirivne.org with any questions, comments, or suggestions for opportunity sites.

We look forward to working with you on the 6th Cycle Housing Element Update.

Thanks,

Thanks,

MELISSA CHAO | SENIOR PLANNER
City of Irvine | Community Development

1 Civic Center Plaza, Irvine, CA 92606
P 949-724-6395 | F 949-724-6440

mchao@cityofirvine.org

--
Melissa

--

Karen Martin

Pacific Planning Group, Inc

Karen@pacificplanninggroup.com

949.874.2795 mobile

415.367.4286 x101 office

--

Karen Martin

Pacific Planning Group, Inc

Karen@pacificplanninggroup.com

949.874.2795 mobile

415.367.4286 x101 office

Melissa Chao

From: Melissa Chao
Sent: Monday, May 3, 2021 5:44 PM
To: Karen Martin
Cc: Marika Poynter; Hitta Mosesman; Melissa Chao
Subject: RE: Irvine Future Housing Sites for the Housing Element Update

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Purple Category, Yellow Category

Hi Karen,

I added the three APNs in CenterPointe to the housing opportunities sites list.

Please let me know if you have more interested parties/properties.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Karen Martin <karen@pacificplanninggroup.com>
Sent: Monday, May 3, 2021 5:06 PM
To: Melissa Chao <MChao@cityofirvine.org>
Cc: Marika Poynter <mpoynter@cityofirvine.org>; Hitta Mosesman <hitta.mosesman@weareharris.com>
Subject: Re: Irvine Future Housing Sites for the Housing Element Update

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Hi Melissa,

Thank you for checking in again with me regarding the corporate drive site. I haven't heard back from them yet.

However, for Centerpointe, another property owner asked to be included and he owns 3 different parcels encompassing 4 buildings.

The parcel numbers are:

- 445-132-16
- 445-132-18
- 445-132-19

These encompass 4 buildings and the ownership entity is Encore Centerpointe LLC.

Thank you,

Karen

On Thu, Apr 29, 2021 at 7:25 PM Karen Martin <karen@pacificplanninggroup.com> wrote:

Hi Melissa,

Thank you all for such an inclusive and transparent outreach session. It's an example I have been sharing with other communities, so well done.

For Corporate Park, I'll check in with their representative here and let you know.

There is another property owner in Centerpointe that is very interested in participating, Billy and/or Doug who control a couple of parcels. I gave them your contact information but also offered to assist them as part of a larger vision should they choose to go in that direction.

The tennis club owner has some interesting thoughts on how to work with the community.

Also, have had discussions with another private owner on MacArthur for mixed use.

I will keep you posted. Have a very nice evening!

Karen

On Thu, Apr 29, 2021, 7:03 PM Melissa Chao <MChao@cityofirvine.org> wrote:

Hi Karen:

I wanted to circle back on 46 Corporate Park. Has the property owner reached a verdict on whether they would like to be included as a housing opportunity site?

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440

mchao@cityofirvine.org

From: Karen Martin <karen@pacificplanninggroup.com>
Sent: Monday, March 29, 2021 3:16 PM
To: Melissa Chao <MChao@cityofirvine.org>
Cc: Marika Poynter <mpoynter@cityofirvine.org>; Charles Kovac <CKovac@cityofirvine.org>; Hitta Mosesman <hitta.mosesman@weareharris.com>
Subject: Re: Irvine Future Housing Sites for the Housing Element Update

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Melissa,

Great, thank you so much.

Karen

On Mon, Mar 29, 2021, 2:50 PM Melissa Chao <MChao@cityofirvine.org> wrote:

Hi Karen:

For the first one at 17832/17840 Gillette Ave (i.e., Ann's pending application), added to the housing opportunity sites list (i.e., APNs: 435-111-30, 435-111-27, and 435-111-28).

For the second one, I've recently communicated with NexGen Pharma representatives (i.e., Kyle & Steven Brown) re: 17802 Gillette and the adjacent vacant parcel and have come to the conclusion that the lease timing is not conducive to include the two parcels for the 6th cycle HEU.

For the third one, I've added the Racquet Club to the housing opportunity sites list.

For the fourth one, added 19722/19732 MacArthur and 19782 MacArthur in Centerpointe to the housing opportunity sites list.

For the fifth one, added 46 Corporate Park to the opportunity sites list with status as "pending" owner determination.

Including a property in the opportunity sites list does not preclude the owner from continuing their land uses under the existing General Plan and Zoning Ordinance regulations. As the Housing Element Update (HEU) progresses, the City Council will decide which sites will ultimately be included in the final site inventory that is submitted to the State for the HE plan.

For your reference, attached is a Q&A for the March 16, 2021 Future Housing Sites meeting.

Lastly, I added you to the project interest list. You will be notified of opportunities to participate and key project milestones such as the release of the public review draft of the HE.

Please feel free to reach out to us with any questions/concerns.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440

mchao@cityofirvine.org

From: Karen Martin <karen@pacificplanninggroup.com>
Sent: Thursday, March 25, 2021 1:46 PM
To: Melissa Chao <MChao@cityofirvine.org>; Marika Poynter <mpoynter@cityofirvine.org>

Cc: Charles Kovac <CKovac@cityofirvine.org>; Hitta Mosesman <hitta.mosesman@weareharris.com>
Subject: Re: Irvine Future Housing Sites for the Housing Element Update

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Hi Melissa and housing team. Your presentation was so well done, thank you for all the information you provided to the property owners.

I am working with several property owners that would like to be considered as housing opportunity sites.

The first one is on Gillette - we have 27 very low-income units include in our proposal that is currently sitting in planning commission continuance to a date uncertain because of the IBC cap. (Marika I sent you a separate email with the reference within my email to Ann Wuu in current planning)

The second one is property immediately adjacent to the above - 17802 Gillette Ave, Irvine, CA and the vacant property behind it. Note that this is with property owner not tenant so please keep confidential. (Please do not include until we discuss)

The third is the Racket Club -5 Ethel Coplen Way **Irvine**, CA 92612, I'm working with Greg Michaels who is partners with the Owner.

The fourth is two properties 19782 and 19722 MacArthur in Centerpointe.

The fifth is 46 Corporate Drive - (do not include until we discuss)

May we sit down to discuss these sites for inclusion in the housing opportunity sites? Also, would you explain what the limitations may be of inclusion as an opportunity site? One of the owners is concerned that if they are included the feasibility doesn't make sense that the city would not allow them to request other land use entitlements.

Thank you,

Karen

Karen Martin

Pacific Planning Group, Inc

Karen@pacificplanninggroup.com

949.874.2795 mobile (use this one please)

415.367.4286 x101 office

On Thu, Mar 18, 2021 at 4:58 PM Melissa Chao <MChao@cityofirvine.org> wrote:

Hello everyone:

Thank you for attending or expressing interest in Irvine's Future Housing Sites meeting. Attached is the slide deck for your reference.

Please contact me and/or Charles Kovac, Housing Administrator, at ckovac@cityofirivne.org with any questions, comments, or suggestions for opportunity sites.

We look forward to working with you on the 6th Cycle Housing Element Update.

Thanks,

MELISSA CHAO | SENIOR PLANNER
City of Irvine | Community Development

1 Civic Center Plaza, Irvine, CA 92606
P 949-724-6395 I F 949-724-6440

mchao@cityofirvine.org

--

--

Karen Martin

Pacific Planning Group, Inc

Karen@pacificplanninggroup.com

949.874.2795 mobile

415.367.4286 x101 office

Melissa Chao

From: Karen Martin <karen@pacificplanninggroup.com>
Sent: Monday, March 29, 2021 3:16 PM
To: Melissa Chao
Cc: Marika Poynter; Charles Kovac; Hitta Mosesman
Subject: Re: Irvine Future Housing Sites for the Housing Element Update

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Yellow Category

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Please feel free to reach out to us with any questions/concerns.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440

mchao@cityofirvine.org

From: Karen Martin <karen@pacificplanninggroup.com>
Sent: Thursday, March 25, 2021 1:46 PM
To: Melissa Chao <MChao@cityofirvine.org>; Marika Poynter <mpoynter@cityofirvine.org>
Cc: Charles Kovac <CKovac@cityofirvine.org>; Hitta Mosesman <hitta.mosesman@weareharris.com>
Subject: Re: Irvine Future Housing Sites for the Housing Element Update

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Thank you,

Karen

Karen Martin

Pacific Planning Group, Inc

Karen@pacificplanninggroup.com

949.874.2795 mobile (use this one please)

415.367.4286 x101 office

On Thu, Mar 18, 2021 at 4:58 PM Melissa Chao <MChao@cityofirvine.org> wrote:

Hello everyone:

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Please contact me and/or Charles Kovac, Housing Administrator, at ckovac@cityofirivne.org with any questions, comments, or suggestions for opportunity sites.

We look forward to working with you on the 6th Cycle Housing Element Update.

Thanks,

MELISSA CHAO | SENIOR PLANNER
City of Irvine | Community Development

1 Civic Center Plaza, Irvine, CA 92606
P 949-724-6395 I F 949-724-6440

mchao@cityofirvine.org

Melissa Chao

From: Melissa Chao
Sent: Friday, March 5, 2021 12:56 PM
To: Karsen Wang
Cc: Melissa Chao
Subject: RE: Irvine Housing Element Update

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Yellow Category

Hi Karsen:

I will ensure you receive an email notification when we land on a meeting date/time.

Thank you,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Karsen Wang <karsen@actionsales.com>
Sent: Thursday, March 4, 2021 4:12 PM
To: Melissa Chao <MChao@cityofirvine.org>
Subject: RE: Irvine Housing Element Update

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon Melissa,

I've just signed up into the Tuesday session initially, but you can let me know when the final meeting session is confirmed and I'll attend.

Thanks for the information!

Karsen Wang
Facilities/Fleet Manager
Action Sales Food Service Equipment & Supplies
829 Monterey Pass Road
Monterey Park, CA 91754
Office: 323-269-6928 x1324
Cell: 626-940-8450

From: Melissa Chao [mailto:MChao@cityofirvine.org]
Sent: Thursday, March 4, 2021 4:07 PM
To: Karsen Wang <karsen@actionsales.com>; Ckovac@cityofoirvine.org
Cc: Terence Wong <terence@actionsales.com>; Hitta Mosesman <hitta.mosesman@weareharris.com>; Jordan Perez <Jordan.Perez@weareharris.com>
Subject: RE: Irvine Housing Element Update

Hi Karsen and Terence:

I forwarded a separate email re: virtual meeting on future housing sites. Just in case, here is the link to confirm your availability by taking the poll here:
https://irvineca.seamlessdocs.com/f/futurehousingsitesmeeting

We will be hosting one meeting based on the date/time polled with the highest confirmation level. If you are unable to make the meeting time, we can schedule a separate call to discuss.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Karsen Wang <karsen@actionsales.com>
Sent: Thursday, March 4, 2021 3:07 PM
To: Ckovac@cityofoirvine.org; Melissa Chao <MChao@cityofirvine.org>
Cc: Terence Wong <terence@actionsales.com>
Subject: Irvine Housing Element Update

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon Charles and Melissa,

My name is Karsen and I'm the Facilities Manager for Action Sales, located in 2660 Barranca Pkwy in Irvine. We have recently gotten a letter in regards to the Irvine Housing Element Update for future housing sites, and we want to reach out and let you know that we may be interested on this project in the future.

Please feel free to contact me directly on the cell or email should you have more information about the project. Thank you very much for your time.

Karsen Wang
Facilities/Fleet Manager

Action Sales Food Service Equipment & Supplies
829 Monterey Pass Road
Monterey Park, CA 91754
Office: 323-269-6928 x1324
Cell: 626-940-8450

From: Melissa Chao
To: Kurt Cutler
Cc: Charles Kovac; Hitta Mosesman; Jordan Perez
Subject: RE: Irvine Housing Element Update
Date: Thursday, March 4, 2021 2:29:41 PM

Thank you, Kurt, for your suggestions.

Feel free to contact us if anything else comes to mind.

Sincerely,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Kurt Cutler <kurtc@socalgrading.com>
Sent: Thursday, March 4, 2021 1:26 PM
To: Melissa Chao <MChao@cityofirvine.org>
Cc: Charles Kovac <CKovac@cityofirvine.org>
Subject: Re: Irvine Housing Element Update

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for the reply I appreciate it

Just FYI Irvine company owns all the land from the 91 freeway to back toward Irvine
You can fit a lot of units there just FYI
I think it is slated for development
Sincerely,
Kurt Cutler
Southern California Grading
Cell: (714) 904-4490

> On Mar 4, 2021, at 12:47 PM, Melissa Chao <MChao@cityofirvine.org> wrote:
>
> Hi Kurt:
>
> I apologize for the oversight if you received the Property Owner outreach letter. Unfortunately, there is not much vacant developable land in the City and the State is forcing all California jurisdictions to plan for additional housing beyond what is currently in our adopted planning documents. However, we are scouring the rest of the

Irvine Business Complex and Spectrum areas for potential housing sites first.

I think it is safe to say that Construction Circle (i.e., IBC Industrial zone) and dedicated open space/parks would be the last areas we would consider for residential uses. We recognize Construction Circle houses specialized land uses and is least ideal in terms of land use compatibility.

Thank you for your input and please feel free to reach out to us with any further questions/concerns,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 | F 949-724-6440
mchao@cityofirvine.org

From: Kurt Cutler <kurtc@socalgrading.com>
Sent: Thursday, March 4, 2021 12:28 PM
To: Charles Kovac <CKovac@cityofirvine.org>; Melissa Chao <MChao@cityofirvine.org>
Subject: Irvine Housing Element Update

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom it may concern

We received a notice re Future housing sites.

This is concerning as we have been here since 1976 and was part of the Irvine Masterplan.

That plan seems to change every year.

Irvine was built for a certain amount of residents and businesses now it is being changed on a per project basis.

We would encourage you to look in undeveloped areas or some of the abandoned large tilt ups that have moved manufacturing elsewhere.

Construction circle services the community for various trades from landscaping, construction, recycling Auto large cell towers that feed smaller sites and various equipment storage that is not available any where else in the city.

Please feel free to call me if you have any questions . Thank you for reaching out.

Sincerely,

Kurt Cutler
President
Cell (714) 904-4490
<image001.jpg>
16291 Construction Circle East
Irvine, CA 92606
Direct Dial Office (949) 565-7123
Main Office (949) 551-6655
Fax (949) 551-4237
Please consider the environment before printing this email

Melissa Chao

From: Melissa Chao
Sent: Tuesday, March 23, 2021 10:52 AM
To: Kyle Brown; Charles Kovac
Cc: Steve Brown; Melissa Chao
Subject: RE: Future Housing Site - 17802 Gillette

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Yellow Category

Hi Kyle:

Given your response, we will not include either property on the opportunities site list.

I added you and Steve to the project email list so that you can follow along if you are interested to get a sense of the process for future reference.

Thank you very much,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Kyle Brown <kylebrown@ngwellness.com>
Sent: Tuesday, March 23, 2021 9:18 AM
To: Melissa Chao <MChao@cityofirvine.org>; Charles Kovac <CKovac@cityofirvine.org>
Cc: Steve Brown <stevenbrown@ngwellness.com>
Subject: RE: Future Housing Site - 17802 Gillette

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks for your response Melissa,
We believe that our best option will be to keep the two parcels tied together and redevelop them both for the same project. We suspect that our tenant will be trying to buy their way out of their lease before it is up in 10 years and will not likely be there in 15 years but we have no way of knowing that for sure. Not sure how that impacts your report.
Let me know if we can be of further help,
Kyle

From: Melissa Chao <MChao@cityofirvine.org>
Sent: Monday, March 22, 2021 6:47 PM
To: Kyle Brown <kylebrown@ngwellness.com>; Charles Kovac <CKovac@cityofirvine.org>
Cc: Steve Brown <stevenbrown@ngwellness.com>; Melissa Chao <MChao@cityofirvine.org>
Subject: RE: Future Housing Site - 17802 Gillette

Hi Kyle:

Sorry, I did not pick up on this earlier. What about the almost vacant site to the north of your 17802 Gillette building? Would you consider including that site on the opportunity sites list for this current Housing Element Update?

Thanks,
Melissa

Search for an Address

17802 GILLETTE AVE

-OR- Search for an APN

example: 44718101

-OR- Intersection

E.G. MAIN ST & HARVARD AVE

Clear Identify Results

Parcel

Feature	State Board od Equilization
APN	43016309
Tract	28/23-24
Lot	02
Planning Area	Irvine Business Complex
Area (sq ft)	76280.24
Acres	1.75

Owner APNs:

43016309 - NEXGEN PHARMA INC (46 CORPORATE PARK STE 100, IRVINE, CA 92606)

Zoning

Planning Area	Irvine Business Complex
Planning Area No.	36
Zoning	5.1
Description	IBC Multi-Use
Details	Zoning Code

Link to Zoning Map

General Plan

Planning Area	Irvine Business Complex
Planning Area No.	36
Description	URBAN/INDUSTRIAL



MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Melissa Chao <MChao@cityofirvine.org>
Sent: Monday, March 22, 2021 6:42 PM
To: Kyle Brown <kylebrown@ngwellness.com>; Charles Kovac <CKovac@cityofirvine.org>
Cc: Steve Brown <stevenbrown@ngwellness.com>; Melissa Chao <MChao@cityofirvine.org>
Subject: RE: Future Housing Site - 17802 Gillette

Hi Kyle:

Attached is a recent presentation slide deck regarding future housing sites for your reference.

The State requires the Housing Element be updated every eight years. Sites that are placed on the opportunity sites list for City Council consideration for inclusion in the final Housing Element site inventory are those that have a high interest level and potential for redevelopment in the next eight years. However, the market ultimately determines if the homes are built.

I would be reluctant to place your property on the opportunity sites list for this planning period (2021-2029) given your property is potentially tied up for 15 years. However, if you feel there is a high likelihood that the lease could be broken if the finances are favorable enough to do so, I can include the property in the sites inventory list. Otherwise, you can consider being included 8 or 16 years later during the next update cycles.

Please let me know and/or if you would like to discuss further via a phone call.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Kyle Brown <kylebrown@ngwellness.com>
Sent: Monday, March 22, 2021 5:55 PM
To: Charles Kovac <CKovac@cityofirvine.org>; Melissa Chao <MChao@cityofirvine.org>
Cc: Steve Brown <stevenbrown@ngwellness.com>
Subject: Future Housing Site - 17802 Gillette

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To whom it may concern,
I am a member of Lebruns, LLC which owns 17802 Gillette. We recently received a notice that the city was investigating the possibility of that address being used for residential purposes in the future. We currently have the property tied up in a lease that could potentially last up to 15 years from now. We are open to any use in the future that maximizes the long-term value of the property. All options are on the table as far as we are concerned.
I hope that this helps you in your planning,

Kyle R. Brown
CEO

Vitamer and VitaCeutical Laboratories
Divisions of New Generation Wellness, Inc.
Direct: 949-399-4095
Email: kylebrown@ngwellness.com

From: Schuler, Larry W. @ Newport Beach
To: Melissa Chao
Cc: Charles Kovac; Hitta Mosesman
Subject: RE: Join Us for Irvine Future Housing Sites - Virtual Meeting on Tuesday, March 16, 2021 at 3 p.m. via Zoom
Date: Monday, March 15, 2021 11:33:55 AM

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Melissa,

My recollection was I received an email giving me a choice for Tuesday, Wednesday or Thursday of this week for the Housing Element Meeting? I chose 10am on Thursday. Are there two different meetings that I am confused over? Can you call me to clarify? Please use my cellphone number. Thanks.

Larry Schuler | First Vice President
Advisory & Transaction Services
CBRE
3501 Jamboree Road, Suite 100 | Newport Beach, CA 92660
T 949.725.8528 | F 949.725.8545 C 949 293 8528
larry.schuler@cbre.com | www.cbre.com/larry.schuler

This email may contain information that is confidential or attorney-client privileged and may constitute inside information. The contents of this email are intended only for the recipient(s) listed above. If you are not the intended recipient, you are directed not to read, disclose, distribute or otherwise use this transmission. If you have received this email in error, please notify the sender immediately and delete the transmission. Delivery of this message is not intended to waive any applicable privileges.

From: Melissa Chao <MChao@cityofirvine.org>
Sent: Monday, March 15, 2021 11:21 AM
To: Schuler, Larry W. @ Newport Beach <Larry.Schuler@cbre.com>
Cc: Charles Kovac <CKovac@cityofirvine.org>; Hitta Mosesman <hitta.mosesman@weareharris.com>; Melissa Chao <MChao@cityofirvine.org>
Subject: FW: Join Us for Irvine Future Housing Sites - Virtual Meeting on Tuesday, March 16, 2021 at 3 p.m. via Zoom

External

Hi Larry:

I received your voicemail from Friday. I was out of the office.

Below is the email you should have received regarding the future housing sites meeting via Zoom. It's on Tuesday at 3 p.m. because that was the most popular time slot from the poll.

Hope you can join us. Otherwise, City staff and our housing consultant, Hitta, are available via email or phone to assist.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Melissa Chao <MChao@cityofirvine.org>
Sent: Wednesday, March 10, 2021 5:10 PM
To: Melissa Chao <MChao@cityofirvine.org>
Cc: Jacob Daigneau (Contractor) <JDaigneau@cityofirvine.org>
Subject: Join Us for Irvine Future Housing Sites - Virtual Meeting on Tuesday, March 16, 2021 at 3 p.m. via Zoom

HOUSINGELEMENT
CITY OF IRVINE 2021 UPDATE

You're Invited

6th Cycle Housing Element Update -
Virtual Meeting on Future Housing Sites
March 16, 2021 at 3 p.m.

The City of Irvine is preparing an update to its Housing Element for the 2021-2029 planning period. Under State mandate, Irvine must plan for a significant number of future housing units, including affordable housing. We must identify potential sites that may accommodate future residential development. All California cities and counties are required to update their Housing Element every eight years for State certification. The State deadline for Irvine is October 15, 2021.

This meeting will provide an overview of the Housing Element Update (HEU) and primarily focus on the process of identifying opportunity sites for developing the draft housing element site inventory as detailed in the attached property owner outreach letter. Additionally, the meeting will offer the opportunity for participants to ask questions and offer input. Any and all ideas are welcome and not a commitment. This event is open to the public. ***Feel free to send this to others who may be interested.***

For more information and/or if you are unable to attend the virtual meeting and would

like to discuss this opportunity, please contact Charles Kovac, Housing Administrator, at ckovac@cityofirvine.org or 949-724-7452 and/or Melissa Chao, Senior Planner, at mchao@cityofirvine.org or 949-724-6395.

To be added to the HEU interest list, please email mchao@cityofirvine.org.

Learn more about the Housing Element Update by visiting www.cityofirvine.org/housingelementupdate.

Join Us for a Virtual Meeting

An overview of the Housing Element Update and related site inventory work effort will be presented during a virtual public meeting on **Tuesday, March 16, 2021 at 3 – 4:30 p.m.** The meeting will be conducted via Zoom.

The Zoom meeting information is below, and the virtual meeting will open approximately 30 minutes prior to the start time at 3 p.m.

Meeting Link:

Register in advance for this webinar:
https://zoom.us/webinar/register/WN_hes31vcBSUGUurkmA-Dwmg
If you are having trouble with the link above, please copy and paste this link into your browser

Webinar ID:
958 7121 5807
Webinar Passcode:
City

If you would like to join by phone, dial one of the following numbers and use the Webinar ID and Passcode

US: +1 669-900-6833 or +1 346-248-7799
Webinar ID: 958 7121 5807
Passcode: 400813

MELISSA CHAO | SENIOR PLANNER
City of Irvine | Community Development
1 Civic Center Plaza, Irvine, CA 92606
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

Melissa Chao

From: Susan Craft
Sent: Wednesday, March 10, 2021 1:03 PM
To: huxieally@hotmail.com
Cc: Melissa Chao; Charles Kovac; Sari Akahi; Susan Craft
Subject: CPW Hudson Noise Concerns

Categories: Yellow Category

Hello Lele,

Thank you for your email. Complaints regarding homeowner's associations should be directed to the California Department of Real Estate.

With regard to interior noise within the residence, builders are required to meet standards within the California Building Code. As, Ms. Chao indicated those standards are met prior to the project approval.

The subject site is located within the Irvine Business Complex ("IBC"). When a buyer purchases a home or tenant rents within the IBC areas, disclosures are provided from either the builder or community manager to the residents advising of the noise impacts from the adjacent airport, freeways and industrial businesses. This being said, the freeway noise would be considered ambient and not a violation of the noise ordinance. You may consider reaching out to the builder/developer to see if they can offer you further assistance with your concerns.

Sent from my iPad
Sincerely,
Susan Craft | Sr. Code Enforcement Inspector
949-724-6427 | 1 Civic Center Plaza, Irvine, CA 92606
scraft@cityofirvine.org | cityofirvine.org

From: Melissa Chao <MChao@cityofirvine.org>
Sent: Wednesday, March 10, 2021 10:59 AM
To: Lele Y <huxieally@hotmail.com>; Charles Kovac <CKovac@cityofirvine.org>; Sari Akahi <SAkahi@cityofirvine.org>
Cc: Hitta Mosesman <hitta.mosesman@weareharris.com>; Melissa Chao <MChao@cityofirvine.org>
Subject: RE: Thanks for your concern

Hi Lele:

Please report any noise issues to the City's Code Enforcement team at 949-724-6326.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440

mchao@cityofirvine.org

From: Lele Y <huxieally@hotmail.com>
Sent: Wednesday, March 10, 2021 10:19 AM
To: Melissa Chao <MChao@cityofirvine.org>; Charles Kovac <CKovac@cityofirvine.org>
Cc: Hitta Mosesman <hitta.mosesman@weareharris.com>
Subject: Re: Thanks for your concern

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Right now the noise level 45 inside/65 outside is not enough, it should go down 5 decibels more on each requirement.

From: Melissa Chao <MChao@cityofirvine.org>
Sent: Tuesday, March 9, 2021 16:23
To: Lele Y <huxieally@hotmail.com>; Charles Kovac <CKovac@cityofirvine.org>
Cc: Hitta Mosesman <hitta.mosesman@weareharris.com>; Melissa Chao <MChao@cityofirvine.org>
Subject: RE: Thanks for your concern

Hi Lele:

Thank you for your input.

The CPW Hudson buildings would need to meet all applicable noise requirements in order for the project to be approved.

The City does not regulate HOAs and does not have the jurisdiction or resources to do so. Please visit the City's HOA webpage for more information here: https://www.cityofirvine.org/community-development/irvine-homeowners-associations

Thanks again,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440

mchao@cityofirvine.org

From: Lele Y <huxieally@hotmail.com>
Sent: Tuesday, March 9, 2021 1:31 PM
To: Charles Kovac <CKovac@cityofirvine.org>; Melissa Chao <MChao@cityofirvine.org>
Subject: Thanks for your concern

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Charles and Melissa,

Hope this email finds you well.

I do not have any suggestion for new places, but I feel the plan for Central Park West Hudson buildings was very bad, it is too close to the freeway it should have not passed the city plan. And Lennar did not even built a sound abatement wall for it. I am very disappointed to the location regarding the noise issue.

Also I would like to bring your attention to the quality of HOA services that homeowners get. A community should not just be threw to HOA company, and there is no law and no department supervises HOA. HOA company especially First Service Residential, they only collect money, and do no jobs. They lie and cheat to homeowners and no consequences to them. The HOA is a failure of the whole housing system.

No homebuilder should get involved in HOA set up, Lennar has their employee sits on 12 boards at the same time, you think she cares any one of the communities? You think she would know anything is going on in the community? Why there is no rule to regulate when she needs to leave? She does not want to leave even a long time after the units are all sold. She left when she is ready, not when the homeowners are ready. There is no rule to regulate them, they are the rule! And on the other hand HOA company wants and loves Lennar representatives sitting on our board, because both parties do not care about the community.

If you are going to plan any new community, I hope you can think and plan something about HOA. Or do something, forward this email to the correct people, to do something to change the current issue.

Now the outside houses are looking good; but how about the inside of a community?

leave

Best regards,

Lele Kyles

leave

leave

Melissa Chao

From: Melissa Chao
Sent: Wednesday, March 17, 2021 5:37 PM
To: calsources@msn.com
Cc: Charles Kovac; Melissa Chao
Subject: RE: Irvine Housing Element Upate - Future Housing Sites
Attachments: Irvine Future Housing Sites presentation 3.16.21.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Yellow Category

Hi Lilia:

The City is looking for property owners interested in potentially developing or redeveloping their sites for residential uses.

FYI, attached is a presentation from yesterday's 3 p.m. meeting.

Do you have a potential candidate site(s) for future residential development in mind that you can share with us?

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Charles Kovac <CKovac@cityofirvine.org>
Sent: Tuesday, March 16, 2021 3:58 PM
To: Melissa Chao <MChao@cityofirvine.org>
Subject: FW: Irvine Housing Element Upate - Future Housing Sites

FYI ...

Charles

From: LILIA LUO <calsources@msn.com>
Sent: Tuesday, March 16, 2021 3:28 PM
To: Charles Kovac <CKovac@cityofirvine.org>
Subject: Irvine Housing Element Upate - Future Housing Sites

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Kovac,

I have received the letter in regards to Irvine Housing Element Update. I would like to find out what this is about.

Best,
Lilia Luo

Melissa Chao

From: Melissa Chao
Sent: Tuesday, March 9, 2021 6:12 PM
To: Mark Dershem; rapidfire1@cox.net
Cc: Charles Kovac; Hitta Mosesman; Melissa Chao
Subject: RE: Property
Attachments: Sites_inventory_memo_final 06102020 highlighted.pdf

Categories: Yellow Category

Hi Mark:

Thank you for discussing your property with me. I have added it to the draft opportunity sites list.

Attached is the State's HCD housing element site inventory guidebook. In terms of examples of "substantial evidence" for non-vacant sites, please refer to page 27. Frankly, given our sizeable RHNA unit allocation from the State/SCAG, we will be fortunate to successfully call/email with all interested property owners.

We'll be sending out a meeting invite with Zoom link for the stakeholder (virtual) meeting later this week. Also, I will add you to the project interest/email notification list.

Have a great evening and thank you,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Melissa Chao
Sent: Tuesday, March 9, 2021 9:16 AM
To: 'Mark Dershem' <markdershem@gmail.com>; 'rapidfire1@cox.net' <rapidfire1@cox.net>
Cc: Charles Kovac <CKovac@cityofirvine.org>; Hitta Mosesman <hitta.mosesman@weareharris.com>
Subject: RE: Property

Hi Mark:

Thank you for the information. I will call you later today to discuss.

In the meantime, City staff and our HEU consultant will be hosting one meeting based on the date/time polled with the highest confirmation level. If you can make the final meeting time (TBD) that might be beneficial.

Thanks,
Melissa

HOUSINGELEMENT
CITY OF IRVINE 2021 UPDATE

What is Your Availability?

Virtual Meeting on Future Housing Sites

Please respond by Tuesday, March 9, 2021

The City of Irvine is updating its Housing Element for the 2021-2029 planning period. Under State mandate, Irvine must plan for a significant number of future housing units, including affordable housing. We must identify potential sites that may accommodate future residential development. All California cities and counties are required to update their Housing Element every eight years for State certification. The State deadline for Irvine is October 15, 2021.

Staff is in the process of scheduling a meeting on the Housing Element Update (HEU) that primarily focuses on the process of identifying opportunity sites for developing the draft housing element site inventory. Additionally, the meeting will offer the opportunity for participants to ask questions and offer input. Any and all ideas are welcome and not a commitment. ***Feel free to send this to others who may be interested.***

Please confirm your availability by taking the poll here:
https://irvineca.seamlessdocs.com/f/futurehousingsitesmeeting

Learn more about the Housing Element Update
by visiting www.cityofirvine.org/housingelementupdate.

For more information, please contact Charles Kovac, Housing Administrator, at ckovac@cityofirvine.org or 949-724-7452 and/or Melissa Chao, Senior Planner, at mchao@cityofirvine.org or 949-724-6395.

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Mark Dershem <markdershem@gmail.com>
Sent: Monday, March 8, 2021 7:17 PM
To: Melissa Chao <MChao@cityofirvine.org>
Subject: Property

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Melissa,

Sorry we've had trouble connecting by phone.

As you are aware, I am responding to your letter dated March 1, 2021 regarding potential sites that may accommodate residential development. Please note the following:

- My interest is high and I have certain time constraints.
- Current tenant has an option to purchase, effective February 2022.
- I've been speaking with CBRE, waiting to review their marketing plans and anticipate beginning in April.
- Does the City have relationships with developers that you may want to refer me to?
- We will have to overcome the Auto Center CC&R's.

My contact information and the property address is listed below. Please feel free to contact me and I will be more diligent about keeping my phone with me.

Sincerely,

Mark Dershem

My contact info:

Mark Dershem

San Juan Capistrano, CA 92675

markdershem@gmail.com
rapidfire1@cox.net

(949) 678-4319, cell

Property Address:

21 Auto Center Drive
Irvine, CA 92718

(8.03 acres)

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov

June 10, 2020

MEMORANDUM FOR: Planning Directors and Interested Parties

FROM: Megan Kirkeby, Acting Deputy Director
Division of Housing Policy Development

SUBJECT: **Housing Element Site Inventory Guidebook**
Government Code Section 65583.2

The housing element of the general plan must include an inventory of land suitable and available for residential development to meet the locality's regional housing need by income level. The purpose of this Guidebook is to assist jurisdictions and interested parties with the development of the site inventory analysis for the 6th Housing Element Planning Cycle and identify changes to the law as a result of Chapter 375, Statutes of 2017 (AB 1397), Chapter 958, Statutes of 2018 (AB 686), Chapter 664, Statutes of 2019 (AB 1486), and Chapter 667, Statutes of 2019 (SB 6). The Guidebook should be used in conjunction with the site inventory form developed by the California Department of Housing and Community Development (HCD). These laws introduced changes to the following components of the site inventory:

- Design and development of the site inventory (SB 6, 2019)
- Requirements in the site inventory table (AB 1397, 2017 AB 1486, 2019)
- Capacity calculation (AB 1397, 2017)
- Infrastructure requirements (AB 1397, 2017)
- Suitability of nonvacant sites (AB 1397, 2017)
- Size of site requirements (AB 1397, 2017)
- Locational requirements of identified sites (AB 686, 2018)
- Sites identified in previous housing elements (AB 1397, 2017)
- Nonvacant site replacement unit requirements (AB 1397, 2017)
- Rezone program requirements (AB 1397, 2017)

The workbook is divided into five components: (Part A) identification of sites; (Part B) sites to accommodate the lower income RHNA; (Part C) capacity analysis; (Part D) non-vacant sites; and (Part E) determination of adequate sites.

If you have any questions, or would like additional information or technical assistance, please contact the Division of Housing Policy Development at (916) 263-2911.

Table of Contents

BACKGROUND AND PURPOSE 3
Housing Element Site Inventory Requirements 3
SITE INVENTORY GUIDEBOOK FRAMEWORK 4
Guidebook Structure 4
PART A: IDENTIFICATION OF SITES 5
Step 1: Identification of Developable Sites 5
Step 2: Inventory of Sites 7
Step 3: Infrastructure Availability 7
Step 4: Map of Sites 8
Step 5: Determination of Consistency with Affirmatively Furthering Fair Housing 8
Step 6: Sites by RHNA Income Category 9
Step 7: Environmental Constraints 10
PART B: SITES TO ACCOMMODATE LOW AND VERY LOW- INCOME RHNA 11
Step 1: Sites Used in Previous Planning Periods Housing Elements 11
Step 2: Zoning Appropriate to Accommodate Low- and Very Low- Income RHNA 13
Step 3: Size of Sites 15
PART C: CAPACITY ANALYSIS 19
Step1: Utilizing minimum densities to calculate realistic capacity of sites 19
Step 2: Utilizing factors to calculate realistic capacity of sites 19
PART D: NONVACANT SITES 24
Step 1: Description of the nonvacant site 25
Step 2: Nonvacant site analysis methodology 25
Step 3: Reliance on nonvacant sites to accommodate more than 50 percent of the RHNA for lower income households 26
Step 4: Program and policy requiring replacement of existing affordable units 28
PART E: DETERMINATION OF ADEQUATE SITES 30
Step 1: Consider any alternative means of meeting the RHNA 30
Step 2: Determine whether there is sufficient capacity to accommodate the RHNA for the jurisdiction by income. 32
Step 3: Adequate Sites Program 33
ATTACHMENT 1: SUMMARY OF NEW LAWS REFERENCED IN THE GUIDEBOOK 39
ATTACHMENT 2: GOVERNMENT CODE SECTION 65583.2 40

Melissa Chao

From: Melissa Chao
Sent: Thursday, March 18, 2021 7:40 PM
To: fly@villatravel.com
Cc: Charles Kovac; Melissa Chao
Subject: RE: Join Us for Irvine Future Housing Sites - Virtual Meeting on Tuesday, March 16, 2021 at 3 p.m. via Zoom
Attachments: Irvine Future Housing Sites presentation 3.16.21.pdf

Categories: Yellow Category

Hi Mark:

Attached is the slide deck from the meeting presentation.

Please let me know if you have any questions or a site you would like considered for future housing.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Melissa Chao <MChao@cityofirvine.org>
Sent: Wednesday, March 10, 2021 6:31 PM
To: fly@villatravel.com
Cc: Charles Kovac <CKovac@cityofirvine.org>; Melissa Chao <MChao@cityofirvine.org>
Subject: FW: Join Us for Irvine Future Housing Sites - Virtual Meeting on Tuesday, March 16, 2021 at 3 p.m. via Zoom

Hi Mark:

I wanted to forward this to you in case you are available to participate.

Is there a particular address you are considering for future residential?

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Melissa Chao <MChao@cityofirvine.org>
Sent: Wednesday, March 10, 2021 5:10 PM
To: Melissa Chao <MChao@cityofirvine.org>
Cc: Jacob Daigneau (Contractor) <JDaigneau@cityofirvine.org>
Subject: Join Us for Irvine Future Housing Sites - Virtual Meeting on Tuesday, March 16, 2021 at 3 p.m. via Zoom

HOUSINGELEMENT
CITY OF IRVINE 2021 UPDATE

You're Invited

6th Cycle Housing Element Update -
Virtual Meeting on Future Housing Sites
March 16, 2021 at 3 p.m.

The City of Irvine is preparing an update to its Housing Element for the 2021-2029 planning period. Under State mandate, Irvine must plan for a significant number of future housing units, including affordable housing. We must identify potential sites that may accommodate future residential development. All California cities and counties are required to update their Housing Element every eight years for State certification. The State deadline for Irvine is October 15, 2021.

This meeting will provide an overview of the Housing Element Update (HEU) and primarily focus on the process of identifying opportunity sites for developing the draft housing element site inventory as detailed in the attached property owner outreach letter. Additionally, the meeting will offer the opportunity for participants to ask questions and offer input. Any and all ideas are welcome and not a commitment. This event is open to the public. ***Feel free to send this to others who may be interested.***

For more information and/or if you are unable to attend the virtual meeting and would like to discuss this opportunity, please contact Charles Kovac, Housing Administrator, at ckovac@cityofirvine.org or 949-724-7452 and/or Melissa Chao, Senior Planner, at mchao@cityofirvine.org or 949-724-6395.

To be added to the HEU interest list, please email mchao@cityofirvine.org.

Learn more about the Housing Element Update by visiting www.cityofirvine.org/housingelementupdate.

Join Us for a Virtual Meeting

An overview of the Housing Element Update and related site inventory work effort will be presented during a virtual public meeting on **Tuesday, March 16, 2021 at 3 – 4:30 p.m.** The meeting will be conducted via Zoom.

The Zoom meeting information is below, and the virtual meeting will open approximately 30 minutes prior to the start time at 3 p.m.

Meeting Link:

Register in advance for this webinar:
https://zoom.us/webinar/register/WN_hes31vcBSUGUurkmA-Dwmg
If you are having trouble with the link above, please copy and paste this link into your browser

Webinar ID:
958 7121 5807
Webinar Passcode:
City

If you would like to join by phone, dial one of the following numbers and use the Webinar ID and Passcode

US: +1 669-900-6833 or +1 346-248-7799
Webinar ID: 958 7121 5807
Passcode: 400813

MELISSA CHAO | SENIOR PLANNER
City of Irvine | Community Development
1 Civic Center Plaza, Irvine, CA 92606
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

Melissa Chao

From: Massis Chahbazian <massis@theprintery.com>
Sent: Tuesday, March 23, 2021 10:41 AM
To: Melissa Chao
Cc: Charles Kovac
Subject: Re: Irvine Housing Element

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Yellow Category

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Thanks Melissa!

--
Massis Chahbazian
President/CEO
The Printery, Inc.
O: 949.757.1930

www.ThePrintery.com
PRINT • PROMOTE • PRESENT

From: Melissa Chao <MChao@cityofirvine.org>
Date: Tuesday, March 23, 2021 at 10:39 AM
To: Massis Chahbazian <massis@theprintery.com>
Cc: Charles Kovac <CKovac@cityofirvine.org>, Melissa Chao <MChao@cityofirvine.org>
Subject: RE: Irvine Housing Element

Hi Massis:

I added your contact information to our project interest list. You will receive notifications of opportunities to participate via email.

Please feel free to contact us with any further questions.

Thank you,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Massis Chahbazian <massis@theprintery.com>
Sent: Tuesday, March 23, 2021 10:03 AM
To: Charles Kovac <CKovac@cityofirvine.org>; Melissa Chao <MChao@cityofirvine.org>
Subject: Irvine Housing Element

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Good morning, I'd like to be involved in the communications about this topic as I received the letter inviting my participation.

Thank you!

--
Massis Chahbazian
President/CEO
The Printery, Inc.
O: 949.757.1930

www.ThePrintery.com
PRINT • PROMOTE • PRESENT

Melissa Chao

From: Mia Stele <mstele@pacificwest.cc>
Sent: Friday, March 26, 2021 2:28 PM
To: Melissa Chao
Cc: Charles Kovac
Subject: RE: Irvine Housing Element- 12 Mauchly, Irvine

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Yellow Category

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Melissa,

Great, thank you.

Mia Stele

PacificWest
Asset Management Corporation
(714) 433-7300 x 206

From: Melissa Chao <MChao@cityofirvine.org>
Sent: Friday, March 26, 2021 2:16 PM
To: Mia Stele <mstele@pacificwest.cc>
Cc: Charles Kovac <CKovac@cityofirvine.org>; Melissa Chao <MChao@cityofirvine.org>
Subject: RE: Irvine Housing Element- 12 Mauchly, Irvine

Hi Mia:

Thank you for letting us know. Given your Board is not in favor, I will remove 12 Mauchly from the housing opportunity sites list.

Sincerely,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Mia Stele <mstele@pacificwest.cc>
Sent: Thursday, March 25, 2021 8:18 AM
To: Charles Kovac <CKovac@cityofirvine.org>; Melissa Chao <MChao@cityofirvine.org>
Subject: Irvine Housing Element- 12 Mauchly, Irvine
Importance: High

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Charles and Melissa,

I work for the property managers of the Southpointe Business Park located at 12 Mauchly, Irvine. We received your letter regarding the Irvine Housing Element Update. As this business park is an Owners Association, I have consulted with the Board of Directors, and they unanimously voted that they are NOT IN FAVOR of this plan to convert into residential housing.

If the City determines that this site is required to be converted in the future, can you please share some more details about what that would look like and how that would affect the property value?

Thank you.

Mia Stele
All Team Administrative Assistant

PacificWest
Asset Management Corporation

www.pacificwest.cc

(714) 433-7300 x 206
(714) 433-7330 Fax
mstele@pacificwest.cc
3191-D Airport Loop Drive
Costa Mesa, California 92626

CONFIDENTIALITY NOTICE: This message is intended only for the use of individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone at the above mentioned number and return the original message to us at the above address via the US Postal Service. Thank you.

Community Development cityofirvine.org
City of Irvine, One Civic Center Plaza, P.O. Box 19575, Irvine, California 92623-9575 949-724-6000

March 9, 2021

LAGUNA CANYON INVESTMENT
10 SYCAMORE CANYON DR
DOVE CANYON, CA 92679

Subject: Irvine Housing Element Update – Future Housing Sites

Dear Irvine Property Owner:

The City of Irvine is in the process of updating its Housing Element for the 2021-2029 planning period, which is also referred to as the 6th cycle Housing Element Update. Under State mandate, we must plan for a significant number of future housing units, including affordable housing. As part of the 6th cycle update, we are working to identify potential sites that may accommodate residential development in the future. For additional information about the Housing Element update efforts, please visit www.cityofirvine.org/housingelementupdate.

Your property at 12 Mauchley has been initially identified as a potential opportunity site for residential development. The City is not considering the acquisition of your property for conversion to housing. We are simply attempting to identify possible sites where residential development may be appropriate or feasible in the future regardless of current zoning. While no commitments or decisions have been made, we would like to gauge your interest.

The City respectfully requests your consideration for potential future residential development on your property. We would like to discuss this opportunity in further detail. Please contact us via email or phone at:

CHARLES KOVAC
Housing Administrator
CKovac@cityofirvine.org
949-724-7452

MELISSA CHAO
Senior Planner
mchao@cityofirvine.org
949-724-6395

Or via letter to: Charles Kovac, Housing Administrator
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606

We hope to hear back from you by March 31, 2021. If you are interested, please do not let this opportunity pass you by. If you are not interested, we would like to hear from you to remove your property from the list. Please contact us at your earliest convenience.

Thank you for your time and attention to this matter.

Respectfully,

Pete Carmichael
Director of Community Development
主旨：爾灣市住宅要素更新 - 未來住宅用地

From: Melissa Chao
To: brewer647@gmail.com
Cc: Charles Kovac
Subject: RE: Irvine Housing Element update
Date: Monday, March 22, 2021 6:17:00 PM
Attachments: Irvine Future Housing Sites presentation 3.16.21.pdf

---

Hi Michael:

Attached is a presentation slide deck on future housing sites for your reference. Please also check www.cityofirvine.org/housingelementupdate as it is periodically updated with new information.

I added 16661 Jamboree to the opportunity sites list. As the Housing Element Update (HEU) progresses, the City Council will decide which sites will ultimately be included in the final site inventory that is submitted to the State for the HEU.

Your site is within the existing IBC mixed-use/residential overlay that was approved in 2010 for 15,000+ residential units. The maximum unit cap has since been depleted. For more information on residential development in the IBC, please see https://www.cityofirvine.org/community-development/irvine-business-complex.

I will add you to our project interest list for notification purposes for community workshops, release of public draft of HEU for review, and HEU adoption hearings, etc.

Please feel free to contact us with any further questions.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Charles Kovac <CKovac@cityofirvine.org>
Sent: Monday, March 22, 2021 12:01 PM
To: Melissa Chao <MChao@cityofirvine.org>
Subject: FW: Irvine Housing Element update

FYI …

Charles

From: Michael Brewer <brewer647@gmail.com>
Sent: Monday, March 22, 2021 11:54 AM

To: Charles Kovac <CKovac@cityofirvine.org>
Subject: Irvine Housing Element update

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Charles,

We are the property owners of 16661 Jamboree Road in Irvine. We are VERY interested in the prospect of our property zoning of residential use. Not sure what additional information or action is required, if any.

Look forward to hearing from you.

Regards,

Michael Brewer

Melissa Chao

From: Melissa Chao
Sent: Monday, March 15, 2021 10:30 AM
To: Mildred Perez
Cc: Daisy Cruz; Charles Kovac; Hitta Mosesman; Melissa Chao
Subject: RE: Irvine Housing Element Update Mailing List

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Mildred:

Thank you for reaching out. You and Cesar are on the HEU interest list based on your August 2021 letter. I will add Daisy to the list as well.

City staff and our housing consultant, Hitta, who I have copied on this email, are hosting a virtual meeting on "future housing sites" tomorrow. Please feel free to join us if you are interested and happen to be available at 3 p.m. This meeting is geared towards property owners for developing the draft site inventory.

We are also planning on hosting general community workshops and a meeting focused on affordable housing in April.

Best regards,
Melissa

HOUSINGELEMENT
CITY OF IRVINE 2021 UPDATE

You're Invited

6th Cycle Housing Element Update -
Virtual Meeting on Future Housing Sites
March 16, 2021 at 3 p.m.

The City of Irvine is preparing an update to its Housing Element for the 2021-2029 planning period. Under State mandate, Irvine must plan for a significant number of future housing units, including affordable housing. We must identify potential sites that may accommodate future residential development. All California cities and counties are required to update their Housing Element every eight years for State certification. The State deadline for Irvine is October 15, 2021.

This meeting will provide an overview of the Housing Element Update (HEU) and primarily focus on the process of identifying opportunity sites for developing the draft housing element site inventory. Additionally, the meeting will offer the opportunity for participants to ask questions and offer input. Any and all ideas are welcome and not a commitment. This event is open to the public. ***Feel free to send this to others who may be interested.***

For more information and/or if you are unable to attend the virtual meeting and would like to discuss this opportunity, please contact Charles Kovac, Housing Administrator, at ckovac@cityofirvine.org or 949-724-7452 and/or Melissa Chao, Senior Planner, at mchao@cityofirvine.org or 949-724-6395.

To be added to the HEU interest list, please email mchao@cityofirvine.org.

Learn more about the Housing Element Update by visiting www.cityofirvine.org/housingelementupdate.

Join Us for a Virtual Meeting

An overview of the Housing Element Update and related site inventory work effort will be presented during a virtual public meeting on **Tuesday, March 16, 2021 at 3 – 4:30 p.m.** The meeting will be conducted via Zoom.

The Zoom meeting information is below, and the virtual meeting will open approximately 30 minutes prior to the start time at 3 p.m.

Meeting Link:

Register in advance for this webinar:
https://zoom.us/webinar/register/WN_hes31vcBSUGUurkmA-Dwmg
If you are having trouble with the link above, please copy and paste this link into your browser.

Webinar ID:
958 7121 5807
Webinar Passcode:
City

If you would like to join by phone, dial one of the following numbers and use the Webinar ID and Passcode

US: +1 669-900-6833 or +1 346-248-7799
Webinar ID: 958 7121 5807
Passcode: 400813

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Mildred Perez <mildredp@kennedycommission.org>
Sent: Friday, March 12, 2021 4:09 PM
To: Melissa Chao <MChao@cityofirvine.org>
Cc: Daisy Cruz <daisyc@kennedycommission.org>
Subject: Irvine Housing Element Update Mailing List

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Melissa,

I would like to be added to the mailing list.

Have a great weekend!
--
Mildred Perez
Senior Project Manager
The Kennedy Commission

Melissa Chao

From: Nasir Javed <NJaved@princetonusa.com>
Sent: Thursday, March 11, 2021 9:49 PM
To: Melissa Chao
Cc: Charles Kovac; Hitta Mosesman
Subject: RE: 1691 Browning Ave - future housing site

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you! Noted, Will attend the upcoming meeting.

Kind Regards

Nasir Javed
President and CEO.
Princeton Technology, Inc.

27 years of Excellence in Memory & Storage Business!

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From: Melissa Chao <MChao@cityofirvine.org>
Sent: Thursday, March 11, 2021 10:25 AM
To: Nasir Javed <NJaved@princetonusa.com>
Cc: Charles Kovac <CKovac@cityofirvine.org>; Hitta Mosesman <hitta.mosesman@weareharris.com>; Melissa Chao <MChao@cityofirvine.org>
Subject: RE: 1691 Browning Ave - future housing site

Hi Nasir:

At this point, 1691 Browning is on the opportunity sites list. As the HEU moves through the process and up to the City Council, the Council will make a decision on whether to keep a property on the site inventory list that is ultimately submitted to the State as part of the HEU.

Once the HEU is adopted by the City Council, the City has three years to rezone (e.g., increase allowed density or maximum unit intensity caps), create/amend residential overlays, and update other related policies in the General Plan to accommodate the demands created by the additional housing units. Even at that point, the market will dictate whether homes are actually built. The City's obligation is to reach out to owners to develop a realistic site inventory list/map and create a favorable framework to support housing production to the extent we can.

Feel free to contact us with any questions/concerns. Hope you are able to join us for the Tuesday's virtual meeting.

Thank you,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Nasir Javed <NJaved@princetonusa.com>
Sent: Wednesday, March 10, 2021 4:55 PM
To: Melissa Chao <MChao@cityofirvine.org>
Cc: Charles Kovac <CKovac@cityofirvine.org>; Hitta Mosesman <hitta.mosesman@weareharris.com>
Subject: RE: 1691 Browning Ave - future housing site

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Hi Melissa,

Thanks for the call, I look forward to zoom call and additional information.
So far my understanding is that it is a list of possible zoning change allowing building of residential apartments.
As long as it makes economic sense and doesn't unnecessarily restrict us in any way, it sounds fine.

Kind Regards

Nasir Javed
President and CEO.
Princeton Technology, Inc.

27 years of Excellence in Memory & Storage Business!

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From: Melissa Chao <MChao@cityofirvine.org>
Sent: Wednesday, March 10, 2021 2:41 PM
To: Nasir Javed <NJaved@princetonusa.com>
Cc: Charles Kovac <CKovac@cityofirvine.org>; Hitta Mosesman <hitta.mosesman@weareharris.com>; Melissa Chao <MChao@cityofirvine.org>
Subject: 1691 Browning Ave - future housing site

Hi Nasir:

Thank you for reaching out to me re: future housing sites related to Irvine's Housing Element Update. Per our discussion, I will add 1691 Browning Ave to the opportunity sites list.

Once the Zoom details are ready, I will send the virtual meeting invite for next Tuesday under separate cover.

I copied my colleague, Charles, and the City's housing consultant, Hitta, on this email as an FYI.

Thank you,

MELISSA CHAO | SENIOR PLANNER
City of Irvine | Community Development
1 Civic Center Plaza, Irvine, CA 92606
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

Melissa Chao

From: Melissa Chao
Sent: Tuesday, March 30, 2021 2:29 PM
To: Isaac Jang
Cc: Cindy Wong; Megan Chen; Jason Chen; Melissa Chao
Subject: RE: Irvine Housing Element update -Future Housing Site
Attachments: Irvine Future Housing Sites presentation 3.16.21.pdf; Irvine Future Housing Sites 3.16.21 Q&A FINAL.pdf

Categories: Yellow Category

Hi Pastor Jang:

For reference, attached is the Future Housing Sites presentation and Q&A.

As the Housing Element Update (HEU) progresses, the City Council will decide which sites will ultimately be included in the final site inventory that is submitted to the State for the HE plan.

Lastly, I added you all to the project interest list. You will be notified of opportunities to participate and key project milestones such as the release of the public review draft of the HE.

Please feel free to reach out to us with any questions/concerns.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Isaac Jang <isaacjang645@yahoo.com>
Sent: Tuesday, March 30, 2021 10:13 AM
To: Melissa Chao <MChao@cityofirvine.org>
Cc: Cindy Wong <cindiawong@hotmail.com>; Megan Chen <megannchen@yahoo.com>; Jason Chen <jason_chen@kingston.com>; Isaac Jang <isaacjang645@yahoo.com>
Subject: Irvine Housing Element update -Future Housing Site

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Melissa,
Greetings!
This is Pastor Isaac Jang of Full Blessing Church in Irvine.
We are the owner of office buildings of 15520 Rockfield Blvd. #C and #D. Our ground Lease with Irvine Four LLC will be expired in June 2025.
Definitely, we are concerned with the Future Housing Sites you mentioned in your letter.
Please keep us updated for any decision City of Irvine will make regarding the usage of the office buildings.

Blessings,

Melissa Chao

From: Tim Gehrich
Sent: Friday, April 2, 2021 1:56 PM
To: Kerwin Lau; Marika Poynter; Hitta Mosesman; Melissa Chao; Pete Carmichael
Subject: Fwd: Letter
Attachments: Letter to Mr. Gehrich.pdf

Categories: Purple Category, Yellow Category

FYI

Sent from my iPhone

Begin forwarded message:

> **From:** Scott Spearman <sms@spearmanclubs.com>
> **Date:** April 2, 2021 at 10:16:15 AM PDT
> **To:** Tim Gehrich <tgehrich@cityofirvine.org>
> **Subject: Letter**
>
> **CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.
>
> Tim,
>
> Here is a copy of the letter being sent to you in the mail.
>
> Have a great Easter weekend-
>
> Scott Spearman

Spearman Clubs, Inc.
CECIL E. SPEARMAN
CHIEF EXECUTIVE OFFICER

April 1, 2021

Mr. Timothy Gehrich, Deputy Director
1 Civic Center Plaza
Irvine CA 92606

Hello Tim,

I would like to express my interest in making my land available for the Housing challenge facing Irvine. We own 9.79 acres in the heart of Irvine located on the corner of Culver and Ethel Coplen way. Currently we operate Racquet Club of Irvine on this property.

We are in escrow to sell 2 ½ acres to Hines Company subject to a change of entitlements that will allow the property to be used as an extended care facility. This Morningstar facility might qualify as part of the homes Irvine will need to meet State orders as a little more than 200 rooms will become housing for senior citizens.

The remaining 7 4/5 of an acres will be operated as a private tennis club. I will be pleased to make this property available to the city of Irvine to be zoned as housing.

Irvine has opened so many tennis courts at the Great Park, and other city locations, that it is very hard for a private club to generate a profit competing with so many free tennis courts. I am a lifelong tennis fan and I am pleased that the city is making these courts available to the citizens.

I will be pleased to have my property listed as property that can be zoned for homes needed to meet the number of homes the City of Irvine must provide to meet the need the number of homes the State must provide.

Sincerely
Cecil Spearman

General Partner
Spearman Relatives Limited Partners

23500 Clubhouse Drive, Laguna Niguel, CA 92677 • (949) 496-2070, ext. 11 • Fax (949) 240-9203
Club Website: www.spearmanclubs.com • email: CES@spearmanclubs.com • Home Phone (949) 493-3631

Melissa Chao

From: Ray Daitch <r_daitch@yahoo.com>
Sent: Tuesday, March 16, 2021 11:01 AM
To: Melissa Chao
Cc: Charles Kovac; Hitta Mosesman; Melissa Chao
Subject: Re: Letter of March 1, 2021-Housing

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi Melissa,

Thanks for clarifying however my time is valuable and cannot work for free.

Ray

On Tuesday, March 16, 2021, 05:14:35 PM GMT+1, Melissa Chao <mchao@cityofirvine.org> wrote:

Hi Ray,

Unfortunately, the City is unable to purchase the property or provide a finder's fee. I believe your fee could come from being the listing agent for the property if it is sold to perhaps a residential developer in the future.

At this point, the City is focused on developing an opportunity sites list. As the Housing Element Update (HEU) moves through the process and up to the City Council, the Council will make a decision on whether to keep a property on the site inventory list that is ultimately submitted to the State as part of the HEU.

Once the HEU is adopted by the City Council, the City has three years to rezone (e.g., increase allowed density and/or maximum unit intensity caps), create/amend residential overlays, and update other related policies in the General Plan to accommodate the demands created by the additional housing units. Typically that development entitlement/environmental documentation process to change allowable land uses on a property is borne by property owner and/or developer. Being able to develop residential on an office/industrial property can greatly increase its value in general. If you are able to share the property address, I believe it is beneficial for it to be included in the opportunity sites list as part of the HEU process.

The City's obligation is to reach out to owners to develop a realistic site inventory list/map and create a favorable framework to support housing production to the extent we can. Even at that point, the market will dictate whether homes are actually built.

Hope this helps,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440

mchao@cityofirvine.org

From: Ray Daitch <r_daitch@yahoo.com>
Sent: Tuesday, March 16, 2021 1:18 AM
To: Melissa Chao <MChao@cityofirvine.org>
Cc: Charles Kovac <CKovac@cityofirvine.org>; Hitta Mosesman <hitta.mosesman@weareharris.com>
Subject: Re: Letter of March 1, 2021-Housing

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I reached out to a prospect that has land acreage available. As you know, I'm a licensed broker, DRE: 01359363, so looking for a fee if the County or an affiliate purchases this property.

Please advise.

Thanks

Ray Daitch, Broker

DRE: 01359363

On Monday, March 15, 2021, 06:15:18 PM GMT+1, Melissa Chao <mchao@cityofirvine.org> wrote:

Hi Ray:

Thank you for reaching out.

City staff and our housing consultant, Hitta, who I have copied on this email, are hosting a virtual meeting on "future housing sites" tomorrow. Please feel free to join us if you happen to be available at 3 p.m. The City is looking for property owners that may be interested in developing or redeveloping their site(s) for future residential uses. Do you have a particular address(es) in mind that you could share with us?

We are also planning to host general community workshops in April.

I have added you to the HEU project interest list as well.

Sincerely,

Melissa

HOUSINGELEMENT
CITY OF IRVINE 2021 UPDATE

You're Invited

6th Cycle Housing Element Update -
Virtual Meeting on Future Housing Sites
March 16, 2021 at 3 p.m.

The City of Irvine is preparing an update to its Housing Element for the 2021-2029 planning period. Under State mandate, Irvine must plan for a significant number of future housing units, including affordable housing. We must identify potential sites that may accommodate future residential development. All California cities and counties are required to update their Housing Element every eight years for State certification. The State deadline for Irvine is October 15, 2021.

This meeting will provide an overview of the Housing Element Update (HEU) and primarily focus on the process of identifying opportunity sites for developing the draft housing element site inventory. Additionally, the meeting will offer the opportunity for participants to ask questions and offer input. Any and all ideas are welcome and not a commitment. This event is open to the public. Feel free to send this to others who may be interested.

For more information and/or if you are unable to attend the virtual meeting and would like to discuss this opportunity, please contact Charles Kovac, Housing Administrator, at ckovac@cityofirvine.org or 949-724-7452 and/or Melissa Chao, Senior Planner, at mchao@cityofirvine.org or 949-724-6395.

To be added to the HEU interest list, please email mchao@cityofirvine.org.

Learn more about the Housing Element Update by visiting www.cityofirvine.org/housingelementupdate.

Join Us for a Virtual Meeting

An overview of the Housing Element Update and related site inventory work effort will be presented during a virtual public meeting on Tuesday, March 16, 2021 at 3 – 4:30 p.m. The meeting will be conducted via Zoom.

The Zoom meeting information is below, and the virtual meeting will open approximately 30 minutes prior to the start time at 3 p.m.

Meeting Link:

Register in advance for this webinar:

https://zoom.us/webinar/register/WN_hes31vcBSUGUurkmA-Dwmg

If you are having trouble with the link above, please copy and paste this link into your browser.

Webinar ID:

958 7121 5807

Webinar Passcode:

City

If you would like to join by phone, dial one of the following numbers and use the Webinar ID and Passcode

US: +1 669-900-6833 or +1 346-248-7799

Webinar ID: 958 7121 5807

Passcode: 400813

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440

mchao@cityofirvine.org

From: Ray Daitch <r_daitch@yahoo.com>
Sent: Saturday, March 13, 2021 6:41 AM
To: Charles Kovac <CKovac@cityofirvine.org>; Melissa Chao <MChao@cityofirvine.org>
Subject: Letter of March 1, 2021-Housing

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Hi Charles and Melissa,

I'm responding to your letter dated March 1st, please give me more information on what opportunities exist.

Yes, I'm a property owner in the City of Irvine.

Thanks

Ray Daitch, Broker

DRE: 01359363

Melissa Chao

From: Melissa Chao
Sent: Wednesday, May 5, 2021 8:42 AM
To: Steinberg_David
Cc: Messina_Darin J; Kerwin Lau; Marika Poynter; Garich_Russell; Dellert_Daniel J; Attar_Mayssa; Melissa Chao
Subject: RE: City of Irvine - interest in future housing units on-site?

Hi David:

Thank you for discussing and letting me know your team's decision. I really appreciate it.

Please feel free to reach out with any questions/concerns or if Abbvie's business needs should change in the future.

Thanks again,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Steinberg_David <David.Steinberg@allergan.com>
Sent: Wednesday, May 5, 2021 5:01 AM
To: Melissa Chao <MChao@cityofirvine.org>
Cc: Messina_Darin J <darin.messina@abbvie.com>; Kerwin Lau <klau@cityofirvine.org>; Marika Poynter <mpoynter@cityofirvine.org>; Garich_Russell <Russell.Garich@abbvie.com>; Dellert_Daniel J <Dan.Dellert@abbvie.com>; Attar_Mayssa <mayssa.attar@abbvie.com>
Subject: RE: City of Irvine - interest in future housing units on-site?

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Melissa,
We have discussed this internally. Due to growing business needs we have no intention to convert any open space at the Irvine campus to residential development or to change zoning. We also expect our residential buffer agreed to with the city to remain intact per our agreement.

Thank you for reaching out, and I look forward to meeting you once the pandemic is behind us, and things return to more normalcy.

Please feel free to reach out to me directly if you would like to discuss further, or have any questions.

Thanks,

David Steinberg
Director Facilities

abbvie

2525 Dupont Dr.
Irvine, CA 92612
OFFICE +1 714 246 2524
CELL +1 805 409 6370
EMAIL David.Steinberg@allergan.com



abbvie.com

From: Melissa Chao <MChao@cityofirvine.org>
Sent: Tuesday, May 4, 2021 9:58 AM
To: Attar_Mayssa <mayssa.attar@abbvie.com>; Steinberg_David <David.Steinberg@allergan.com>; Dellert_Daniel J <Dan.Dellert@abbvie.com>; Garich_Russell <Russell.Garich@abbvie.com>
Cc: Messina_Darin J <darin.messina@abbvie.com>; Kerwin Lau <klau@cityofirvine.org>; Marika Poynter <mpoynter@cityofirvine.org>
Subject: RE: City of Irvine - interest in future housing units on-site?

Hi David, Dan, Russell, and Darin:

I wanted to circle back to see if you had any questions and/or interest in having a portion of the Abbvie's campus to be identified as a future housing opportunity site for the site inventory.

Please respond by Thursday, May 6, 2021. I greatly appreciate your time and consideration.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Melissa Chao <MChao@cityofirvine.org>
Sent: Friday, April 16, 2021 3:24 PM
To: Attar, Mayssa <mayssa.attar@abbvie.com>; Steinberg, David <David.Steinberg@ALLERGAN.com>; Dellert, Daniel J <Dan.Dellert@abbvie.com>; Garich, Russell <Russell.Garich@abbvie.com>
Cc: Messina, Darin J <darin.messina@abbvie.com>
Subject: RE: City of Irvine - interest in future housing units on-site?

Hi Mayssa:

Thank you for connecting me with your colleagues!

Hi David, Dan, Russell and Darin:

FYI, attached is the property owner outreach letter, a recent presentation, and Q&A handout that provides more in depth information on why the City is reaching out to Abbvie to inquire about future campus plans to the extent it can be shared and whether Abbvie would consider being on the site inventory. Being listed on the site inventory is not a commitment to build residential units as the market will ultimately dictate what happens. However, the City is required to plan for the State mandated units (i.e., demonstrate capacity through the site inventory and create a regulatory

framework to facilitate future residential development), so we are reaching out to key property owners to gauge interest.

Would you be available for a brief call next week? I can have Sarah in my office set something up. Please let me know.

Have a nice weekend!

Thank you,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Attar, Mayssa <mayssa.attar@abbvie.com>
Sent: Friday, April 16, 2021 2:29 PM
To: Melissa Chao <MChao@cityofirvine.org>; Steinberg, David <David.Steinberg@ALLERGAN.com>; Dellert, Daniel J <Dan.Dellert@abbvie.com>; Garich, Russell <Russell.Garich@abbvie.com>
Cc: Messina, Darin J <darin.messina@abbvie.com>
Subject: RE: City of Irvine - interest in future housing units on-site?

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Hi Melissa –

I am connecting you with several of my colleagues at Allergan/AbbVie who are most appropriate to help address your questions below.

Kind regards,
Mayssa

From: Melissa Chao <MChao@cityofirvine.org>
Sent: Thursday, April 15, 2021 3:18 PM
To: Attar, Mayssa <Attar_Mayssa@Allergan.com>
Cc: IR-ePRO Admin <IR-ePROAdmin@Allergan.com>
Subject: City of Irvine - interest in future housing units on-site?

Hi Mayssa,

Bryan Starr at the Greater Irvine Chamber provided your contact information. I also called the main number and the receptionist gave me a general email which I've copied.

The City of Irvine is in the process of updating our State-mandated housing plan to accommodate residential units (by various income levels) allocated by the State to Irvine. Please refer to the attached letter which was sent to all property owners in the Irvine Business Complex, where your office is located.

I heard from news reports that Allergan was recently acquired by AbbVie, so we are curious if any changes to the Irvine campus are anticipated that might lead to Allergan disposing of a portion or all of its property in Irvine within the next eight years (2021-2029).

Please direct me to the appropriate person at Allergan to discuss this potential opportunity.

Thank you,

MELISSA CHAO | SENIOR PLANNER
City of Irvine | Community Development
1 Civic Center Plaza, Irvine, CA 92606
P 949-724-6395 I F 949-724-6440

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Community Development cityofirvine.org
City of Irvine, One Civic Center Plaza, P.O. Box 19575, Irvine, California 92623-9575 949-724-6000

RECEIVED
APR 13 2021
COMMUNITY DEVELOPMENT
CITY OF IRVINE

March 9, 2021

KALWANI, RAMESH U TR
12 MAUCHLY, STE J
IRVINE, CA 92618

Please see note below

Subject: Irvine Housing Element Update – Future Housing Sites

Dear Irvine Property Owner:

The City of Irvine is in the process of updating its Housing Element for the 2021-2029 planning period, which is also referred to as the 6th cycle Housing Element Update. Under State mandate, we must plan for a significant number of future housing units, including affordable housing. As part of the 6th cycle update, we are working to identify potential sites that may accommodate residential development in the future. For additional information about the Housing Element update efforts, please visit www.cityofirvine.org/housingelementupdate.

Your property at 12 Mauchley has been initially identified as a potential opportunity site for residential development. The City is not considering the acquisition of your property for conversion to housing. We are simply attempting to identify possible sites where residential development may be appropriate or feasible in the future regardless of current zoning. While no commitments or decisions have been made, we would like to gauge your interest.

The City respectfully requests your consideration for potential future residential development on your property. We would like to discuss this opportunity in further detail. Please contact us via email or phone at:

CHARLES KOVAC
Housing Administrator
CKovac@cityofirvine.org
949-724-7452

MELISSA CHAO
Senior Planner
mchao@cityofirvine.org
949-724-6395

Or via letter to: Charles Kovac, Housing Administrator
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606

We hope to hear back from you by March 31, 2021. If you are interested, please do not let this opportunity pass you by. If you are not interested, we would like to hear from you to remove your property from the list. Please contact us at your earliest convenience.

Thank you for your time and attention to this matter.

Respectfully,

Pete Carmichael
Director of Community Development
主旨： 爾灣市住宅要素更新 - 未來住宅用地

3/31/2021
Please remove our property from the list.

Thank you,
RAMESH U. KALWANI

Ramesh Kalwani
12 J Mauchly
Irvine, CA 92618

SANTA ANA CA 926
7 APR 2021 PM 6 L

Charles Kovac
Housing Administrator
1 Civic Center Plaza
Irvine, CA 92606

92606-52070:

Melissa Chao

From: Melissa Chao
Sent: Tuesday, March 9, 2021 9:19 AM
To: Fluter Properties
Cc: Charles Kovac; Hitta Mosesman; Melissa Chao
Subject: RE: Housing Element Update: 18542 MacArthur IHOP

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Yellow Category

Hi Russel:

Thank you for reaching out. I will add your property to the draft opportunity sites list as indicated in my voicemail last week.

In the meantime, City staff and our HEU consultant will be hosting one meeting based on the date/time polled with the highest confirmation level. If you can make the final meeting time (TBD) that might be beneficial.

Thanks,
Melissa

HOUSINGELEMENT
CITY OF IRVINE 2021 UPDATE

What is Your Availability?

Virtual Meeting on Future Housing Sites

Please respond by Tuesday, March 9, 2021

The City of Irvine is updating its Housing Element for the 2021-2029 planning period. Under State mandate, Irvine must plan for a significant number of future housing units, including affordable housing. We must identify potential sites that may accommodate future residential development. All California cities and counties are required to update their Housing Element every eight years for State certification. The State deadline for Irvine is October 15, 2021.

Staff is in the process of scheduling a meeting on the Housing Element Update (HEU) that primarily focuses on the process of identifying opportunity sites for developing the draft housing element site inventory. Additionally, the meeting will offer the opportunity for participants to ask questions and offer input. Any and all ideas are welcome and not a commitment. ***Feel free to send this to others who may be interested.***

Please confirm your availability by taking the poll here:
https://irvineca.seamlessdocs.com/f/futurehousingsitesmeeting

Learn more about the Housing Element Update
by visiting www.cityofirvine.org/housingelementupdate.

For more information, please contact Charles Kovac, Housing Administrator, at ckovac@cityofirvine.org or 949-724-7452 and/or Melissa Chao, Senior Planner, at mchao@cityofirvine.org or 949-724-6395.

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Fluter Properties <fluterproperties@gmail.com>
Sent: Tuesday, March 9, 2021 9:14 AM
To: Melissa Chao <MChao@cityofirvine.org>
Subject: Housing Element Update: 18542 MacArthur IHOP

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning,

Thank you for your call and I received your letter regarding future housing sites for the Irvine Housing Element Update. Please include my property to be considered as a future housing site, address listed below:

18542 MacArthur Blvd
Irvine, CA 92912
(Currently IHOP)

Thank you,

Russell Fluter
2025 W. Balboa Blvd.
Newport Beach, CA 92663
Cell: (949)466-2037
fluterproperties@gmail.com

Melissa Chao

From: Melissa Chao
Sent: Wednesday, March 3, 2021 7:41 PM
To: Ryan Aeh
Cc: Charles Kovac
Subject: RE: Confirm your availability by March 9 for Future Housing Sites Meeting – City of Irvine Housing Element Update

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Yellow Category

Hi Ryan:

Please click on the blue bar entitled "Planning Area Maps" on this page: https://www.cityofirvine.org/community-development/zoning

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Ryan Aeh <ryan@cityventures.com>
Sent: Wednesday, March 3, 2021 4:19 PM
To: Melissa Chao <MChao@cityofirvine.org>
Cc: Sarah Escobedo <SEscobedo@cityofirvine.org>; Charles Kovac <CKovac@cityofirvine.org>
Subject: RE: Confirm your availability by March 9 for Future Housing Sites Meeting – City of Irvine Housing Element Update

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Melissa – Thanks for the response. Do you have a map that shows the Planning Area so I can see where Planning Areas 32 – 36 are located? Thanks!

Ryan Aeh
Senior Vice President, Land Acquisition
City Ventures
Cell: 949-500-1573
ryan@cityventures.com

From: Melissa Chao <MChao@cityofirvine.org>
Sent: Wednesday, March 3, 2021 12:15 PM
To: Ryan Aeh <ryan@cityventures.com>

Cc: Sarah Escobedo <SEscobedo@cityofirvine.org>; Charles Kovac <CKovac@cityofirvine.org>
Subject: RE: Confirm your availability by March 9 for Future Housing Sites Meeting – City of Irvine Housing Element Update

Hi Ryan:

The outreach letter was sent to all unique property owners (approximately 2,278 mail pieces) in Planning Areas 32 – 36.

In terms of the this future housing sites meeting invite, the email notification list was focused more on the PA 36 area, but anyone who is interested is welcome to attend so please feel free to pass along to others. We are trying to cast the widest net possible.

Thank you,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Ryan Aeh <ryan@cityventures.com>
Sent: Wednesday, March 3, 2021 10:54 AM
To: Charles Kovac <CKovac@cityofirvine.org>
Subject: RE: Confirm your availability by March 9 for Future Housing Sites Meeting – City of Irvine Housing Element Update

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Hi Charles,

I hope all is well on your end. I haven't seen you at a Land Trust meeting in 2021. Our next meeting is 3/15.

I'm curious on your outreach strategy for the attached letter. How many property owners did you send it out to? How did you select the recipient list? Is it Citywide or focused on certain areas/corridors?

Thanks for your help!

Ryan Aeh
Senior Vice President, Land Acquisition
City Ventures
Cell: 949-500-1573
ryan@cityventures.com

From: Sarah Escobedo <SEscobedo@cityofirvine.org>
Sent: Wednesday, March 3, 2021 10:17 AM
To: Sarah Escobedo <SEscobedo@cityofirvine.org>
Subject: Confirm your availability by March 9 for Future Housing Sites Meeting – City of Irvine Housing Element Update

HOUSINGELEMENT
CITY OF IRVINE 2021 UPDATE

What is Your Availability?

Virtual Meeting on Future Housing Sites

Please respond by Tuesday, March 9, 2021

The City of Irvine is updating its Housing Element for the 2021-2029 planning period. Under State mandate, Irvine must plan for a significant number of future housing units, including affordable housing. We must identify potential sites that may accommodate future residential development. All California cities and counties are required to update their Housing Element every eight years for State certification. The State deadline for Irvine is October 15, 2021.

Staff is in the process of scheduling a meeting on the Housing Element Update (HEU) that primarily focuses on the process of identifying opportunity sites for developing the draft housing element site inventory as detailed in the attached property owner outreach letter. Additionally, the meeting will offer the opportunity for participants to ask questions and offer input. Any and all ideas are welcome and not a commitment. ***Feel free to send this to others who may be interested.***

Please confirm your availability by taking the poll here:
https://irvineca.seamlessdocs.com/f/futurehousingsitesmeeting

Learn more about the Housing Element Update
by visiting www.cityofirvine.org/housingelementupdate.

For more information, please contact Charles Kovac, Housing Administrator, at ckovac@cityofirvine.org or 949-724-7452 and/or Melissa Chao, Senior Planner, at mchao@cityofirvine.org or 949-724-6395.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Melissa Chao

From: Melissa Chao
Sent: Monday, March 22, 2021 9:06 PM
To: sam 4optima.com
Cc: Charles Kovac; Melissa Chao
Subject: RE: Irvine Housing Element

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Yellow Category

Hi Sam:

Understood. I will remove 2111 Business Center Drive from the opportunity sites list.

When the draft housing plan is released, you will be able to review the draft site inventory list. Sites included in the list are probably good acquisition candidates especially if they are for sale or lease because the owner or owner's representative has expressed high interest to be included. Please note that the City has three years after adoption of the housing plan (anticipated October 2021) to amend the City's General Plan, rezone, and/or create/amend residential overlays to facilitate the adopted housing element plan. So it may take several years before you can proceed with actual residential development, which is still subject to its own development application(s).

Please let me know if you need further assistance and/or have any questions.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: sam 4optima.com <sam@4optima.com>
Sent: Monday, March 22, 2021 8:53 PM
To: Melissa Chao <MChao@cityofirvine.org>
Cc: Charles Kovac <CKovac@cityofirvine.org>
Subject: RE: Irvine Housing Element

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,

I do not want to add 2111 Business center Drive to the list, but please keep me on the list to acquire a property to develop.

Thanks

Sam Kabab
Optima Capital Corp.

2111 Business Center Drive suite 200
Irvine CA 92612
Cell : (949) 400-1007
Phone: (949) 833-8826
Fax: (949) 734-5167
email : sam@4optima.com
DRE : 01217291
NMLS : 362060

From: Melissa Chao <MChao@cityofirvine.org>
Sent: Monday, March 22, 2021 8:41 PM
To: sam 4optima.com <sam@4optima.com>
Cc: Charles Kovac <CKovac@cityofirvine.org>; Melissa Chao <MChao@cityofirvine.org>
Subject: RE: Irvine Housing Element

Hi Sam:

I added 2111 Business Center Drive to the opportunity sites list. As the Housing Element Update (HEU) progresses, the City Council will decide which sites will ultimately be included in the final site inventory that is submitted to the State for the HE plan.

I added you to our project interest list for notification purposes for community workshops, release of public draft of HEU for review, and HEU adoption hearings, etc. Please also check www.cityofirvine.org/housingelementupdate as the project webpage is periodically updated with new information.

Feel free to contact us with any further questions.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: sam 4optima.com <sam@4optima.com>
Sent: Friday, March 19, 2021 1:33 PM
To: Melissa Chao <MChao@cityofirvine.org>
Cc: Charles Kovac <CKovac@cityofirvine.org>
Subject: RE: Irvine Housing Element

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,

Yes, I am the property owner of 2111 Business center Drive Irvine.

Thanks

Sam Kabab
Optima Capital Corp.
2111 Business Center Drive suite 200
Irvine CA 92612
Cell : (949) 400-1007
Phone: (949) 833-8826
Fax: (949) 734-5167
email : sam@4optima.com
DRE : 01217291
NMLS : 362060

From: Melissa Chao <MChao@cityofirvine.org>
Sent: Thursday, March 18, 2021 6:47 PM
To: sam 4optima.com <sam@4optima.com>
Cc: Charles Kovac <CKovac@cityofirvine.org>; Melissa Chao <MChao@cityofirvine.org>
Subject: RE: Irvine Housing Element

Hi Sam:

How can I help you?

Are you the property owner of the building at 2111 Business Center Drive?

FYI, attached is the presentation from staff's recent presentation on future housing sites.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Charles Kovac <CKovac@cityofirvine.org>
Sent: Thursday, March 18, 2021 11:27 AM
To: Melissa Chao <MChao@cityofirvine.org>
Subject: FW: Irvine Housing Element

FYI ...

Charles

From: sam 4optima.com <sam@4optima.com>
Sent: Thursday, March 18, 2021 11:25 AM
To: Charles Kovac <CKovac@cityofirvine.org>
Subject: Irvine Housing Element

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Charles,

I would like to participate in the Irvine Housing future site, please send me more information on how to start.

Thanks

Sam Kabab
Optima Capital Corp.
2111 Business Center Drive suite 200
Irvine CA 92612
Cell : (949) 400-1007
Phone: (949) 833-8826
Fax: (949) 734-5167
email : sam@4optima.com
DRE : 01217291
NMLS : 362060

Melissa Chao

From: Melissa Chao
Sent: Friday, March 12, 2021 9:47 AM
To: sam@4optima.com
Cc: Charles Kovac; Hitta Mosesman; Melissa Chao
Subject: Future Housing Sites for Irvine Housing Element Update

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Sam:

Thank you for reaching out to us. City staff and our housing consultant, Hitta, who I have copied on this email are hosting a virtual meeting next Tuesday. Please join us if you happen to be available at 3 p.m.

I'm officially off work today, but need to some "quiet time" to finish another HEU-related work task that is time sensitive. I will call you early next week to touch base.

In the meantime, is there specific property address(es) you have in mind that you could share with us?

Sincerely,
Melissa

HOUSINGELEMENT
CITY OF IRVINE 2021 UPDATE

You're Invited

6th Cycle Housing Element Update -
Virtual Meeting on Future Housing Sites
March 16, 2021 at 3 p.m.

The City of Irvine is preparing an update to its Housing Element for the 2021-2029 planning period. Under State mandate, Irvine must plan for a significant number of future housing units, including affordable housing. We must identify potential sites that may accommodate future residential development. All California cities and counties are required to update their Housing Element every eight years for State certification. The State deadline for Irvine is October 15, 2021.

This meeting will provide an overview of the Housing Element Update (HEU) and primarily focus on the process of identifying opportunity sites for developing the draft housing element site inventory. Additionally, the meeting will offer the opportunity for participants to ask questions and offer input. Any and all ideas are welcome and not a commitment. This event is open to the public. ***Feel free to send this to others who may be interested.***

For more information and/or if you are unable to attend the virtual meeting and would like to discuss this opportunity, please contact Charles Kovac, Housing Administrator, at ckovac@cityofirvine.org or 949-724-7452 and/or Melissa Chao, Senior Planner, at mchao@cityofirvine.org or 949-724-6395.

To be added to the HEU interest list, please email mchao@cityofirvine.org.

Learn more about the Housing Element Update by visiting www.cityofirvine.org/housingelementupdate.

Join Us for a Virtual Meeting

An overview of the Housing Element Update and related site inventory work effort will be presented during a virtual public meeting on **Tuesday, March 16, 2021 at 3 – 4:30 p.m.** The meeting will be conducted via Zoom.

The Zoom meeting information is below, and the virtual meeting will open approximately 30 minutes prior to the start time at 3 p.m.

Meeting Link:

Register in advance for this webinar:
https://zoom.us/webinar/register/WN_hes31vcBSUGUurkmA-Dwmg
If you are having trouble with the link above, please copy and paste this link into your browser.

Webinar ID:
958 7121 5807
Webinar Passcode:
City

If you would like to join by phone, dial one of the following numbers and use the Webinar ID and Passcode

US: +1 669-900-6833 or +1 346-248-7799
Webinar ID: 958 7121 5807
Passcode: 400813

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Charles Kovac <CKovac@cityofirvine.org>
Sent: Friday, March 12, 2021 9:40 AM
To: Melissa Chao <MChao@cityofirvine.org>
Subject: Fw: Irvine Housing Element

FYI ...

Charles

From: sam 4optima.com <sam@4optima.com>
Sent: Friday, March 12, 2021 8:41 AM
To: Charles Kovac <CKovac@cityofirvine.org>
Subject: Irvine Housing Element

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Charles,

I received a letter regarding Irvine Housing Element, please send me more info and let me know how I can participate in the program.

Sincerely,

Sam Kabab
Optima Capital Corp.
2111 Business Center Drive suite 200
Irvine CA 92612
Cell : (949) 400-1007
Phone: (949) 833-8826
Fax: (949) 734-5167
email : sam@4optima.com
DRE : 01217291
NMLS : 362060

Melissa Chao

From: Scott Peotter <speotter@aslanco.com>
Sent: Thursday, March 25, 2021 8:30 PM
To: Melissa Chao
Subject: Re: Confirm your availability by March 9 for Future Housing Sites Meeting – City of Irvine Housing Element Update

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Yellow Category

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Thanks Melissa



SCOTT PEOTTER



ASLAN COMPANIES, INC.
Direct: 949-250-7118
14252 Culver Drive, Suite A-305
Irvine, CA 92604

I like to share a verse that I was reading. I hope it blesses you like it did me.
2Chronicles 7:13-14

13 If I shut up the heavens so that there is no rain, or if I command the locust to devour the land, or if I send pestilence among My people, 14 and My people [d]who are called by My name humble themselves and pray and seek My face and turn from their wicked ways, then I will hear from heaven, will forgive their sin and will heal their land.

On Thu, Mar 25, 2021 at 7:00 PM Melissa Chao <MChao@cityofirvine.org> wrote:

For question 1, the GPU/ZC is on hold while staff concentrates on the HEU work effort. We anticipate the GPU/ZC will be a 2.5-3 year process.

For question 2, we'll have to see how the HEU process unfolds. We anticipate the subsequent GPA/ZOA/EIR will include increases in intensity caps and/or overlays to the extent needed to update the policies and regulatory framework to support the adopted HE.

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440

mchao@cityofirvine.org

From: Scott Peotter <speotter@aslanco.com>
Sent: Wednesday, March 24, 2021 7:50 PM
To: Melissa Chao <MChao@cityofirvine.org>
Subject: Re: Confirm your availability by March 9 for Future Housing Sites Meeting – City of Irvine Housing Element Update

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

What is the status of the GPA update? Can it incorporate the mod to the cap?

On Wed, Mar 24, 2021, 6:26 PM Melissa Chao <MChao@cityofirvine.org> wrote:

Unfortunately, you will still have to process your own GPA/ZC + CEQA to increase the intensity cap then MP modification (or whatever the applicable application is) + CEQA.

Hopefully, the HOA accepts your home into the association.

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440

mchao@cityofirvine.org

From: Scott Peotter <speotter@aslanco.com>
Sent: Wednesday, March 24, 2021 6:20 PM
To: Melissa Chao <MChao@cityofirvine.org>
Subject: Re: Confirm your availability by March 9 for Future Housing Sites Meeting – City of Irvine Housing Element Update

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

So if I wanted to develop the project after 10/15/2021 but before the GP and Zoning are updated, would I have to process a GPA and ZC? Or simply the Master Plan for the project as required by the current zoning?



SCOTT PEOTTER



ASLAN COMPANIES, INC.
Direct: 949-250-7118

14252 Culver Drive, Suite A-305

Irvine, CA 92604

I like to share a verse that I was reading. I hope it blesses you like it did me.

2Chronicles 7:13-14

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On Wed, Mar 24, 2021 at 5:07 PM Melissa Chao <MChao@cityofirvine.org> wrote:

Hi Scott:

As the Housing Element Update (HEU) progresses, the City Council will decide which sites will ultimately be included in the final site inventory that is submitted to the State for the HE plan.

Aside from any unforeseen political issues if a property is included in the final site inventory approved by the City Council, then the City will be laying the general ground work with the subsequent General Plan Update/Zoning Ordinance Amendment/residential overlay/Environmental Impact Report, to the extent necessary. However, the property owner would still need to process any required discretionary application(s) and appropriate CEQA documentation to develop the actual residential project.

According to State housing law, the City has a maximum of three years after the adoption of the Housing Element (anticipated by October 15, 2021 which is the State deadline to submit the Council adopted Housing Element for certification purposes) to "square up" the General Plan and Zoning Ordinance to be consistent with the adopted Housing Element.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440

mchao@cityofirvine.org

From: Scott Peotter <speotter@aslanco.com>
Sent: Tuesday, March 23, 2021 9:24 AM
To: Melissa Chao <MChao@cityofirvine.org>

Subject: Re: Confirm your availability by March 9 for Future Housing Sites Meeting – City of Irvine Housing Element Update

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Thanks, I am looking at a SFR with an ADU.

What is preventing me from developing this site into my personal residence is that, even though the GP and zoning allows it, there are no more DUs in the tables of the GP or Zoning for PA15. Does this mean that the General Plan Amendment that has been ongoing for several years will propose to change those tables and assign a DU to this property?

If not, could it?

BTW, Tim Gehrich is familiar with this property.

Thanks for your help.



SCOTT PEOTTER



ASLAN COMPANIES, INC.
Direct: 949-250-7118

14252 Culver Drive, Suite A-305

Irvine, CA 92604

I like to share a verse that I was reading. I hope it blesses you like it did me.

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On Tue, Mar 23, 2021 at 8:43 AM Melissa Chao <MChao@cityofirvine.org> wrote:

Hi Scott:

APN:452-111-48 in Planning Area 15 is included as an opportunity site of 0.09 acre.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440

mchao@cityofirvine.org

From: Scott Peotter <speotter@aslanco.com>
Sent: Monday, March 22, 2021 10:57 PM
To: Melissa Chao <MChao@cityofirvine.org>
Subject: Fwd: Confirm your availability by March 9 for Future Housing Sites Meeting – City of Irvine Housing Element Update

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am interested in my property being designated for residential development.

Thanks Melissa.

APN:452-111-48



SCOTT PEOTTER



ASLAN COMPANIES, INC.
Direct: 949-250-7118

14252 Culver Drive, Suite A-305

Irvine, CA 92604

I like to share a verse that I was reading. I hope it blesses you like it did me.

2Chronicles 7:13-14

13 If I shut up the heavens so that there is no rain, or if I command the locust to devour the land, or if I send pestilence among My people, 14 and My people [d]who are called by My name humble themselves and pray and seek My face and turn from their wicked ways, then I will hear from heaven, will forgive their sin and will heal their land.

---------- Forwarded message ---------
From: **Sarah Escobedo** <SEscobedo@cityofirvine.org>
Date: Wed, Mar 3, 2021 at 10:17 AM
Subject: Confirm your availability by March 9 for Future Housing Sites Meeting – City of Irvine Housing Element Update
To: Sarah Escobedo <SEscobedo@cityofirvine.org>

What is Your Availability?

Virtual Meeting on Future Housing Sites

Please respond by Tuesday, March 9, 2021

The City of Irvine is updating its Housing Element for the 2021-2029 planning period. Under State mandate, Irvine must plan for a significant number of future housing units, including affordable housing. We must identify potential sites that may accommodate future residential development. All California cities and counties are required to update their Housing Element every eight years for State certification. The State deadline for Irvine is October 15, 2021.

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Please confirm your availability by taking the poll here:
https://irvineca.seamlessdocs.com/f/futurehousingsitesmeeting

Learn more about the Housing Element Update
by visiting www.cityofirvine.org/housingelementupdate.

For more information, please contact Charles Kovac, Housing Administrator, at ckovac@cityofirvine.org or 949-724-7452 and/or Melissa Chao, Senior Planner, at mchao@cityofirvine.org or 949-724-6395.

Melissa Chao

From: Melissa Chao
Sent: Tuesday, March 23, 2021 8:58 AM
To: Sidika Kilic
Cc: Charles Kovac; Melissa Chao
Subject: RE: Housing Element

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Yellow Category

Hi Sidika:

Thank you for your input.

Unfortunately, the cost of land is at minimum several millions of dollars per acre, so the City does not have the funds to purchase a meaningfully sized site.

More importantly, UCI wants to retain control as they are a State entity not typically subject to local regulations. For faculty and staff housing on the main campus, UCI leases land to their non-profit housing authority who developed the homes. Homeowners purchase the structure on leased land. The resale of homes are price restricted to remain affordable. Prospective homebuyers are subject to an application and screening process limited to UCI faculty and staff for the main campus or medical center; there is a waiting list.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 | F 949-724-6440
mchao@cityofirvine.org

From: Sidika Kilic <kilicsidika@gmail.com>
Sent: Tuesday, March 23, 2021 8:40 AM
To: Melissa Chao <MChao@cityofirvine.org>
Cc: Charles Kovac <CKovac@cityofirvine.org>
Subject: Re: Housing Element

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Melissa,
Thank you for your reply. UCI can sell the land to The City of Irvine. They don't have to build the housing themselves. UCI has more than enough for a University. I have witnessed zone changes many times when I lived in Long Beach. i.e. Post Office on 2300 Redondo Ave. Long Beach was sold to a business complex and the zoning was changed as such. If the state is mandating to build more residential housing, then that State can sell the land to The City. This is my straight logic.
Thank you,

On Mon, Mar 22, 2021 at 8:09 PM Melissa Chao <MChao@cityofirvine.org> wrote:

Hi Sidika:

I apologize for you receiving a property outreach letter and creating any confusion. We are targeting non-residential properties to gauge interest in future residential development for meeting the State mandated housing plan requirements.

I happened to be the planner that reviewed the UCI Hospital project. As you may know, the City filed a lawsuit and eventually came to an agreement with UCI. It was surprising in the sense that UCI is a State entity and typically not subject to local regulations.

Unfortunately, if UCI choses to build homes near the hospital, those homes will not count towards the City's residential unit allocation from the State because it's again on State lands.

I will add your email to the project interest list so that you may follow any developments to the draft housing plan.

Sincerely,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440

mchao@cityofirvine.org

From: Sidika Kilic <kilicsidika@gmail.com>
Sent: Sunday, March 21, 2021 2:22 PM
To: Charles Kovac <CKovac@cityofirvine.org>; Melissa Chao <MChao@cityofirvine.org>
Subject: Housing Element

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for your letter of March1, 2021.

I live on the corner of Campus&Jamboree in a large complex of 535 units called "Watermarke Condos" . Right next to us are high rise buildings of the Plaza and otherside it Toscana Apartments.

I must admit I am not happy about the UCI Hospital approval across the street due to obvious traffic increase and noise from ambulances, but it is not just up to me whether a future acquisition decision would be taken by the HOA. I should not think so.

UCI has vast land between Jambore & University along Campus outside of the area where they plan on building the hospital. If I think of other areas I will contact you.

Thank you,

--

Sidika Kilic

Cell: 1-724-771-1230

--

Sidika Kilic
Cell: 1-724-771-1230

Melissa Chao

From: Steve Espinosa <espo@lightingcompany.net>
Sent: Friday, April 30, 2021 8:23 AM
To: Melissa Chao
Cc: cdmhunytea@roadrunner.com; Hitta Mosesman
Subject: Re: 1621 Browning/Irvine Housing Element Update - Future Housing Sites

Categories: Yellow Category

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Melissa, Thanks for the update.

Regards,

Steve

Sent from my iPhone

On Apr 30, 2021, at 8:16 AM, Melissa Chao <MChao@cityofirvine.org> wrote:

Hi Steve:

Based on our prior email communications and other interested neighbors on Browning, I'm going to place your property on the opportunity sites list for consideration by the City Council. If accepted by the Council, City staff would most likely create a residential and/or mixed-use overlay for the area. It would not impact your ability to continue to use your property as you currently do (in accordance with existing General Plan and Zoning Ordinance requirements), but would potentially provide an option to redevelop into residential use at your discretion.

Please feel free to contact me with any questions/concerns.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Steve Espinosa <espo@lightingcompany.net>
Sent: Wednesday, March 17, 2021 8:50 PM
To: Melissa Chao <MChao@cityofirvine.org>
Cc: cdmhunytea@roadrunner.com; Charles Kovac <CKovac@cityofirvine.org>; Hitta Mosesman <hitta.mosesman@weareharris.com>
Subject: Re: 1621 Browning/Irvine Housing Element Update - Future Housing Sites

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Melissa

Thank you for responding to my email. Our property is too small to be developed into housing it would have to be assembled with other lots.

We are always open to ways to increase our return on our property.

Best regards,

Steve Espinosa

Sent from my iPhone

On Mar 17, 2021, at 6:52 PM, Melissa Chao <MChao@cityofirvine.org> wrote:

Hi Steve and Kim:

FYI, attached is the presentation from yesterday's meeting.

I wanted to circle back to address your initial questions.

The City is looking for property owners interested in potentially developing future residential on their site to accommodate the State mandated unit allocation by income level. Because of the State mandated deadline of October 15, 2021, the City's focus is on completing the Housing Element Update (HEU).

The completion of the HE site inventory analysis will allow assessment of the extent of the changes needed to the other General Plan elements/chapters (such as land use, circulation, and safety). Once the 6th Cycle HEU is adopted by the Council and submitted to the State for certification review, Irvine will embark on Phase 2 of the General Plan Update (GPU) and associated Zoning Ordinance Amendment (ZOA) to "balance" or "square up" the policies and regulatory framework to support the adopted HEU/RHNA.

Unlike the traditional residential core, the IBC was not master planned. In the last decade or so, the market created the demand for homes to be closer to the jobs thus the City adopted a mixed-use overlay that allowed residential use in 2010. New residential development is subject to park dedication requirements per the Quimby Act. Private park dedication requirements are typically met on-site within the residential development. However, public park dedication requirements are typically met via in-lieu park fees. The on-going challenge for the City is securing property for public park development purposes given the escalating costs

of IBC properties and previously being outbid. The City's Public Works/Transportation Department is studying opportunities for trail networks and always pushing for increased sidewalk connectivity.

If you are interested in future residential development at 1621 Browning, please let us know ASAP.

Please feel free to call/email us with any further questions/concerns.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Melissa Chao <MChao@cityofirvine.org>
Sent: Monday, March 15, 2021 10:48 AM
To: Steve Espinosa <espo@lightingcompany.net>; cdmhunytea@roadrunner.com
Cc: Charles Kovac <CKovac@cityofirvine.org>; Hitta Mosesman <hitta.mosesman@weareharris.com>; Melissa Chao <MChao@cityofirvine.org>
Subject: RE: 1621 Browning/Irvine Housing Element Update - Future Housing Sites

Hi Steve and Kim:

Thank you for reaching out.

City staff and our housing consultant, Hitta, who I have copied on this email, are hosting a virtual meeting on "future housing sites" tomorrow. Please feel free to join us if you happen to be available at 3 p.m. The City is looking for property owners that may be interested in developing or redeveloping their site(s) for future residential uses. Do you have interest in potentially redeveloping 1621 Browning?

We are also planning to host general community workshops in April, which will be announced later. I will add you to the project interest list.

Thanks,
Melissa

<image001.jpg>

You're Invited

6th Cycle Housing Element Update -
Virtual Meeting on Future Housing Sites
March 16, 2021 at 3 p.m.

The City of Irvine is preparing an update to its Housing Element for the 2021-2029 planning period. Under State mandate, Irvine must plan for a

significant number of future housing units, including affordable housing. We must identify potential sites that may accommodate future residential development. All California cities and counties are required to update their Housing Element every eight years for State certification. The State deadline for Irvine is October 15, 2021.

This meeting will provide an overview of the Housing Element Update (HEU) and primarily focus on the process of identifying opportunity sites for developing the draft housing element site inventory. Additionally, the meeting will offer the opportunity for participants to ask questions and offer input. Any and all ideas are welcome and not a commitment. This event is open to the public. Feel free to send this to others who may be interested.

For more information and/or if you are unable to attend the virtual meeting and would like to discuss this opportunity, please contact Charles Kovac, Housing Administrator, at ckovac@cityofirvine.org or 949-724-7452 and/or Melissa Chao, Senior Planner, at mchao@cityofirvine.org or 949-724-6395.

To be added to the HEU interest list, please email mchao@cityofirvine.org.

Learn more about the Housing Element Update by visiting www.cityofirvine.org/housingelementupdate.

Join Us for a Virtual Meeting

An overview of the Housing Element Update and related site inventory work effort will be presented during a virtual public meeting on Tuesday, March 16, 2021 at 3 – 4:30 p.m. The meeting will be conducted via Zoom.

The Zoom meeting information is below, and the virtual meeting will open approximately 30 minutes prior to the start time at 3 p.m.

Meeting Link:

Register in advance for this webinar:
https://zoom.us/webinar/register/WN_hes31vcBSUGUurkmA-Dwmg
If you are having trouble with the link above, please copy and paste this link into your browser.

Webinar ID:
958 7121 5807
Webinar Passcode:
City

If you would like to join by phone, dial one of the following numbers and use the Webinar ID and Passcode

US: +1 669-900-6833 or +1 346-248-7799
Webinar ID: 958 7121 5807

Passcode: 400813

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Steve Espinosa <espo@lightingcompany.net>
Sent: Friday, March 12, 2021 12:08 PM
To: Charles Kovac <CKovac@cityofirvine.org>; Melissa Chao <MChao@cityofirvine.org>
Cc: cdmhunytea@roadrunner.com
Subject: 1621 Browning/Irvine Housing Element Update - Future Housing Sites

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Hello Mr. Kovac

I was following up on the letter we received in the mail. My wife and I own the building at 1621 Browning. We are aware of the large number of housing units that have been added into our business community over the past few years.

What is the potential opportunity in the new housing plan?

Irvine has always done a great job planning their residential communities in the past, however, in the most recent residential buildout in our area, there are no open spaces or parks. Is there a plan to address this?

Best regards,

Steve & Kim Espinosa

1621 Browning
Irvine, CA 92606
949-668-0893 Direct
949-296-0764 Office
714-936-5923 Cell
www.lightingcompany.net

<Irvine Future Housing Sites presentation 3.16.21.pdf>

Melissa Chao

From: Melissa Chao
Sent: Monday, March 22, 2021 7:59 PM
To: Terry Lee
Cc: Charles Kovac; Melissa Chao
Subject: RE: Irvine Housing Element Update - Future Housing Sites
Attachments: Irvine Future Housing Sites presentation 3.16.21.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Yellow Category

Hi Terry:

Attached is a presentation slide deck on future housing sites for your reference. Please also check www.cityofirvine.org/housingelementupdate as the project webpage is periodically updated with new information.

I added 18800 MacArthur Blvd to the opportunity sites list. As the Housing Element Update (HEU) progresses, the City Council will decide which sites will ultimately be included in the final site inventory that is submitted to the State for the HE plan.

I added you to our project interest list for notification purposes for community workshops, release of public draft of HEU for review, and HEU adoption hearings, etc.

Please feel free to contact us with any further questions.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Terry Lee <terry@apccusa.com>
Sent: Monday, March 22, 2021 11:59 AM
To: Melissa Chao <MChao@cityofirvine.org>; Charles Kovac <CKovac@cityofirvine.org>
Subject: Irvine Housing Element Update - Future Housing Sites

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Hello Ms. Chao and Mr. Kovac, we are the asset manager for Irvine Hilton Hotel on 18800 MacArthur Blvd., Irvine. This particular real property site is 6.63 acres and current zoning is IBC-5.1 – IBC Multi-Use.

We received your letter of March 1, 2021 on the above mentioned subject. We want to inform you that ownership does have the interest in future redevelopment, and at this

location we think ideally with a mixed use development project. Therefore please consider to include this site in your future Housing Element Plan. Below is my contact information, please continue to send us any update or related information. Thanks for your helps and looking forward to hearing from you.

Regards,

Terry Lee, Director
Asia Pacific Capital Company
515 S. Figueroa St., Suite 1850
Los Angeles, CA 90071
Work: (213) 680-8811
Cell: (626) 622-0800

Email: terry@apccusa.com

www.apccusa.com

Melissa Chao

From: Melissa Chao
Sent: Monday, March 15, 2021 9:22 AM
To: TIM SHAW
Cc: Charles Kovac; Melissa Chao
Subject: RE: HEU Interest List

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Tim:

Thank you for reaching out. I have added you to the HEU project interest list.

City staff and our housing consultant are hosting a virtual meeting tomorrow. Please feel free to join us if you are interested and happen to be available at 3 p.m. There will be general community workshops in throughout April as well.

Thanks,
Melissa

Follow Up Flag
Flag Status:

HOUSINGELEMENT
CITY OF IRVINE 2021 UPDATE

Follow Up Flag
Flag Status:

You're Invited

6th Cycle Housing Element Update -
Virtual Meeting on Future Housing Sites
March 16, 2021 at 3 p.m.

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This meeting will provide an overview of the Housing Element Update (HEU) and primarily focus on the process of identifying opportunity sites for developing the draft housing element site inventory. Additionally, the meeting will offer the opportunity for participants to ask questions and offer input. Any and all ideas are welcome and not a commitment. This event is open to the public. Feel free to send this to others who may be interested.

For more information and/or if you are unable to attend the virtual meeting and would like to discuss this opportunity, please contact Charles Kovac, Housing Administrator, at ckovac@cityofirvine.org or 949-724-7452 and/or Melissa Chao, Senior Planner, at mchao@cityofirvine.org or 949-724-6395.

To be added to the HEU interest list, please email mchao@cityofirvine.org.

Learn more about the Housing Element Update by visiting www.cityofirvine.org/housingelementupdate.

Join Us for a Virtual Meeting

An overview of the Housing Element Update and related site inventory work effort will be presented during a virtual public meeting on Tuesday, March 16, 2021 at 3 – 4:30 p.m. The meeting will be conducted via Zoom.

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Register in advance for this webinar:
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If you are having trouble with the link above, please copy and paste this link into your browser.

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US: +1 669-900-6833 or +1 346-248-7799
Webinar ID: 958 7121 5807
Passcode: 400813

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

-----Original Message-----
From: TIM SHAW <tshaw265@gmail.com>
Sent: Saturday, March 13, 2021 9:21 AM
To: Melissa Chao <MChao@cityofirvine.org>
Subject: HEU Interest List

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please add me to the HEU interest list. Thanks Tim Shaw

11 Misty Run
Irvine CA 92614
(949) 300-9154

Melissa Chao

From: Tim Strader Jr. <tj@starpointeventures.com>
Sent: Monday, March 15, 2021 10:46 AM
To: Melissa Chao
Subject: RE: Join Us for Irvine Future Housing Sites - Virtual Meeting on Tuesday, March 16, 2021 at 3 p.m. via Zoom

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi Melissa, can you please call me at 949-887-0971? Thanks, Tim

From: Melissa Chao <MChao@cityofirvine.org>
Sent: Wednesday, March 10, 2021 5:10 PM
To: Melissa Chao <MChao@cityofirvine.org>
Cc: Jacob Daigneau (Contractor) <JDaigneau@cityofirvine.org>
Subject: Join Us for Irvine Future Housing Sites - Virtual Meeting on Tuesday, March 16, 2021 at 3 p.m. via Zoom

HOUSINGELEMENT
CITY OF IRVINE 2021 UPDATE

You're Invited

6th Cycle Housing Element Update -
Virtual Meeting on Future Housing Sites
March 16, 2021 at 3 p.m.

The City of Irvine is preparing an update to its Housing Element for the 2021-2029 planning period. Under State mandate, Irvine must plan for a significant number of future housing units, including affordable housing. We must identify potential sites that may accommodate future residential development. All California cities and counties are required to update their Housing Element every eight years for State certification. The State deadline for Irvine is October 15, 2021.

This meeting will provide an overview of the Housing Element Update (HEU) and primarily focus on the process of identifying opportunity sites for developing the draft housing element site inventory as detailed in the attached property owner outreach letter. Additionally, the meeting will offer the opportunity for participants to ask questions and offer input. Any and all ideas are welcome and not a

Melissa Chao

From: Melissa Chao
Sent: Wednesday, March 3, 2021 1:38 PM
To: Tim Strader Jr.; Charles Kovac
Subject: RE: Housing Element Update

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Yellow Category

Hi Tim:

As part of the HEU, the State requires the City to submit a site inventory that demonstrates the capacity to accommodate the State mandated RHNA numbers by income level. The City is required to identify specific sites and the realistic number of units for each site. For non-vacant sites, the State requires "substantial evidence" that the existing use will likely be discontinued in 2021-2029 (i.e., HEU planning period). The "gold standard" is a letter from the property owner stating their intention to develop the property with residences during the planning period.

Subsequent to the HEU, the City will embark on phase 2 of the General Plan Update and an associated Zoning Ordinance Amendment to support the HEU/RHNA. We have three years after the adoption of the HEU to balance the applicable policies (e.g., land use and circulation) in the GP as well as upzone/rezone/raise caps and/or create or amend zoning overlays, etc. The City must plan for and maintain the capacity to accommodate the RHNA units whereas the market dictates whether the units are built.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 | F 949-724-6440
mchao@cityofirvine.org

From: Tim Strader Jr. <tj@starpointeventures.com>
Sent: Wednesday, March 3, 2021 1:12 PM
To: Charles Kovac <CKovac@cityofirvine.org>; Melissa Chao <MChao@cityofirvine.org>
Subject: Housing Element Update

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Charles and Melissa, regarding the letter to property owners asking if they want to be considered for future residential development, if they are already located in the IBC Residential Overlay Zone but currently a commercial use, do they need to submit that request or will the city likely just raise the 15,000 unit cap for PA 36 rather than identify specific sites?

Thanks,

Tim Strader Jr.
President
Starpointe Ventures

5030 Campus Drive, Suite B
Newport Beach, CA 92660
P)949-622-0420
tj@starpointeventures.com
www.starpointeventures.com

Melissa Chao

From: Tom Nemat <tnemat@nematlaw.com>
Sent: Thursday, April 15, 2021 9:50 AM
To: Melissa Chao
Cc: Lora Taleb
Subject: Re: Irvine Housing Element Update - Future Housing Sites

Categories: Yellow Category

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Thank you Melissa.

Tom

On Thu, Apr 15, 2021 at 9:46 AM Melissa Chao <MChao@cityofirvine.org> wrote:

Hi Tom:

Sorry I was unable to respond sooner. Attached is the Community Workshops flier. Please join us if you are available and interested.

I added 1701 Reynolds to the housing opportunity sites list. A potential constraint is the proximity (i.e., approximately 4,600' based on an aerial) of the building from the end of the airport runway. Note as the Housing Element Update (HEU) progresses, the City Council will decide which sites will ultimately be included in the final site inventory that is submitted to the State for the Housing Element plan.

I added you and Lora to the project interest list. You will be notified of opportunities to participate and key project milestones such as the release of the public review draft of the HE.

Thank you,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440

mchao@cityofirvine.org

From: Tom Nemat <tnemat@nematlaw.com>
Sent: Tuesday, April 13, 2021 9:47 AM
To: Melissa Chao <MChao@cityofirvine.org>
Cc: Lora Taleb <lora@connectecco.com>
Subject: Re: Irvine Housing Element Update - Future Housing Sites

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Hi Melissa,

Per our call last week, my clients who own the 1701 Reynolds property in Irvine, are interested in including their property as a future Irvine homesite, as long as it does not conflict with their ability to use the property under its current use which is a manufacturing facility. Please let us know if you need any further info.

Tom

On Mon, Apr 5, 2021 at 11:22 AM Melissa, Chao <MChao@cityofirvine.org> wrote:

Hi Tom:

Thanks, I will call your office number at 2:30 pm today.

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440

mchao@cityofirvine.org

From: Tom Nemat <tnemat@nematlaw.com>
Sent: Monday, April 5, 2021 10:48 AM
To: Melissa Chao <MChao@cityofirvine.org>

Cc: Charles Kovac <CKovac@cityofirvine.org>; Lora Taleb <lora@connectecco.com>
Subject: Re: Irvine Housing Element Update - Future Housing Sites

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Hi Melissa, I'll be on the call today.

Tom

On Fri, Apr 2, 2021 at 4:37 PM Melissa Chao <MChao@cityofirvine.org> wrote:

Hi Tom:

2:30 pm on Monday works. Is it just you or will Lora be joining us? If so, I can set-up a Microsoft Teams meeting.

Today is Charles' last day with the City of Irvine, so he will not be able to join us.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440

mchao@cityofirvine.org

From: Tom Nemat <tnemat@nematlaw.com>
Sent: Friday, April 2, 2021 4:28 PM
To: Melissa Chao <MChao@cityofirvine.org>
Cc: Charles Kovac <CKovac@cityofirvine.org>; Lora Taleb <lora@connectecco.com>
Subject: Re: Irvine Housing Element Update - Future Housing Sites

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Melissa,

Monday afternoon works. How about 2:30?

Tom

On Fri, Apr 2, 2021 at 2:59 PM Melissa Chao <MChao@cityofirvine.org> wrote:

Hi Tom:

I just tried calling your office number, but could not leave a message because your mail box is full.

Perhaps we can set-up a call next week. Please let me know your availability.

Have a nice weekend.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440

mchao@cityofirvine.org

From: Tom Nemat <tnemat@nematlaw.com>
Sent: Wednesday, March 31, 2021 1:57 PM
To: Melissa Chao <MChao@cityofirvine.org>
Cc: Charles Kovac <CKovac@cityofirvine.org>; Lora Taleb <lora@connectecco.com>
Subject: Re: Irvine Housing Element Update - Future Housing Sites

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Ok, thank you. Looking forward to hearing from you soon.

Tom

On Wed, Mar 31, 2021 at 1:36 PM Melissa Chao <MChao@cityofirvine.org> wrote:

Hi Tom and Lora:

I have several meetings this afternoon, so I will circle back with you later this week.

In the meantime, attached is a recent PowerPoint presentation and Q&A handout on housing opportunity sites for your reference.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440

mchao@cityofirvine.org

From: Tom Nemat <tnemat@nematlaw.com>
Sent: Wednesday, March 31, 2021 1:21 PM
To: Charles Kovac <CKovac@cityofirvine.org>; Melissa Chao <MChao@cityofirvine.org>; Lora Taleb <lora@connectecco.com>
Subject: Irvine Housing Element Update - Future Housing Sites

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Kovac and Ms. Chao,

My client received a letter from the City of Irvine dated March 1, 2021 with the subject line: Irvine Housing Element Update - Future Housing Sites. Said letter mentioned that the city is attempting to identify possible sites where residential development may be appropriate or feasible in the future regardless of current zoning.

My client's real property is located at 1701 Reynolds Avenue, Irvine, CA 92614, and my client is interested in the possibility and potential for future residential development at said property, and is interested in further conversations with you to discuss this potential opportunity.

I've ccd Lora Taleb, one of the owners of the property, and we would like to set up a follow up call or receive more information from you via email.

Best,

--

Tom Nemat, Esq.

Law Firm of Tom Nemat

2030 Main Street, Suite 1300

Irvine, CA 92614

Tel: (949) 375-5541

tnemat@nematlaw.com

www.nematlaw.com

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--

Tom Nemat, Esq.

Law Firm of Tom Nemat

2030 Main Street, Suite 1300

Irvine, CA 92614

Tel: (949) 375-5541

tnemat@nematlaw.com

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--

Tom Nemat, Esq.

Law Firm of Tom Nemat

2030 Main Street, Suite 1300

Irvine, CA 92614

Tel: (949) 375-5541

tnemat@nematlaw.com

www.nematlaw.com

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--

Tom Nemat, Esq.

Law Firm of Tom Nemat

2030 Main Street, Suite 1300

Irvine, CA 92614

Tel: (949) 375-5541

tnemat@nematlaw.com

www.nematlaw.com

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--

Tom Nemat, Esq.

Law Firm of Tom Nemat

2030 Main Street, Suite 1300

Irvine, CA 92614

Tel: (949) 375-5541

tnemat@nematlaw.com

www.nematlaw.com

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--

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Melissa Chao

From: Melissa Chao
Sent: Friday, March 5, 2021 5:05 PM
To: ygal@sonenshineenterprises.com
Cc: Charles Kovac; Hitta Mosesman; Melissa Chao
Subject: 2698 White Road

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Yellow Category

Hi Ygal:

Thank you for reaching out to us. I will add you to the project interest list.

As discussed, I will add 2698 White Rd to the opportunity sites list.

We will be hosting one meeting based on the date/time polled with the highest confirmation level below. If you are unable to make the final meeting time, we can schedule a separate call to discuss further at your request.

Have a nice weekend and thank you,
Melissa

HOUSINGELEMENT
CITY OF IRVINE 2021 UPDATE

What is Your Availability?

Virtual Meeting on Future Housing Sites

Please respond by Tuesday, March 9, 2021

The City of Irvine is updating its Housing Element for the 2021-2029 planning period. Under State mandate, Irvine must plan for a significant number of future housing units, including affordable housing. We must identify potential sites that may accommodate future residential development.

All California cities and counties are required to update their Housing Element every eight years for State certification. The State deadline for Irvine is October 15, 2021.

Staff is in the process of scheduling a meeting on the Housing Element Update (HEU) that primarily focuses on the process of identifying opportunity sites for developing the draft housing element site inventory. Additionally, the meeting will offer the opportunity for participants to ask questions and offer input. Any and all ideas are welcome and not a commitment. ***Feel free to send this to others who may be interested.***

Please confirm your availability by taking the poll here:
https://irvineca.seamlessdocs.com/f/futurehousingsitesmeeting

Learn more about the Housing Element Update by visiting www.cityofirvine.org/housingelementupdate.

For more information, please contact Charles Kovac, Housing Administrator, at ckovac@cityofirvine.org or 949-724-7452 and/or Melissa Chao, Senior Planner, at mchao@cityofirvine.org or 949-724-6395.

MELISSA CHAO | SENIOR PLANNER
City of Irvine | Community Development
1 Civic Center Plaza, Irvine, CA 92606
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

Public Engagement

Appendix A-L: Focused Community Workshop #1 on March 16, 2021

Table of Contents

1. Future Housing Sites Outreach
2. Initial Invitee List
3. Workshop Attendee List
4. Presentation
5. Question & Answer Handout

1. Future Housing Sites Outreach

What is Your Availability?

6th Cycle Housing Element Update -
Virtual Meeting on Future Housing Sites

Please respond by Tuesday, March 9, 2021

The City of Irvine is updating its Housing Element for the 2021-2029 planning period. Under State mandate, Irvine must plan for a significant number of future housing units, including affordable housing. We must identify potential sites that may accommodate future residential development. All California cities and counties are required to update their Housing Element every eight years for State certification. The State deadline for Irvine is October 15, 2021.

Staff is in the process of scheduling a meeting on the Housing Element Update (HEU) that primarily focuses on the process of identifying opportunity sites for developing the draft housing element site inventory as detailed in the attached property owner outreach letter. Additionally, the meeting will offer the opportunity for participants to ask questions and offer input. Any and all ideas are welcome and not a commitment. ***Feel free to send this to others who may be interested.***

Please confirm your availability for the following meeting times by clicking on the button(s) below:

- Tuesday, March 16, 2021 at 3 – 4:30 p.m.
- Wednesday, March 17, 2021 at 1:30 – 3 p.m.
- Thursday, March 18, 2021 at 10 – 11:30 a.m.

Enter email address (required): _____

VOTE BUTTON

For more information and/or if you would like to discuss this opportunity, please contact Charles Kovac, Housing Administrator, at ckovac@cityofirvine.org or 949-724-7452 and/or Melissa Chao, Senior Planner, at mchao@cityofirvine.org or 949-724-6395.

To be added to the HEU interest list, please email mchao@cityofirvine.org.

Learn more about the Housing Element Update by visiting www.cityofirvine.org/housingelementupdate.



You're Invited

6th Cycle Housing Element Update -
Virtual Meeting on Future Housing Sites
March 16, 2021 at 3 p.m.

The City of Irvine is preparing an update to its Housing Element for the 2021-2029 planning period. Under State mandate, Irvine must plan for a significant number of future housing units, including affordable housing. We must identify potential sites that may accommodate future residential development. All California cities and counties are required to update their Housing Element every eight years for State certification. The State deadline for Irvine is October 15, 2021.

This meeting will provide an overview of the Housing Element Update (HEU) and primarily focus on the process of identifying opportunity sites for developing the draft housing element site inventory as detailed in the attached property owner outreach letter. Additionally, the meeting will offer the opportunity for participants to ask questions and offer input. Any and all ideas are welcome and not a commitment. This event is open to the public. ***Feel free to send this to others who may be interested.***

For more information and/or if you are unable to attend the virtual meeting and would like to discuss this opportunity, please contact Charles Kovac, Housing Administrator, at ckovac@cityofirvine.org or 949-724-7452 and/or Melissa Chao, Senior Planner, at mchao@cityofirvine.org or 949-724-6395.

To be added to the HEU interest list, please email mchao@cityofirvine.org.

Learn more about the Housing Element Update
by visiting www.cityofirvine.org/housingelementupdate.

Join Us for a Virtual Meeting

An overview of the Housing Element Update and related site inventory work effort will be presented during a virtual public meeting on **Tuesday, March 16, 2021 at 3 – 4:30 p.m.** The meeting will be conducted via Zoom.

The Zoom meeting information is below, and the virtual meeting will open approximately 30 minutes prior to the start time at 3 p.m.

Meeting Link:

Register in advance for this webinar:
https://zoom.us/webinar/register/WN_hes31vcBSUGUurkmA-Dwmg
If you are having trouble with the link above, please copy and paste this link into your browser

Webinar ID:
958 7121 5807
Webinar Passcode:
City

If you would like to join by phone, dial one of the following numbers and use the Webinar ID and Passcode (for higher quality, dial a number based on your current location):

US: +1 669-900-6833 or +1 346-248-7799
Webinar ID: 958 7121 5807
Passcode: 400813

2. Initial Invitee List (82 emails)

Name	Title	Organization	email
Adam Wood		BIA	awood@biaoc.com
Alan Carmichael		Alere Property Group	acarmichael@alerellc.com
Alex Gill	Vice President, Development	Intracorp SW, LLC	agill@intracorphomes.com
Alison Rawlins	Vice President	Land Advisors Organization	arawlins@landadvisors.com
Brent Stoll		Rose Investments	brent@roseinvestments.biz
Brett Hamara	Project Manager	Lennar	brett.hamara@lennar.com
Brian Cole	Associate	CB Richard Ellis	Brian.Cole@cbre.com
Brittany Irvin		Province Group/Newport Equities LLC	birvin@provincegroup.com
Bryan Starr	President & CEO	Greater Irvine Chamber	bstarr@irvinechamber.com
Byron Foss	Executive VP	JLL Orange County	byron.foss@am.jll.com
Chris Bates	First Vice President	CB Richard Ellis	Chris.Bates@cbre.com
Clark Neuhoff		Alere Property Group	cneuhoff@alerellc.com
Craig Swanson		Irvine Asset Group	cswanson@irvineassetgroup.com
Dale Camera	Vice President	Lee & Associates	dcamera@lee-associates.com
Danelle Sandell	Property Manager	LBA Realty/LBA Logistics	Dsandell@lbarealty.com
Dave Bueche	Senior Vice President	Sperry Commercial	Dave.Bueche@sperrycre.com
David Bourguigon		Main Street Plaza - landlord	dbourguignon@cox.net
Dean Maners		Province Group/Newport Equities LLC	dmaners@provincegroup.com
Debra Pember		Developers Edge	Debra@developersedge.com
Dominic Mazza	Acquisitions & Development Associate	Intracorp SW, LLC	dmazza@intracorphomes.com
Dr Alethea Hsu		Diamond Jamboree - owner	aletheahsu@aol.com
Drew Huffman	Associate	Hines	drew.huffman@hines.com
Eric A Nelson	Vice President - Community Development	Trumark Homes	enelson@trumarkco.com
Eric Brown	Director of Leasing & Development	LBA Realty	Ebrown@lbarealty.com
Eric Martin		Bosa Development	
Erik Steiner		Kelvin and Jamboree Properties, LLC.	esteiner@udr.com
Garrett Macklin		LBA Realty	Gmacklin@lbarealty.com
Gary Allen	Senior Managing Director	Newmark Grubb Kinght Frank	
Gavin Denniston	Executive VP/Principal	DAUM Commercial Real Estate Services	gavin.denniston@daumcommercial.com
George M Prince	President	Prince Commercial Real Estate Services, Inc.	gprince@princecommercial.com
Heidi Hare	President	J.L. Hare	heidi@jlhare.com
James Armistead	Development Manager	Pacific Urban Residential	
Jeff D Warshaw	360 Fusion condos	360 Irvine, LLC	jwarshaw@360res.com
Jeff Davis		Irvine Company	JSDavis@irvinecompany.com
Jim Fitzpatrick	Senior Vice President, Development	Public Storage, Real Estate Division	
Jim Ivory	VP	Sares Regis	
Joanne Ho	Project Manager	C&C Development Co, LLC	JHo@c-cdev.com
Joe Winkelmann		VOIT	
John Carpenter	Principal	Legacy Captial Investment Group	john@legacycig.com
Jose Cornejo	Senior Director of Government Relations	NAIOP So Cal (Commercial Real Estate Development Association)	jose@cornejost.com
Karen Martin	17832 Gillette apartments	Pacific Planning Group	Karen@pacificplanninggroup.com
Kathy Sato		Metlife Real Estate investments	ksato@metlife.com
Kendra Chandler	Executive Director	ULI OC/IE	kendra.chandler@uli.org
Kenny Emson	Chief Operating Officer	National Multifamily Housing Council (NMHC)	kemson@nmhc.org
Kevin Hayes	Senior VP	Lincoln Property Company	khayes@lpc.com
Kim Duty	Public Affairs	National Multifamily Housing Council (NMHC)	kduty@nmhc.org
Larry Schuler		CBRE	Larry.Schuler@cbre.com
Leonard G. Glickman		Rose Equities	Leonard@RoseEquities.com
Mark Janda	Senior Vice President - Development	AvalonBay Communities, Inc.	Mark_Janda@avalonbay.com
Martin McIntosh		Building Owners and Managers Association International (BOMA)	director@bomaoc.org
Matt Montgomery	Director of Real Estate Development	Opus West Corportation	
Mike Barreiro	Executive VP/Principal	DAUM Commercial Real Estate Services	mike.barreiro@daumcommercial.com
Mike Hartel	Executive VP	Colliers International	michael.hartel@colliers.com
Morgan Zhang	2525 Main apartments	J&R Main Street, LLC.	morgan@jnrg.com
Neil Naran		Marcus & Millichap	neil.naran@marcusmillichap.com
Nick Carey	Executive VP	JLL Orange County	Nick.Carey@am.jll.com
Pamela Sapetto		Sapetto Group	psapetto@sapettorealestate.com
Peter Zak	Senior Director, Development	Lyon Capital Ventures	peterzak@lyon1.com
Ray Lawler		Hlnes	Ray.Lawler@hines.com
Richard Horn	VP	NAI Capital	
Ryan Aeh			ryan@cityventures.com
Scott Carlberg		The Koll Company	carlbergs@koll.com
Scott M Meserve		The Koll Company	meserves@koll.com
Scott Peotter		Aslan Companies	speotter@aslanco.com
Sean Ahern	Senior Vice President/Principal	Lee & Associates/Newport Beach	sahern@lee-associates.com
Steve Kane		Charles, Kane & Dye, LLP	skane@ckdcounsel.com
Steve LaMotte		BIA	slamotte@biasc.org
Stuart Posnock		Garden Communities	stuartp@gardencommunitiesca.com
Sunti Kumjim	VP Development and Forward Planning	MBK Homes (for rent)	SuntiKumjim@mbk.com
Tim Strader Jr		Starpointe Ventures	tj@starpointeventures.com
Timothy Jemal	Chief Executive Officer	NAIOP So Cal (Commercial Real Estate Development Association)	tjemal@naiopsocal.org
Todd Cottle	16103 Derian Affordable Apartments		todd@c-cdev.com
Todd Cottle		C&C Development Co, LLC	todd@c-cdev.com
Tom Porter	VP, Corporate Services	Edwards Lifesciences	Tom_Porter@edwards.com
Tony Arnest	Carlyle @ Colton Plaza / 18880 Douglas	KB Home Coastal, Inc.	tarnest@kbhome.com
Troy Wooton	Senior Managing Director	Newmark	Troy.Wooton@ngkf.com
Wade Tift	Executive VP	JLL Orange County	wade.tift@am.jll.com
Walkie Ray (James Ray)	President	Sanderson J. Ray Development	walkieray@sjrd.com
		Commercial Real Estate Women (CREW) Orange County	info@CREWOrange County.org

3. Workshop Attendee List (29 persons)

Registration Report

Report Generated:	3/17/2021 9:47						
Topic	Webinar ID	Scheduled Time	Duration (minutes)	# Register	# Cancelle	# Approve	# Denied
City of Irvine's 6th Cycle Housing Element Update	958 7121 5807	3/16/2021 15:00	90	31	0	31	0

Attendee Details

First Name	Last Name	Email	Registration Time	Approval Status
Test	Registration	jdaigneau@cityofirvine.org	3/10/2021 13:22	approved
Christopher	Pierson	cpierson@intracorphomes.com	3/10/2021 17:20	approved
Andrea	Maloney	amaloney@sapettorealestate.com	3/10/2021 18:06	approved
Mark	Asturias	mark@irvineclt.org	3/10/2021 20:05	approved
Brent	Stoll	brent@roseequities.com	3/10/2021 21:49	approved
Rick	Puffer	rpuffer@intracorphomes.com	3/10/2021 22:45	approved
John	Gharineh	john@telxpress.com	3/11/2021 8:42	approved
Julie	Treinen	jtreinen@griffincapital.com	3/11/2021 9:16	approved
Daniel	Gehman	dgehman@danielian.com	3/11/2021 11:09	approved
Karsen	Wang	karsen@actionsales.com	3/11/2021 13:08	approved
Jeremy	Carver	carverj@pripd.com	3/11/2021 16:55	approved
Elizabeth	Hansburg	elizabeth@peopleforhousing.org	3/12/2021 16:00	approved
Huixin	Zheng	huixinz2@uci.edu	3/12/2021 16:48	approved
Sam	Kabab	sam@4optima.com	3/12/2021 19:22	approved
Felicity	Figueroa	felicitynf@aol.com	3/12/2021 22:48	approved
Tim	Shaw	tshaw265@gmail.com	3/13/2021 9:21	approved
PAT	Davis	pat7oaks@gmail.com	3/13/2021 20:36	approved
Alejandra	Reyes	lreyesru@uci.edu	3/14/2021 6:42	approved
Lizzie	Cootsona	Lizzie.Cootsona@asm.ca.gov	3/15/2021 8:59	approved
Emily	Yau	emilyyau2020@yahoo.com	3/15/2021 12:04	approved
Nasir	Javed	njaved@princetonusa.com	3/16/2021 12:15	approved
Karen	Martin	karen@pacificplanninggroup.com	3/16/2021 12:51	approved
Cesar	Covarrubias	cesarc@kennedycommission.org	3/16/2021 14:02	approved
Larry	Schuler	larry.schuler@cbre.com	3/16/2021 14:57	approved
Alex	Portney	sbl.alex@gmail.com	3/16/2021 14:58	approved
Phil	Andoniu	andoniudevelopment@gmail.com	3/16/2021 15:00	approved
Matthew	Macher	matthew.macher@gemdaleusa.com	3/16/2021 15:00	approved
Josh	Goldman	josh.goldman@gemdaleusa.com	3/16/2021 15:01	approved
Pamela	Sapetto	psapetto@sapettorealestate.com	3/16/2021 15:01	approved
Dominic	Mazza	dmazza@intracorphomes.com	3/16/2021 15:02	approved
Mark	Dershem	markdershem@gmail.com	3/16/2021 15:08	approved

4. Presentation



Overview

- Regional Housing Needs Assessment (RHNA)
- Housing Element Purpose and Basics
- Site Inventory
- Next Steps
- Q & A

HOUSINGELEMENT
CITY OF IRVINE 2021 UPDATE



Regional Housing Needs Assessment

- RHNA: A minimum number of units by income category each community is required to provide through "adequate sites" and zoning – Mandated by the State
- RHNA for Southern California: 1,341,827
- SCAG responsible for developing methodology and assigning RHNA to Southern CA cities and counties





Final RHNA Allocation

% of County Area Median Income (AMI)	Units
Category 1 (0 – 50 % AMI)	6,396
Category 2 (51 – 80% AMI)	4,235
Category 3 (81 – 120% AMI)	4,308
Category 4 (120% AMI or above; considered "market rate")	8,671
TOTAL	**23,610**

- Buffer for "no net loss"
- Actual number needed is anticipated to exceed allocation



Housing Element Purpose

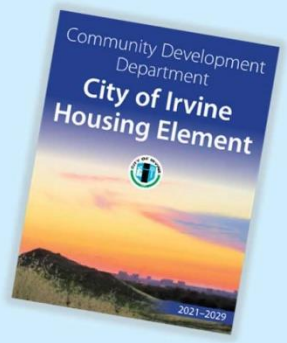
State-mandated policy document that:

- Provides direction for implementation of various programs to meet existing and future housing needs for all income levels in the City
- Provides goals, policies, programs, and objectives for the preservation of existing housing and development of new housing
- Demonstrates how the City will accommodate its RHNA allocation



Housing Element Basics

- 5 Major Components:
  - Review of accomplishments
  - Housing needs assessment
  - Evaluation of constraints to housing
  - Identification of housing sites
  - Program strategy to address needs for 2021-2029
- Required to be updated every eight years
- Reviewed by state for compliance with state law





The Housing Element DOES NOT

- Require the City to build the units
- Provide funding
- Authorize construction
  - Projects still need to go through the development review process





Site Inventory

- Analysis of adequate sites suitable to accommodate RHNA in list and map form
  - ➢ Show specific location where future housing can be built
  - ➢ Identify the potential numbers of homes that can be built at those locations
  - ➢ Meet the state's site selection criteria outlined in HCD's guidebook
    1. Site appropriately zoned?
    2. Site suitable for development?
    3. Realistic development capacity?



Locations that are generally "off the table"

- Preserved open space areas
- With sensitive habitat or species
- Where the topography isn't conducive to building (e.g., steep slopes)
- Within flood zones or high-fire areas that aren't safe
- Within areas deemed off-limits by John Wayne Airport (e.g., flight path, airport noise contours)



With little remaining vacant land, where can additional housing possibly go?

- Vacant sites not designated as open space or parks
- Property owners considering development of their properties
- Small contiguous sites suitable for assembly
- Underutilized parcels
- Religious institutions
- Locations where existing housing could become more dense
- Locations near public transit and essential services like retail
- Areas where housing could be added to commercial and light industrial/business parks
- Sites where infrastructure, such as water and sewer service, can support more housing
- Accessory Dwelling Units



Affirmatively Furthering Fair Housing (AFFH)

- Fair and equitable distribution of housing throughout the community
- Protects against communities being overburdened
- Takes into consideration:
  - A variety of housing types
  - Mix of affordability levels
  - Access to transportation, employment, and community resources



Next Steps

Winter 2020-21:

- ***City Council GPA Scoping Session for Housing Element Update (February 9, 2021)***
- ***Planning Commission Study Session (February 18, 2021)***
- Stakeholder outreach (development community)
- Develop site inventory
- Assess goals, policies, and objectives

Spring 2021:

- ***Community workshops***
  - ***Advertised on social media; information provided in multiple languages***
- Finalize site inventory
- Prepare draft Housing Element and supporting documentation



Next Steps (continued)

Summer 2021:

- ***Public review of draft Housing Element***
- State preliminary review of the draft
- ***Project briefings with Planning Commission and City Council***
- Finalize Housing Element and supporting documentation

Early Fall 2021 – Adoption Hearings:

- ***Planning Commission***
- ***City Council***

State Due Date – October 15, 2021 for certification



WE WANT YOUR INPUT!

- ✓ **Potential sites for where new housing should be considered**
- ✓ **Any and all ideas are welcome and not a commitment**

- ✓ **Email ckovac@cityofirvine.org and mchao@cityofirvine.org**
  - ➢ **include contact information, parcel address and APN, nearest cross streets**
  - ➢ **additional comments/questions**

cityofirvine.org/housingelementupdate



From: Melissa Chao
To: Melissa Chao
Cc: Melissa Chao; Charles Kovac; Hitta Mosesman
Subject: Irvine Future Housing Sites for the Housing Element Update
Date: Thursday, March 18, 2021 4:57:53 PM
Attachments: Irvine Future Housing Sites presentation 3.16.21.pdf

---

Hello everyone:

Thank you for attending or expressing interest in Irvine's Future Housing Sites meeting. Attached is the slide deck for your reference.

Please contact me and/or Charles Kovac, Housing Administrator, at ckovac@cityofirivne.org with any questions, comments, or suggestions for opportunity sites.

We look forward to working with you on the 6th Cycle Housing Element Update.

Thanks,

MELISSA CHAO | SENIOR PLANNER
City of Irvine | Community Development
1 Civic Center Plaza, Irvine, CA 92606
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

5. Question and Answer Handout

From: Melissa Chao
To: Melissa Chao
Cc: Jordan Perez; Hitta Mosesman; Melissa Chao
Subject: Irvine Future Housing Sites Q & A handout
Date: Wednesday, March 31, 2021 12:13:29 PM
Attachments: Irvine Future Housing Sites 3.16.21 Q&A FINAL.pdf

---

Hello everyone:

As a follow-up to the Future Housing Sites meeting, attached is a Q&A hand out for your reference. Both the presentation and Q&A are posted at www.cityofirvine.org/housignelementupdate. Please check the project website periodically as it is updated when new information becomes available.

Charles Kovac's last day with the City of Irvine is Friday, April 2. Therefore, please direct any questions/comments re: HEU or suggestions for opportunity sites to me.

Our HEU consultants, Hitta and Jordan, and I look forward to working with you on the 6th Cycle Housing Element Update.

Thanks,

MELISSA CHAO | SENIOR PLANNER
City of Irvine | Community Development
1 Civic Center Plaza, Irvine, CA 92606
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

Email distribution list for Presentation and Q&A handout:

awood@bildfoundation.org; agill@intracorpcompanies.com; larry.schuler@cbre.com; debra@developersedge.com; leonard@roseequities.com; brent@roseequities.com; ryan@cityventures.com; rpuffer@intracorphomes.com; psapetto@sapettorealestate.com; karen@pacificplanninggroup.com; JSDavis@irvinecompany.com; ps@starpointeventures.com; dmazza@intracorphomes.com; carverj@pripd.com; todd@c-cdev.com; karsen@actionsales.com; josh.goldman@gemdaleusa.com; emilyyau2020@yahoo.com; andoniudevelopment@gmail.com; tj@starpointeventures.com; mark@irvineclt.org; dgehman@danielian.com; joel.lc@uci.edu; sylvia_walker@hotmail.com; izzakmireles@yahoo.com; stevengeier412@gmail.com; chuongv@gmail.com; jorden@sms-arch.com; cesarc@kennedycommission.org; cody.mendoza@mail.house.gov; farhad@duramar.com; sbl.alex@gmail.com; markdershem@gmail.com; josh.goldman@gemdaleusa.com; fluterproperties@gmail.com; terence@actionsales.com; judithjelinek@icloud.com; ygal@sonenshineenterprises.com; john@telxpress.com; agill@intracorphomes.com; SternerDM@Pripd.com; CarverJ@Pripd.com; Nasir Javed <NJaved@princetonusa.com>; aslater@griffincapital.com; cpierson@intracorphomes.com; amaloney@sapettorealestate.com; mark@irvineclt.org; brent@roseequities.com; rpuffer@intracorphomes.com; john@telxpress.com; jtreinen@griffincapital.com; dgehman@danielian.com; karsen@actionsales.com; carverj@pripd.com; elizabeth@peopleforhousing.org; huixinz2@uci.edu; sam@4optima.com; felicitynf@aol.com; tshaw265@gmail.com; pat7oaks@gmail.com; lreyesru@uci.edu; Lizzie.Cootsona@asm.ca.gov; emilyyau2020@yahoo.com; Nasir Javed <NJaved@princetonusa.com>; karen@pacificplanninggroup.com; cesarc@kennedycommission.org; larry.schuler@cbre.com; sbl.alex@gmail.com; andoniudevelopment@gmail.com; matthew.macher@gemdaleusa.com; josh.goldman@gemdaleusa.com; psapetto@sapettorealestate.com; dmazza@intracorphomes.com; markdershem@gmail.com; NJaved@princetonusa.com

City of Irvine Future Housing Sites
Virtual Meeting on March 16, 2021 from 3 – 4 p.m.
Q & A and Comments Received

Question or Comment	Answer or Response
How can we ask question later?	By raising hand, inputting question or comment in the Q & A box, or by contacting Charles Kovac, Housing Administrator, at ckovac@cityofirvine.org and Melissa Chao, Senior Planner, at mchao@cityofirvine.org for assistance.
If ADUs built as affordable units, particularly low/very low, how will that affordability be protected? For what period of time?	There is no requirement for affordability or period of affordability. Staff will follow any guidance on Accessory Dwelling Unit or ADU affordability provided by HCD. In terms of meeting the City's RHNA allocation, HCD indicated that jurisdictions could only base their ADU projections on historical data. For Irvine, we average five (5) ADUs per year, so HCD guidance is to allow for a maximum of five times (5x) the historical amount per year. In other words, Irvine can get credit for approximately 25 ADUs per year.
Does the Housing Element require CEQA review?	Yes, the Housing Element Update (HE) requires CEQA (environmental) review. The completion of the HE will follow with an assessment of the changes needed to the other General Plan elements/chapters (such as land use, circulation, and safety). Once the 6th Cycle HE is adopted by the Council

	and submitted to HCD for certification review, staff will embark on the General Plan Update (GPU), and associated Zoning Ordinance Amendment, to the extent needed, to update the policies and regulatory framework to support the adopted HE. It is anticipated that an Environmental Impact Report (EIR), if required, will be completed with this subsequent GPU/ZOA effort with an estimate of three (3) years to complete.
UCI Faculty member, housing scholar, and renter, are renters also stakeholder? Or only property owners?	Everyone is considered a "stakeholder" in the HE process, including but not limited to homeowners, renters, persons of all ages, persons with disabilities, veterans, homeless and persons are risk, businesses, and property owners. This particular "future housing sites" meeting is targeted towards non-residential property owners in the Irvine Business Complex (Planning Area 36, IBC) and Spectrum for the purposes of identifying potential opportunity sites. The City will host several general community workshops and more focused subject matter meeting(s) starting in April and will publicize those through the project webpage, social media, press releases, and email notifications.
How many sites is the City hoping to identify? Is there a number of sites the state want each city to offer as potential development sites?	Irvine needs to identify enough sites to cover our RHNA allocation by income level plus a buffer for "no net loss" which is a new requirement for 2021. Each city has a different RHNA allocation from the Southern California Council of Governments (SCAG). Irvine's RHNA allocation is the highest in Orange County, and the fifth highest in the SCAG region (i.e., after City of LA, unincorporated LA County, unincorporated Riverside County, and City of Long Beach). SCAG represents six counties, 191 cities and more than 19 million residents.
Will housing units under construction now but not ready for occupancy until 2022 be counted to the current cycle or the 6th cycle?	Any residential building permit issued on or after July 1, 2021 will count towards the 6th cycle RHNA allocation.

It seems like the only way to identify sufficient sites to produce the required number of opportunities is to suggest or imply upzoning or rezoning. What is the City's response to this?	Even though the City is still working on compiling opportunity sites and developing the site inventory, it is likely that eventual rezoning may be required for areas such as the IBC to accommodate the RHNA allocation by income level.
Irvine Homeowners Associations are particularly opposed to ADUs, so that might be a mute point. Although according to recent state bills, the state should be able to overrule such practices	Assembly Bill 670 (2019) prohibits a HOA from prohibiting the construction or use of an ADU for a lot zoned for single-family use. However, a HOA can still impose "reasonable" standards regarding the design and development of ADUs, where feasible.
One of the constraints to more residential development in the IBC is the requirement to transfer DIV's from another site. Will the City be considering adding a provision to allocate additional intensity to a site as determined by the City and not through a DIV transfer from another site.	This would be evaluated as part of a subsequent GPU/ZOA process.
Have you given any thought of the time frame of adopting the subsequent GPAs and zoning amendments to implement the Housing Element?	We anticipate the subsequent GPU/ZOA/EIR will be completed in 2.5 to 3 years.
How do the housing caps in IBC and other area work with the HE update?	It is likely that the maximum unit caps and/or allowed densities may need to be revisited as part of a subsequent GPU/ZOA process.
I'm just a resident of Irvine, but I'd like to nominate the 100+ acres of County owned land at the Great Park. I think our City sued to block building 2,000+ units there. What if we used our leverage instead to increase units here and pressure OC to build more affordable units? Also, I have a proposal for a Boring Company Loop tunnel serving Irvine Station and Spectrum district. Las Vegas and Ontario Calif are moving forward with tunnels in their communities. My twitter handle is @alexportney or search #irvine #rhna if you want to check it out.	Comment noted. Any site that can accommodate residential uses will be considered.

Your answer is really concerning. Coming from a city government (public sector supposed to serve public, not private interests)	Although not certain what this statement is in reference to, the City is not prioritizing private interests over public interests or vice versa. HThe City is specifically reaching out to property owners in this meeting for assistance in identifying their property as a potential opportunity sites.
If we own property that is commercially zoned but are considering the possibility of converting it to residential, what conversations and when should we have with the City about changes to zoning?	Now is the best time to have any conversations with City staff about potential opportunity sites for the site inventory so that staff and our HE consultant can plan accordingly.
What could happen if HCD doesn't certify the Housing Element the City submits?	Without a HCD-certified HE, Irvine will face substantial fines and penalties and be subject to a 4-year RHNA/HE cycle (instead of the customary 8-year cycle). Additionally, Irvine will be ineligible for critical state and federal grants. Lastly, without a certified HE, the State may disallow the issuance of building permits resulting in a potential loss of local land use control and a jurisdiction may be open to litigation based on a legally inadequate General Plan (where the HE is one required topical chapter).
With other 10K housing units at lower income, how will the City ensure affordable housing for this population is addressed on the sites that are proposed to increase capacity or intensity for developments? (Aside from inclusionary) We see many of these sites being developed as market rate now.	In 2012, the State ceased operating local redevelopment agencies, which served as an important component of the affordable housing development landscape. Staff recognizes that funding is a constraint as no City has enough revenues to fund affordable housing development completely. As part of the HE process, the City will consider a multi-pronged strategy to support/encourage affordable housing development such as: (1) converting existing units to affordable units; (2) extending expiring affordability covenants; (3) updating Irvine's inclusionary housing ordinance; (4) layering affordable housing funding from the State such as tax credits and grants; and (5) state density bonus laws.
Is there a cost involved in changing zoning from office to residential?	In general, there are costs associated with processing the necessary discretionary development applications (e.g. General Plan Amendment, Zone

	Change, EIR) to change zoning requirements from office to allowing residential uses. Typically, these costs are the responsibility of the property owner or applicant, but in this case the City will be laying the general ground work with a subsequent GPU/ZOA/EIR, to the extent necessary. However, the property owner (i.e., applicant) would still need to process the specific discretionary application(s) and appropriate CEQA documentation to develop the actual residential project.
Will this meeting be available as a recorded meeting? Is the slide deck available.	This meeting was not recorded to facilitate a free flow conversation. City staff will distribute the slide deck to all meeting attendees and post relevant information on the project webpage at www.cityofirvine.org/housingelementupdate.
Just wanted to clarify that the subsequent GPA/Zoning updates could also include individual requests for GPA/Zone Changes to approve residential.	Yes, the City would consider individual GPA/ZC applications for residential to be incorporated to the extent there is no conflict with the City-initiated GPA/ZOA/EIR. However, this would be determined as part of a subsequent GPU on a case-by-case basis and not the HE.
Can you give a quick overview of when you will publish the housing opportunities sites?	Staff anticipates finalizing the site inventory in Spring 2021. A public review of the draft HE (with site inventory) and CEQA documentation is anticipated to be available in Summer 2021.
Is the City open to considering sites/properties outside the IBC and near the Irvine train station?	Any site that can safely accommodate residential uses will be considered. As the HE process progresses, the City Council will ultimately decide on the final site inventory to be submitted to the State for certification. Please contact Charles Kovac, Housing Administrator, at ckovac@cityofirvine.org and Melissa Chao, Senior Planner, at mchao@cityofirvine.org to discuss opportunities for assistance.
What is the position of the City Council regarding the RHNA numbers? Eager? Enthusiastic?	Throughout the RHNA process (i.e., methodology and allocation), the City has voiced our concerns over the sizeable RHNA allocation and our ability to realistically accommodate the units.

	As directed by the City Council on October 26, 2020, the City filed an appeal of its Draft RHNA allocation to reduce our allocation. SCAG rejected the City's appeal. The City received its final allocation of 23,610 units on March 4, 2021.
Since Irvine failed to meet its very low and low income RHNA allocations for the 5th cycle HE, Irvine is subject to SB 35. Very low and low income is systemically left behind so we know the outcome.	Comment noted.
Very low and low income is generally taken care of by affordable housing developers. How does the City participate in the "capital stack?"	Irvine encourages non-profit developers like Jamboree Housing. We recognize that affordable housing development often requires subsidies from the City. In 2011, the State's budget crisis greatly reduced available funding. To be viable, affordable housing developments need to tap into multiple strategies and layered funding sources such as State funding and grants, and by-right automatic density bonus.
How to incentivize at lower affordability levels? Requires a variety of strategies. Think of land use as a subsidy or incentive. Apply more rigorous inclusionary requirements in industrial areas. Want to provide deeper affordability levels and comprehensive services to support the residents.	Comment noted.
How long to complete the rezone?	A rezoning effort could take 2.5 to 3 years and would occur after the adoption of the HE in October 2021.
What percentage of units are required to be low income?	The City's adopted inclusionary housing requirement is 15 percent. For example, if 100 units are developed then 15 units (or 15 percent) are required to be affordable where 5 units are very low income, 5 units are low income, and 5 units are moderate income.

Public Engagement

Appendix A-M: Stakeholder Meetings with Irvine Unified School District

Table of Contents

1. Meeting Agenda
2. RHNA/HEU Slides for IUSD Board Meeting on May 18, 2021
3. Email Correspondence

1. Meeting Agenda

Agenda
IUSD Stakeholder Meeting
6th Cycle Housing Element Update
April 1, 2021
1 – 2 p.m. MS Teams meeting

Attendees:

City of Irvine
- Pete Carmichael, Director of CD
- Tim Gehrich, Deputy Director of CD
- Amy Mullay, Senior Planner
- Kerwin Lau, Planning Services Manager
- Marika Poynter, Principal Planner
- Melissa Chao, Senior Planner

IUSD
- Kelvin Okino, Executive Director of Facilities Planning & Construction
- Jesse Barron, Assistant Director of Facilities Planning

I. 6th Cycle Housing Element Update
   a. State mandated RHNA allocation
   b. Overview of work effort
   c. Potential implications for the District

II. Other?

Attachment:
1. City of Irvine 6th Cycle Final RHNA Numbers (from SCAG)

Attachment 1

Final 6th Cycle RHNA Numbers from SCAG

Income Category (% of County Area Median Income (AMI))	Units
Extremely Low / Very Low (0% - 50% AMI)	6,396
Low (51% - 80% AMI)	4,235
Moderate (81% - 120% AMI)	4,308
Above Moderate (120% AMI or above, which is considered market rate)	8,671
TOTAL	**23,610**

2. RHNA/HEU Slides for IUSD Board Meeting on May 18, 2021

IRVINE UNIFIED SCHOOL DISTRICT

FACILITIES STUDY SESSION

May 18, 2021



Board of Education

Paul Bokota, President
Lauren Brooks
Ira Glasky
Sharon Wallin
Cyril Yu

RHNA/IRVINE HOUSING ELEMENT UPDATE

What is the Irvine Housing Element Update?

The upcoming October 2021 through October 2029 Housing Element is the sixth update to the City of Irvine Housing Element and is referred to as the 6th Cycle Housing Element. In the update, the City must identify enough potentially developable land suitable for residential use (i.e., site inventory) to meet Irvine's new Regional Housing Needs Assessment (RHNA) allocation.

How many dwelling units are in the allocation for the City of Irvine?

23,610 units are in the allocation. Any residential building permits pulled after July 2021 will count towards the RHNA allocation. All currently planned TIC and FivePoint entitled future units (6,000-7,000) are in IUSD's projections.

RHNA/IRVINE HOUSING ELEMENT UPDATE

Where could the remaining allocated units be developed?

The City of Irvine has preliminarily identified the following areas: Irvine Business Complex (IBC), Great Park Neighborhoods, Irvine Spectrum particularly Planning Area 32 (Train Station south of the Great Park) in addition to smaller infill areas and underutilized sites throughout the City. A more detailed draft plan is expected later in the Summer.

What is the timeline for the Housing Element Update?

- Now: City of Irvine staff prepare draft Housing Element
- Summer 2021: Public review of draft Housing Element
- Fall 2021: Adoption of Housing Element (General Plan Update to follow)

Facilities staff anticipates providing a more detailed update at the Fall 2021 Facilities Study Session

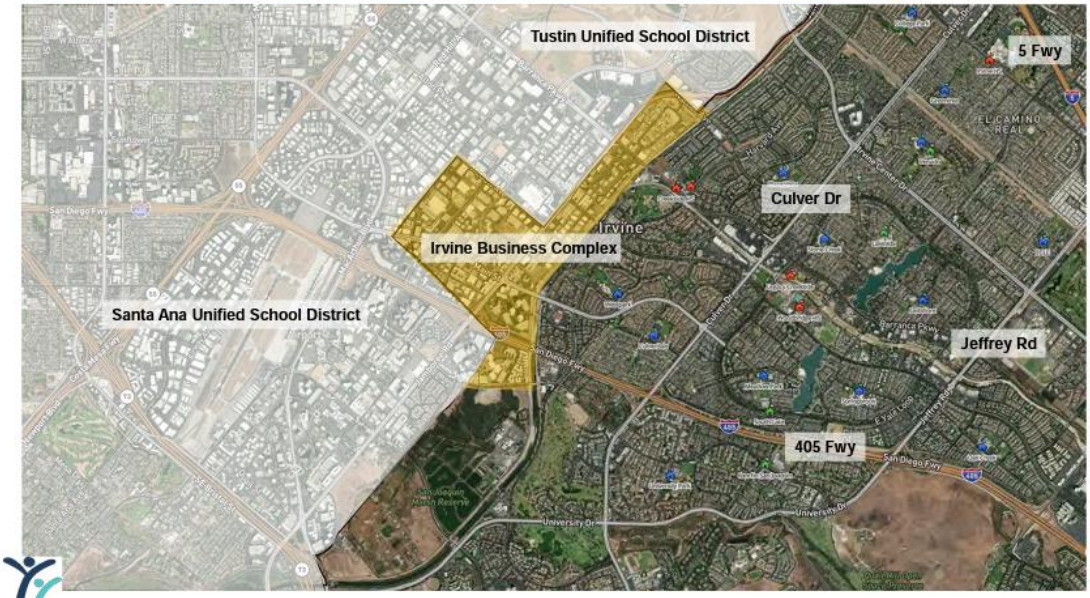
Where can I go for more information?

www.cityofirvine.org/HEUpdate

POTENTIAL DEVELOPMENT AREAS (SPECTRUM/PA 32)



POTENTIAL DEVELOPMENT AREAS (IBC)



3. Email Correspondence

From: Melissa Chao
To: Jesse Barron
Subject: RE: Housing Element Presentation
Date: Thursday, May 6, 2021 9:17:00 AM
Attachments: HEU Opportunity Areas.pptx, image001.png

Hi Jesse:

I think the maps are good. Attached are the ones we used for the workshop presentation. Please feel free to use them if you prefer.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 | F 949-724-6440
mchao@cityofirvine.org

From: Jesse Barron <JesseBarron@iusd.org>
Sent: Thursday, May 6, 2021 9:06 AM
To: Melissa Chao <MChao@cityofirvine.org>
Subject: RE: Housing Element Presentation

Hi Melissa,
Thank you for your notes. I will implement them as appropriate. Are you ok with the maps provided?

Jesse Barron
Assistant Director, Facilities Planning | Irvine Unified School District
949-936-5316 | 2015 Roosevelt | Irvine, CA 92620 | iusd.org

IRVINE UNIFIED SCHOOL DISTRICT

From: Melissa Chao <MChao@cityofirvine.org>
Sent: Thursday, May 6, 2021 8:41 AM
To: Jesse Barron <JesseBarron@iusd.org>
Subject: RE: Housing Element Presentation

Hi Jesse:

Kerwin and I reviewed the slides and our notes are contained on the attachment. Please use as you see fit.

If Marika has additional comments, I will forward under separate cover later today. Wanted to

provide you with what we have so far case you are under a time constraint.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 | F 949-724-6440
mchao@cityofirvine.org

From: Jesse Barron <JesseBarron@iusd.org>
Sent: Wednesday, May 5, 2021 7:54 AM
To: Melissa Chao <MChao@cityofirvine.org>
Subject: RE: Housing Element Presentation

Hi Melissa,
See attached PPT of the 5 slides.

Jesse Barron
Assistant Director, Facilities Planning | Irvine Unified School District
949-936-5316 | 2015 Roosevelt | Irvine, CA 92620 | iusd.org

IRVINE UNIFIED SCHOOL DISTRICT

From: Melissa Chao <MChao@cityofirvine.org>
Sent: Tuesday, May 4, 2021 6:15 PM
To: Jesse Barron <JesseBarron@iusd.org>
Subject: RE: Housing Element Presentation

Hi Jesse:

Is it possible to send the actual slides for editing/commenting?

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 | F 949-724-6440
mchao@cityofirvine.org

From: Jesse Barron <JesseBarron@iusd.org>
Sent: Tuesday, May 4, 2021 3:41 PM
To: Melissa Chao <MChao@cityofirvine.org>
Subject: RE: Housing Element Presentation

Hi Melissa,

See draft slides. Again, our presentation to our Board isn't until May 18th so there is plenty of time for us to add/change/remove/clarify items. If you could provide me your comments in the next few days I would appreciate it. I anticipate making the maps more readable. Those are just placeholders as I refine the presentation. If it is easier to discuss over the phone let me know.

Jesse Barron
Assistant Director, Facilities Planning | Irvine Unified School District
949-936-5316 | 2015 Roosevelt | Irvine, CA 92620 | iusd.org



From: Melissa Chao <MChao@cityofirvine.org>
Sent: Tuesday, May 4, 2021 2:17 PM
To: Jesse Barron <JesseBarron@iusd.org>
Subject: RE: Housing Element Presentation

Sounds good. Happy to review your slides and provide any suggestions.

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Jesse Barron <JesseBarron@iusd.org>
Sent: Tuesday, May 4, 2021 1:27 PM
To: Melissa Chao <MChao@cityofirvine.org>
Subject: RE: Housing Element Presentation

Hi Melissa,
We are providing a robust presentation/update to our Board of Education on all things related to

Facilities Planning in IUSD on May 18 . A small portion of the presentation/update will be an update to the City of Irvine Housing Element Update so our Board can be made aware of our preliminary planning activities and the communication we have had thus far with your team. Can I send you my draft slides to verify that I am appropriately describing where the city is in the process and how the process will play out? For context, the update will be 5 slides in a presentation of 92 slides. To the extent possible, I have tried to copy verbiage used by City of Irvine staff in their presentations.

Thank you,

Jesse Barron
Assistant Director, Facilities Planning | Irvine Unified School District
949-936-5316 | 2015 Roosevelt | Irvine, CA 92620 | iusd.org

IRVINE UNIFIED SCHOOL DISTRICT

From: Melissa Chao <MChao@cityofirvine.org>
Sent: Monday, April 26, 2021 10:09 AM
To: Jesse Barron <JesseBarron@iusd.org>
Subject: RE: Housing Element Presentation

Hi Jesse:

A PDF of the presentation and video recording of the community workshop 1 is available at www.cityofirvine.org/HEUpdate

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Jesse Barron <JesseBarron@iusd.org>
Sent: Wednesday, April 21, 2021 9:47 AM
To: Melissa Chao <MChao@cityofirvine.org>
Subject: RE: Housing Element Presentation

Thank you very much Melissa!

From: Melissa Chao <MChao@cityofirvine.org>
Sent: Wednesday, April 21, 2021 9:09 AM
To: Jesse Barron <JesseBarron@iusd.org>

Subject: RE: Housing Element Presentation

Hi Jesse:

Below are the final RHNA numbers for Irvine.

We are finalizing the workshop presentation (hopefully) today. When is your board meeting?

Thanks,

Final 6th Cycle RHNA Numbers from SCAG

Income Category (% of County Area Median Income (AMI))	Units
Extremely Low / Very Low (0% - 50% AMI)	6,396
Low (51% - 80% AMI)	4,235
Moderate (81% - 120% AMI)	4,308
Above Moderate (120% AMI or above, which is considered market rate)	8,671
TOTAL	**23,610**

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Jesse Barron <JesseBarron@iusd.org>
Sent: Wednesday, April 21, 2021 8:27 AM
To: Melissa Chao <MChao@cityofirvine.org>
Subject: FW: Housing Element Presentation

Hi Melissa,
Can you give me the latest and greatest RHNA allocation table? We are preparing an update for our Board of Education and I would like to give them the most up to date figure. Also, I plan to attend the virtual meeting tomorrow. If I could get the presentation to augment for our Board I would greatly appreciate it.

Thank you,

Jesse Barron
Assistant Director, Facilities Planning | Irvine Unified School District

From: Kelvin Okino
To: Kerwin Lau
Cc: Marika Poynter; Melissa Chao; Jesse Barron
Subject: RE: Housing Element Presentation
Date: Wednesday, April 7, 2021 12:39:49 PM
Attachments: image003.png

Good Afternoon Kerwin:

It was a pleasure meeting all of you. We appreciate the City looping us in and keeping us informed.

Thank you.

Kelvin Okino
Executive Director, Facilities Planning and Construction | Irvine Unified School District
949-936-5305 | kelvinokino@iusd.org | 2015 Roosevelt | Irvine, CA 92620 | iusd.org

IRVINE UNIFIED SCHOOL DISTRICT

From: Kerwin Lau <klau@cityofirvine.org>
Sent: Monday, April 5, 2021 9:33 AM
To: Kelvin Okino <KelvinOkino@iusd.org>; Jesse Barron <JesseBarron@iusd.org>
Cc: Marika Poynter <mpoynter@cityofirvine.org>; Melissa Chao <MChao@cityofirvine.org>
Subject: Housing Element Presentation

Hi Kelvin and Jesse,

Thanks for taking the time to meet with us last week regarding the Housing Element update. Attached for your reference is the City Council scoping session presentation.

Thanks
Kerwin

Public Engagement

Appendix A-N: Stakeholder Meetings for Affordable Housing

Table of Contents

1. Meetings Participant List
2. Meeting Discussion Guide
3. Aggregated Summary and Analysis

Meetings Participant List

- **Related California:** For-profit housing developer that has built several 100% affordable housing properties in Irvine. Related focuses on affordable family andseni housing with on-site supportiveresident services.
- **Bridge Housing:** Non-profit developer specializing in developments that support the community with a range of expertise in affordable family and senior housing using transit-oriented, infill, and sustainable development, as well as mixed-use/mixed-income, supportive housing,assisted living and affordable ownership housing.
- **Impact Housing:** Specializes in modular construction and workforce housing at low and moderate income levels.
- **C&C Development:** Non-profit affordable housing developer specializing in new construction, acquisiton and rehabilitation, adaptive reuse and sustainable development, including senior and other special needs housing with on-site supportive resident services.
- **Orange County Community Housing Corporation (OCCHC):** Non-profit affordable housing developer focusing on extremely low income levels via small scattered sites. OCCHC created its signature program, SteppingUp, to build upon the contiuum of care for at-risk families focusing on affordable housing, college awareness as well as economic empowerment and preparing for homeownership.
- **Innovative Housing Opportunities (IHO):** Non-profit affordable housing developer for low-to moderate-income individuals and families with over four decades of experience in Southern California. IHO is committed to creating comprehensive mixed-income, mixed-use, and mixed population communities and economic empowerment opportunties.
- **Jamboree Housing Corporation:** Non-profit affordable housing developer providing a full range of high-quality housing affordable to lower income households with on-site supportive resident services.
- **Irvine Community Land Trust (ICLT):** According to the Adaptation Clearinghouse case study, ICLT is an initially city-established CLT designed to support infill development of sustainable, permanently affordable housing. ICLT offers homes on a shared-equity model where buyers purchase the improvement and get rights to the land through a 99-year ground lease that includes resale restrictions to ensure permanent affordablity (e.g. Sage Park). ICLT also has two 100% affordable rental housing properties as well as affordable scattered condominium units in Irvine.

  Developments incorporate green housing design and offer extensive community amenties and provide services to residents including those with special needs or at-risk groups (e.g., Doria, Alegre, Salerno, and Parc Derian). In 2017, the ICLT incorporated as an independent non profit separate from the City transitioning to

a more classic community-controlled governing board. ICLT continues to produce and preserve affordable properties through direct transfer of property from the Irvine's Inclusionary Zoning requirements and/or Development Agreements to the ICLT's portfolio.

Meeting Discussion Guide

a) What are some challenges and opportunities you face as a developer while trying to develop affordable housing in Irvine?

b) Are there any constraints with obtaining loans (construction and/or permanent) for a project in Irvine?

c) Have you encountered any programs, procedures, or incentives in other cities that have significantly facilitated housing development?

d) As funding for affordable housing is severely limited and not sufficient for the need, what types of things can the City do to incentivize affordable housing projects (e.g., zoning, fee deferrals, streamlining, etc.)?

e) Have you considered a project in Irvine within the last three years? Why or why not?

f) In your opinion, what are some creative housing solutions that would help a city like Irvine develop more affordable housing? Would implementing a by-right affordable housing development overlay help?

g) Are you interested in potentially partnering with a church or religious institution for a project (per recently passed AB 1851)? What could the City do to assist?

Aggregated Summary and Analysis

The summary is aggregated to maintain anonymity as requested by some participants.

Comments Received	How Comment was Address in HE
High land costs and finding sites (for sale or ground lease) is challenging bearing in mind location considerations, the local political climate, and availability of gap financing	Addressed under Program PP-A.3 in the HE to establish zoning overlays to allow for multi-family residential in non-residential areas, including religious institutions and schools. This facilitates and expands land opportunities and may encourage on-site workforce housing as an employer. Additionally, Program PP-A.4 encourages the Subdivision of Sites that are 10 or more acres, consistent with HCD's residential development feasibility size range of 0.5 to 10 acres in size. Addressed under Program PP-C.1 in the HE to update the City's Zoning Ordinance to allow for higher densities in areas with underdeveloped/underutilized property, including overlays allowing residential uses in commercial areas. In conjunction with programs such as Homekey and Roomkey, this could facilitate hotel conversions for permanent housing. Lastly, Programs under Objective F of Goal 4 are related to leveraging City owned land for development of 100 percent affordable housing projects and pursuing land acquisition opportunities with complementary partners. As part of the subsequent General Plan Update/Zoning Ordinance Amendment work effort, City staff will explore ways to reduce or eliminate assessments on land..
Supportive of inclusionary ordinance	Addressed under Goal 4 the Housing Plan section of the HE is to update the City's existing inclusionary ordinance as part of the subsequent General Plan Update and Zoning Ordinance Amendment work effort. The work effort will include a potential increase to mandate 20 percent of new housing projects at affordable price points, rather than the current 15 percent.
Need gap financing and more financing sources because the cost of project exceeds revenue	Goal 4 of the Housing Plan section includes policies, programs, and actions for securing and assisting with affordable housing funding. In

	particular, Policy HE-E.3 to increase the affordable in-lieu fee to reflect current costs and the various programs under Objective E of Goal 4 related to funding sources for affordable projects. Additionally, Program PP-I.3 aims to leverage all funding options such as joining the Orange County Finance Trust (OCHFT), a joint power authority comprised of many Orange County cities. OCHFT can provide additional funding options for affordable housing developers.
Financing is increasingly competitive, especially 9 percent tax credit projects (i.e., California Tax Credit Allocation Committee or "TCAC") where project sites need to score the full 15 points in the site amenities (e.g., transit, public park/community center, public library, full-scale grocery store, schools, senior center if senior development, medical clinic, pharmacy, and high speed internet service) to be competitive	Addressed under Program PP-C.1 in the HE to update the City's Zoning Ordinance to allow for higher densities in areas with underdeveloped/underutilized property, including overlays allowing residential uses in commercial areas. The program may facilitated the conversion of retail centers into mixed-use. Additionally, addressed under Program PP-G.3 to make appropriate zoning changes as part of the subsequent General Plan Update and Zoning Ordinance Amendment to encourage the development of affordable housing in resource-rich areas. Encouraging mixed-use and adding affordable housing at retails centers is conducive to the 9 percent TCAC scoring criteria.
Entitlement process is lengthy and risky (e.g., interest rates fluctuate/different tax regulations)	Addressed under the policies and programs listed under Objective B of Goal 1 of the HE to streamline the development process. Specifically, Policy HE-B.1 to expedite the entitlement process for affordable housing developments.
Consider objective design standards for affordable by right for sites to the degree possible	Under the residential and mixed-use overlays in Programs PP-A.3 and PP-C.1, the City will explore design standards and evaluate other cost/time savings mechanisms in conjunction with the development of the residential and mixed-use overlays during the subsequent General Plan Update/Zoning Ordinance Amendment work effort.
Expedited permit processing	Addressed by Program PP-B.5 to explore dedicated staff for affordable housing entitlement, permit, and fee processes.

	Additionally, addressed under Program PP-H.2 to monitor and adjust City fees, development standards, incentives, and development review processes, where legally and financially feasible, to ensure such requirements do not unduly constrain housing development.
Defer development fees until Certificates of Occupancy	Addressed by Policy HE-B.2 to evaluate the costs and benefits of restructuring the development fee collection process and identify opportunities to do so for affordable housing projects.
Increased density because of high land values and where appropriate; potentially with reduced parking	As indicated under Goals 1 and 2 of the Housing Plan section, it is anticipated that the subsequent General Plan Update and Zoning Ordinance Amendment work effort will maximize density where appropriate with proposed residential overlays. Under Program PP-H.2, the City will adjust development standards in conjunction with creating residential and mixed-use overlays during the subsequent General Plan Update/Zoning Ordinance Amendment work effort. Several affordable housing developers active in the region indicated that providing parking spaces on-site is expensive; however, demand for spaces is high regardless of income level.
Consider smaller units and requiring less minimum features (e.g., elevators, washer/dryer in every unit, free Wi-Fi, PV)	Addressed by Program PP-G.2 in HE to adopt ordinances and policies that encourage a diverse housing stock, including innovative design prototypes and/or construction. As an on-going existing practice, encourage all housing builders to participate in the Universal Design Program and educate contractors/remodelers on these design features for residential rehabilitation projects to allow for aging in place and enhancing usability for children and persons with disabilities.
Consider a Request of Qualifications (RFQ) instead of a Request for Proposals (RFP) to create program and funding through a public process. The existing RFP process to bid on a specific affordable housing/inclusionary project is lengthy and expensive and it is hard to achieve the stated RFP objectives because of cost constraints and ability to secure funding.	Addressed by Policy PP-H.2 in HE to monitor and adjust City fees, development standards, incentives and development review processes, where legally and financially feasible, to ensure such requirements do not unduly constrain housing development. This consideration could be further explored during the General Plan

	Update/Zoning Ordinance Amendment work effort,
Consider partnerships between market-rate and affordable developers where the market-rate developer pays inclusionary fees to the affordable housing developer to gain housing faster because it can be entitled as one project	Addressed by Policy HE-E.3 to update the inclusionary housing policies and in-lieu fees. Staff will explore this concept during the subsequent General Plan Update/Zoning Ordinance Amendment work effort. Addressed by Policy HE-G.4 in HE to promote and facilitate new partnerships with various organizations with different housing needs and between various entities with complementary housing objectives.

Public Engagement

Appendix A-O: Community Workshops on April 22, 2021 and April 29, 2021

Table of Contents

1. Presentation
2. Live Polling Results
    A. April 22, 2021
    B. April 29, 2021
3. Workshop Attendee Lists
4. Social Media Posts
5. Press Release
6. Email Newsletter
7. Workshop Announcements (Oral)
8. Community Workshop Fliers (see Appendix Section A-D, Print Media)

1. Presentation



Agenda

- Welcome & Introductions
- Housing Element Background – State Requirements
- Community Profile – Irvine Today
- Regional Housing Needs Assessment (RHNA)
- Site Inventory
- Next Steps
- Q & A



Welcome & Introductions

City Staff

- Kerwin Lau
  Planning Services Manager
- Marika Poynter
  Principal Planner

Harris & Associates.

- Hitta Mosesman
- Jordan Perez



How to Participate – Share Your Ideas

- **During the presentation:**
  - Audience will be muted
  - If you have a question, type it into Q & A

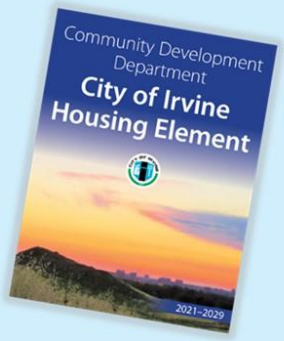


- **After the presentation:**
  - Questions in Q & A answered first
  - After Q & A questions answered, click the Raised Hand
  - Raised Hand comments limited to three minutes per person per round
  - Please be mindful of background noise



What is a Housing Element?

- **<u>State-mandated</u> policy document/part of the City's General Plan**
  - Primary planning document to address <u>City's housing needs</u>
  - State law <u>requirement for all cities & counties</u>
  - <u>Housing needs</u> of residents of <u>all income levels</u>
  - <u>State</u> Department of Housing and Community Development (HCD) <u>reviews and certifies</u>





Housing Element Does Not

- Require the City to build housing units
- Provide funding
- Authorize construction
  - Projects still need to go through the development review process





Housing Element Update

6

Why is the Housing Element Being Updated?

- State law requires an update every eight years
- Incorporates State housing law requirements
- Shows how City will facilitate housing demand/growth
- Allows eligibility for State funding for housing
- Involves community in housing planning process to develop effective housing policies and programs



Housing Element Update

7

Housing Element Components

- Community characteristics:
  - population, income, and employment
- Existing & projected housing needs by category
  - challenges and opportunities
- Goals & objectives/policies & programs to address housing needs
- List of land for future housing at different income levels – site inventory





Demographics

- **Population:** 281,707 (2020)
  - 3.4% annual growth rate (2000-2020)
- Housing Tenure: **47% Owner & 53% Renter**
- **Median Sales Price:** existing homes (2018): $918,000
  - 197% increase (2000 – 2018)
- 50% of renter households spend 30% or more of gross income on housing



Sources: SCAG pre-certified local housing data, August 2020



Housing Trends – Existing Housing Types

Housing Type	# of Units	Percentage
Single-Family Detached	43,013	39.5%
Single-Family Attached	17,187	15.8%
Multi-Family, 2-4 units	6,765	6.2%
Multi-Family, 5+ units	40,692	37.4%
Mobile Homes	1,165	1.1%
TOTAL	**108,822**	**100%**

Source: SCAG pre-certified local housing data, August 2020



Survey Results – Housing





General Plan Update Survey – August 2020

- **NOT ENOUGH**
  - Multi-family housing (market rate & affordable) and near public transit
  - Housing for seniors, students, and special needs
- **NEW HOUSING**
  - Spread throughout business districts and near existing housing (Infill)
  - Mix of single and multi-family
  - New services



Polling Questions



Do You Agree with the Survey Results?
A Deeper Dive…





Regional Housing Needs Assessment (RHNA)





What is RHNA?

- Regional Housing Needs Assessment
- Minimum # Units planned for each community (8 Years) – Mandated by State
- RHNA for Southern California: 1.34 million units
- Southern California Association of Governments Regional Planning Agency
  - Develops methodology and allocates units to cities and counties





RHNA Process





RHNA Allocation

% of County Area Median Income (AMI)	Units
Category 1 (0 – 50 % AMI)	6,396
Category 2 (51 – 80% AMI)	4,235
Category 3 (81 – 120% AMI)	4,308
Category 4 (120% AMI or above; considered "market rate")	8,671
TOTAL	**23,610**

- Need to identify extra sites for Categories 1-3 due to State Law ("no net loss" buffer)
- Actual number needed will likely exceed numbers above



Site Inventory





Background

- Analysis of adequate sites suitable to accommodate RHNA
  - List and map
  - Specific locations where future housing can be built
  - Identify the potential # of homes that can be built at those locations
  - State's site selection criteria (HCD's Guidebook)
    1. Site appropriately zoned?
    2. Site suitable for development?
    3. Realistic development capacity?





Locations Generally "Off the Table"

- Preserved open space areas
- Areas with sensitive habitat or species
- Where topography isn't conducive to building (e.g., steep slopes)
- Flood zones or high-fire areas that aren't safe
- Areas deemed off-limits by John Wayne Airport (e.g., flight path, airport noise contours)







Affirmatively Furthering Fair Housing (AFFH)

- Fair and equitable distribution of housing throughout community
- Protects against communities being overburdened
- Takes into consideration:
  - Variety of housing types
  - Mix of affordability levels
  - Access to transportation, employment, and community resources





Potential Housing Strategies

- Rezone and create overlays for more homes especially near Irvine Station and job centers (IBC & Spectrum)
- Redevelop properties such as older apartment complexes and underutilized retail/office centers to include residential uses
- Expand Inclusionary Housing Ordinance
  - Increase requirement from 15 percent to 20 percent for affordable units



Potential Housing Strategies

- Ease restrictive development standards such as reduced parking requirements or using on-site shared Electric Vehicle (EV) fleet for residents
- Encourage innovative design prototypes such as smaller units with increased energy efficiency

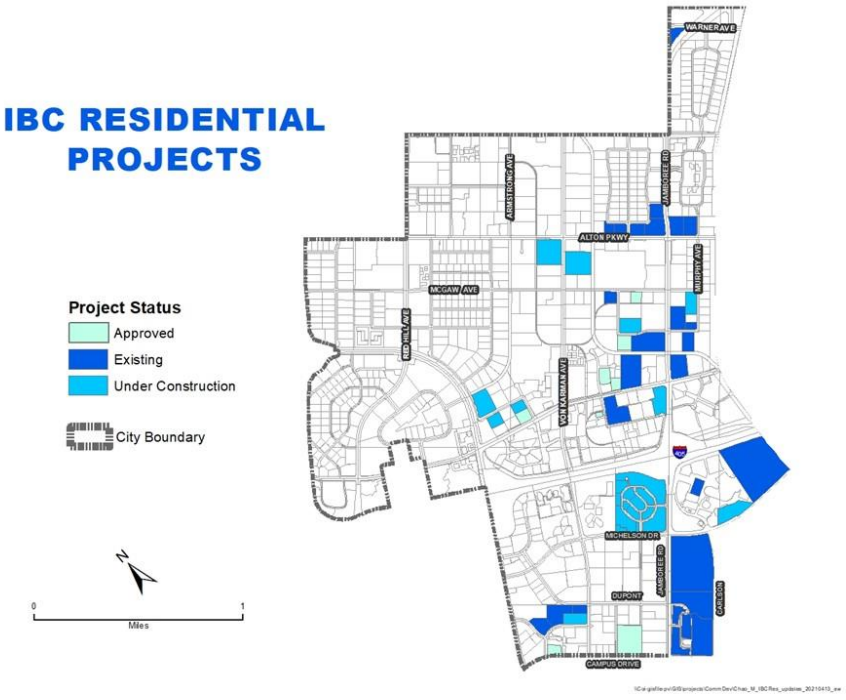




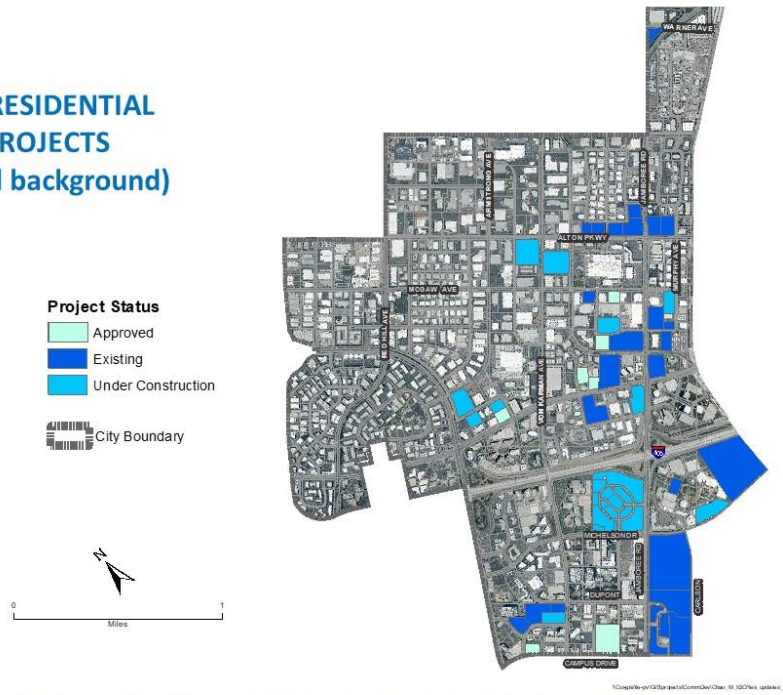
Housing Element Update

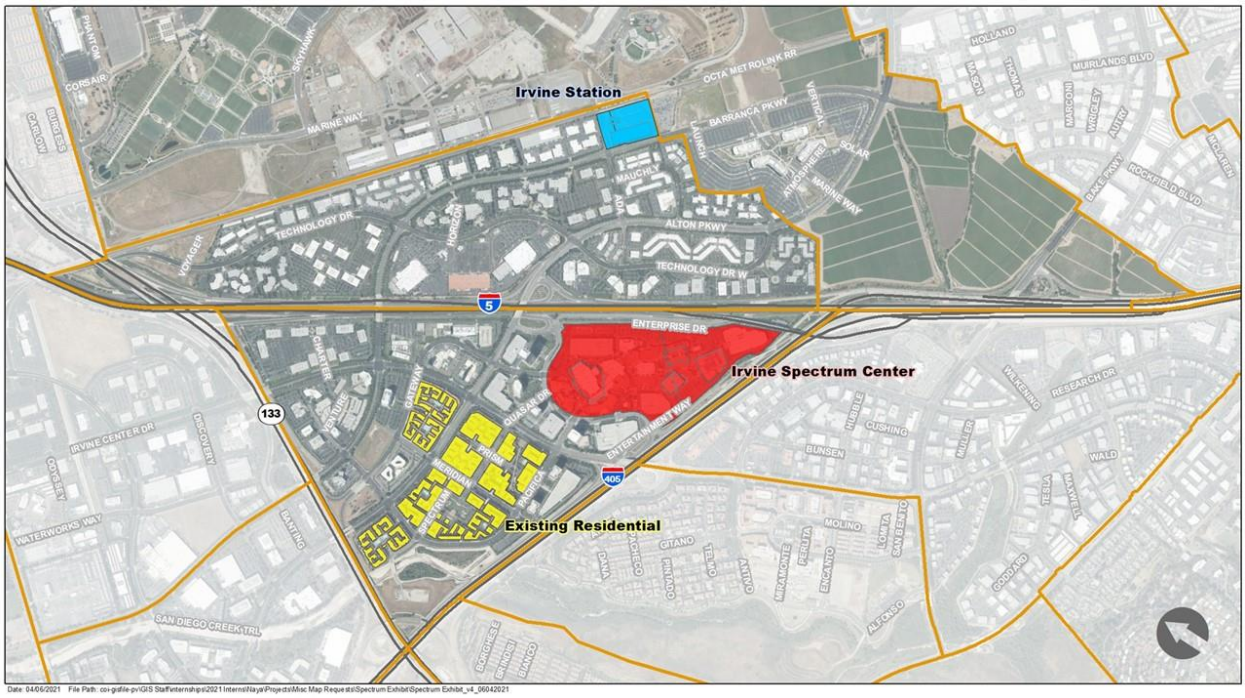
24

IBC RESIDENTIAL PROJECTS



IBC RESIDENTIAL PROJECTS (aerial background)







Polling Questions



Housing Element Update

25

See Polling Results in Sections 2a and 2b below

Next Steps





Spring 2021

- Finalize site inventory
- Prepare draft Housing Element



Summer 2021

- ***Planning Commission and City Council review***
- ***Public review of draft Housing Element (30 days)***
- State review of the draft Housing Element (60 days)
- Finalize Housing Element

Early Fall 2021 – Adoption Hearings

- ***Planning Commission***
- ***City Council***

State Due Date – October 15, 2021 for certification (120-day grace period allowed)



Questions?

HOUSINGELEMENT
CITY OF IRVINE 2021 UPDATE



More Opportunities for Involvement

We Want Your Input!

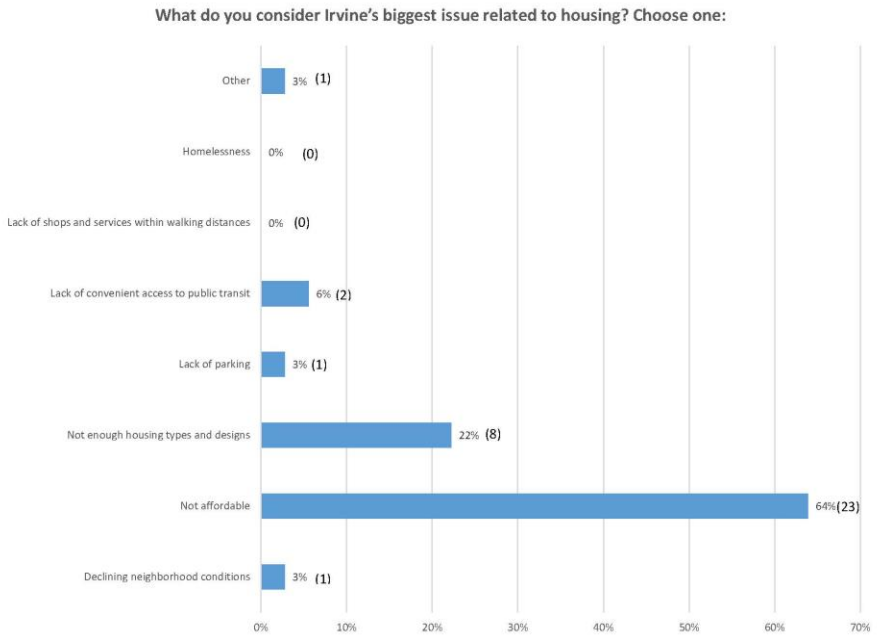
Visit *cityofirvine.org/HEUpdate*

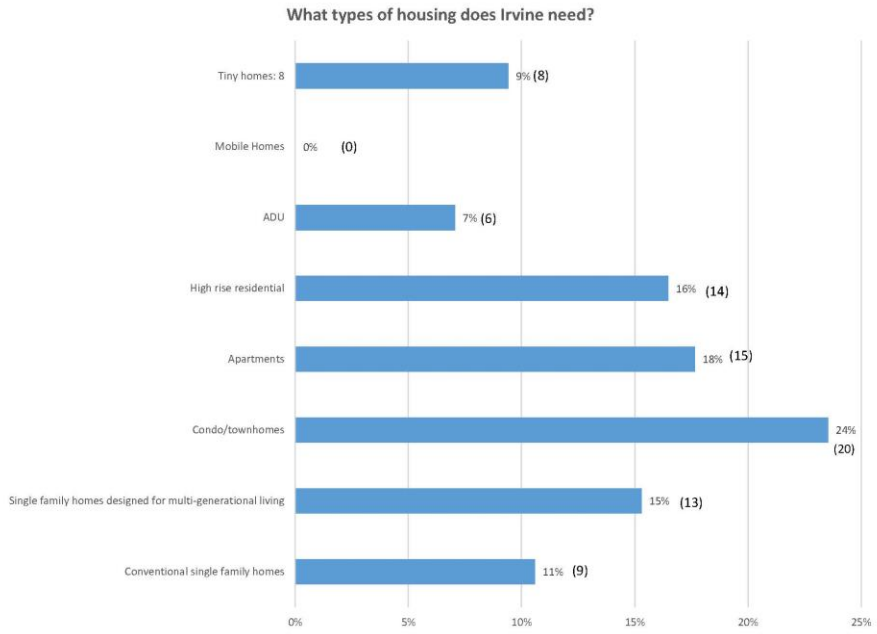
Contact Melissa Chao, Senior Planner
949-724-6395 or *mchao@cityofirvine.org*

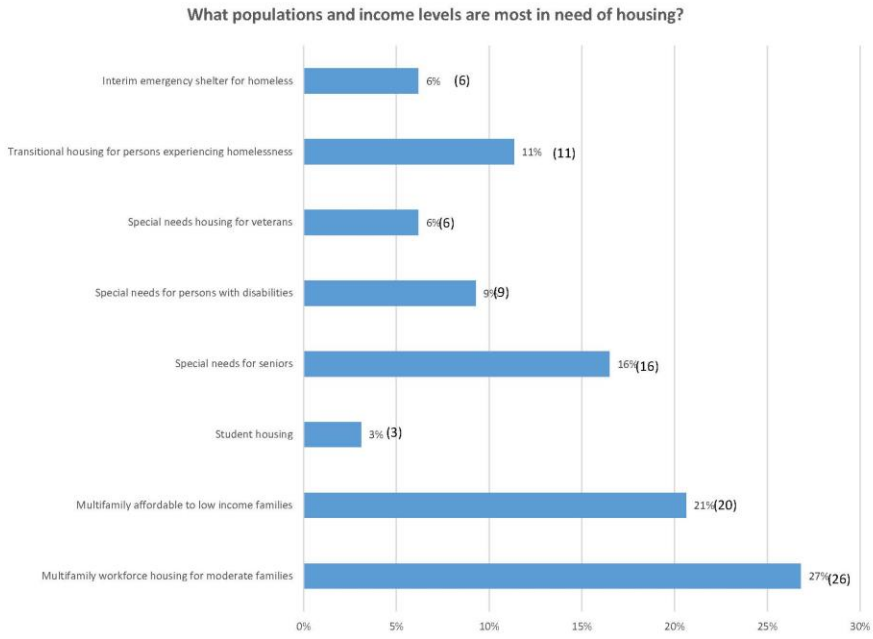
Thank you!

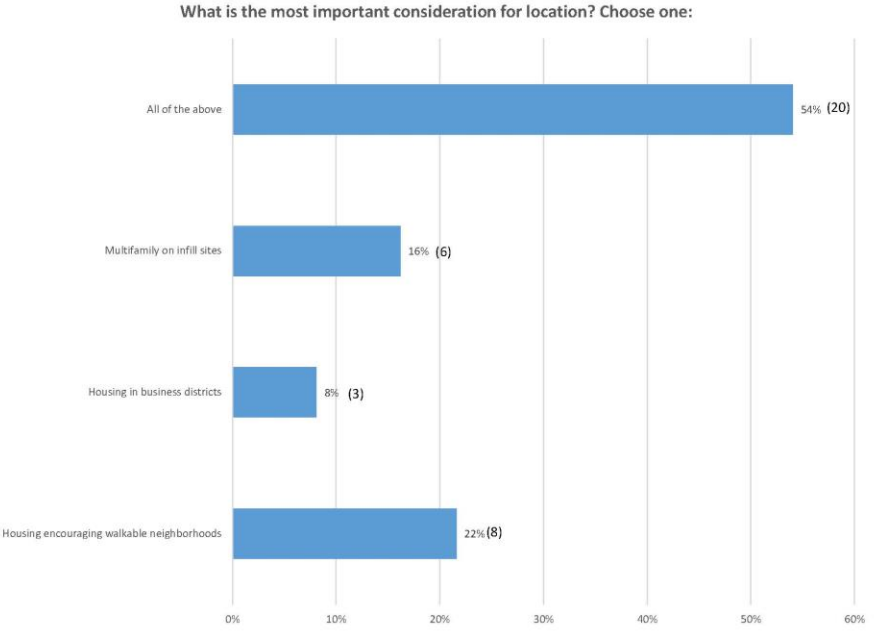


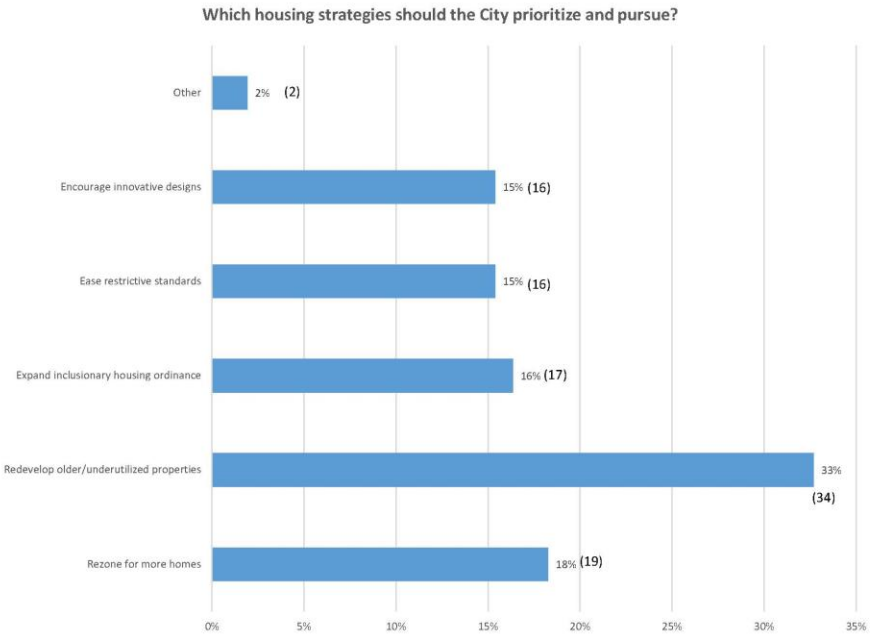
2a. Live Polling Results from April 22, 2021

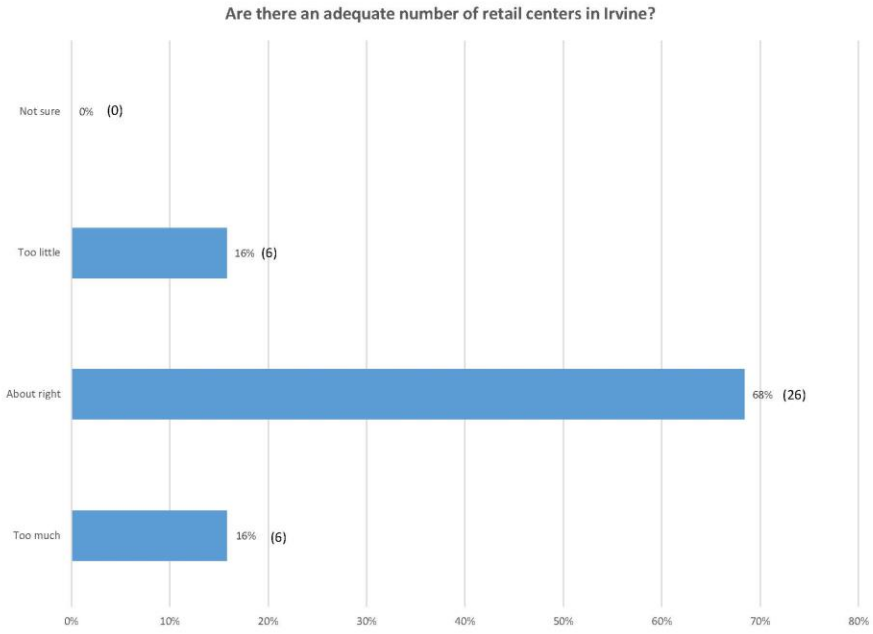


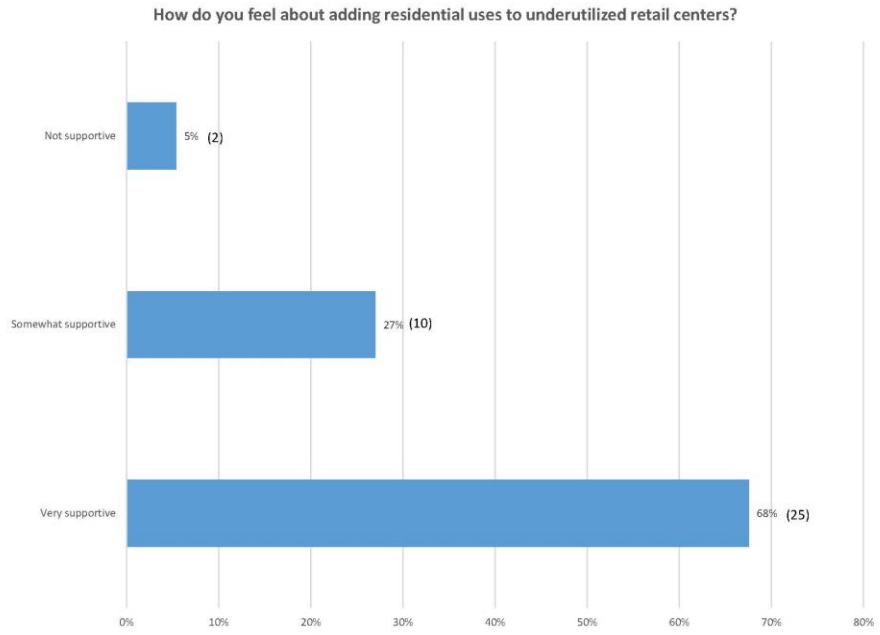


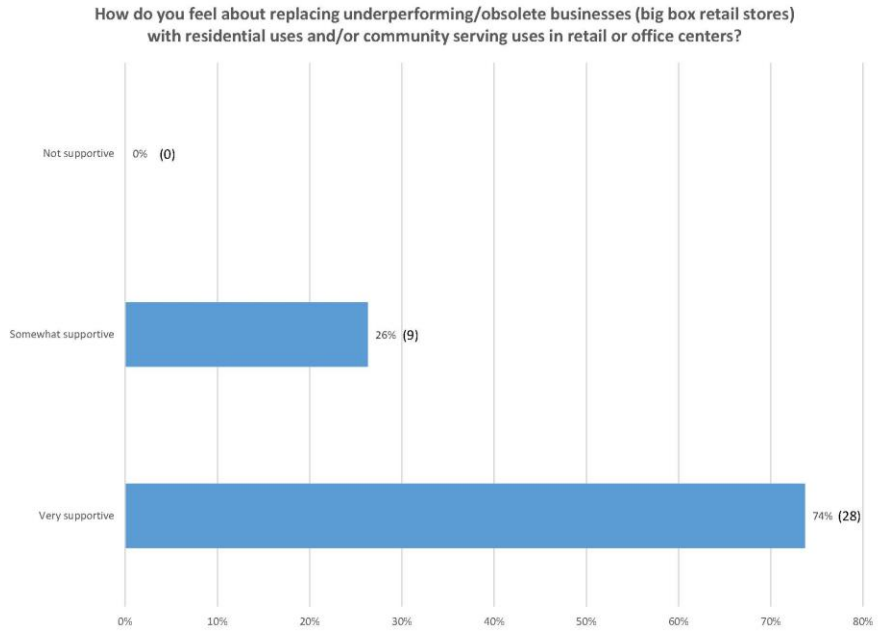

What populations and income levels are most in need of housing?
Interim emergency shelter for homeless
6% (6)
Transitional housing for persons experiencing homelessness
11% (11)
Special needs housing for veterans
6% (6)
Special needs for persons with disabilities
9% (9)
Special needs for seniors
16% (16)
Student housing
3% (3)
Multifamily affordable to low income families
21% (20)
Multifamily workforce housing for moderate families
27% (26)
0%
5%
10%
15%
20%
25%
30%


What is the most important consideration for location? Choose one:
All of the above
54% (20)
Multifamily on infill sites
16% (6)
Housing in business districts
8% (3)
Housing encouraging walkable neighborhoods
22% (8)
0%
10%
20%
30%
40%
50%
60%

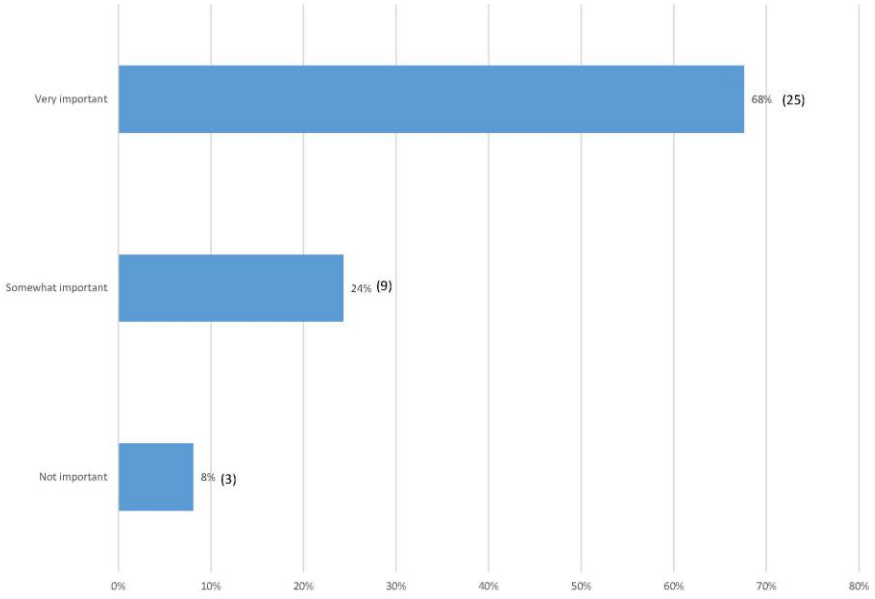

Which housing strategies should the City prioritize and pursue?
Other
2% (2)
Encourage innovative designs
15% (16)
Ease restrictive standards
15% (16)
Expand inclusionary housing ordinance
16% (17)
Redevelop older/underutilized properties
33% (34)
Rezone for more homes
18% (19)
0%
5%
10%
15%
20%
25%
30%
35%


Are there an adequate number of retail centers in Irvine?
Not sure
0% (0)
Too little
16% (6)
About right
68% (26)
Too much
16% (6)
0%
10%
20%
30%
40%
50%
60%
70%
80%

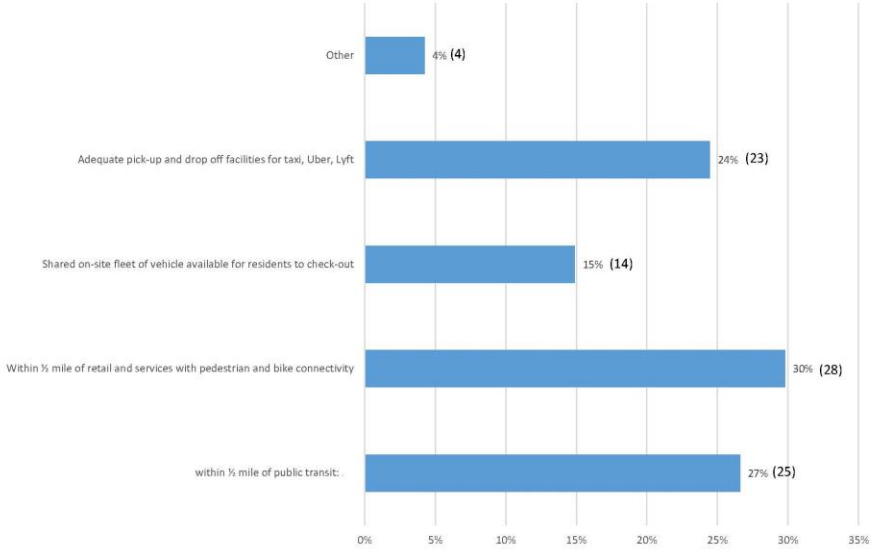

How do you feel about adding residential uses to underutilized retail centers?
Not supportive
5% (2)
Somewhat supportive
27% (10)
Very supportive
68% (25)
0%
10%
20%
30%
40%
50%
60%
70%
80%


How do you feel about replacing underperforming/obsolete businesses (big box retail stores) with residential uses and/or community serving uses in retail or office centers?
Not supportive
0% (0)
Somewhat supportive
26% (9)
Very supportive
74% (28)
0%
10%
20%
30%
40%
50%
60%
70%
80%

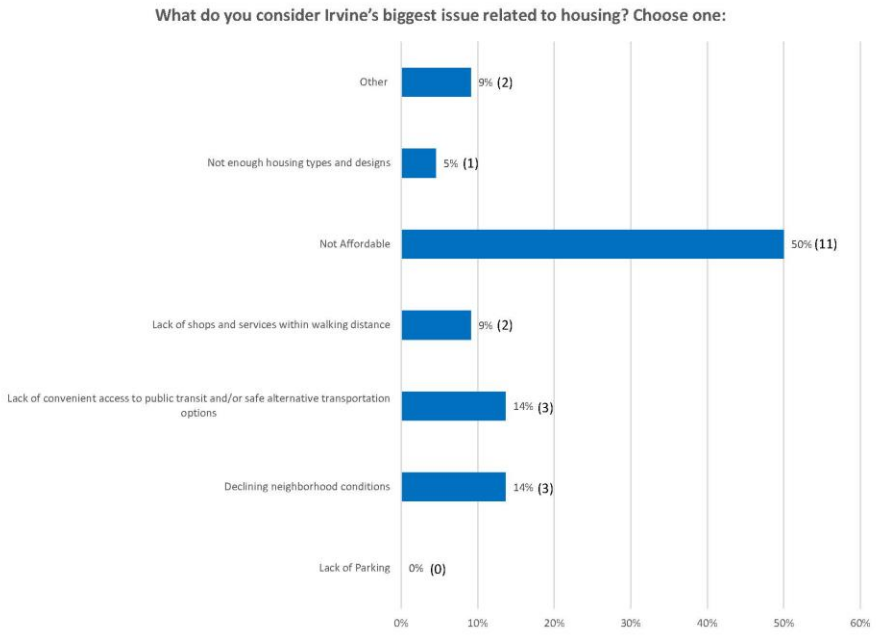
Do you think being able to walk to a shopping center from your home would be a benefit?

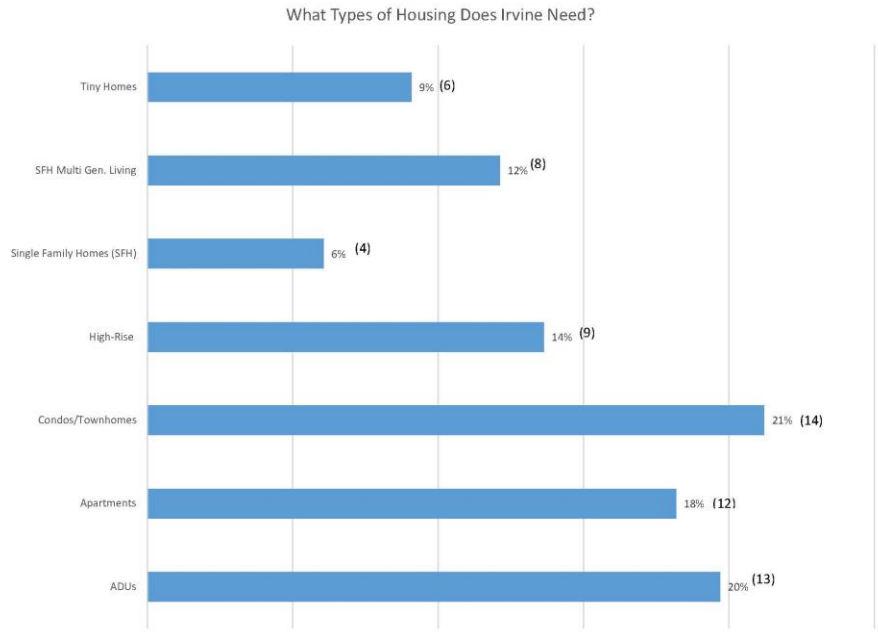


The cost of providing on-site parking for housing projects, especially affordable homes, can be prohibitive. How can the City ensure new projects adequately address specific parking needs without it being a major obstacle?

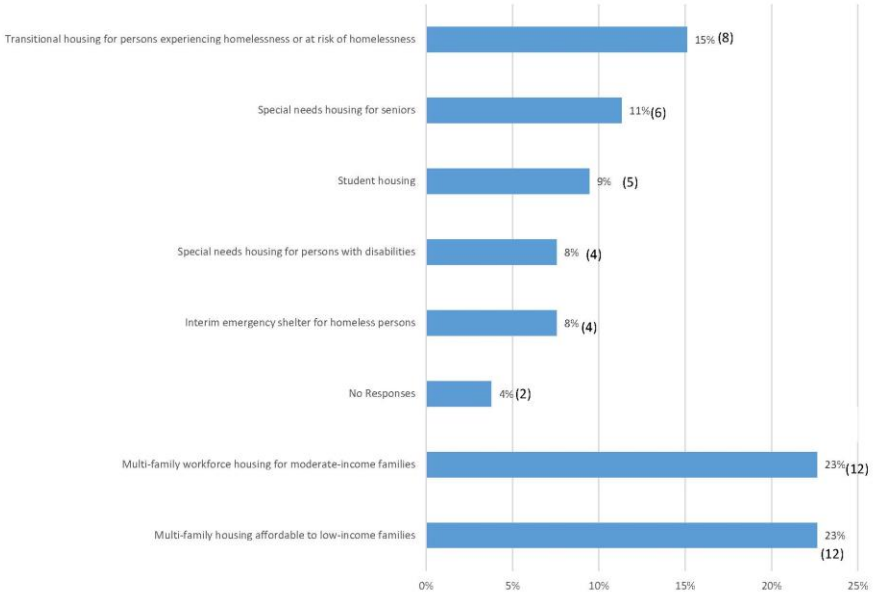


2b. Live Polling Results from April 29, 2021

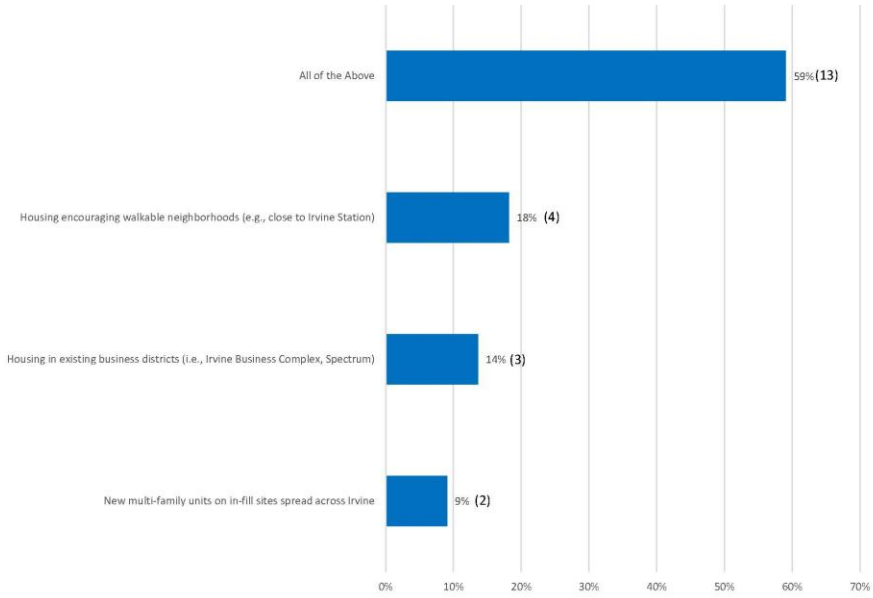




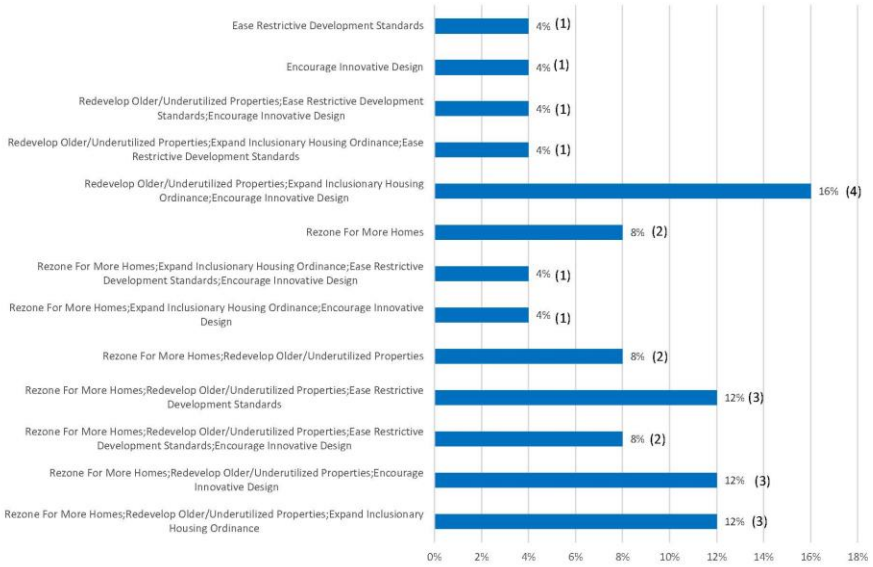
What populations and income levels are most in need of housing ?



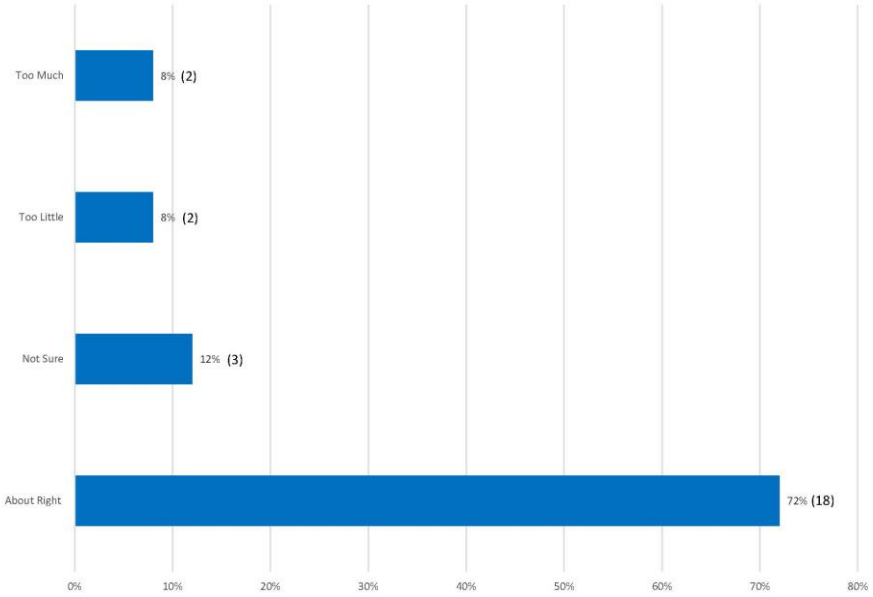
What is the most important consideration for location? Choose one:



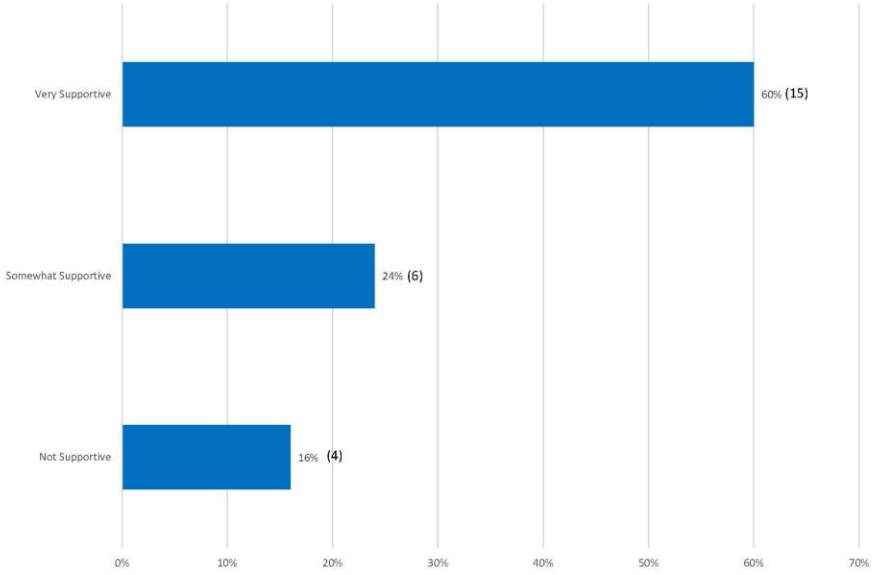
Which housing strategies should the City prioritize and pursue? Choose top three:



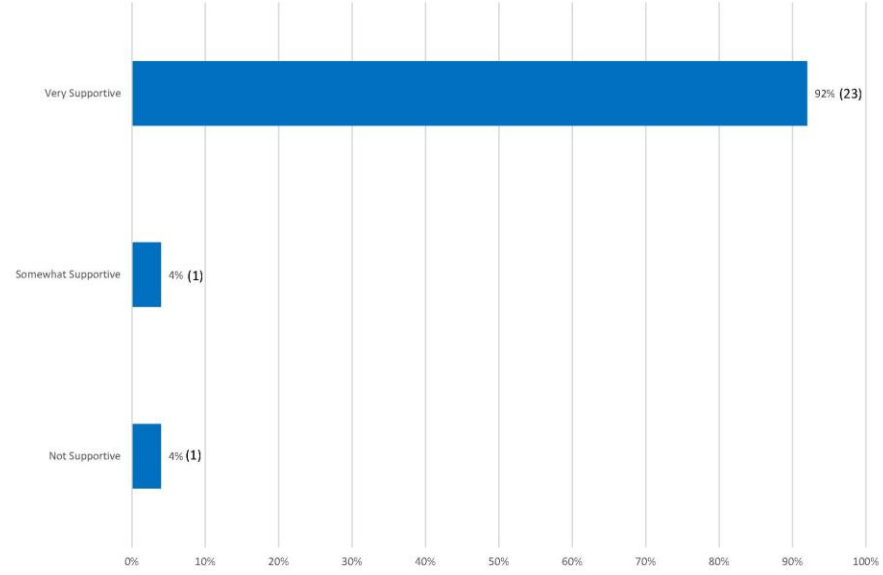
Are there an adequate number of retail centers in Irvine? Choose one:



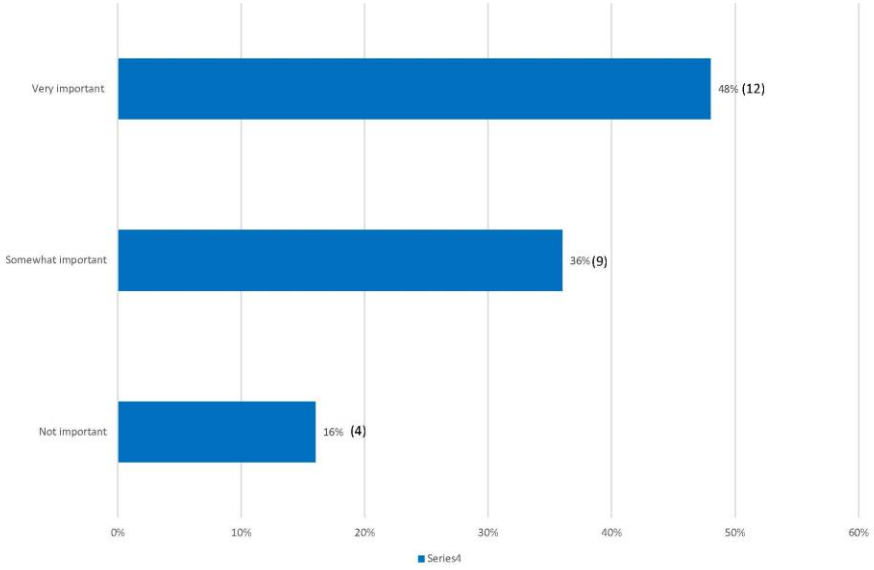
How do you feel about adding residential uses to underutilized retail centers (i.e., in parking lot)? Choose one:



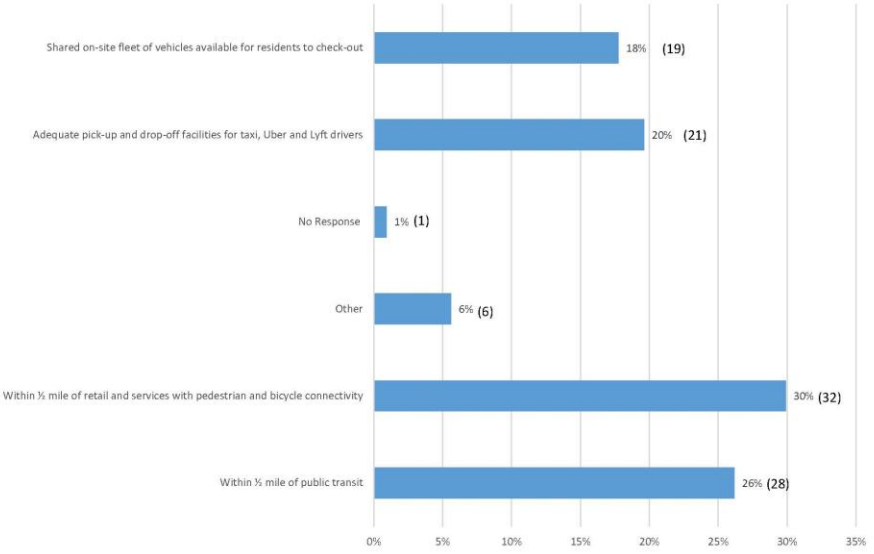
How do you feel about replacing underperforming/obsolete businesses with residential uses and/or community serving uses in retail or office centers? Choose one:



Do you think being able to walk to a shopping center from your home would be a benefit?



The costs of providing on-site parking for housing projects, especially affordable homes, can be prohibitive. How can the City ensure new projects adequately address specific parking needs without it being a major obstacle?



3. Workshop Attendee Lists

Workshop 1 on April 22, 2021 at 10 a.m. (105 participants)

Steven	Giang
Michael	Vasoghi
Pat	Davis
Nishtha	Mohendra
Nishtha	Mohendra
Yong	Song
ebec	b
Lynn	Puckett
Diane	Clark
Ken	Montgomery
Ken	Montgomery
Diane	Nied
Tiffany	Craft
Tammy	Kim
Mary Ann	Gaido
Rebecca	Hanson
Dawn	McCarty
Tracy	Franks
Florin	Tiru
Doni	Adhiningrat
Mark	Asturias
Mark	Asturias
Joanna	Chang
Meghana	Joshi
Subhransu	Tripathy
Jorge	M
Anthony	Kuo
Andrea	Maloney

John	Himes
Judith	Hernandez
ANGELA	YOUNG
Tim	Strader
Tim	Strader
Mohammad Maruf	Sharif Zada
Robert	Ramirez
Tom	
Sean	Cao
Sal	Perez
Sylvia	Walker
Carol	Clayman
Daniel	Gehman
Daniel	Gehman
Katerina	Polezhaev
James	Gerrard
Justin	Equina
Massis	Chahbazian
Warren	Wang
Vasantha	Kandasamy
Amy	S
Jeanne	Baran
David	Ehrlich
Melanie	Finkelstein
Melanie	Finkelstein
Jing	Sun
Ford	Fujii
Barbara	Arenado
john	irvine
Jennifer	Jackson
mana	asgari

Mark	Dershem
Mariana	Montenegro
Mariana	Montenegro
Richard	Green
Jeremy	Carver
Michele	Silva
Tim	Shaw
PHILIP	ANDONIU
Cherry	Lai
Michelle	Santiago
Sharon	Toranto
Emily	Yau
xhidalgo	
Josh	Goldman
Susan	Sayre
Jeanne	Villacorte
Jeanne	Villacorte
Rachel	Owens
Luke	Unal
Ira	Sadis
Kelly	Jones
Brent	Stoll
Maximina	Marin
Felicity	Figueroa
Jesse	Barron
Sheila	Rafat
Anna	Kee
Leilani	Del Rosario
Scott	Spearman
Azad	Sabounjian
Azad	Sabounjian

Azad	Sabounjian
Azad	Sabounjian
Azad	Sabounjian
Oscar R	Garcia
Richard	Walker
Sung	Kim
Sung	Kim
Lindsey	Hashimoto
Farhad	abdollahi
kyooduk	choi
Stuart	Blakeney
Martin	Reiner
Martin	Reiner
Parvin	Sardarianpour
Jamie	Ota

Workshop 2 on April 29, 2021 at 5:30 p.m. (92 participants)

Anthony	Nguyen
Gerard	Bulalacao
Jeff	Davis
Karen	Martin
Andrew	Yam
Andrew	Yam
Nancy	Neudorf
Yasmin	Diaz
Felicity	Figueroa
Jennifer	Jackson
Jinny	S
Azita	Mesbah
Hope	Dorman
Alejandra	Reyes
Martha	B

Emily	Yau
Angela	Kong
LaVonda	Jackson
Ken	Wilhelm
Robert	Ramirez
Jeanne	Villacorte
Cheryl	Cohen
Tammy	KIim
julie	g
Kedarious	Colbert
Bill	Jacobs
Kevin	Corrigan
Diane	Nied
Brent	Stoll
Tammy	Traverso
Vasantha	Kandasamy
Ken	Montgomery
Thomas	Lo
Jiun	Shen
Rebecca	Newman
Ford	Fujii
Kevin	Nguyen
Callie	Rutter
Callie	Rutter
Laura	Stearns
Richard	Walker
Rebecca	Hanson
Doug	Elliott
JBourgeois	
Robin	Hunt
Gregg	Taylerson

John	Loper
Lilia	Luo
Courtney	Santos
xenia	panameno
Dominic	Mazza
Vugar	Zeynalov
Mark	Dershem
Anamika	Bhattacharya
Tom	Mason
Lindsey	Hashimoto
Cindi	Chow
Sung	kim
Travis	Baron
Christi O	Davies
Michele	Silva
Karla	Pena
Karla	Pena
Karla	Pena
Karla	Pena
Karla	Pena
Karla	Pena
PHILIP	ANDONIU
Andrea	Maloney
N	A
N	A
Meghana	Joshi
Jennifer	Kim
Patricia	Heilig
Julissa	Orozco
Isaac	Eun
Sylvia	Walker

Grace	Yoon-Taylor
Barbara	Arenado
Deborah	Dutra
Gary	Wang
Ken	Chew
frank	amini
Carolyn	Ybarra
Farhad	Mafie
Leilani	Del Rosario
Judith	Gass
Freda	Pongetti
ANGELA	YOUNG
Cherry	Lai
Raf	Batista
Sean	Cao
Pat	Davis

4. Social Media Posts

INSTAGRAM



cityofirvine

cityofirvine Help plan the City's future housing needs and priorities. Attend one of our virtual workshops to learn about and share input on the City's Housing Element Update:

🏠 April 22, 10 a.m. to noon
🏠 April 29, 5:30 p.m. to 7:30 p.m.

To register for a workshop, and for additional information on the Housing Element Update, visit cityofirvine.org/HEUpdate. Information is available in multiple languages.

For language assistance, please email mchao@cityofirvine.org by April 30 to schedule an individualized meeting.

Liked by **orangecountyevents** and **others**

APRIL 16



cityofirvine

cityofirvine We are updating the Housing Element for the 2021-29 planning period and we want your input.

Please attend one of the following virtual community workshops to help plan the City's future housing needs and priorities:
🏠 April 22, 10 a.m. to noon
🏠 April 29, 5:30 p.m. to 7:30 p.m.

The community workshops will include a presentation on the Housing Element and an open discussion about the update.

To register for a workshop, and for additional information on the Housing

Liked by **orangecountyevents** and **others**

APRIL 12

Add a comment... Post



cityofirvine

cityofirvine We are updating the City's Housing Element and we need your input. Help plan for future housing needs and priorities in our community by attending one of these virtual workshops:

🏠 April 22, 10 a.m. to noon
🏠 April 29, 5:30 p.m. to 7:30 p.m.

To register for a workshop, and for additional information about the Housing Element Update, visit cityofirvine.org/HEUpdate. Information is available in multiple languages.

For language assistance, please email mchao@cityofirvine.org by April 30 to schedule an individualized meeting.

Liked by **irvinemoms** and **others**

APRIL 19



cityofirvine

cityofirvine Help us plan our future housing needs and priorities at a virtual workshop this Thursday, April 29, from 5:30 to 7:30 p.m.

The workshop will include a presentation on the Housing Element and an open discussion about the update.

To register for the workshop and learn more, visit cityofirvine.org/HEUpdate. Information is available in multiple languages.

For language assistance, please email mchao@cityofirvine.org by April 30 to schedule an individualized meeting.

Liked by **orangecountyevents** and **others**

APRIL 25

FACEBOOK


City of Irvine City Hall added an event.
April 12 ·
HOUSINGELEMENT
CITY OF IRVINE 2021 UPDATE
Community Workshop
THU, APR 22
Housing Element Update Community Workshops
3 Went · 16 Interested

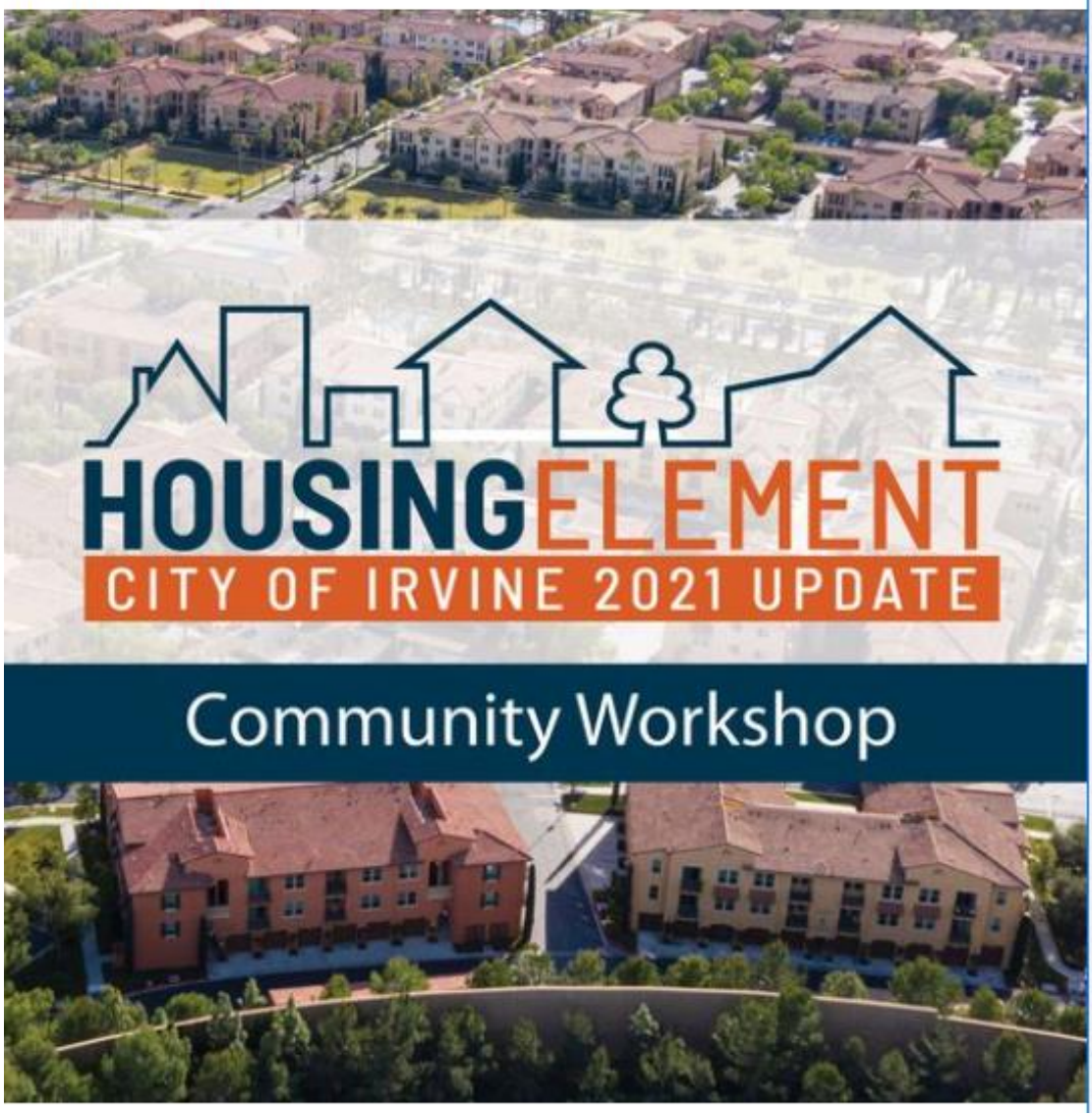
City of Irvine City Hall
Published by Irvine Ca · April 16 ·

Help plan the City's future housing needs and priorities. Attend one of our virtual workshops to learn about and share input on the City's Housing Element Update:

🏠 April 22, 10 a.m. to noon
🏠 April 29, 5:30 p.m. to 7:30 p.m.

To register for a workshop, and for additional information on the Housing Element Update, visit cityofirvine.org/HEUpdate. Information is available in multiple languages.

For language assistance, please email mchao@cityofirvine.org by April 30 to schedule an individualized meeting.



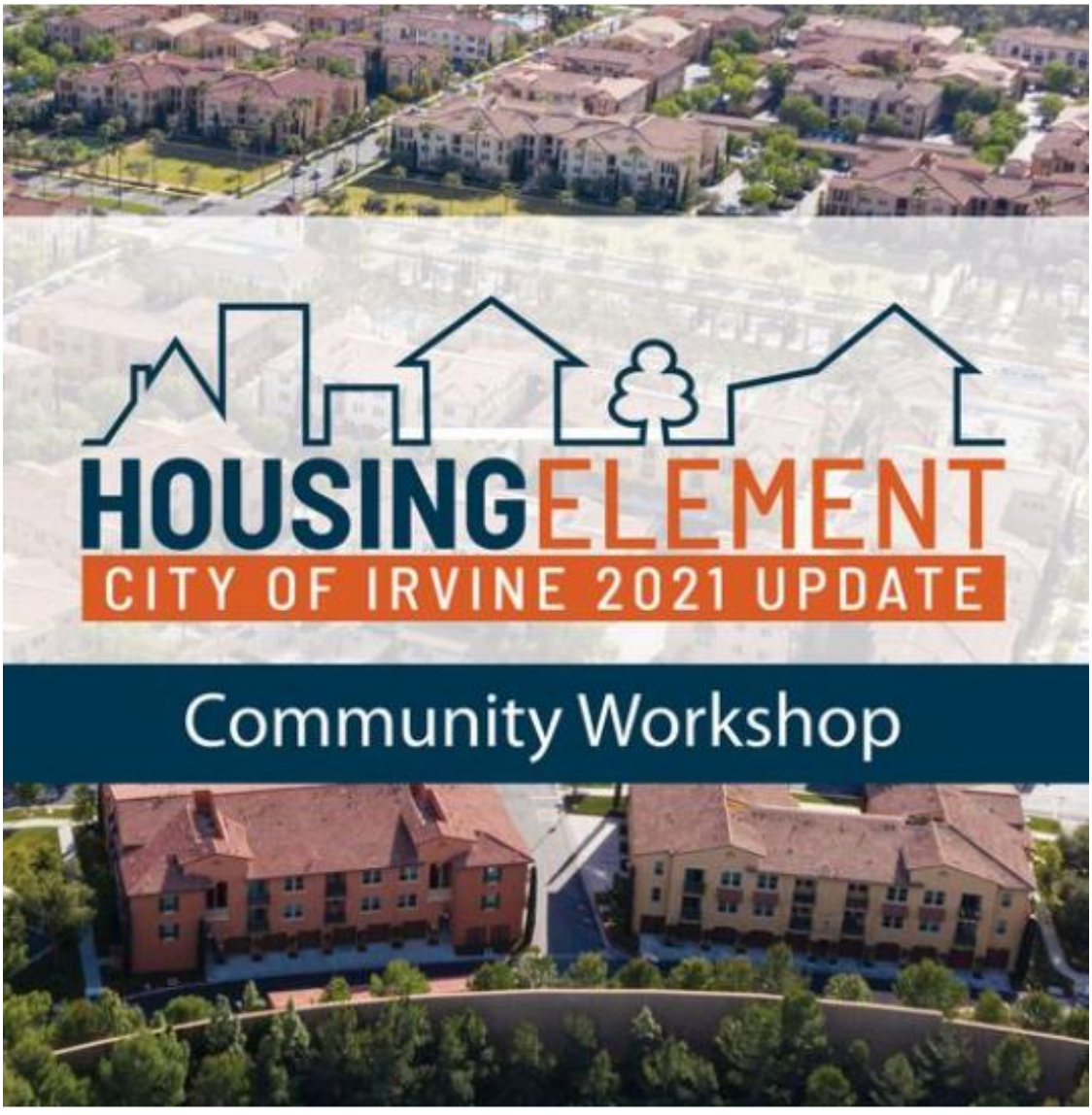
City of Irvine City Hall
Published by Irvine Ca · April 19 ·

We are updating the City's Housing Element and we need your input. Help plan for future housing needs and priorities in our community by attending one of these virtual workshops:

🏠 April 22, 10 a.m. to noon
🏠 April 29, 5:30 p.m. to 7:30 p.m.

To register for a workshop, and for additional information about the Housing Element Update, visit cityofirvine.org/HEUpdate. Information is available in multiple languages.

For language assistance, please email mchao@cityofirvine.org by April 30 to schedule an individualized meeting.



City of Irvine City Hall
Published by Irvine Ca · April 25 ·

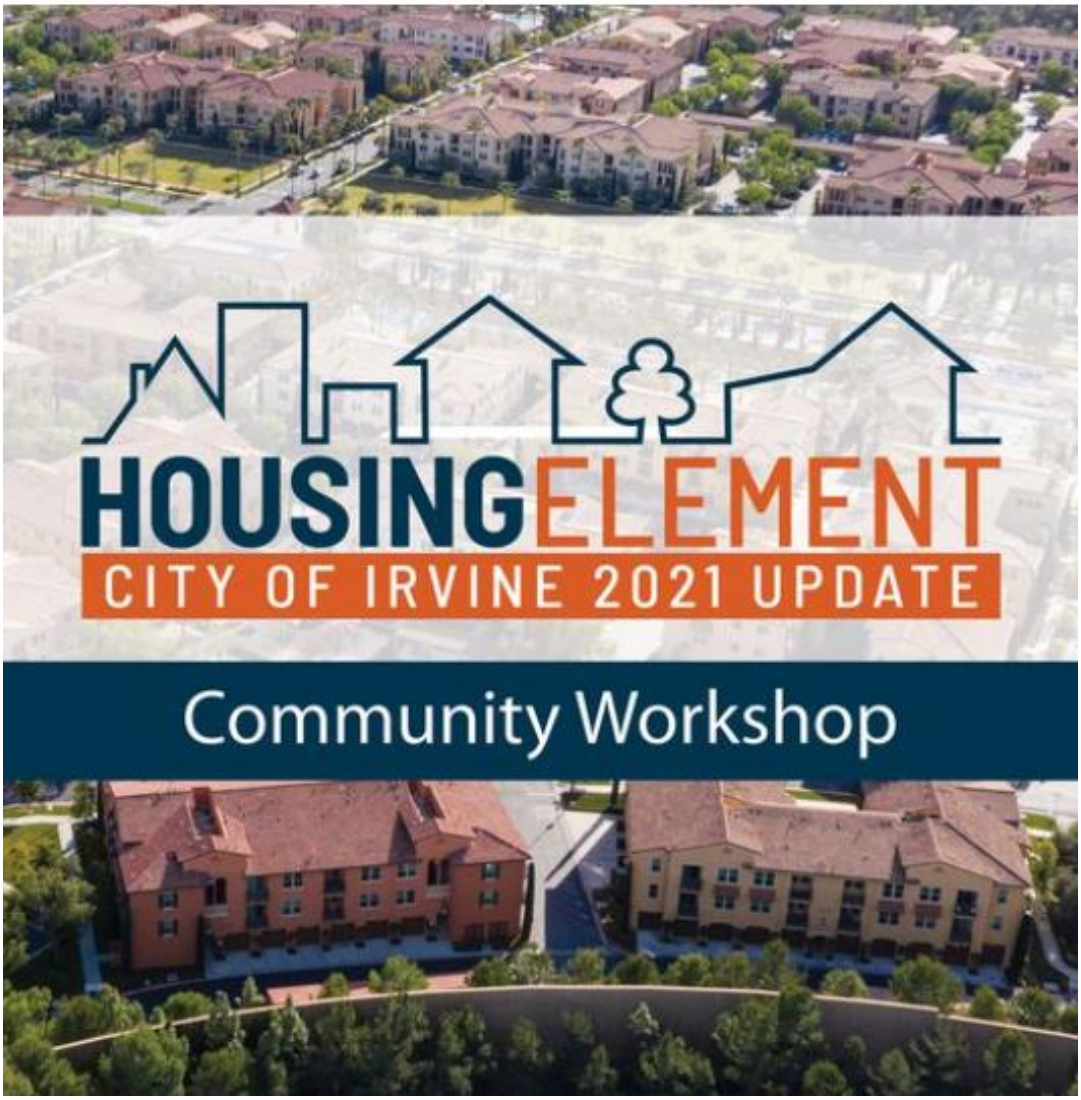
Help us plan our future housing needs and priorities at a virtual workshop this Thursday, April 29, from 5:30 to 7:30 p.m.

The workshop will include a presentation on the Housing Element and an open discussion about the update.

To register for the workshop and learn more, visit cityofirvine.org/HEUpdate. Information is available in multiple languages.

For language assistance, please email mchao@cityofirvine.org by April 30 to schedule an individualized meeting.

#WeAreIrvine



FACEBOOK AND INSTAGRAM STORIES





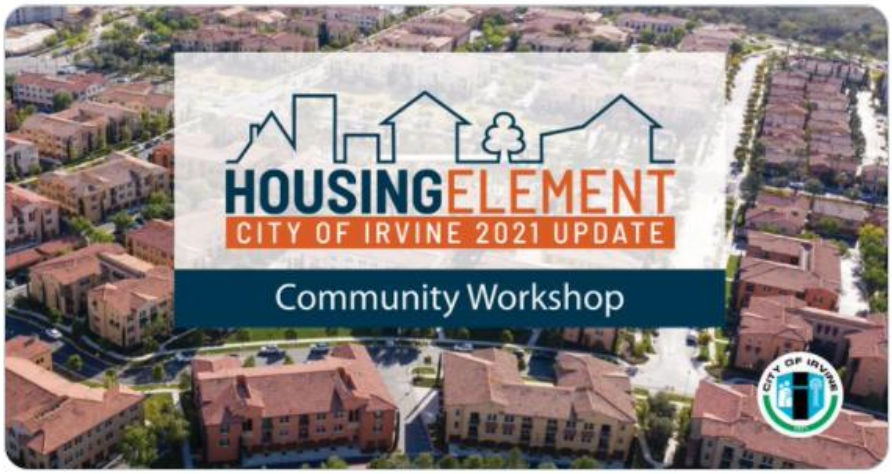
TWITTER



City of Irvine
@City_of_Irvine

We invite you to attend a virtual community workshop this month to help plan the City's future housing needs and priorities. Details on the Housing Element Update are available in multiple languages at cityofirvine.org/HEUpdate.

Please join us and share your input!

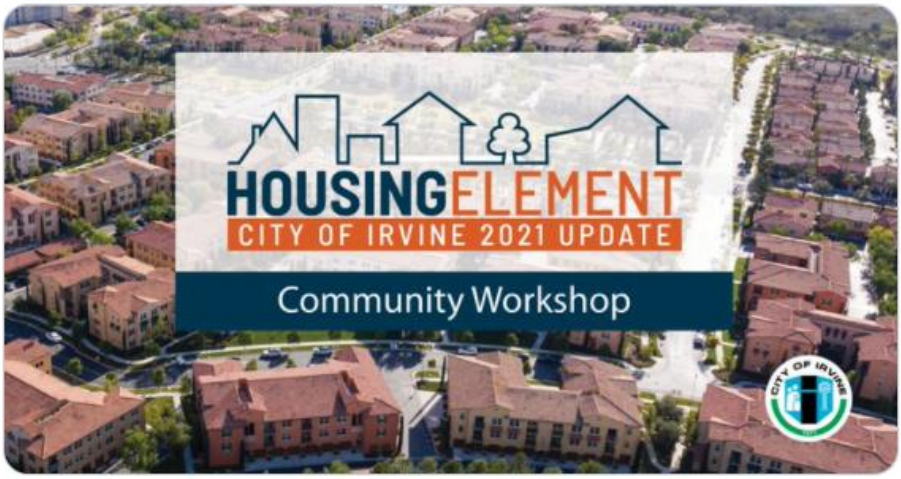


11:13 AM · Apr 13, 2021 · Twitter Web App

City of Irvine
@City_of_Irvine

Help plan the City's future housing needs and priorities. Attend a virtual workshop on April 22 or April 29 to learn about and share input on the City's Housing Element Update.

Information is available in multiple languages at cityofirvine.org/HEUpdate.



City of Irvine @City_of_Irvine · Apr 19

We are updating the City's **Housing Element** and we need your input. Help plan for future **housing** needs and priorities in our community by attending one of these virtual workshops:

🏠 April 22, 10 a.m. to noon
🏠 April 29, 5:30 p.m. to 7:30 p.m.

ℹ cityofirvine.org/HEUpdate

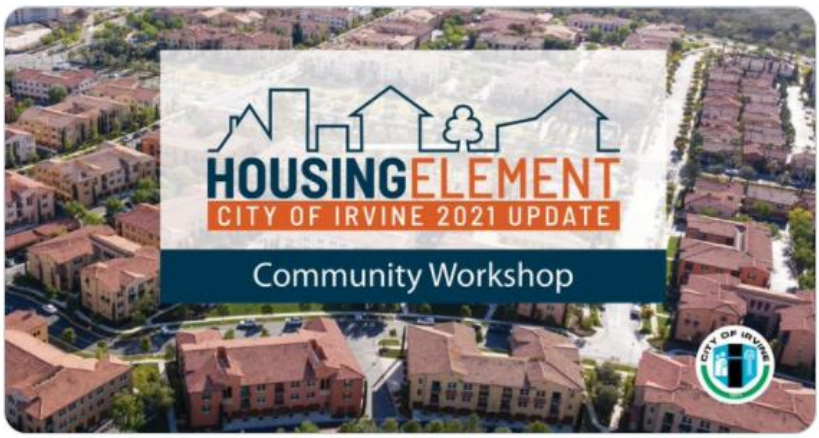


City of Irvine
@City_of_Irvine

Help us plan our future housing needs and priorities at a virtual workshop this Thursday, April 29, from 5:30 to 7:30 p.m.

To register for the workshop and learn more, visit cityofirvine.org/HEUpdate. Information is available in multiple languages.

#WeAreIrvine



8:54 PM · Apr 25, 2021 · Twitter Web App

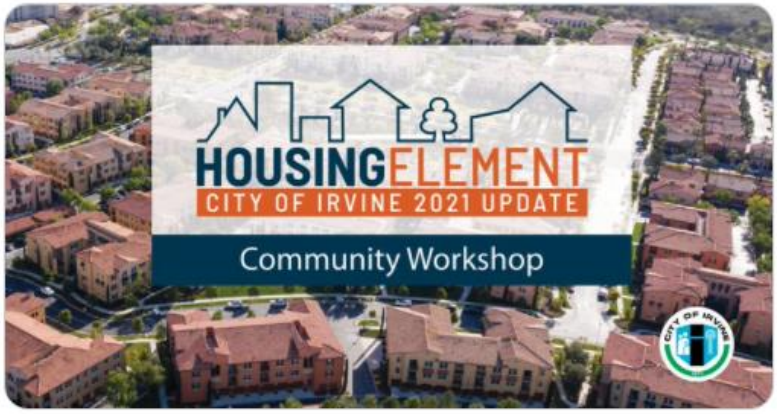
City of Irvine @City_of_Irvine · Apr 28

Help us plan Irvine's future housing needs & priorities at a virtual workshop tomorrow!

📅April 29
⌚5:30 to 7:30 p.m.

To register and learn more, visit cityofirvine.org/HEUpdate. Information is available in multiple languages.

#WeAreIrvine



NEXTDOOR

City of Irvine
Public Information Office Linda Fontes • 12 Apr

Housing Element Update Community Workshop. The City of Irvine is updating the Housing Element for the 2021-29 planning period and will be hosting two virtual community workshops. All Irvine residents and stakeholders are encouraged to attend the virtual workshops to help plan the City's future housing needs and priorities.

The community workshops will be hosted by Irvine's Community Development department and will include a presentation on the Housing Element and an open discussion about the update. The public is invited to attend the meetings.

Virtual Community Workshop dates and times via Zoom:
April 22, 10 a.m. to noon
April 29, 5:30 p.m. to 7:30 p.m.

To register for a virtual meeting and for additional information on the Housing Element Update, visit cityofirvine.org/HEUpdate or call 949-724-6395. If you need language assistance, please email mchao@cityofirvine.org by April 30 to schedule an individualized meeting.

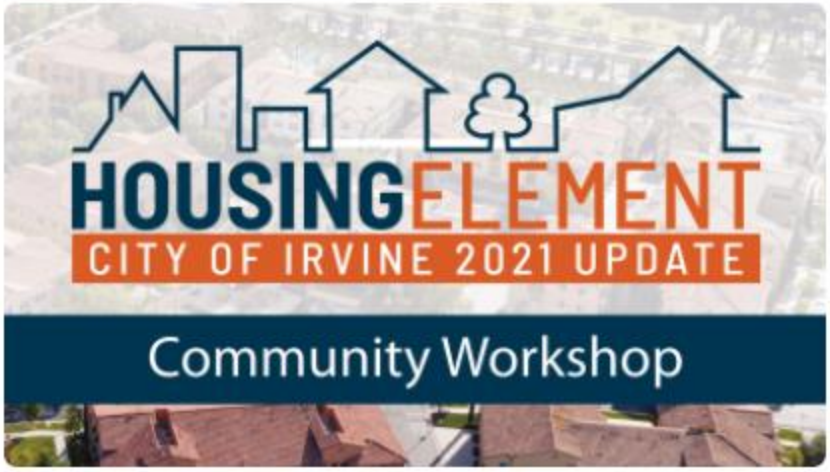
In addition to English, program information is available on the website in Chinese, Korean, Spanish, Vietnamese, Arabic, Japanese, and Farsi.



Housing Element Update Community Workshop Going?

Posted to **Subscribers of City of Irvine**

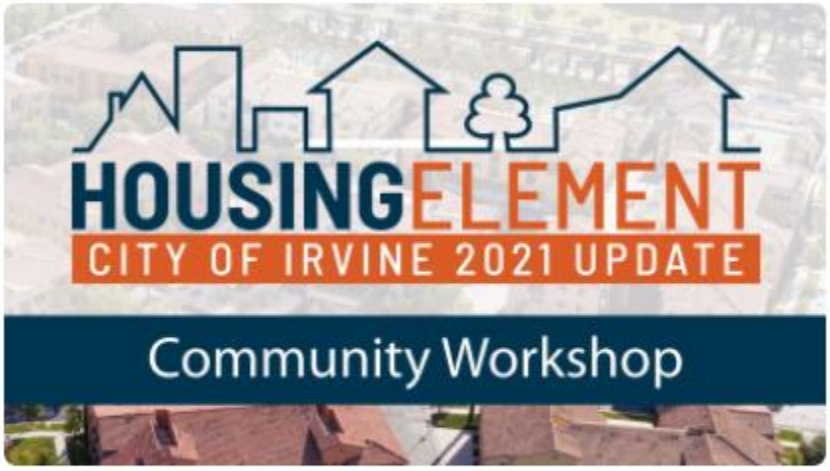
City of Irvine
Public Information Office Linda Fontes • 19 Apr



We need your input! We are updating the City's Housing Element and we need your input. Help plan for future housing needs and priorities in our community by attending one of these virtual workshops: 🏠 April 22, 10 a.m. to noon 🏠 April 29, 5:30 p.m. to 7:30 p.m. To register for a workshop, and for additional information
See more...

Posted to **Subscribers of City of Irvine**

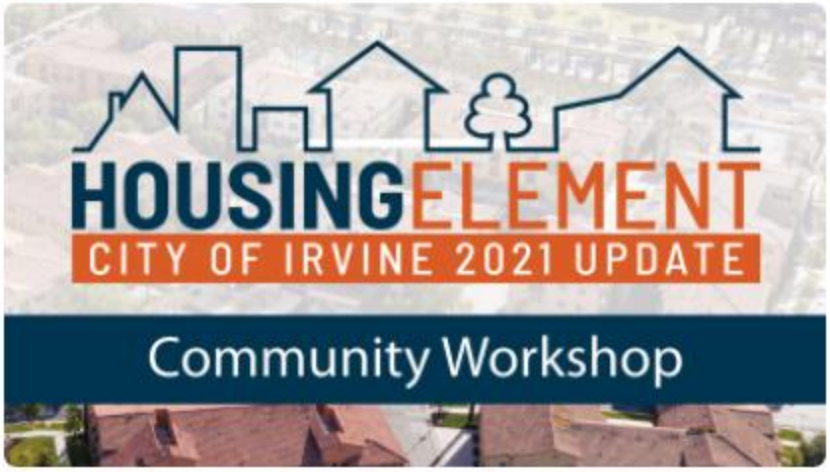
City of Irvine
Public Information Office Linda Fontes • 25 Apr



Share Your Input on Housing Needs this Thursday. Help us plan our future housing needs and priorities at a virtual workshop this Thursday, April 29, from 5:30 to 7:30 p.m. The workshop will include a presentation on the Housing Element and an open discussion about the update. To register for the workshop and learn more,
See more...

Posted to **Subscribers of City of Irvine**

City of Irvine
Public Information Office Linda Fontes • 28 Apr



Reminder: Community Workshop on Housing in Irvine Tomorrow. Help us plan our future housing needs and priorities at a virtual workshop tomorrow, April 29, 5:30 to 7:30 p.m. The workshop will include a presentation on the Housing Element and an open discussion about the update. To register for the workshop and learn
See more...

Posted to **Subscribers of City of Irvine**

5. Press Release

NEWS RELEASE

FOR IMMEDIATE RELEASE

CONTACT: Kristina Perrigoue
Public Information Officer
949-724-6212
kperrigoue@cityofirvine.org

City of Irvine to Host Housing Element Update Virtual Community Workshops
All Irvine residents and stakeholders are encouraged to help plan the City's future housing needs and priorities.



IRVINE, Calif. (April 12, 2021): The City of Irvine is updating the Housing Element for the 2021-2029 planning period and will be hosting two virtual community workshops. All Irvine residents and stakeholders are encouraged to attend the virtual workshops to help plan the City's future housing needs and priorities.

The City of Irvine Housing Element is one of the seven mandated elements of the City's General Plan. It sets forth Irvine's strategy to preserve and enhance the community's residential character, expand housing opportunities for all economic segments, and provide guidance and direction for local government decision-making in all matters related to housing.

The community workshops will be hosted by Irvine's Community Development department and will include a presentation on the Housing Element and an open discussion about the update. The public is invited to attend the meetings.

Virtual Community Workshop dates and times via Zoom:

- April 22, 2021, from 10 a.m. to noon
- April 29, 2021, from 5:30 p.m. to 7:30 p.m.

To register for a virtual meeting and for additional information on the Housing Element Update, visit *cityofirvine.org/HEUpdate* or call 949-724-6395. If you need language assistance, please email *mchao@cityofirvine.org* by April 30 to schedule an individualized meeting.

For more information on the Housing Element Update, please visit cityofirvine.org/HEUpdate or email GPUpdate2035@cityofirvine.org. In addition to English, program information is available in Chinese (Traditional), Chinese (Simplified), Korean, Spanish, Vietnamese, Arabic, Japanese, and Farsi.

Since its incorporation in 1971, Irvine has become a nationally recognized city, with a population of 281,707 that spans 66 square miles and is recognized as one of America's safest and most successful master-planned urban communities. Top-rated educational institutions, an enterprising business atmosphere, sound environmental stewardship, and respect for diversity all contribute to Irvine's enviable quality of life. This family-friendly city features more than 16,000 acres of parks, sports fields and dedicated open space and is the home of the Orange County Great Park. For more information, please visit cityofirvine.org.

# # #

Press Release Distribution List:

Korea Daily, Chinese Daily News, Japanese Daily Sun, Viet Daily News, Korea Times, Korea Central Daily, West Coast Jewish News, Sing Tao Daily, Hanin News, Para Todos, Korea Times, Jewish Life, India Journal, Koreatown Daily –Los Angeles Edition, Maeil Business Newspaper, Korea Times – Orange County Edition, Keyan Pang – US News Express, SUC Song News, Impacto USA, Yon Hap News, Islamic Center of Irvine, United Times, Rafu Shimpo Japanese Newspaper, China Press, Nguoi Viet Daily News, Azteca News, Los Angeles Times, Hoy Deportes, KBS America, MY Sweet Irvine, Radio Korea LA, Woori Radio News, Korean Radio, Orange County Register

Irvine Homeowners Associations list: https://www.cityofirvine.org/community-development/irvine-homeowners-associations

6. Email Newsletter

We only use cookies that are necessary for this site to function, and to provide you with the best experience. Learn more in our Cookie Statement. By continuing to use this site, you consent to the use of cookies.



Subscribe to updates from City of Irvine

Email Address e.g. name@example.com

Subscribe

Share Bulletin

Community Link Newsletter

City of Irvine sent this bulletin at 04/16/2021 03:00 PM PDT



Mayor **Farrah N. Khan** ▫ Vice Mayor **Tammy Kim** ▫ Councilmember **Larry Agran** ▫ Councilmember **Mike Carroll** ▫ Councilmember **Anthony Kuo**

April 16, 2021 | Edition 16

Welcome to the Community Link Newsletter

Our weekly newsletter aims to keep residents and businesses connected to us and all that is going on in and throughout the City. You can connect with us and learn more by visiting our website at *cityofirvine.org*, and following us on our social media channels, listed at the bottom of this email. We look forward to connecting with you.



Housing Element Update Virtual Community Workshops

The City of Irvine is updating the Housing Element for the 2021-2029 planning period and will be hosting two virtual community workshops in April. All Irvine residents and stakeholders are encouraged to attend the virtual workshops to help plan the City's future housing needs and priorities.

The workshops will be held April 22, from 10 a.m. to noon; and April 29, from 5:30 to 7:30 p.m. via Zoom. Visit *cityofirvine.org/HEUpdate* to register for a meeting, view program material in eight languages, and learn more. If you need language assistance, please email *mchao@cityofirvine.org* by April 30 to schedule an individual meeting.



Participate in the National Mayor's Challenge for Water Conservation

Mayor Farrah N. Khan is joining mayors across the country for the 10th Anniversary of the National Mayor's Challenge for Water Conservation by asking residents to make a long-term commitment to manage water resources more wisely.

The annual challenge, April 1- 30, is a nonprofit national community service campaign that encourages leaders to inspire their residents to make a series of simple pledges to use water more efficiently, reduce pollution, and save energy. Visit *mywaterpledge.com* to take the pledge.

7. Workshop Announcements (Oral)

City Council Announcement by Mayor Khan
City Council Meeting
Tuesday, April 27, 2021

Housing Element Update

- The City is in the process of updating our Housing Element, and we invite you to learn more about this effort and provide your input on housing in Irvine at a Community Workshop this Thursday at 5:30 p.m.

- Irvine, along with all California cities and counties, is required to adequately plan for and meet the housing needs of everyone in the community. In the Housing Element Update, the City must identify enough potentially developable land suitable for residential use to meet the Regional Housing Needs Assessment, or RHNA, allocation required by the State.

- The City's portion of SCAG's RHNA for the 2021-2029 Housing Element is 23,610 units.

- A flier with information on the Housing Element Update is available in eight languages and anyone who needs language assistance for the community meeting can email ***mchao@cityofirvine.org*** by April 30 to schedule an individualized meeting.

- To register for Thursday's meeting, subscribe for updates, and for more information on the Housing Element Update, available in multiple languages, visit ***cityofirvine.org/housingelementupdate***.

- We hope you will join us on Thursday to learn more and share your input.

General Announcements made at Planning Commission, Community Services Commission, Finance Commission, and Transportation Commission, as well as various committee/board meetings such as the Senior Citizen Council and Sports Committee during their regular meetings in early- to mid-April 2021

Community Development is updating Irvine's Housing Element as required by the State. Two community workshops are planned for April 22 from 10 am - 12 pm and April 29 from 5:30 – 7:30 pm. We invite everyone in the community to participate in one of the virtual workshops. Specific meeting details will be released in mid-April. For more information on the project, please go to www.cityofirvine.org/housingelementupdate.

Public Engagement

Appendix A-P: At-Risk Affordable Housing Outreach

Table of Contents

1. Outreach Letters
2. Meeting Agendas

1. Outreach Letters

May 4, 2021

Sent via USPS and email:
mhirneise@families-forward.org
barzate@families-forward.org
nmohendra@families-forward.org

Ms. Madelynn Hirneise, Chief Executive Officer
Families Forward
8 Thomas
Irvine, CA 92618

Subject: Families Forward – One Affordable Housing Unit Expiring December 16, 2024

Dear Ms. Hirneise:

According to City records, affordability for one very low-income transitional unit at 391 Huntington will expire December 16, 2024 during the upcoming eight-year planning period (2021-2029) associated with the 6th cycle Housing Element. The City of Irvine is dedicated to preserving existing affordable units and we would like to discuss how we can work together to extend the terms of affordability.

If you have any questions and/or need assistance, please contact Amy Mullay, Senior Planner, at amullay@cityofirvine.org or 949-724-7454.

For additional information on the 6th cycle Housing Element update efforts, please visit www.cityofirvine.org/HEUpdate.

Please contact us at your earliest convenience and respond to this request by May 14, 2021.

Thank you for your time and attention to this matter.

Sincerely,

Kerwin Lau
Manager of Planning Services

cc: Pete Carmichael, Director of Community Development
Tim Gehrich, Deputy Director of Community Development

May 4, 2021

Sent via USPS and email:
mhirneise@families-forward.org
barzate@families-forward.org
nmohendra@families-forward.org

Ms. Madelynn Hirneise, Chief Executive Officer
Families Forward
8 Thomas
Irvine, CA 92618

Subject: Families Forward – Seven Affordable Housing Units Expiring July 27, 2021

Dear Ms. Hirneise:

According to City records, affordability for these seven scattered extremely low-income rental units will expire July 27, 2021 during the upcoming eight-year planning period (2021-2029) associated with the 6th cycle Housing Element. The City of Irvine is dedicated to preserving existing affordable units and we would like to discuss how we can work together to extend the terms of affordability.

If you have any questions and/or need assistance, please contact Amy Mullay, Senior Planner, at amullay@cityofirvine.org or 949-724-7454.

For additional information on the 6th cycle Housing Element update efforts, please visit www.cityofirvine.org/HEUpdate.

Please contact us at your earliest convenience and respond to this request by May 14, 2021.

Thank you for your time and attention to this matter.

Sincerely,

Kerwin Lau
Manager of Planning Services

cc: Pete Carmichael, Director of Community Development
Tim Gehrich, Deputy Director of Community Development

May 4, 2021

Sent via USPS

Harvard Manor LP
8383 Wilshire Blvd, #700
Beverly Hills, CA 90211

Subject: Harvard Manor – 100 Affordable Housing Units Expiring 2025

To Whom It May Concern:

According to City records, affordability for these 100 very low-income units at Harvard Manor at 21 California Ave, will expire in 2025 during the upcoming eight-year planning period (2021-2029) associated with the 6th cycle Housing Element. The City of Irvine is dedicated to preserving existing affordable units and we would like to discuss how we can work together to extend the terms of affordability.

If you have any questions and/or need assistance, please contact Amy Mullay, Senior Planner, at amullay@cityofirvine.org or 949-724-7454.

For additional information on the 6th cycle Housing Element update efforts, please visit www.cityofirvine.org/HEUpdate.

Please contact us at your earliest convenience and respond to this request by May 14, 2021.

Thank you for your time and attention to this matter.

Sincerely,

Kerwin Lau
Manager of Planning Services

cc: Shapell Properties, 24050 Aliso Creek Rd, Laguna Niguel, CA 92677
Shapell Properties c/o Harvard Manor, 21 California Ave, Irvine, CA 92612
Pete Carmichael, Director of Community Development
Tim Gehrich, Deputy Director of Community Development

May 4, 2021

Sent via USPS and email:
larchuleta@jamboreehousing.com
rkinoshita@jamboreehousing.com

Ms. Laura Archuleta, President and CEO
Jamboree Housing
17701 Cowan Ave, Suite 200
Irvine, CA 92614

Subject: The Meadows Mobile Home Park – 360 Affordable Housing Units Expiring 2028

Dear Ms. Archuleta:

According to City records, affordability for these 360 senior ownership units, comprised of 72 very low income, 198 low income, and 90 moderate income units at 14851 Jeffrey Rd. will expire in 2028 during the upcoming eight-year planning period (2021-2029) associated with the 6th cycle Housing Element. The City of Irvine is dedicated to preserving existing affordable units and we would like to discuss how we can work together to extend the terms of affordability.

If you have any questions and/or need assistance, please contact Amy Mullay, Senior Planner, at amullay@cityofirvine.org or 949-724-7454.

For additional information on the 6th cycle Housing Element update efforts, please visit www.cityofirvine.org/HEUpdate.

Please contact us at your earliest convenience and respond to this request by May 14, 2021.

Thank you for your time and attention to this matter.

Sincerely,

Kerwin Lau
Manager of Planning Services

cc: Pete Carmichael, Director of Community Development
Tim Gehrich, Deputy Director of Community Development

May 4, 2021

Sent via USPS and email:
letty@occhc.org
Nora@occhc.org

Ms. Letty Plascencia
Orange County Community Housing Corporation
501 N Golden Cir Dr, #200
Santa Ana, CA 92705

Subject: OCCHC– Six Affordable Housing Units Expired 2020

Dear Ms. Plascencia:

According to City records, affordability for these six scattered very low-income rental units expired in 2020. The City of Irvine is dedicated to preserving existing affordable units and we would like to discuss how we can work together to reinstate or extend the terms of affordability.

If you have any questions and/or need assistance, please contact Amy Mullay, Senior Planner, at amullay@cityofirvine.org or 949-724-7454.

For additional information on the 6th cycle Housing Element update efforts, please visit www.cityofirvine.org/HEUpdate.

Please contact us at your earliest convenience and respond to this request by May 14, 2021.

Thank you for your time and attention to this matter.

Sincerely,

Kerwin Lau
Manager of Planning Services

cc: Pete Carmichael, Director of Community Development
Tim Gehrich, Deputy Director of Community Development

2. Meeting Agenda

Agenda
Families Forward Stakeholder Meeting
Housing Element Update
May 20, 2021 from 3:30 – 4:30 p.m. via MS Teams

Attendees:

City of Irvine
- Andrew Douglass, Acting Housing Administrator
- Amy Mullay, Senior Planner
- Melissa Chao, Senior Planner

Families Forward
- Nishtha Mohendra MSW, Families Forward, Chief Program Officer
- Brian Arzate, Families Forward, Property Manager
- Daneille DeBerg
- Madelynn Hirneise, Families Forward, CEO (optional)

Purpose: *Extending affordable units expiring during 6th Cycle Housing Element covering 2021-2029*

I. Introductions

II. Housing Element Update Background

a. RHNA requirements by income level *(see Attachment 1)*
b. Planning Areas and Potential Opportunities
c. Affordable/Fair Housing Requirements
d. Shared interest in preserving existing affordable units

III. Expiring Units

a. Seven (7) scattered extremely low-income rental units - expiring July 27, 2021 – CDBG financing
b. One (1) very low-income transitional unit at 391 Huntington - expiring December 16, 2024 – HOME financing

IV. Potential ways to preserve existing affordable units

V. Other?

Attachment 1

Final 6th Cycle RHNA Numbers from SCAG

Income Category (% of County Area Median Income (AMI))	Units
Extremely Low / Very Low (0% - 50% AMI)	6,396
Low (51% - 80% AMI)	4,235
Moderate (81% - 120% AMI)	4,308
Above Moderate (120% AMI or above, which is considered market rate)	8,671
TOTAL	**23,610**

Agenda
Jamboree Housing Stakeholder Meeting
Housing Element Update
June 30, 2021 from 11 – 11:30 a.m. via MS Teams

Attendees:

City of Irvine
- Andrew Douglass, Acting Housing Administrator
- Keri Bullock, Neighborhood Services Administrator
- Amy Mullay, Senior Planner
- Marika Poynter, Principal Planner
- Melissa Chao, Senior Planner

Jamboree Housing
- Laura Archuleta, President & CEO

Purpose: *Extending affordable units expiring during 6th Cycle Housing Element covering 2021-2029*

I. Introductions

II. Housing Element Update Background

a. RHNA requirements by income level *(see Attachment 1)*
b. Planning Areas and Potential Opportunities
c. Affordable/Fair Housing Requirements
d. Shared interest in preserving existing affordable units

III. Expiring Units in 2028

a. Meadows Mobile Home Park with 360 Ownership Units comprised of:
    - 72 Very Low Income
    - 198 Low Income
    - 90 Moderate Income

IV. Potential ways to preserve existing affordable units

V. Other?

Attachment 1

Final 6th Cycle RHNA Numbers from SCAG

Income Category (% of County Area Median Income (AMI))	Units
Extremely Low / Very Low (0% - 50% AMI)	6,396
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Above Moderate (120% AMI or above, which is considered market rate)	8,671
TOTAL	**23,610**

Public Engagement

Appendix A-Q: Draft Housing Element Release to Public

Table of Contents

1. Planning Commission (July 1, 2021)
   a. Meeting Agenda
   b. Staff Report
   c. Presentation
   d. Comment Summary and Analysis

2. Release of Draft Housing Element Document on www.cityofirvine.org/HEUpdate
   a. Email notifcation (July 12, 2021)
   b. Individuals added to email list in Appendix A-C since July 1, 2021

3. Planning Commission (July 15, 2021)
   a. Meeting Agendas
   b. Staff Report
   c. Presentation
   d. Comment Summary and Analysis

4. Planning Commission (August 5, 2021)
   a. Meeting Agenda
   b. Staff Report
   c. Presentation
   d. Comment Summary and Analysis

5. Draft Housing Element Correspondence

6. Notice of Intent to adopt Initial Study/Negative Declaration for CEQA

1a. Meeting Agenda for July 1, 2021

AGENDA

PLANNING COMMISSION
REGULAR MEETING

July 1, 2021
5:30 PM
City Council Chamber
One Civic Center Plaza
Irvine, CA 92606

Jeff Pierson
Chair

Stephen Huang
Vice Chair

Christine Knowland
Chair Pro Tem

Jong Limb
Commissioner

Mary Ann Gaido
Commissioner

PARTICIPATION AT PLANNING COMMISSION MEETINGS

MEETINGS ARE AVAILABLE TO ATTEND IN-PERSON IN THE CITY COUNCIL CHAMBER OR WATCHED LIVE THROUGH THE "ZOOM" APPLICATION. INFORMATION FOR "ZOOM" CAN BE FOUND ONLINE AT CITYOFIRVINE.ORG/PLANNINGCOMMISSION. YOU MAY SUBMIT COMMENTS ON ANY AGENDA ITEM OR ON ANY ITEM NOT ON THE AGENDA, IN WRITING VIA MAIL TO "ATTN: PLANNING COMMISSION," ONE CIVIC CENTER PLAZA, IRVINE, CA 92606; BY EMAIL TO PLANNINGCOMMISSION@CITYOFIRVINE.ORG; OR THROUGH E-COMMENT AT CITYOFIRVINE.ORG/PLANNINGCOMMISSION. E-COMMENTS SUBMITTED AT LEAST TWO HOURS PRIOR TO THE COMMENCEMENT OF THE MEETING WILL BE DISTRIBUTED TO THE PLANNING COMMISSION AT THE MEETING. YOU MAY ALSO PROVIDE LIVE COMMENTS VIA "ZOOM." FOR MORE INFORMATION, VISIT CITYOFIRVINE.ORG/PLANNINGCOMMISSION.

REQUEST TO SPEAK IN PERSON: IF YOU WOULD LIKE TO ADDRESS THE PLANNING COMMISSION ON A SCHEDULED AGENDA ITEM – INCLUDING A REGULAR BUSINESS ITEM, A PUBLIC HEARING ITEM, OR PUBLIC COMMENTS – PLEASE REGISTER BY COMPLETING THE ELECTRONIC FORM AVAILABLE ON THE KIOSK AT THE ENTRANCE TO THE CITY COUNCIL CHAMBER. PLEASE IDENTIFY ON THE FORM YOUR NAME AND THE ITEM ON WHICH YOU WOULD LIKE TO SPEAK. THE REQUEST TO SPEAK FORM ON THE KIOSK ASSISTS THE CHAIR IN ENSURING THAT ALL PERSONS WISHING TO ADDRESS THE PLANNING COMMISSION ARE RECOGNIZED. IT ALSO ENSURES THE ACCURATE IDENTIFICATION OF MEETING PARTICIPANTS IN THE PLANNING COMMISSION MINUTES. YOUR NAME WILL BE CALLED AT THE TIME THE MATTER IS HEARD BY THE PLANNING COMMISSION. CITY POLICY IS TO LIMIT PUBLIC TESTIMONY TO UP TO FIVE MINUTES PER SPEAKER ON AGENDIZED ITEMS, AND THREE MINUTES DURING GENERAL PUBLIC COMMENTS (UNLESS THE TIME LIMIT IS EXTENDED BY THE CHAIR), WHICH INCLUDES THE PRESENTATION OF ELECTRONIC OR AUDIO-VISUAL INFORMATION. SPEAKERS MAY NOT YIELD THEIR TIME TO OTHER PERSONS.

PLEASE TAKE NOTICE THAT THE ORDER OF SCHEDULED AGENDA ITEMS BELOW AND/OR THE TIME THEY ARE ACTUALLY HEARD, CONSIDERED AND DECIDED MAY BE MODIFIED BY THE CHAIR DURING THE COURSE OF THE MEETING, SO PLEASE STAY ALERT.

PLEASE NOTE: THE PLANNING COMMISSION IS MAKING EVERY EFFORT TO FOLLOW THE SPIRIT AND INTENT OF THE BROWN ACT AND OTHER APPLICABLE LAWS REGULATING THE CONDUCT OF PUBLIC MEETINGS, IN ORDER TO MAXIMIZE TRANSPARENCY AND PUBLIC ACCESS. FOR QUESTIONS OR ASSISTANCE, PLEASE CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT 949-724-6465, OR VIA EMAIL AT PLANNINGCOMMISSION@CITYOFIRVINE.ORG. IT WOULD BE APPRECIATED IF WRITTEN COMMUNICATIONS OF PUBLIC COMMENTS RELATED TO ITEMS ON THE AGENDA, OR ITEMS NOT ON THE AGENDA, ARE PROVIDED PRIOR TO THE COMMENCEMENT OF THE MEETING.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

INTRODUCTIONS

ADDITIONS AND DELETIONS TO THE AGENDA

Additions to the agenda are limited by the California Government Code Section 54954.2 of the Brown Act and for those items that arise after the posting of the Agenda must be acted upon prior to the next Planning Commission meeting.

PUBLIC COMMENTS

COMMISSION BUSINESS

1. MINUTES - MAY 20, 2021

RECOMMENDED ACTION:
Adopt the minutes of the regular Planning Commission meeting held on May 20, 2021.

2. MINUTES - JUNE 3, 2021

RECOMMENDED ACTION:
Adopt the minutes of the Special Joint Meeting of the Planning Commission and Transportation Commission held on June 3, 2021.

PUBLIC HEARINGS

3. TIME EXTENSION OF VESTING TENTATIVE TRACT MAP 18174 FOR A MIXED-USE DEVELOPMENT AT 18582 TELLER AVENUE IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX)

RECOMMENDED ACTION:

1) Conduct the public hearing.
2) Adopt RESOLUTION NO. 21-3829 — A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE, CALIFORNIA, APPROVING A THREE-YEAR EXTENSION (00839733-PTT) OF VESTING TENTATIVE TRACT MAP 18174 FOR A MIXED-USE DEVELOPMENT AT 18582 TELLER AVENUE IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX).

4. VESTING TENTATIVE TRACT MAPS 19122, 19130, AND 19121 LOCATED IN GREAT PARK NEIGHBORHOODS OF PLANNING AREA 51 (ORANGE COUNTY GREAT PARK)

RECOMMENDED ACTION:

1) Conduct the public hearing.
2) Adopt Resolution No. 21-3826 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE, CALIFORNIA, APPROVING VESTING TENTATIVE TRACT MAP 19122 (FILE NO. 00826560-PTT), COVERING 27.5 GROSS ACRES TO ALLOW FUTURE DEVELOPMENT OF RESIDENTIAL AND NON-RESIDENTIAL USES WITHIN DEVELOPMENT DISTRICT 1-SOUTH OF THE GREAT PARK NEIGHBORHOODS IN PLANNING AREA 51 (ORANGE COUNTY GREAT PARK); FILED BY FIVEPOINT COMMUNITIES MANAGEMENT
3) Adopt Resolution No. 21-3827 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE, CALIFORNIA, APPROVING VESTING TENTATIVE TRACT MAP NO. 19130 (FILE NO. 00826530-PTT), COVERING 192.7 GROSS ACRES TO ALLOW FUTURE DEVELOPMENT OF RESIDENTIAL AND PRIVATE PARK USES WITHIN DEVELOPMENT DISTRICT 5-SOUTH AND DEVELOPMENT DISTRICT 6-NORTH OF THE GREAT PARK NEIGHBORHOODS IN PLANNING AREA 51 (ORANGE COUNTY GREAT PARK); FILED BY FIVEPOINT COMMUNITIES MANAGEMENT
4) Adopt Resolution No. 21-3828 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE, CALIFORNIA, APPROVING VESTING TENTATIVE TRACT MAP

19121 (FILE NO. 00826522-PTT), COVERING 69.0 GROSS ACRES TO ALLOW FUTURE DEVELOPMENT OF RESIDENTIAL, PRIVATE PARK, AND WATER QUALITY BASIN USES WITHIN A PORTION OF DEVELOPMENT DISTRICT 6 OF THE GREAT PARK NEIGHBORHOODS IN PLANNING AREA 51 (ORANGE COUNTY GREAT PARK); FILED BY FIVEPOINT COMMUNITIES MANAGEMENT

COMMISSION BUSINESS

5. GENERAL PLAN – DRAFT 2021-2029 HOUSING ELEMENT UPDATE

RECOMMENDED ACTION:

1) Review and provide input on the key features of the Draft Housing Element Update.
2) Continue the item to regular Planning Commission meeting on July 15, 2021.

6. COMMISSIONER LIMB'S WHITE PAPER DISCUSSION TO CREATE A PLAN FOR INCREASING IRVINE'S AFFORDABLE HOUSING TO MEET THE STATE'S REQUIREMENTS

7. COMMISSIONER GAIDO'S REQUEST TO ESTABLISH SUBCOMMITTEE TO CREATE A DESIGN IMPLEMENTATION MANUAL FOR ELECTRONIC SIGNS

STAFF REPORTS

PLANNING COMMISSION REPORTS

ADJOURNMENT

NOTICE TO THE PUBLIC

The Irvine Planning Commission consists of five residents of the City who are appointed by Irvine City Councilmembers. The Commission meets regularly on the first and third Thursday of each month in the City Council Chamber at the Irvine Civic Center located at One Civic Center Plaza. Meetings begin at 5:30 p.m., unless otherwise noted. Meeting agendas and approved minutes are kept current on the City website at cityofirvine.org/planningcommission

The Planning Commission is responsible for providing input to the City Council on long-range planning. Irvine's long-range planning goals are embodied in the General Plan. The General Plan and the amendments to it are reviewed by the Planning Commission and adopted by the City Council. The General Plan is implemented through the City's development regulations.

The Planning Commission has the authority to approve or deny applications concerning development within the City. The category of applications includes Tentative Tract Maps, Conditional Use Permits, Master Plans, Administrative Relief and Variances. The Planning Commission also makes recommendations to the City Council on all applications for amendments to the Zoning Ordinance.

An agenda is provided for each Planning Commission meeting, which lists the items submitted for consideration. Prior to the listed agenda items, the Commission may hold a study session to receive information or meet with another committee. A study session is open to the public; however, no public testimony is taken and no decisions are made. Following a study session, the regular meeting will begin at 5:30 p.m. At this time, the Commission allows oral communication from the public to address the Commission on items not listed on the agenda. See information for Speaker's Card/Request to Speak on the first page.

The items on the agenda are arranged in three categories: Consent Calendar: These are relatively minor in nature, do not have any outstanding issues or concerns, and do not require a public hearing. All consent calendar items are considered by the Commission as one item and a single vote is taken for their approval, unless an item is pulled from the consent calendar for individual discussion. There is no public discussion of consent calendar items unless requested by the Commission. Public Hearings: This category is for case applications that require, by law, a hearing open to public comment because of the discretionary nature of the request. Public hearings are formally conducted and public input/testimony is requested at a specific time. This is your opportunity to speak on the item(s) that concern you. If, in the future, you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the City at or before the hearing. Commission Business: Items in this category are general in nature and may require Commission action. Public input may be received at the request of the Commission. See information for Speaker's Card/Request to Speak on the first page.

At 10 p.m., the Planning Commission will determine which of the remaining agenda items can be considered and acted upon prior to 11 p.m., and will continue all other items for which additional time is required until a future Commission meeting. All meetings are scheduled to terminate at 11 p.m.

STAFF REPORTS

As a general rule, staff reports or other written documentation have been prepared or organized with respect to each item of business listed on the agenda. Copies of these materials are on file with the Community Development Department and are available for public inspection and copying once the agenda is publicly posted, (at least 12 days prior to a regular Planning Commission meeting). Staff reports can also be downloaded from the City's website at *cityofirvine.org/planningcommission* at least 12 days prior to the scheduled Planning Commission meeting.

APPEALS

Planning Commission decisions may be appealed to the City Council in accordance with Zoning Ordinance Chapter 2-5. Planning Commission actions on a subdivision map may be appealed to the City Council in accordance with Irvine Municipal Code Section 5-5-110. Planning Commission determinations regarding an interpretation of the City's Subdivision Ordinance may be appealed to the City Council in accordance with Irvine Municipal Code Section 5-5-1004.H.

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

Any supplemental writings or documents distributed to a majority of the Planning Commission regarding any item on this agenda after the posting of the agenda will be available for public review in the Community Development Department during normal business hours. In addition, such writings or documents will be made available for public review at the respective public meeting.

SUBMITTAL OF INFORMATION BY MEMBERS OF THE PUBLIC FOR DISSEMINATION OR PRESENTATION AT PUBLIC MEETINGS

MEDIA TYPES AND GUIDELINES

1. Written Materials/Handouts: Any member of the public who desires to submit documentation in hard copy form may do so prior to the meeting or at the time he/she addresses the Planning Commission. Please provide 10 copies of the information to be submitted and file with the Recording Secretary at the time of arrival to the meeting. This information will be disseminated to the Planning Commission at the time testimony is given.

2. Large Displays/Maps/Renderings: Any member of the public who desires to display freestanding large displays or renderings in conjunction with their public testimony is asked to notify the Community Development Department at 949-724-6465 no later than noon on the day of the scheduled meeting.

3. Electronic Documents/Audio-Visuals: Any member of the public who desires to display information electronically in conjunction with their public testimony is asked to submit the information to the Community Development Department at 949-724-6465 no later than noon on the day of the scheduled meeting.

CITY SERVICES TO FACILITATE ACCESS TO PUBLIC MEETINGS

It is the intention of the City of Irvine to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, you will need special assistance beyond what is normally provided, the City of Irvine will attempt to accommodate you in every reasonable manner. Please contact the Planning Commission liaison at 949-724-6465.

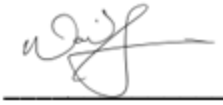
Assisted listening devices are available at the meeting for individuals with hearing impairments. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35. 102-35. 104 ADA Title II).

MEETING SCHEDULE

Regular meetings of the Planning Commission are held on the first and third Thursdays of each month at 5:30 p.m. Agendas are available at the following locations:

- City Clerk's Office
- Police Department
- Front Entrance of City Hall
- University Park Center (Culver/Michelson)
- Walnut Village Center (Culver/Walnut)
- Northwood Town Center (Irvine Blvd./Yale)
- City's web page at cityofirvine.org/planningcommission

I hereby certify that the agenda for the regular Planning Commission meeting was posted in accordance with law in the posting book located in the Public Safety lobby and at the entrance to the Civic Center, One Civic Center Plaza, Irvine, California on June 17, 2021 by 8 p.m. as well as on the City's web page.



_____
Commission Liaison

1b. Staff Report for July 1, 2021

REQUEST FOR PLANNING COMMISSION ACTION

MEETING DATE: JULY 1, 2021

TITLE: GENERAL PLAN – DRAFT 2021-2029 HOUSING ELEMENT UPDATE

Director of Community Development

RECOMMENDED ACTION

1. Review and provide input on the key features of the Draft Housing Element Update.
2. Continue the item to regular Planning Commission meeting on July 15, 2021.

EXECUTIVE SUMMARY

State law requires all cities to update the Housing Element of its General Plan every eight years. It further requires the current update to be completed by October 2021 and the City is undertaking this process. The City's Housing Element was adopted by the City Council in 2013 for the 2013-2021 planning period. This update will address the 2021-2029 planning period. Staff is preparing the draft 2021-2029 Housing Element that will be submitted to the California Department of Housing and Community Development (HCD) for its required review prior to Planning Commission and City Council final approval, which is tentatively scheduled for fall/winter 2021.

The most significant update included in the draft 2021-2029 Housing Element is the identification of sites to accommodate the Regional Housing Needs Assessment (RHNA) and enhanced housing policies to support housing and affordability consistent with new state statute. The RHNA has been significantly increased from the current 5th Cycle RHNA allocation issued by the Southern California Association of Governments (SCAG). It is important to note that housing element law does not require a city to build housing units, but rather to demonstrate that the city has the land capacity to address RHNA through a required sites inventory analysis.

The content of the draft 2021-2029 Housing Element is structured for consistency with the requirements set forth in state law. In addition to responding to the requirements of state law, the Housing Element demonstrates how the strategies to meet the City's locally determined housing needs are addressed through plans, programs, and projects. This report includes an update on the status of the Housing Element Draft and how complies with state housing element law. Staff plans to bring the full draft document for review and

input from the Planning Commission meeting at its July 15 meeting. The draft will then be submitted to HCD for its preliminary review and, ultimately brought back for final Commission input and City Council adoption in fall/winter 2021/2022.

COMMISSION/BOARD/COMMITTEE RECOMMENDATION

Not applicable.

ANALYSIS

Background

Under California law (Government Code Section 65580 et seq.), cities must update their housing element every eight years. As prescribed by law, the current update must be completed by October 2021. The City must transmit the draft 2021-2029 Housing Element to HCD for a 60 day preliminary review prior to final review and adoption by the Planning Commission and City Council. Once the draft 2021-2029 Housing Element is adopted by the Planning Commission in fall 2021 and the City Council in winter 2021, the final 2021-2029 Housing Element will be transmitted to HCD for certification. The purpose of a housing element is to assess a community's housing needs, identify obstacles to meeting those needs, and demonstrate capacity to accommodate the City's "fair share" of the region's need for new housing to accommodate projected population growth. The statewide housing mandate for all cities to accommodate their share of housing needs is known as the RHNA. A housing element must also include policies and goals that work towards implementation of the element over the planning period.

Irvine's current Housing Element for the planning period 2013-2021 was adopted by the City Council in September 2013 and it was found by HCD to be in full compliance with state housing element law. The Housing Element update will cover the state-required eight-year planning period beginning October 15, 2021, and ending October 15, 2029. The update will address various state mandates including the RHNA, which has been significantly increased from the current 12,149 units to 23,610 units. In addition to this increase, a significant change to state housing element statute is the requirement to demonstrate adequate sites to accommodate the RHNA at all affordability levels.

Housing Element Requirements

State law requires each city to prepare and adopt a housing element as part of its General Plan. According to State law, the Housing Element must: provide goals, policies, quantified objectives and scheduled programs to preserve, improve and develop housing. The Housing Element must identify and analyze existing and projected housing needs for all economic segments of the community.

Housing Needs Assessment

The state develops housing demand projections and apportions these projections to each of the state's regions. In Orange County, SCAG allocates the state's regional projected demand to individual jurisdictions. This allocation is referred to as the 6th Cycle RHNA, and is intended to reflect the projected housing demand of each jurisdiction. State law requires that jurisdictions incorporate this allocation into their Housing Element update. In order to assess projected housing needs, a complete description of the City's most recent population estimate, and general characteristics of the employment market is provided. This information offers insight into the types of jobs in the community and the incomes associated with such jobs. It also identifies proposed development activities and future housing needs generated by new employment opportunities.

The "Housing Needs" section of the Housing Element identifies and analyzes the existing and projected housing need of the community pursuant to the RHNA. This is different from previous cycles where the RHNA only included the projected need. An assessment must be undertaken of the community's existing and projected housing needs based on household characteristics, housing stock conditions, special housing needs, and demographic, and employment trends. The City's total final RHNA allocation is 23,610. The projected need for the City, which is based on planned development and the City's official growth forecast is 7,690 units. The existing need for the City is 15,864 and is solely based on a jurisdiction's access to jobs and transit. The existing need also included additional units that were reallocated from disadvantaged communities (DACs) in Orange County. An additional 56 units were allocated to the City as a result of any successful RHNA appeal. The assessment of existing housing needs includes current demographic information, such as the total population, the number of households over-burdened by housing costs (define here), the number of households living in overcrowded conditions, and special housing needs. It also includes the number of housing units that need rehabilitation, as well as assisted affordable units at risk of converting to market rate. The majority of the data included in this section has been pre-certified by HCD for the SCAG region.

Projected need is the household growth for jurisdictions between July 1, 2021, and October 1, 2029. Existing need is considered the remainder of the regional determination after projected need is subtracted. The allocation establishes the number of new units anticipated to be needed, by income category, to accommodate the expected population growth over the planning period of the Housing Element. The housing needs findings are used to inform and develop the Housing Element policies and programs to ensure that the City focuses its efforts on the community's identified needs.

Sites Inventory, Analysis, and Goals and Policies

State law requires jurisdictions to provide an inventory of land suitable for residential development that will allow for, and facilitate production of, the City's regional share of housing as determined by the RHNA.

To determine whether the City has sufficient land to accommodate its share of regional housing needs for all income groups, the City must identify "adequate sites" in the Housing Element site inventory. The purpose of the housing element's site inventory is to identify and analyze specific land (sites) that is available and suitable for residential development in order to determine the jurisdiction's capacity to accommodate residential development and reconcile that capacity with the jurisdiction's RHNA. The site inventory enables the jurisdiction to determine whether there are sufficient adequate sites to accommodate the RHNA by income category. A site inventory and analysis will determine whether program actions must be adopted to "make sites available" with appropriate zoning, development standards, and infrastructure capacity to accommodate the new housing need.

Other characteristics to consider when evaluating the appropriateness of sites include physical features (e.g., size and shape of the site, improvements currently on the site, slope instability or erosion, or environmental and pollution considerations), location (e.g., proximity and access to infrastructure, transit, job centers, and public or community services), competitiveness for affordable housing funding (e.g., Low Income Housing Tax Credit score criteria), and likelihood or interest in development due to access to opportunities such as jobs and high performing schools. When determining sites to include in the inventory to meet the lower income housing need, HCD recommends that a local government first identify development potential in high opportunity neighborhoods. High opportunity areas are places that currently have strong economic, environmental, and educational outcomes. Locating affordable housing in high opportunity areas would result in more racial integration of neighborhoods, and offer new economic opportunities to lower income segments of the population. This will assist the local government in meeting its requirements to affirmatively further fair housing and ensure developments are more competitive for development financing.

Sites are considered suitable for residential development if zoned appropriately and available for residential use during the planning period. Housing Element law does not require a jurisdiction to build housing units, but rather to demonstrate that the jurisdiction has the land capacity to address its RHNA. If a jurisdiction cannot demonstrate that the existing zoning and General Plan designations can accommodate its RHNA allocation, the jurisdiction is required to re-zone land in order to have sufficient capacity, among other programs that may also be required. Even if a city re-zones the land to accommodate residential, market and development trends will ultimately dictate the approval and construction of residential units. The City's draft 2021-2029 Housing Element demonstrates that Irvine does not have sufficient capacity under the current General Plan to meet the new RHNA through vacant land capacity and will need to re-zone land and update the Genera Plan and Zoning Ordinance to accommodate the RHNA. With the proposed re-zoning and inclusion of new policies and programs, the City is able to identify sufficient capacity to accommodate the 6th Cycle RHNA.

The City's 6th Cycle RHNA has been significantly increased from the 5th Cycle RHNA of 12,149 units to 23,610 total units. The 6th Cycle RHNA will replace the current allocation when the Housing Element is updated, adopted by the City Council, and certified by the state before the statutory deadline. Table 1 below shows Irvine's RHNA allocation of housing units broken down by income category for the 2021-2029 planning period.

Table 1
2021-2029 Irvine Regional Housing Needs Allocation

Income Category	RHNA
Category 1 (0% - 50% AMI[1]) (Extremely Very Low/Very Low)	6,396
Category 2 (51% - 80% AMI) (Low)	4,235
Category 3 (81% - 120% AMI) (Moderate)	4,308
Category 4 (over 120% AMI) (Above Moderate)	8,671
Total Units	23,610

Note: [1] AMI refers to Area Median Income for Orange County.

Housing Element statute has been modified the past several years, adding new requirements that must be included in a jurisdiction's Housing Element update. This includes the addition of the Affirmatively Further Fair Housing (AFFH) section and the "no net loss" requirement in the site inventory. "No net loss" requires a jurisdiction to maintain adequate sites to accommodate its remaining unmet RHNA by each income category at all times throughout the entire planning period. Specifically, if a jurisdictions approves a development of a parcel identified in its Housing Element sites inventory with fewer units than shown in the Housing Element, it must either make findings that the Housing Element's remaining sites have sufficient capacity to accommodate the remaining unmet RHNA by each income level, or identify and make available sufficient sites to accommodate the remaining unmet RHNA for each income category. In addition to the "no net loss" requirement, the City must identify an adequate supply of above moderate or "market rate" units to ensure the affordable units are constructed. As a result of this requirement, the City must identify more sites and units than identified in the RHNA.

Constraints

A number of factors can constrain the development and improvement of housing. These include both governmental and non-governmental constraints, which are reviewed in Housing Constraints section of the draft 2021-2029 Housing Element. State law requires the City to analyze land use controls, fees and exactions, on- and off-site improvement requirements, building codes and enforcement thereof, permit and processing procedures, and potential constraints on the development or improvement of housing for persons with disabilities. The draft 2021-2029

Housing Element generally finds that the City land use controls do not create unnecessary constraints to housing development.

Non-governmental constraints must also be analyzed, including the availability and cost of land, as well as construction. These constraints are often out of the City's control, but can result in housing that is not affordable to low- and moderate-income households.

Goals, Policies, and Programs

Based on the results of the public participation, housing needs assessment, sites inventory and analysis, and constraints, the draft 2021-2029 Housing Element establishes goals, policies, and programs to facilitate the provision of housing that fulfills the diverse needs of the community.

The draft 2021-2029 Housing Element establishes six goals, which are statements of community desires that are broad in both purpose and aim, but are designed specifically to establish direction. Policies provide specific standards for achieving each goal, and are further articulated in the programs, which identify actions the City will implement to achieve each goal and policy.

Many of the goals, policies, and programs have not changed from the 2013-2021 Housing Element. Some have been modified to simplify, avoid redundancy, or reflect current practice, and are outlined in the Goals, Policies and Programs section. New goals, policies, and programs have been added to build upon Irvine's success in building affordable housing throughout the community and address the City's significant RHNA allocation. Some of the key proposed policies being considered include:

- An increase to the inclusionary zoning ordinance to mandate 20 percent of new housing projects are at affordable price points, rather than the current 15 percent mandate.
- Target city, county, state, and certain privately owned sites for 100 percent affordable residential projects.
- Coordinate efforts and enhance partnership with the Irvine Community Land Trust (ICLT).
- Increase the affordable in-lieu fee to reflect current costs.
- Extend the term of affordability on affordable units set to expire in the next Housing Element Cycle (2021-2029)
- Introduce residential uses in targeted retail centers in the city to create mixed use environments.

- Maximize density near the Irvine Transportation Center with a residential overlay, for transit-oriented development.
- Expand the residential overlay and unit cap in the Irvine Business Complex.
- Introduce residential overlay at religious and school sites.
- Allow conversion of hotel and motel to residential units.

Site Inventory

State law mandates that cities develop a sites inventory analysis to identify vacant land or land that can be redeveloped during the planning period. The inventory must include a map identifying parcels, general plan and zoning designation, acreage and unit capacity across affordability levels. The sites inventory analysis included in the draft 2021-2029 Housing Element demonstrates that the RHNA of 23,610 total housing units can be accommodated through a combination of the remaining vacant residential sites in Irvine and non-vacant sites that can be redeveloped with a residential component. This will require the City to complete a comprehensive update to the General Plan and Zoning Ordinance following the adoption of the Housing Element.

Per Housing Element statute and HCD's "Housing Element Site Inventory Guidebook", the City must identify adequate sites at the parcel level. Additionally, according to the guidebook, "the analysis of 'appropriate zoning' should not include residential buildout projections resulting from the implementation of a jurisdiction's inclusionary program or potential increase in density bonus, because these tools are not a substitute for addressing whether the underlying (base) zoning densities are appropriate to accommodate the RHNA for lower income households." This means, the City, despite having a successful inclusionary housing program, is unable to utilize the existing or proposed inclusionary housing program to meet the affordable RHNA allocation. Additional constraints to developing the site inventory include, but are not limited to:

- Density Realism: The City must show precedent for high density residential assumptions by providing documentation that nearby developments are at similar densities.
- Parcel Size: HCD will scrutinize affordable units on sites that are less than 0.5 acres or more than 10 acres.
- Affirmatively Furthering Fair Housing (AFFH): The City is required to spread affordable units throughout the City to ensure there isn't a concentration of affordable units in one area.

A detailed breakdown of the residential development capacity by income category will be provided in the Projected Housing Needs section of the draft 2021-2029

Housing Element. The City will accomplish this task while continuing Irvine's tradition of strategic and thoughtful planning. Additionally, the draft 2021-2029 Housing Element continues the community's commitment to a full spectrum of housing opportunities for all income groups at all stages of life.

Quantified Objectives

A component of the Housing Element includes quantified objectives for achieving the maximum number of units, by income level, to be constructed, rehabilitated, and conserved over the planning period. Staff has identified the City's housing needs, surveyed developable parcels, identified financial resources, analyzed constraints, and assessed appropriate programs and policies. As a result of this analysis an estimate was made of the maximum number of units that can reasonably be expected to be developed by the private sector. It is important to note that quantified objectives need not equal the RHNA allocation.

Review of Past Programs in the Previous Housing Element

The City must evaluate the results from housing programs implemented during the previous Housing Element. The review of past programs discusses the progress, effectiveness, and appropriateness of the previous Housing Element goals, objectives, policies, and programs.

Public Participation

Pursuant to California Government Code Section 65583(c)(9), local governments are required to "make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element." To meet these requirements, the City of Irvine has organized multiple activities over the last 10 months to engage with all economic segments of the community through a community outreach survey, two focus groups, three community workshops, a Planning Commission study session, a City Council scoping session, and stakeholder meetings with the development community, property owners, non-profit organizations, public agencies, such as the Irvine Unified School District, affordable housing providers including the Irvine Community Land Trust, and special interest groups.

To promote the community engagement activities and events, the City used its website, social media accounts, press releases, mailers, interest list notifications, fliers, and public email system. The City also provided outreach materials in English and seven additional languages: Chinese (Traditional and Simplified), Korean, Vietnamese, Japanese, Farsi, Arabic, and Spanish to ensure the outreach materials reached many diverse segments of the community.

The City Council conducted a scoping session on February 9, 2021, and the Planning Commission conducted a study session on February 18, 2021, on the Housing Element update process. Input from the workshops and meetings with the public, City Council, and Planning Commission, as well as staff review of the current Housing Element and changes in state housing law were used to develop the draft document presented to the Planning Commission.

In preparing for the Sites Inventory Analysis, staff identified potential opportunity sites and mailed outreach letters to those property owners. The purpose of these mailers was to gauge interest of property owners in either converting their site for residential purposes or developing residential homes in combination with their existing use within the next eight years. In addition, staff met with major property owners, Irvine Company and FivePoint, to discuss potential opportunity sites for the Housing Element.

City staff held meetings with a variety of stakeholders including affordable housing developers and several meetings with the Irvine Community Land Trust (ICLT) on opportunities to coordinate and collaborate. The City hosted three community workshops throughout the month of April. On April 5, 2021, the City held a virtual community workshop with stakeholders in the Irvine Business Complex (IBC) and Spectrum areas, specifically property owners, commercial real estate brokers, the Building Industry Association (BIA), Irvine Chamber of Commerce, and the general public with an interest in these neighborhoods. On April 22, 2021, and April 29, 2021, the City held virtual community-wide workshop to present the 6th Cycle Housing Element Update. On April 22, 2021, 105 participants attended the workshop and on April 29, 2021, 92 participates attended the workshop.

In addition, staff utilized community survey and focus group results from City residents that are part of the City's, separate and ongoing, General Plan Update. The survey included questions focused on housing issues to support the Housing Element public engagement effort. The focus groups allowed for dedicated discussions that highlighted residents' perspectives on housing topics, including state-mandated housing and where such housing will be compatible in the City.

The City gathered feedback from all outreach activities and evaluated the findings to identify the issues and topics that were most pressing to the Irvine community. The City then used this information to help develop goals, policies, and proposed activities for the planning period.

Review Process

The Housing Element will be forwarded to HCD for a mandatory 60-day review for consistency with state law and provisional certification. The review by HCD must occur at least 90 days prior to the City Council taking final action on the Housing Element. Upon incorporation of state feedback, staff will present the final draft 2021-2029 Housing

Element to the Planning Commission in the fall/winter followed by final review and the City Council consideration of formal adoption. The City will be taking advantage of the 120 day grace period following the October 15, 2021, deadline to adopt the final Housing Element. The entire 6th Cycle Housing Element cycle has been delayed at several levels, including the six-month delay at SCAG for the adoption of the final RHNA (March 2021), the delayed release of the Affirmatively Furthering Fair Housing (AFFH) guidelines by HCD (April 2021), and COVID. Upon submittal of the final Housing Element to HCD for certification, the state will have 90 days to confirm whether the Housing Element is consistent with HCD's provisional certification and thereby complies with state law.

ENVIRONMENTAL REVIEW

An environmental evaluation for the project will be prepared after review and incorporation of any amendments requested by HCD. Staff will bring the environmental certification when the Planning Commission considers adoption of the Housing Element in the fall.

ALTERNATIVES CONSIDERED

The Planning Commission can provide feedback to be incorporated into the draft document, prior to the transmittal to HCD for the required 60 days review.

FINANCIAL IMPACT

The Community Development Department budget includes a work program to update the Housing Element. The program includes staff time and consultant services to research and prepare the updated Housing Element. The City will also rely on reimbursement from Senate Bill 2 and Local Early Action Plan (LEAP) grants to fund the Housing Element.

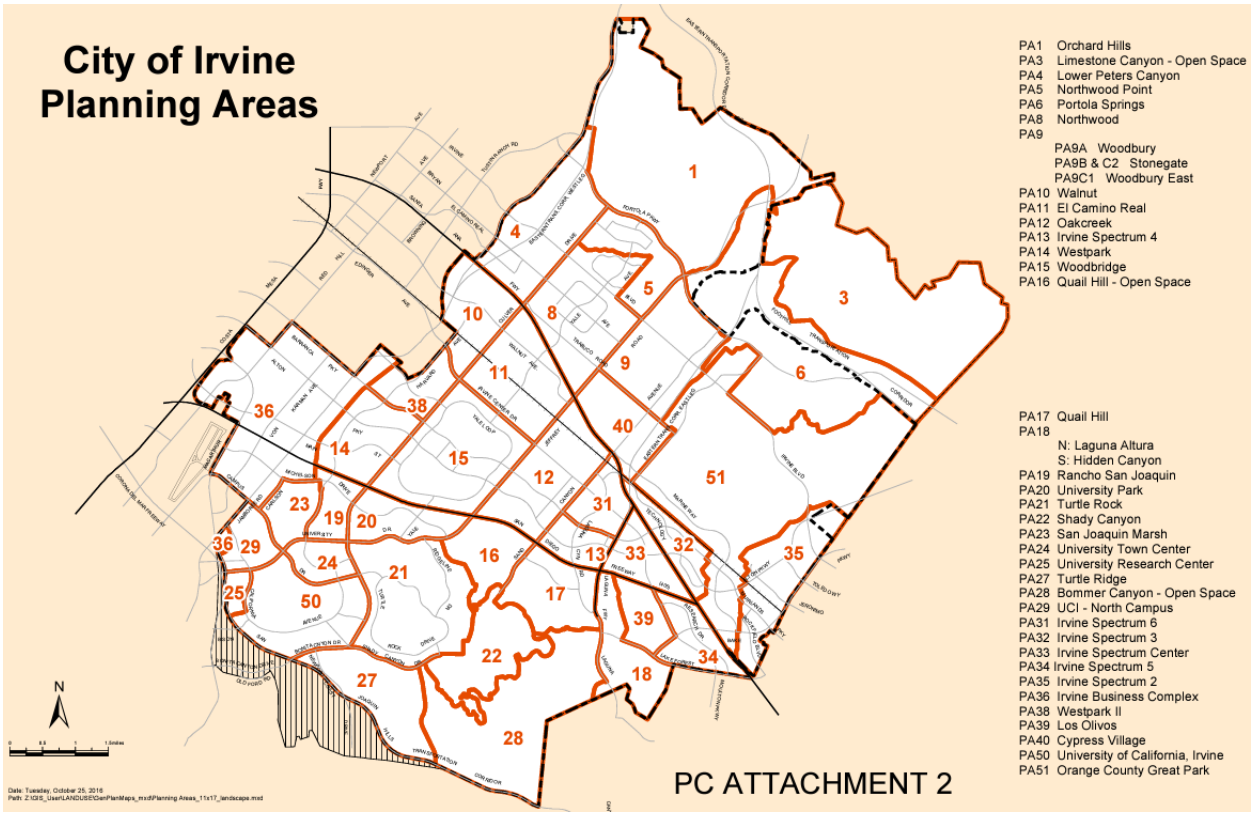
REPORT PREPARED BY: Marika Poynter, Principal Planner

PC ATTACHMENTS:

1. Site Inventory Table
2. Planning Area Map

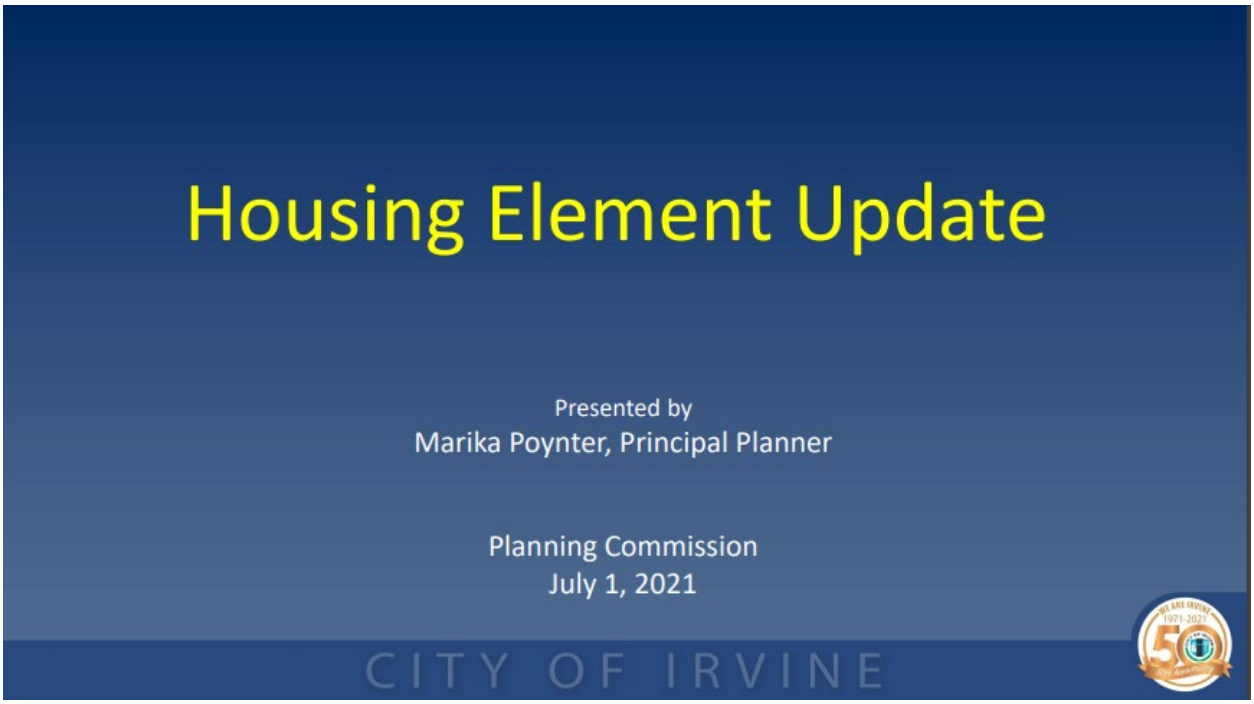
	Total	Category 1	Category 2	Category 3	Category 4
RHNA	**23,610**	**6,396**	**4,235**	**4,308**	**8,671**
PA 4 (Lower Peters Canyon)	2,007	512	341		1,154
PA 19 (Rancho San Joaquin)	2,202	279	186	173	1,564
PA 23 (San Joaquin Marsh)	1,000	600	400		
PA 24 (University Town Ctr.)	823	237	158	43	385
PA 32 (Spectrum 3)	17,740	447	298	1,702	15,293
PA 33 (Irvine Spectrum Ctr.)	943	200	134	62	547
PA 36 (IBC)	10,986	1,517	1,010	791	7,668
PA 40 (Cyress Village)	613	300	156		157
PA 51 (OC Great Park)	15,772	2,645	2,189	1,948	8,990
All Other PA	8,903	0	0	754	8,149
Site Inventory	**60,989**	**6,737**	**4,872**	**5,473**	**43,907**
Difference	***37,379***	***341***	***637***	***1,165***	***35,236***

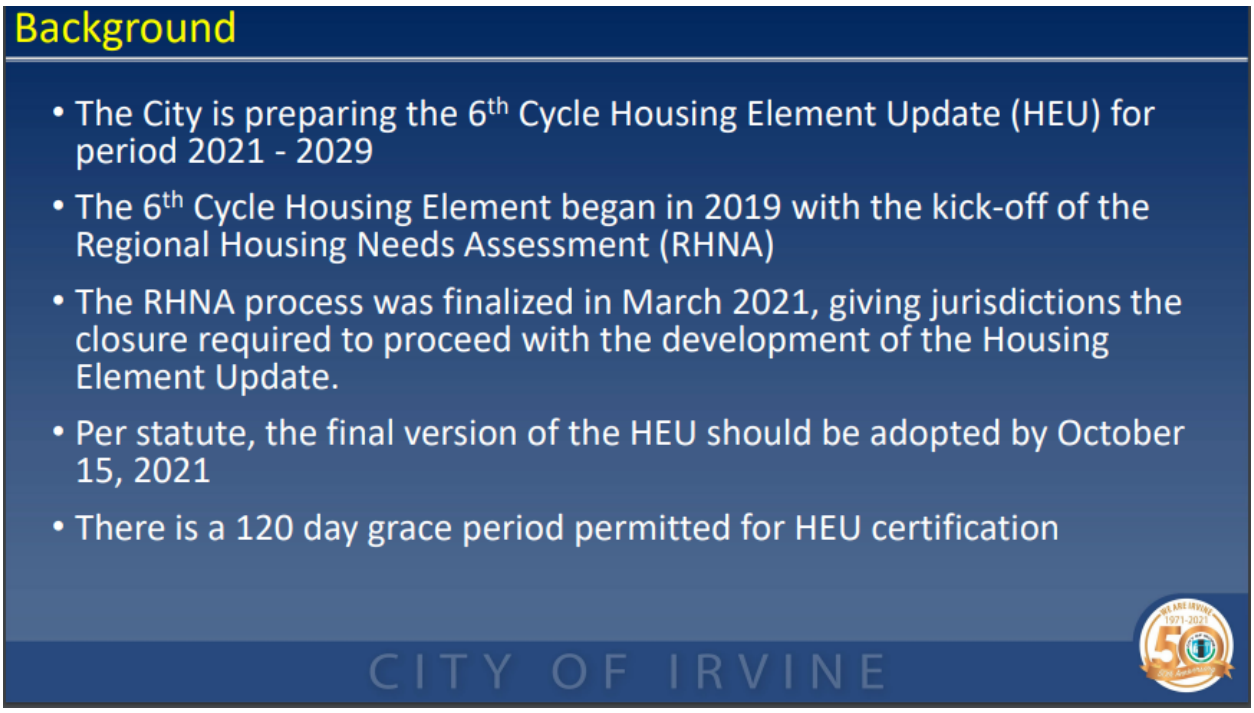
CITY OF IRVINE PC ATTACHMENT 1



PC ATTACHMENT 2

1c. Presentation for July 1, 2021





Background

- Draft HEU to Planning Commission on July 1 and 15
- Draft HEU submitted to HCD after Planning Commission review
  - This is a statutory 60 day review by HCD of the draft HEU
  - The City will not meet the statutory October 15, 2021 with this schedule, but will utilize the 120-day grace period for certification.
- Final HEU to Planning Commission and City Council in December / January
- Final certification by HCD in early 2022

CITY OF IRVINE

Housing Element Purpose

- The City is preparing the 6th Cycle Housing Element Update (HEU) for period 2021 - 2029
- The Housing Element is a State-mandated policy document that:
  - Provides direction for implementation of various programs to meet existing and future housing needs for all income levels in the City
  - Provides goals, policies, programs, and objectives that accommodate opportunities for the preservation of existing housing and development of new housing
  - Demonstrates how the City will accommodate its RHNA allocation

CITY OF IRVINE

Regional Housing Needs Assessment

% of County Area Median Income (AMI)	Units
Category 1 (0 – 50 % AMI)	6,396
Category 2 (51 – 80% AMI)	4,235
Category 3 (81 – 120% AMI)	4,308
Category 4 (120% AMI or above; considered "market rate")	8,671
TOTAL	**23,610**

- Buffer for "no net loss" for Categories 1 and 2 – City will apply it for Categories 1, 2, and 3
- Actual number needed is anticipated to exceed allocation
- Affirmatively Furthering Fair Housing (AFFH)

CITY OF IRVINE

Key Discussion Items

- Site Inventory
  - Constraints/Approach to developing sites
  - Draft Site Inventory
- Policies and Programs
  - Enhancements to existing policies and programs
  - Proposed new policies and programs to facilitate and encourage housing production, and more specifically affordable housing

CITY OF IRVINE

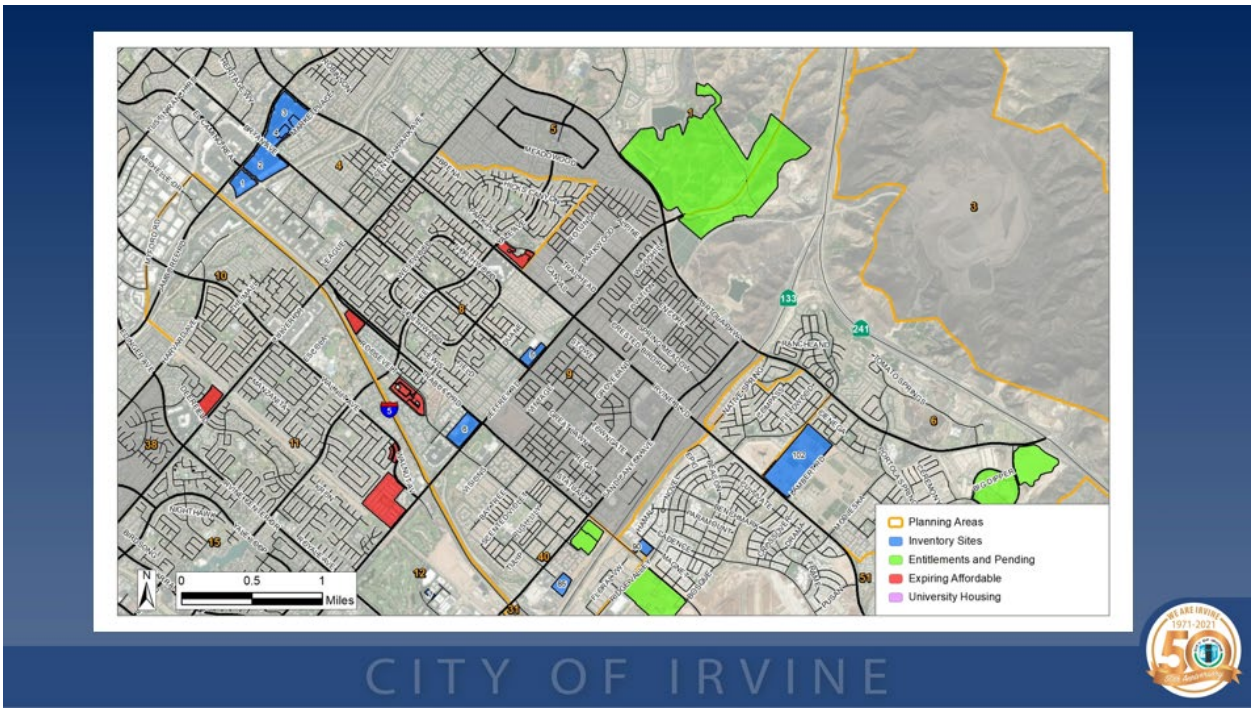
Constraints and Approach for Developing Site Inventory

- Inclusionary Housing: HCD will not permit inclusionary to be used on any future projects to meet the RHNA (HCD guidelines)
- Density Realism: City must show precedent for high density residential assumptions (nearby developments at similar density) (HCD guidelines)
- Parcel Size: HCD will scrutinize sites identified for affordable units on sites below 0.5 acres and more than 10 acres (HCD guidelines)
- Preservation of Open Space/Natural Lands: The City did not include locally protected open space/natural lands in the site inventory.
- Preservation of Neighborhood Core: The City focused the proposed draft site inventory to preserve the neighborhood core

CITY OF IRVINE

Planning Area Name	Total	Category 1	Category 2	Category 3	Category 4
RHNA	**23,610**	**6,396**	**4,235**	**4,308**	**8,671**
PA 4 (Lower Peters Canyon)	2,007	512	341		1,154
PA 19 (RSJ Area)	2,202	279	186	173	1,564
PA 23 (San Joaquin Marsh)	1,000	600	400		
PA 24 (University Town Ctr.)	823	237	158	43	385
PA 32 (Spectrum 3)	17,740	447	298	1,702	15,293
PA 33 (Irvine Spectrum Ctr.)	943	200	134	62	547
PA 36 (IBC)	10,986	1,517	1,010	791	7,668
PA 40 (Cypress Village)	613	300	156		157
PA 51 (Great Park Neighborhoods)	15,772	2,645	2,189	1,948	8,990
All Other PA (including UCI)	8,903	0	0	2,864	23,479
Site Inventory	**78,429**	**6,737**	**4,872**	**7,583**	**59,237**
Difference	*54,819*	*341*	*637*	*3,275*	*50,566*

CITY OF IRVINE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Entitlements and Pending
Expiring Affordable
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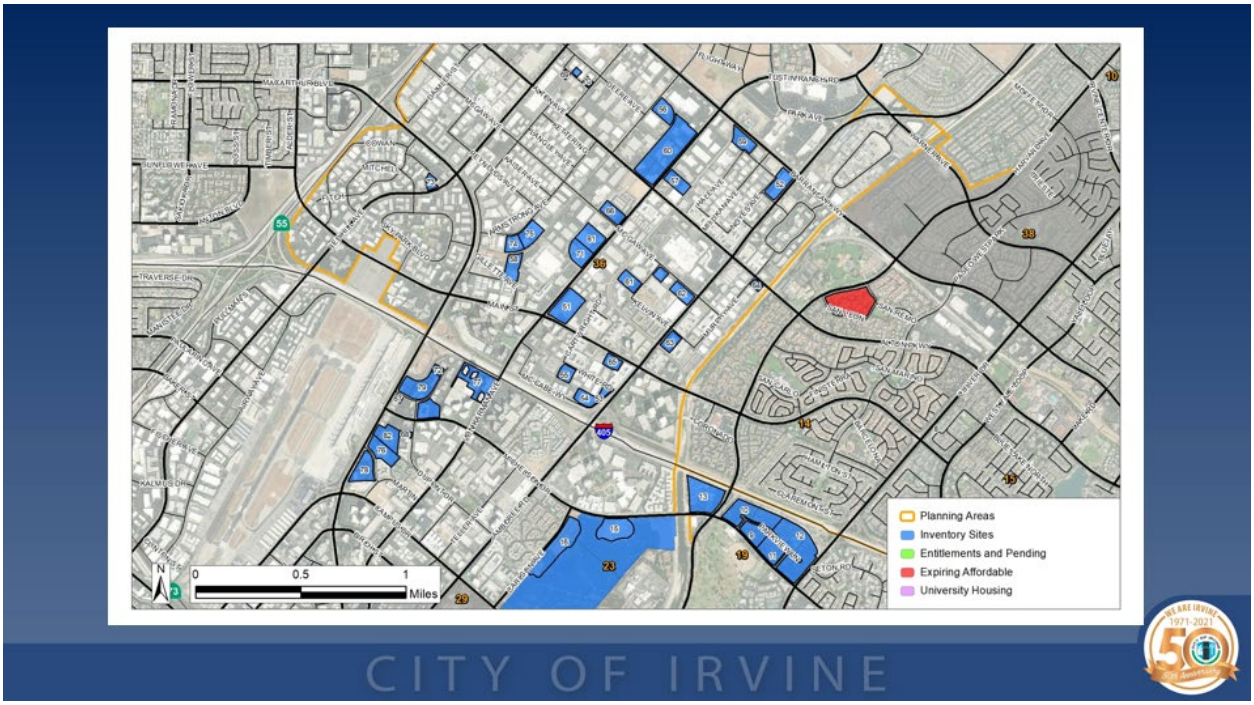
CITY OF IRVINE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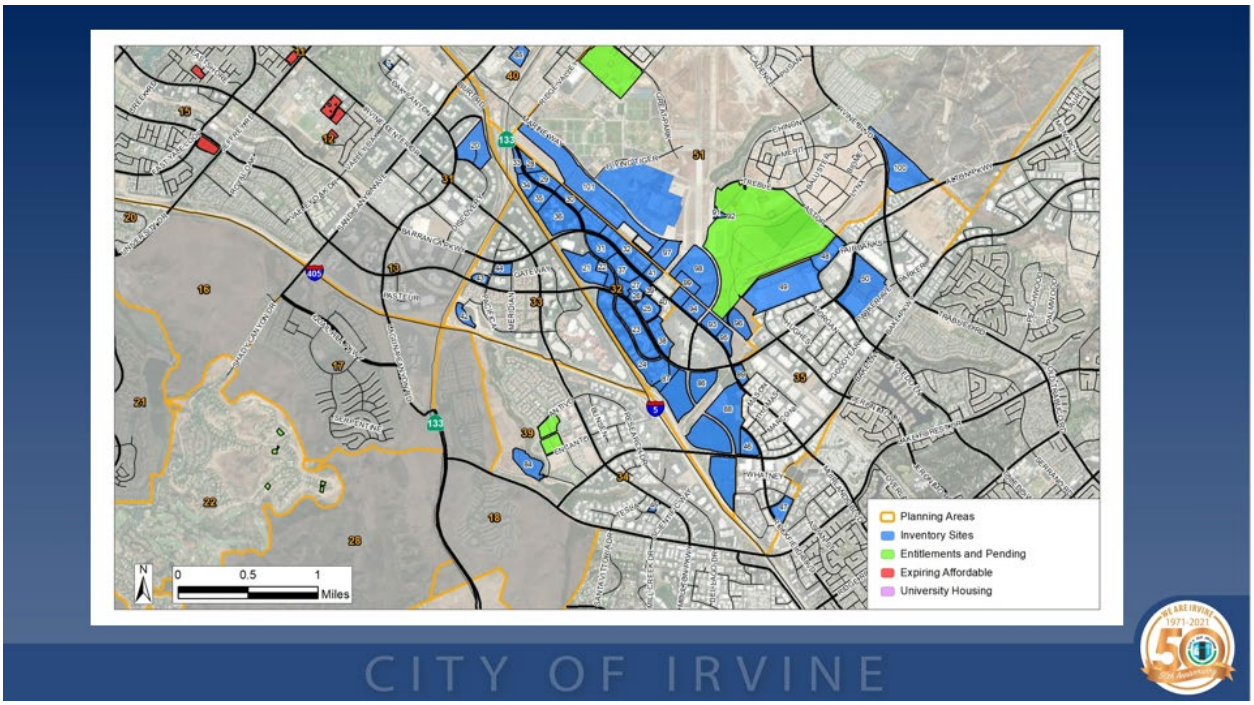
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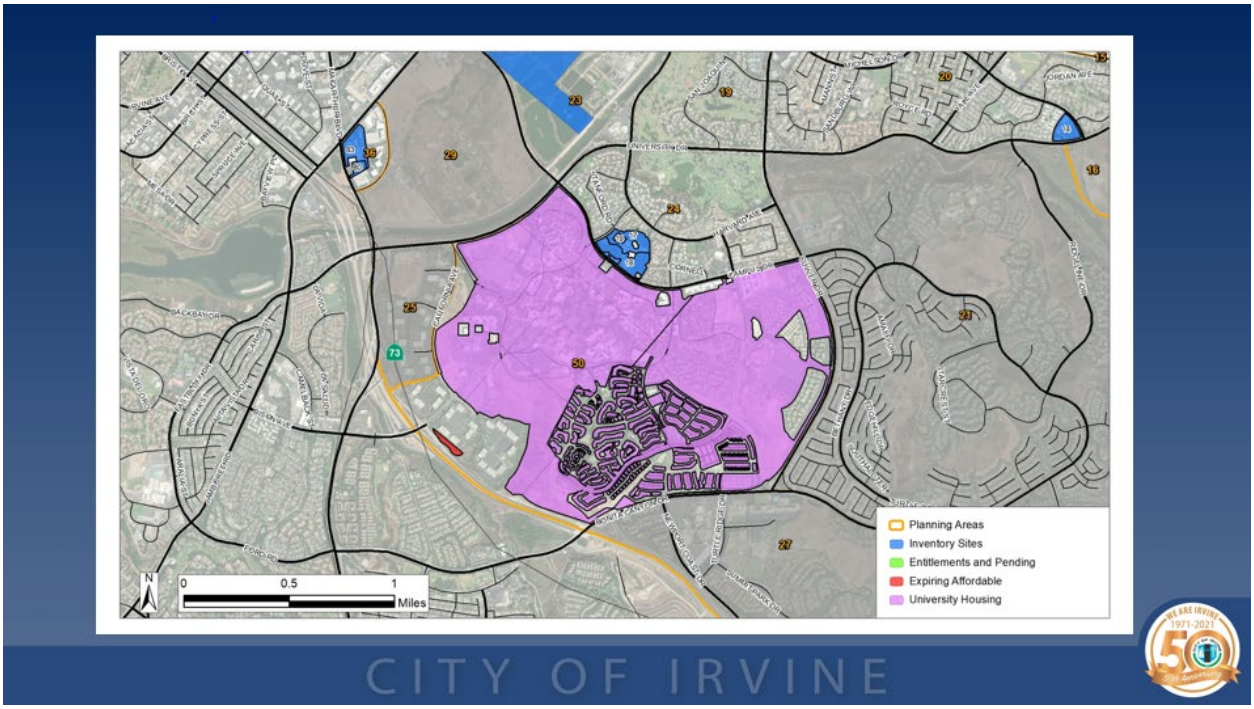
Planning Areas
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Entitlements and Pending
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CITY OF IRVINE

Draft Policy Recommendations

- Update the Land Use Element and Zoning Ordinance (subsequent effort) to consider:
  - Overlays to promote residential and mixed use:
    - In Planning Area 32 at 50-70 units/acre
    - In the IBC at 50-70 units/acre
    - At targeted retail centers at 30-60 units/acre
    - At religious and school sites at 30-60 units/acre – focus on workforce housing
    - Allow conversion of hotel/motel to residential

CITY OF IRVINE

Draft Policy Recommendations

- Increased density with focus on transit-oriented development in Great Park Neighborhoods – adjacent to the Irvine Train Station – this is not to include the designated Orange County Great Park
- Target City, County, State, and certain privately owned sites for 100 percent affordable residential projects
- Consider increasing the inclusionary zoning ordinance to mandate 20 percent of new housing projects are at affordable price points instead of the existing 15 percent

CITY OF IRVINE

Draft Policy Recommendations

- Extend the term of affordability on affordable housing units set to expire in the next Housing Element Cycle (2021-2029) – approximately 912 units
- Amend the existing affordable in-lieu fees

CITY OF IRVINE



Draft Policy Recommendations

- Coordinate efforts and enhance partnership with the Irvine Community Land Trust (ICLT)
- Consider ways to streamline the affordable housing development process
  - Expedite the entitlement process for affordable housing projects
  - Evaluate the costs and benefits of reducing or deferring development fees

CITY OF IRVINE



Recommended Action

- Review and provide input on the key features of the Draft Housing Element Update
- Continue the item to the regular Planning Commission on July 15, 2021

CITY OF IRVINE

1d. Comments Summary and Analysis for July 1, 2021 PC

Comments and Questions Received at July 1 PC Meeting	Who	Responses and How Comment was Addressed in HE (if applicable)
Why affordable housing is not going into outlying areas such as Portola Springs? Understands no transit and no retail/commercial serving the area. Opposed to using Great Park because many lots already sold off and not consistent with original vision. In the IBC between Barranca and Main as well as Redhill and Jamboree is a good place for units because many properties are for lease. Impact on existing residential property owners; protect character of Rancho San Joaquin area; Retain Boomers because its used for parking for University Synagogue	Susan Sayre, Irvine resident	Refer to Chapter 7, Adequate Sites Inventory Analysis and Methodology, and Appendix D, Site Inventory Form, of the draft Housing Element (HE) posted on-line at www.cityofirvine.org/HEUpdate. City staff is aware of the community's desire to preserve the traditional residential core. Mutiple property owners in the Planning Area 19, known as, Rancho San Joaquin, expressed their desire to potentially develop residential uses on their properties, which is reflected in the site inventory. Incorporating the properties into the draft site inventory helps to meet the state requirements of identifying potential sites for housing units and lays the groundwork for further planning and analysis to be completed with future General Plan /Zoning Ordinance work efforts. Any future housing developments will be subject to the development application process and any project specific issues will be addressed at that time. The proposed sites are spread throughout the City as required by AB 686, Affirmatively Furthering Fair Housing (AFFH), which is further detailed in Appendix B of the draft HE.
Concerned over infrastructure impacts such as parks,	Susan Sayre, irvine resident	Notification of all school districts and utilities serving Irvine as well as Orange County Fire

pedestrian and bicycle trails, and over crowded schools		Authority (OCFA) and City public safety staff occurred throughout the HEU process. As part of the subsequent General Plan Update work effort, an Environmental Impact Report (EIR) will be prepared to assess any impacts to schools, police/fire services, parks/ recreation, water/sewer, and more due to implementing the adopted 6th cycle HE and accommodating the RHNA.
Concerned over traffic circulation/additonal parking needs; need public transit system like Spectromotion application. Understands that Transportation Department will be commencing a public transportation study.	Susan Sayre, Irvine resident	As part of the subsequent General Plan Update work effort, an Environmental Impact Report (EIR) with traffic study will be prepared. Additionally, the Circulation element of the General Plan will be updated to incorporate findings from recent and on-going transportation efforts, in coordination with the City's Transportation Department and OCTA staff.
Site inventory summary spreadsheet by Planning Area – what is the realistic number of units you have to plan for? What will Planning Area 19, 23 and 24 look like? Preserve village character and recreational amenities.	Ford Fuji, 31 year Irvine resident (26 years in University Park and last five years in RSJ)	Refer to Chapter 7, Adequate Sites Inventory Analysis and Methodology, and Appendix D, Site Inventory Form, of the draft Housing Element (HE) posted on-line at www.cityofirvine.org/HEUpdate. Irvine is the recipient of the highest RHNA allocation in Orange County. The HE must demonstrate there is enough land to accommodate the RHNA by income level (not just the total number), AFFH (new 6th cycle requirement), and provide a no net loss buffer for lower income levels, consistent with State requirements.

		The site inventory spreads units throughhout the City to meet AFFH requirements.
The State requires jurisdictions to base its site inventory on "density realism." Since there are no units in Planning Area 32 what density realism factor is applicable?	Commissioner Limb	PA 32 is close in proximity to PA 33 where existing (higher) density is demonstrated and is close to the Irvine Station which would serve as a catalyst for higher density - transit orieted development. Refer to Section 7.6 in Chapter 7, Adequate Sites Inventory Analysis and Methodology, posted on-line at www.cityofirvine.org/HEUpdate for more details.
Consider extending affordability terms for existing affordable units. How long would these extensions be for?	Commissioner Knowland	Extensions are 30 years minimum, but City prefers extensions to be in perpetuity and will advocate for those terms. The duration is subject to negotiation with housing developers. Additionally, it is dependent on funding and the City will draw on any available incentives to achieve the longest affordability term possible. Refer to the objectives, policies, and programs under Goal 3, Preserve Existing Affordable Housing, in the Housing Plan chapter of the draft HE.
When the City conducted outreach, what were the main concerns or wishes of residents for the HEU?	Commissioner Knowland	The main concerns are to: (1) preserve residential neighborhood core; (2) access to jobs and transit; and (3) need for affordable housing. Refer to Appendix A, Public Engagement, in the draft HE for more details.
Why are UCI housing units categories 3 and 4?	Commissioner Gaido	It is based on what UCI charges for the units. The graduate student units are considered market-rate.

		University Hills faculty housing, which is similar to the ICLT development model with the use of leased land, fits within the moderate income level.
What happens if we eliminate the affordable housing in-lieu fee or shrink the eligibility criteria for when developers can use in-lieu fees to meet their affordable housing requirements? Believe the City is not getting the affordable units (i.e., not effective).	Commissioner Gaido	Comment noted. Refer to Policy HE-E.3 related to updating inclusionary housing policies and in-lieu fees, in Chapter 8, Housing Plan, of the draft HE.
Needs Assessment: What is our recommendation on the homeless? Suggest partnering with City of Tustin (e.g., shelter on former Tustin air base) Assess the types of jobs (existing and proposed) and associated income levels to match the needs for "workforce housing" to support Irvine's jobs rich environment.f	Commissioner Gaido; Chair Pierson	Refer to Goal 5, which explores maximizing solutions for those experiencing or at risk of homelessness, and its supporting policies and programs in Chapter 8, Housing Plan, of the draft HE. The methodology used to allocate the RHNA was developed by SCAG and the data used reflects local input. Thus, the RHNA allocations by income level are representative of the needs of different income levels. A higher level of detail is not able to be extracted from the SCAG data in a manner that facilitates further analysis of moderate income level housing needs.
HE deadline – what is at jeopardy?	Vice Chair Huang	Every City in San Diego County took advantage of the 120-day grace period except the City of San Diego, so we have been gleaning lessons from SANDAG cities because their HEU cycle is about one year ahead of SCAG's cycle. Also, HCD only released its AFFH Guidance Memo on April 27, 2021.

		SCAG, acknowledging the challenges that jurisdictions are facing in preparing their 6th Cycle HEUs, requested a six-month deadline extension from HCD. However, this request was rejected by the State. We don't anticipate exceeding the 120-day grace period and are working diligently towards the extended deadline of February 12, 2022. Along with email notifications, the entire draft on-line was posted before the July 15, 2021 Planning Commission meeting . We will leave the public comment period open until we come back to the Planning Commission and City Council, likely in Winter 2020/2021.
City Council is communicating with HCD directly – still a lot of uncertainty or unknowns. Therefore, consider deferring item until the next Planning Commission meeting from July 15, 2021 to August 5, 2021. Don't want to shortcut this process. Want to ensure that Planning Commission understands what we are submitting. Will hold the August 5 date in case PC is not ready to determine if the draft document is ready for submittal to HCD.	Chair Pierson; Commissioner Knowland	February 12, 2022 is the HE deadline with the 120-day grace period factored in. State statute requires a 90-days minimum between when the draft HE is first submitted for the 60-day HCD pre-submittal review and the City's actual adoption of the HEU. When this mandatory 90-day period is factored in, staff recommends not deferring the Planning Commission's review of the draft HE document and also is unsure how much back and forth will be required with HCD. The Governor's office will be the one to grant 6-month extension, but there is no certainty that will occur. However, the extension request was rejected by the State.

		Also, staff's understanding is that housing advocates want a two to four week rest period between the public release of the draft HEU and submittal to HCD for review. To clarify, the Planning Commission is reviewing the draft HE document on July 15, 2021 for submittal to HCD for their review, not approving it for adoption. The final draft HE is anticipated to come before the Planning Commission and City Council in Winter 2021/2022 for adoption purposes.
What are the penalities if the HEU is not certified by February 12, 2022 deadline?	Chair Pierson	Without a certified HEU, the City risks the following: • Millions of dollars in funding per year being withheld when a certified HEU is required prerequisite for funding grants and opportunities • Default to a four year HEU cycle, which is probably a million dollar exercise in itself • With the exception of emergency building permits, HCD can stop all residential and commercial building permits, no matter the scale and size.
When is the full draft HE available for review?	Commissioner Jong	The draft HE will be available around July 9, 2021. Much of the draft 6th cycle HE builds upon the 5th cycle HE document. The site inventory is new. Pre-approved HCD data sets are used in the existing conditions chapter, which is new.

2. Release of Draft Housing Element Document on-line at www.cityofirvine.org/HEUpdate on July 12, 2021

6th Cycle Draft Housing Element

The City of Irvine has released its 6th Cycle draft Housing Element for the 2021-2029 period. The draft update accommodates the City's total 23,610-unit Regional Housing Needs Assessment (RHNA) allocation, a State mandate, and includes a comprehensive plan of housing goals, policies, and programs consistent with State Housing Element laws.

View the draft below and submit any comments or questions to the City of Irvine's Community Development Department at 1 Civic Center Irvine, CA 92606. Comments and questions may also be sent via email at *GPUpdate@cityofirvine.org* or phone at 949-724-6395.

2021-2029 DRAFT HOUSING ELEMENT

2021-2029 Draft Housing Element Sections:

1) Housing Element - No Appendices
2) Appendix A: Public Engagement
3) Appendix B: Affirmatively Furthering Fair Housing Analysis
4) Appendix C: Senate Bill 2 Compliance Sites Inventory
5) Appendix D: Sites Inventory Form

Updated HEU webpage on August 2, 2021 for updated draft Chapter 8, Housing Plan (excerpt below)

2021-2029 DRAFT HOUSING ELEMENT

* At the July 15, 2021 Planning Commission meeting, the Planning Commission requested the Community Development staff to strengthen policies and programs associated with the development of affordable housing. Staff has revised the policies and programs in Chapter 8: Housing Plan to include language that is more definitive, establishes more detailed timeframes for fee programs, and strengthens the support for services to renters and homeowners.

The Chapter 8: Housing Plan revisions is available under the 2021-2029 Draft Housing Element Sections and Upcoming Meetings.

2021-2029 Draft Housing Element Sections:

1) Housing Element - No Appendices
2) Appendix A: Public Engagement
3) Appendix B: Affirmatively Furthering Fair Housing Analysis
4) Appendix C: Senate Bill 2 Compliance Sites Inventory
5) Appendix D: Sites Inventory Form
6) Chapter 8: Housing Plan Revisions*

2a. Email notification of draft HE release sent on July 12, 2021



The City of Irvine has released its 6th Cycle draft Housing Element for the 2021-2029 planning period. The Housing Element is a mandatory part of the City's General Plan that requires periodic review and updating by the State of California.

Per statute, the 6th Cycle Housing Element should be adopted by October 15, 2021; however, a 120-day grace period is permitted.

The draft update accommodates the City's total 23,610-unit Regional Housing Needs Assessment (RHNA) allocation, a State mandate, and includes a comprehensive plan of housing goals, policies, and programs consistent with State Housing Element laws.

The Draft Housing Element is available on the City's Housing Element Update website at *cityofirvine.org/HEUpdate.* The City welcomes all residents, community stakeholders, and interested parties to review and comment on the document.

Please submit any comments and/or questions on the Draft Housing Element to the City of Irvine's Community Development Department at 1 Civic Center Irvine, CA 92606. Comments and questions may also be sent via email at GPUpdate@cityofirvine.org or phone at 949-724-6395.

For more information about Housing Element Update in the City of Irvine, please visit *cityofirvine.org/HEUpdate*.

برای کسب اطلاعات به‌زبان فارسی، لطفاً با شمارهٔ 949-724-6395 تماس بگیرید.
한국어로된 정보를 원하시면 949-724-6395 로 연락 바랍니다 .
如需中文資訊，請致電 949-724-6395。
有关中文信息，请致电 949-724-6395。
日本語で情報を共有する場合、電話番号949-724-6395までご連絡ください
Para obtener información en español, llame al 949-724-6395.
Để biết thêm thông tin bằng tiếng Việt, xin vui lòng gọi đến số 949-724-6395.
للحصول على المعلومات باللغة العربية، اتصل بالرقم 949-724-6395.

City of Irvine
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Irvine, CA 92606
949-724-6000
cityofirvine.org



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2b. Refer to Part 4 of Appendix A-C for project email notification list. Additional individuals were added to the list as follows (July 2021 and on):

Greg Sullivan	CBRE - Infill Land	greg.sullivan@cbre.com
Ross Johnson	YIMBY Law	ross@yesinmybackyard.org
Alexis Mondares	Public Law Center	amondares@publiclawcenter.org
Jim Gallagher		jimgallagher@cox.net
Beverly Khosh	MicroAdvantage, Inc.	beverly.khosh@gmail.com
Wesley Hueler		wesley@irvinelanes.com
John L. Hueler		jlheuler@gmail.com
Neal Swerdlow		nssfinance@aol.com
Hind Baki	Mitchell M. Tsai, Attorney At Law	hind@mitchtsailaw.com
	The 200	info@thetwohundred.org
Robert Apodaca	Vice Chair, The 200	robert@thetwohundred.org
Dave Klug	City of Irvine	DKlug@cityofirvine.org
Marshall Moncrief	Be Well OC	marshall.moncrief@mind-oc.org
Valentina Gipson	AT&T	vk3921@att.com
Todd Clay	COX	Todd.Clay@cox.com
Dave Simpson	COX	Dave.Simpson2@cox.com
Christina Perez	WMOC	cperez12@wm.com
Ashley Brunier	WMOC	abrunier@wm.com
Lanae O'Shields	SoCalGas	LOShields@socalgas.com
Sheena Ellis	SoCalGas	SDEllis@socalgas.com
Christopher Keevern	SoCalGas	CKeevern@socalgas.com
Dennis "DJ" Gallagher	SCE	Dennis.Gallagher@sce.com
Brian	OCPA	brian@ocpower.org
Antonia Graham	OCPA	acgraham@ocpower.org
Doug Stuman	Stuman Lloyd	dougstuman@me.com

3a. Meeting Agenda for July 15, 2021

AGENDA

PLANNING COMMISSION
REGULAR MEETING

July 15, 2021
5:30 PM
City Council Chamber
One Civic Center Plaza
Irvine, CA 92606

Jeff Pierson
Chair

Stephen Huang
Vice Chair

Christine Knowland
Chair Pro Tem

Jong Limb
Commissioner

Mary Ann Gaido
Commissioner

PARTICIPATION AT PLANNING COMMISSION MEETINGS

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CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

INTRODUCTIONS

ADDITIONS AND DELETIONS TO THE AGENDA

Additions to the agenda are limited by the California Government Code Section 54954.2 of the Brown Act and for those items that arise after the posting of the Agenda must be acted upon prior to the next Planning Commission meeting.

PUBLIC COMMENTS

COMMISSION BUSINESS

1. MINUTES

RECOMMENDED ACTION:
Adopt the minutes of the regular Planning Commission meeting held on June 17, 2021.

PUBLIC HEARINGS

2. TIME EXTENSION OF VESTING TENTATIVE TRACT MAP 17997 FOR THE BLUE BAY CONDOMINIUMS PROJECT, A 120-UNIT RESIDENTIAL DEVELOPMENT AT 2602 MCGAW AVENUE IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX)

RECOMMENDED ACTION:

1) Conduct the public hearing.
2) Adopt RESOLUTION NO. 21-3830 — A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE, CALIFORNIA, APPROVING A 16-MONTH EXTENSION (FILE No. 00842179-PTT) OF VESTING TENTATIVE TRACT MAP 17997 FOR THE BLUE BAY CONDOMINIUMS PROJECT AT 2602 MCGAW AVENUE IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX)

3. MAJOR MODIFICATION TO LOTS 114-164 OF THE APPROVED MASTER PLAN FOR TRACT 17855 LOCATED IN PLANNING AREA 5B (EASTWOOD)

RECOMMENDED ACTION:

1) Conduct the public hearing.
2) Adopt RESOLUTION NO. 21-3831 — A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE, CALIFORNIA, APPROVING MAJOR MODIFICATION 00839065-PMP TO MASTER PLAN 00645468-PMP SPECIFIC TO LOTS 114-164 CONTAINING 51 DETACHED SINGLE-FAMILY RESIDENCES WITHIN TRACT 17855; INCLUDING AN ALTERNATIVE REAR YARD SETBACK ON CERTAIN LOTS, LOCATED IN PLANNING AREA 5B (EASTWOOD); FILED BY C&V CONSULTING, INC. ON BEHALF OF IRVINE COMPANY

COMMISSION BUSINESS

4. GENERAL PLAN – DRAFT 2021-2029 HOUSING ELEMENT UPDATE

RECOMMENDED ACTION:

1) Review and provide input on the key features of the Draft Housing Element Update.
2) Recommend transmittal of the Draft 2021-2029 Housing Element Update to the California Department of Housing and Community Development (HCD).

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I hereby certify that the agenda for the regular Planning Commission meeting was posted in accordance with law in the posting book located in the Public Safety lobby and at the entrance to the Civic Center, One Civic Center Plaza, Irvine, California on 7-1-2021 by 8 p.m. as well as on the City's web page.



Commission Liaison

SUPPLEMENTAL AGENDA*

Jeff Pierson
Chair

Stephen Huang
Vice Chair

Christine Knowland
Chair Pro Tem

Jong Limb
Commissioner

Mary Ann Gaido
Commissioner

PLANNING COMMISSION REGULAR MEETING

July 15, 2021
5:30 PM
CITY COUNCIL CHAMBER
One Civic Center Plaza
Irvine, CA 92606

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*** NOTE: ITEMS WITH AN ASTERISK (*) INCLUDE THE FOLLOWING CHANGES TO THE MEETING AGENDA ORIGINALLY PUBLISHED ON JULY 1, 2021:**

ITEM 4 – ATTACHMENT 3 ADDED
ITEM 5 – ADDED

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

INTRODUCTIONS

ADDITIONS AND DELETIONS TO THE AGENDA

PUBLIC COMMENTS

COMMISSION BUSINESS

1. MINUTES

RECOMMENDED ACTION:
Adopt the minutes of the regular Planning Commission meeting held on June 17, 2021.

PUBLIC HEARINGS

2. TIME EXTENSION OF VESTING TENTATIVE TRACT MAP 17997 FOR THE BLUE BAY CONDOMINIUMS PROJECT, A 120-UNIT RESIDENTIAL DEVELOPMENT AT 2602 MCGAW AVENUE IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX)

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COMMISSION BUSINESS

4. *GENERAL PLAN – DRAFT 2021-2029 HOUSING ELEMENT UPDATE

RECOMMENDED ACTION:

1) Review and provide input on the key features of the Draft Housing Element Update.
2) Recommend transmittal of the Draft 2021-2029 Housing Element Update to the California Department of Housing and Community Development (HCD).

PUBLIC HEARING

5. *TIME EXTENSION OF VESTING TENTATIVE TRACT MAP 18174 FOR A MIXED-USE DEVELOPMENT AT 18582 TELLER AVENUE IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX)

RECOMMENDED ACTION:

Continue the item to the meeting of August 5, 2021.

STAFF REPORTS

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Commission Liaison

3b. Staff Report for July 15, 2021

REQUEST FOR PLANNING COMMISSION ACTION

MEETING DATE: JULY 15, 2021

TITLE: GENERAL PLAN – DRAFT 2021-2029 HOUSING ELEMENT UPDATE

Director of Community Development

RECOMMENDED ACTION

1. Review and provide input on the key features of the Draft Housing Element Update.
2. Recommend transmittal of the Draft 2021-2029 Housing Element Update to the California Department of Housing and Community Development (HCD).

EXECUTIVE SUMMARY

State law requires all cities to update the Housing Element of its General Plan every eight years. It further requires the current update to be completed by October 2021 and the City is undertaking this process. The City's Housing Element was adopted by the City Council in 2013 for the 2013-2021 planning period. This next update, referred to as the 6th Cycle, will address the 2021-2029 planning period. Staff is preparing the draft 2021-2029 Housing Element that will be submitted to the California Department of Housing and Community Development (HCD) for its required review prior to Planning Commission and City Council final approval, which is tentatively scheduled for fall/winter 2021.

The most significant update included in the draft 2021-2029 Housing Element is the identification of sites to accommodate the Regional Housing Needs Assessment (RHNA) and enhanced housing policies to support housing and affordability consistent with new state statute. The RHNA has been significantly increased from the current 5th Cycle RHNA allocation issued by the Southern California Association of Governments (SCAG). It is important to note that housing element law does not require a city to build housing units, but rather to demonstrate that the city has the land capacity to address RHNA through a required sites inventory analysis.

The content of the draft 2021-2029 Housing Element is structured for consistency with the requirements set forth in state law. In addition to responding to the requirements of state law, the Housing Element demonstrates how the strategies to meet the City's locally determined housing needs are addressed through plans, programs, and projects. This report includes an update on the status of the Housing Element Draft and how it complies with state housing element law. The Planning Commission reviewed the preliminary site

inventory and plan, programs, and policies at the July 1, 2021, meeting. Once the Planning Commission provides initial feedback, the draft will be submitted to HCD for its preliminary review and, ultimately brought back for final Commission input and City Council adoption in fall/winter 2021.

COMMISSION/BOARD/COMMITTEE RECOMMENDATION

Not applicable.

ANALYSIS

Background

Under California law (Government Code Section 65580 et seq.), cities must update their housing element every eight years. As prescribed by law, the current update must be completed by October 2021, although HCD is permitting a 120-day grace period. The City must transmit the draft 2021-2029 Housing Element to HCD for a 60 day preliminary review prior to final review and adoption by the Planning Commission and City Council. Once the draft 2021-2029 Housing Element is adopted by the Planning Commission in fall 2021 and the City Council in winter 2021, the final 2021-2029 Housing Element will be transmitted to HCD for certification. The purpose of a housing element is to assess a community's housing needs, identify obstacles to meeting those needs, and demonstrate capacity to accommodate the City's "fair share" of the region's need for new housing to accommodate projected population growth. The statewide housing mandate for all cities to accommodate their share of housing needs is known as the RHNA. A housing element must also include policies and goals that work towards implementation of the element over the planning period.

Irvine's current Housing Element for the planning period 2013-2021 was adopted by the City Council in September 2013 and it was found by HCD to be in full compliance with state housing element law. The Housing Element update will cover the state-required eight-year planning period beginning October 15, 2021, and ending October 15, 2029. The update will address various state mandates including the RHNA, which has been significantly increased from the current 12,149 units to 23,610 units. In addition to this increase, a significant change to state housing element statute is the requirement to demonstrate adequate sites to accommodate the RHNA at all affordability levels.

Irvine supports the production of housing and has a proven track record of providing housing for all people at all income levels. Irvine has provided more affordable housing units than any other city in Orange County through the City's existing inclusionary housing program.

Housing Element Requirements

State law requires each city to prepare and adopt a housing element as part of its General Plan. According to State law, the Housing Element must: provide goals, policies, quantified objectives and scheduled programs to preserve, improve and develop housing. The Housing Element must identify and analyze existing and projected housing needs for all economic segments of the community.

Housing Needs Assessment

The state develops housing demand projections and apportions these projections to each of the state's regions. In Orange County, SCAG allocates the state's regional projected demand to individual jurisdictions. This allocation is referred to as the 6th Cycle RHNA, and is intended to reflect the projected housing demand of each jurisdiction. State law requires that jurisdictions incorporate this allocation into their Housing Element update. In order to assess projected housing needs, a complete description of the City's most recent population estimate, and general characteristics of the employment market is provided. This information offers insight into the types of jobs in the community and the incomes associated with such jobs. It also identifies proposed development activities and future housing needs generated by new employment opportunities.

The "Housing Needs" section of the Housing Element identifies and analyzes the existing and projected housing need of the community pursuant to the RHNA. This is different from previous cycles where the RHNA only included the projected need. An assessment must be undertaken of the community's existing and projected housing needs based on household characteristics, housing stock conditions, special housing needs, and demographic and employment trends. The City's total final RHNA allocation is 23,610. The RHNA is inclusive of the projected need for the City, which is based on planned development and the City's official growth forecast, at 7,690 units as well as the existing need for the City, at 15,864,which is solely based on a jurisdiction's access to jobs and transit. The existing need also included additional units that were reallocated from disadvantaged communities (DACs) in Orange County. An additional 56 units were allocated to the City as a result of a successful RHNA appeal by another jurisdiction. The assessment of existing housing needs includes current demographic information, such as the total population, the number of households over-burdened by housing costs, the number of households living in overcrowded conditions, and special housing needs. It also includes the number of housing units that need rehabilitation, as well as assisted affordable units at risk of converting to market rate. The majority of the data included in this section has been pre-certified by HCD for the SCAG region.

Projected need is the household growth for jurisdictions between July 1, 2021, and October 1, 2029. Existing need is considered the remainder of the regional determination after projected need is subtracted. The allocation establishes the number of new units anticipated to be needed, by income category, to accommodate the expected population growth over the planning period of the Housing Element. The housing needs findings are

used to inform and develop the Housing Element policies and programs to ensure that the City focuses its efforts on the community's identified needs.

In October 2020, the City filed an appeal of the draft RHNA with SCAG. The City requested a reduction of 8,259 total units from the draft RHNA allocation to address the following outstanding issues:

- Appeal #1: Methodology
  - High Quality Transit Area (HQTA) Errors
  - Residual Allocation Redistribution due to Disadvantaged Community component of the RHNA Methodology, specifically outdated growth forecast information
- Appeal #2: Local Planning Factors and Information Furthering Fair Housing (AFFH)
- Appeal #3: Changed Circumstances
- Appeal #4: Regional Determination of 1.34 Million Housing Units Violates State Law
- Appeal #5: Inconsistency Between Regional Housing Needs Assessment and Sustainable Communities Strategy

The City's RHNA Appeal was denied by SCAG's RHNA Appeal Board in January 2021.

Sites Inventory, Analysis, and Goals and Policies

State law requires jurisdictions to provide an inventory of land suitable for residential development that will allow for, and facilitate production of, the City's regional share of housing as determined by the RHNA.

To determine whether the City has sufficient land to accommodate its share of regional housing needs for all income groups, the City must identify "adequate sites" in the Housing Element site inventory. The purpose of the housing element's site inventory is to identify and analyze specific land (sites) that is available and suitable for residential development in order to determine the jurisdiction's capacity to accommodate residential development and reconcile that capacity with the jurisdiction's RHNA. The site inventory enables the jurisdiction to determine whether there are sufficient adequate sites to accommodate the RHNA by income category. A site inventory and analysis will determine whether program actions must be adopted to "make sites available" with appropriate zoning, development standards, and infrastructure capacity to accommodate the new housing need.

Other characteristics to consider when evaluating the appropriateness of sites include physical features (e.g., size and shape of the site, improvements currently on the site, slope instability or erosion, or environmental and pollution considerations), location (e.g., proximity and access to infrastructure, transit, job centers, and public or community services), competitiveness for affordable housing funding (e.g., Low Income Housing Tax

Credit score criteria), and likelihood or interest in development due to access to opportunities such as jobs and high performing schools. When determining sites to include in the inventory to meet the lower income housing need, HCD recommends that a local government first identify development potential in high opportunity neighborhoods. High opportunity areas are places that currently have strong economic, environmental, and educational outcomes. Locating affordable housing in high opportunity areas would result in more integration of neighborhoods, and offer new economic opportunities to lower income segments of the population. This will assist the local government in meeting its requirements to affirmatively further fair housing and ensure developments are more competitive for development financing.

Sites are considered suitable for residential development if zoned appropriately and available for residential use during the planning period. Housing Element law does not require a jurisdiction to build housing units, but rather to demonstrate that the jurisdiction has the land capacity to address its RHNA. If a jurisdiction cannot demonstrate that the existing zoning and General Plan designations can accommodate its RHNA allocation, the jurisdiction is required to re-zone land in order to have sufficient capacity, among other programs that may also be required. Even if a city re-zones the land to accommodate residential, market and development trends will ultimately dictate the construction of residential units. The City's draft 2021-2029 Housing Element demonstrates that Irvine does not have sufficient capacity under the current General Plan to meet the new RHNA through vacant land capacity and will need to re-zone land and update the Genera Plan and Zoning Ordinance to accommodate the RHNA. With the proposed re-zoning and inclusion of new policies and programs, the City is able to identify sufficient capacity to accommodate the 6th Cycle RHNA.

The City's 6th Cycle RHNA has been significantly increased from the 5th Cycle RHNA of 12,149 units to 23,610 total units. The 6th Cycle RHNA will replace the current allocation when the Housing Element is updated, adopted by the City Council, and certified by the state before the statutory deadline. Table 1 below shows Irvine's RHNA allocation of housing units broken down by income category for the 2021-2029 planning period.

Table 1
2021-2029 Irvine Regional Housing Needs Allocation

Income Category	RHNA
Category 1 (0% - 50% AMI[1]) (Extremely Very Low/Very Low)	6,396
Category 2 (51% - 80% AMI) (Low)	4,235
Category 3 (81% - 120% AMI) (Moderate)	4,308
Category 4 (over 120% AMI) (Above Moderate)	8,671
Total Units	23,610

Note: [1] AMI refers to Area Median Income for Orange County.

Housing Element statute has been modified the past several years, adding new requirements that must be included in a jurisdiction's Housing Element update. This includes the addition of the Affirmatively Further Fair Housing (AFFH) section and the "no net loss" requirement in the site inventory. "No net loss" requires a jurisdiction to maintain adequate sites to accommodate its remaining unmet RHNA by each income category at all times throughout the entire planning period. Specifically, if a jurisdiction approves the development of a parcel identified in its Housing Element sites inventory with fewer units than shown in the Housing Element, it must either make findings that the Housing Element's remaining sites have sufficient capacity to accommodate the remaining unmet RHNA by each income level or identify and make available sufficient sites to accommodate the remaining unmet RHNA for each income category. In addition to the "no net loss" requirement, the City must identify an adequate supply of above moderate or "market rate" units to ensure the affordable units can be constructed. As a result of this requirement, the City must identify more sites and units than identified in the RHNA.

Constraints

A number of factors can constrain the development and improvement of housing. These include both governmental and non-governmental constraints, which are reviewed in the Housing Constraints section of the draft 2021-2029 Housing Element. State law requires the City to analyze land use controls, fees and exactions, on- and off-site improvement requirements, building codes and enforcement thereof, permit and processing procedures, and potential constraints on the development or improvement of housing for persons with disabilities. The draft 2021-2029 Housing Element generally finds that the City land use controls do not create unnecessary constraints to housing development.

Non-governmental constraints must also be analyzed, including the availability and cost of land, as well as construction. These constraints are often out of the City's control but can result in housing that is not affordable to low- and moderate-income households.

Goals, Policies, and Programs

Based on the results of the public participation, housing needs assessment, sites inventory and analysis, and constraints, the draft 2021-2029 Housing Element establishes goals, policies, and programs to facilitate the provision of housing that fulfills the diverse needs of the community.

The draft 2021-2029 Housing Element establishes six goals, which are statements of community desires that are broad in both purpose and aim, but are designed specifically to establish direction. Policies provide specific standards for achieving each goal, and are further articulated in the programs, which identify actions the City will implement to achieve each goal and policy.

Many of the goals, policies, and programs have not changed from the 2013-2021 Housing Element. Some have been modified to simplify, avoid redundancy, or reflect current practice, and are outlined in the Goals, Policies and Programs section. New goals, policies, and programs have been added to build upon Irvine's success in building affordable housing throughout the community and address the City's significant RHNA allocation. Some of the key proposed policies being considered include:

- An increase to the inclusionary zoning ordinance to mandate 20 percent of new housing projects are at affordable price points, rather than the current 15 percent mandate.
- Target city, county, state, and certain privately owned sites for 100 percent affordable residential projects.
- Coordinate efforts and enhance partnership with the Irvine Community Land Trust (ICLT).
- Amend the affordable in-lieu fee to reflect current costs.
- Extend the term of affordability on affordable units set to expire in the next Housing Element Cycle (2021-2029)
- Introduce residential uses in targeted retail centers in the city to create mixed use environments.
- Maximize density near the Irvine Station with a residential overlay, for transit-oriented development.
- Expand the residential overlay and unit cap in the Irvine Business Complex.
- Introduce residential overlay at religious and school sites.
- Allow conversion of hotel and motel to residential units.

Site Inventory

State law mandates that cities develop a sites inventory analysis to identify vacant land or land that can be redeveloped during the planning period. The inventory must include a map identifying parcels, general plan and zoning designation, acreage and unit capacity across affordability levels. The sites inventory analysis included in the draft 2021-2029 Housing Element demonstrates that the RHNA of 23,610 total housing units can be accommodated through a combination of the remaining vacant residential sites in Irvine and non-vacant sites that can be redeveloped with a residential component. This will require the City to complete a comprehensive update to the General Plan and Zoning Ordinance following the adoption of the Housing Element.

Per Housing Element statute and HCD's "Housing Element Site Inventory Guidebook," the City must identify adequate sites at the parcel level. Additionally, according to the guidebook, "the analysis of 'appropriate zoning' should not include residential buildout projections resulting from the implementation of a jurisdiction's inclusionary program or potential increase in density bonus, because these tools are not a substitute for addressing whether the underlying (base) zoning densities are appropriate to accommodate the RHNA for lower income households." This means, the City, despite having a successful inclusionary housing program, is unable to utilize the existing or proposed inclusionary housing program to meet the affordable RHNA allocation. Additional constraints to developing the site inventory include, but are not limited to:

- Inclusionary Housing: HCD will not permit an existing inclusionary program to be used on any future projects to meet the RHNA requirements.
- Density Realism: The City must show precedent for high density residential assumptions by providing documentation that nearby developments are at similar densities.
- Parcel Size: HCD will scrutinize affordable units on sites that are less than 0.5 acres or more than 10 acres.
- Affirmatively Furthering Fair Housing (AFFH): The City is required to spread affordable units throughout the City to ensure there isn't a concentration of affordable units in one area.

A detailed breakdown of the residential development capacity by income category will be provided in the Projected Housing Needs section of the draft 2021-2029 Housing Element. Additionally, the draft 2021-2029 Housing Element continues the community's commitment to a full spectrum of housing opportunities for all income groups at all stages of life.

The City, in cooperation with the University of California, Irvine (UCI) has petitioned HCD to allow a one-time credit for housing units previously constructed that have not been counted in prior Housing Elements. This would include all for sale and rental units at University Hills and all housing dedicated for students, graduate students/families. In addition to these units, the City has included future units planned for University of California owned property on Irvine Boulevard in the draft Housing Element site inventory.

Quantified Objectives

A component of the Housing Element includes quantified objectives for achieving the maximum number of units, by income level, to be constructed, rehabilitated, and conserved over the planning period. Staff has identified the City's housing needs, surveyed developable parcels, identified financial resources, analyzed constraints, and assessed appropriate programs and policies. As a result of this

analysis an estimate was made of the maximum number of units that can reasonably be expected to be developed by the private sector. It is important to note that quantified objectives need not equal the RHNA allocation.

Review of Past Programs in the Previous Housing Element

The City must evaluate the results from housing programs implemented during the previous Housing Element. The review of past programs discusses the progress, effectiveness, and appropriateness of the previous Housing Element goals, objectives, policies, and programs.

Public Participation

Pursuant to California Government Code Section 65583(c)(9), local governments are required to "make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element." To meet these requirements, the City of Irvine has organized multiple activities over the last 10 months to engage with all economic segments of the community through a community outreach survey, two focus groups, three community workshops, a Planning Commission study session, a City Council scoping session, and stakeholder meetings with the development community, property owners, non-profit organizations, public agencies, such as the Irvine Unified School District, affordable housing providers including the Irvine Community Land Trust, and special interest groups.

To promote the community engagement activities and events, the City used its website, social media accounts, press releases, mailers, interest list notifications, fliers, and public email system. The City also provided outreach materials in English and seven additional languages: Chinese (Traditional and Simplified), Korean, Vietnamese, Japanese, Farsi, Arabic, and Spanish to ensure the outreach materials reached many diverse segments of the community.

The City Council conducted a scoping session on February 9, 2021, and the Planning Commission conducted a study session on February 18, 2021, on the Housing Element update process. Input from the workshops and meetings with the public, City Council, and Planning Commission, as well as staff review of the current Housing Element and changes in state housing law were used to develop the draft document presented to the Planning Commission.

In preparing for the Sites Inventory Analysis, staff identified potential opportunity sites and mailed outreach letters to those property owners. The purpose of these mailers was to gauge interest of property owners in either converting their site for residential purposes or developing residential homes in combination with their existing use within the next eight years. In addition, staff met with major property owners, Irvine Company and FivePoint, to discuss potential opportunity sites for the Housing Element.

City staff held meetings with a variety of stakeholders including affordable housing developers and several meetings with the Irvine Community Land Trust (ICLT) on opportunities to coordinate and collaborate. The City hosted three community workshops throughout the month of April. On April 5, 2021, the City held a virtual community workshop with stakeholders in the Irvine Business Complex (IBC) and Spectrum areas, specifically property owners, commercial real estate brokers, the Building Industry Association (BIA), Irvine Chamber of Commerce, and the general public with an interest in these neighborhoods. On April 22, 2021, and April 29, 2021, the City held virtual community-wide workshop to present the 6th Cycle Housing Element Update. On April 22, 2021, 105 participants attended the workshop and on April 29, 2021, 92 participates attended the workshop.

In addition, staff utilized community survey and focus group results from City residents that are part of the City's, separate and ongoing, General Plan Update. The survey included questions focused on housing issues to support the Housing Element public engagement effort. The focus groups allowed for dedicated discussions that highlighted residents' perspectives on housing topics, including state-mandated housing and where such housing will be compatible in the City.

The City gathered feedback from all outreach activities and evaluated the findings to identify the issues and topics that were most pressing to the Irvine community. The City then used this information to help develop goals, policies, and proposed activities for the planning period.

Review Process

The Housing Element will be forwarded to HCD for a mandatory 60-day review for consistency with state law and provisional certification. The review by HCD must occur at least 90 days prior to the City Council taking final action on the Housing Element. Upon incorporation of state feedback, staff will present the final draft 2021-2029 Housing Element to the Planning Commission in the fall/winter followed by final review and the City Council consideration of formal adoption. The City will be taking advantage of the 120 day grace period following the October 15, 2021 deadline to adopt the final Housing Element. The entire 6th Cycle Housing Element cycle has been delayed at several levels, including the six-month delay at SCAG for the adoption of the final RHNA (March 2021), the delayed release of the Affirmatively Furthering Fair Housing (AFFH) guidelines by HCD (April 2021), and COVID. Upon submittal of the final Housing Element to HCD for certification, the state will have 90 days to confirm whether the Housing Element is consistent with HCD's provisional certification and thereby complies with state law.

ENVIRONMENTAL REVIEW

An environmental evaluation for the project will be prepared after review and incorporation of any amendments requested by HCD. Staff will bring the environmental certification when the Planning Commission considers adoption of the Housing Element in the fall.

ALTERNATIVES CONSIDERED

The Planning Commission can provide feedback to be incorporated into the draft document, prior to the transmittal to HCD for the required 60 days review.

FINANCIAL IMPACT

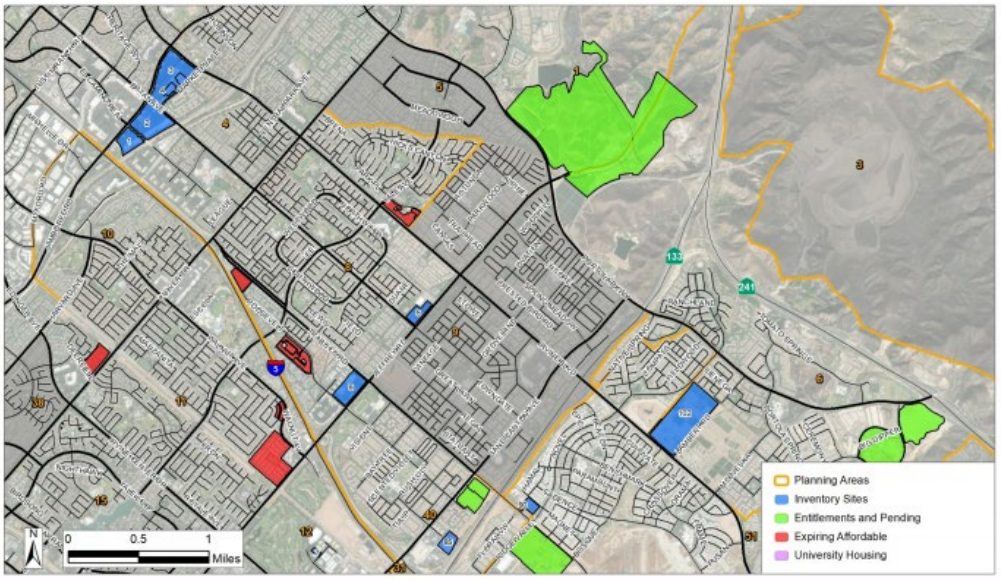
The Community Development Department budget includes a work program to update the Housing Element. The program includes staff time and consultant services to research and prepare the updated Housing Element. The City will also rely on reimbursement from Senate Bill 2 and Local Early Action Plan (LEAP) grants to fund the Housing Element.

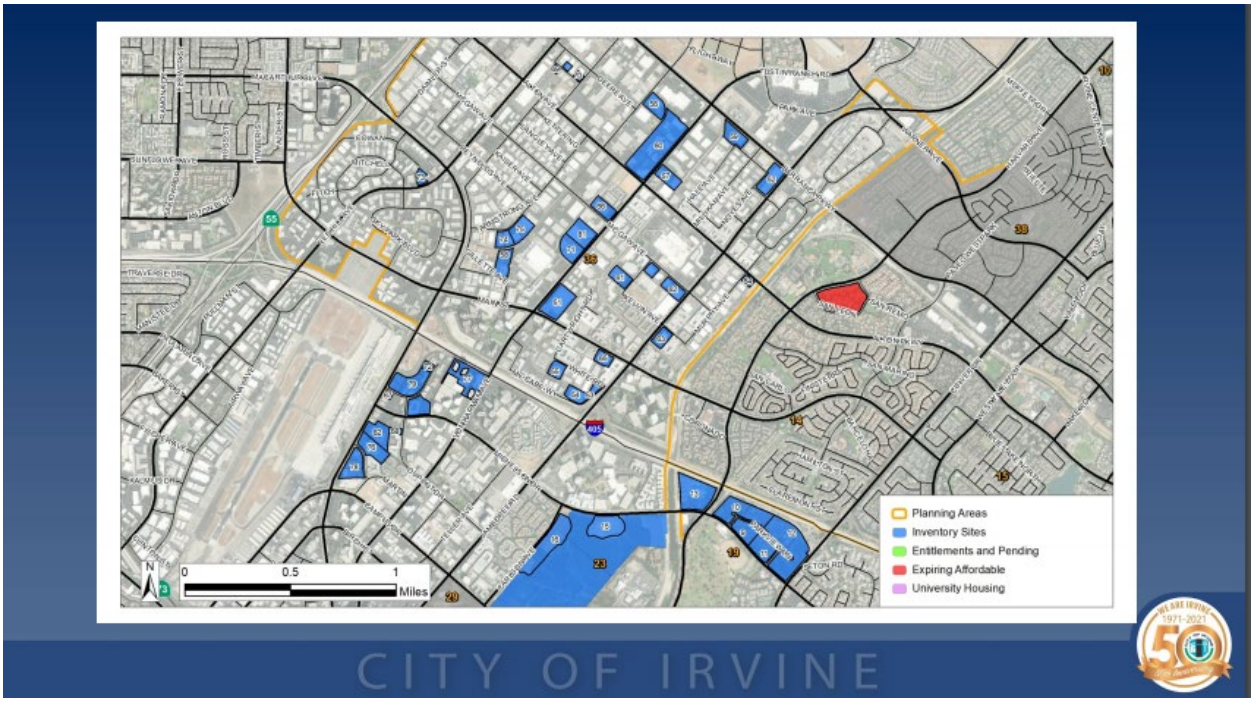
REPORT PREPARED BY: Marika Poynter, Principal Planner

PC ATTACHMENTS:

1. Site Inventory Table and Map
2. Planning Area Map
3. Draft 6th Cycle Housing Element

Planning Area Name	Total	Category 1	Category 2	Category 3	Category 4
RHNA	**23,610**	**6,396**	**4,235**	**4,308**	**8,671**
PA 4 (Lower Peters Canyon)	2,007	512	341		1,154
PA 19 (RSJ Area)	2,202	279	186	173	1,564
PA 23 (San Joaquin Marsh)	1,000	600	400		
PA 24 (University Town Ctr.)	823	237	158	43	385
PA 32 (Spectrum 3)	17,740	447	298	1,702	15,293
PA 33 (Irvine Spectrum Ctr.)	943	200	134	62	547
PA 36 (IBC)	10,986	1,517	1,010	791	7,668
PA 40 (Cypress Village)	613	300	156		157
PA 51 (Great Park Neighborhoods)	15,772	2,645	2,189	1,948	8,990
All Other PA (including UCI)	8,903	0	0	2,864	23,479
Site Inventory	**78,429**	**6,737**	**4,872**	**7,583**	**59,237**
Difference	*54,819*	*341*	*637*	*3,275*	*50,566*

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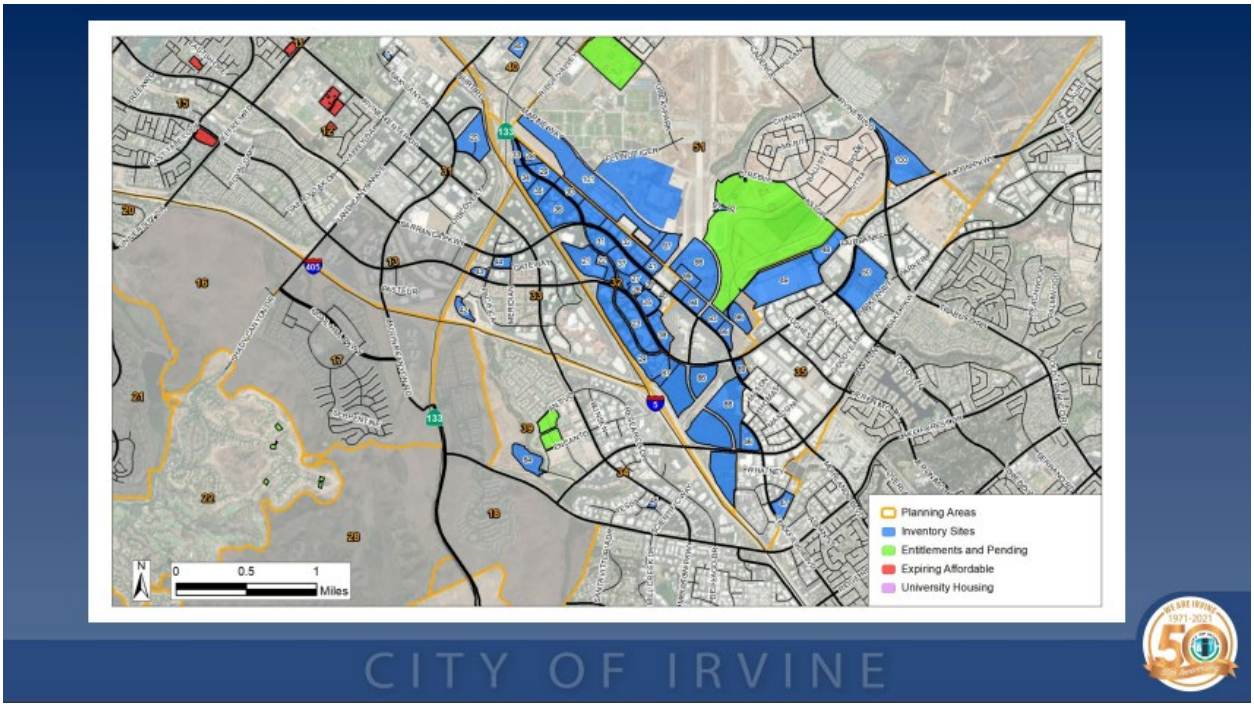
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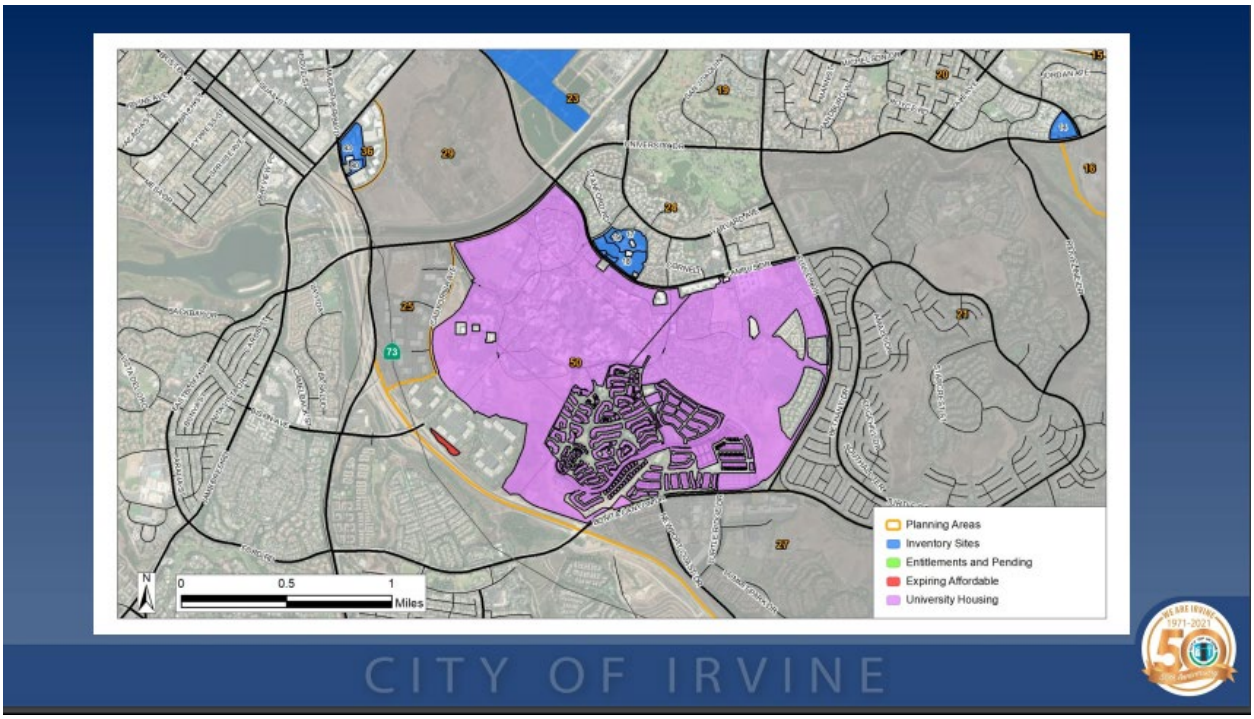
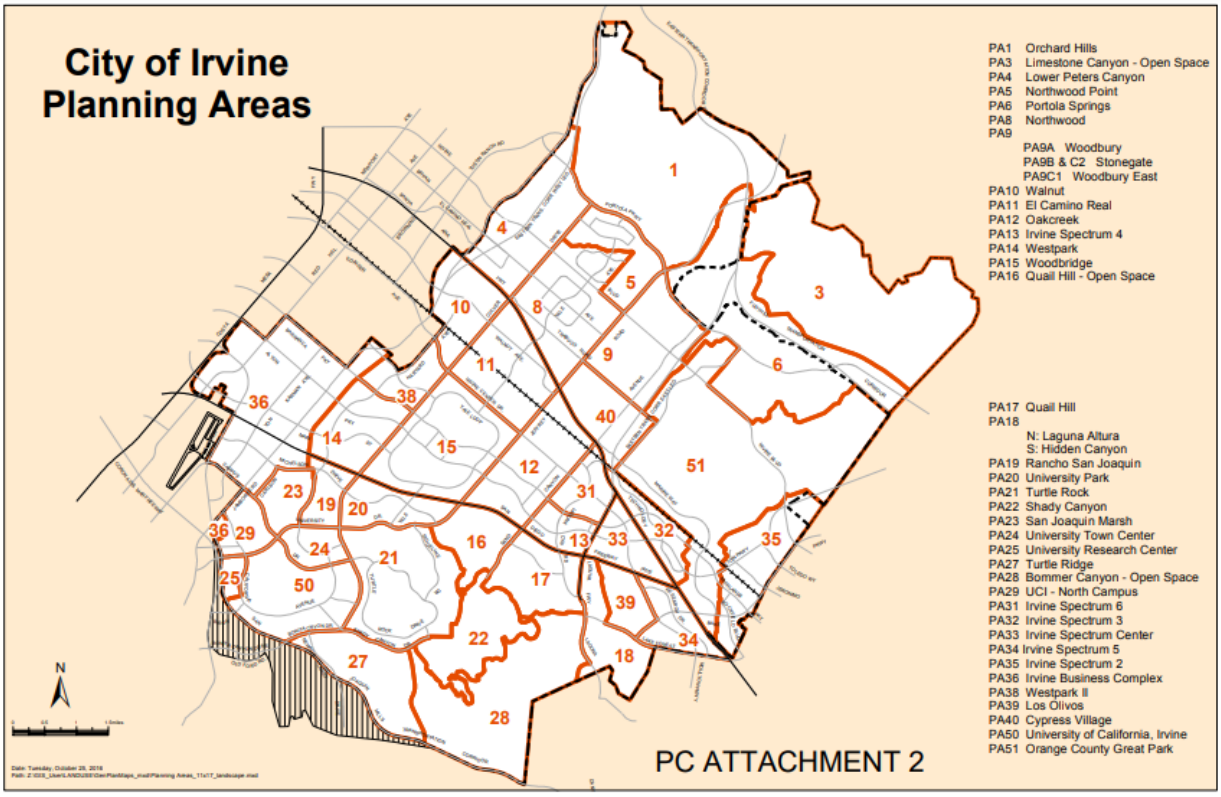
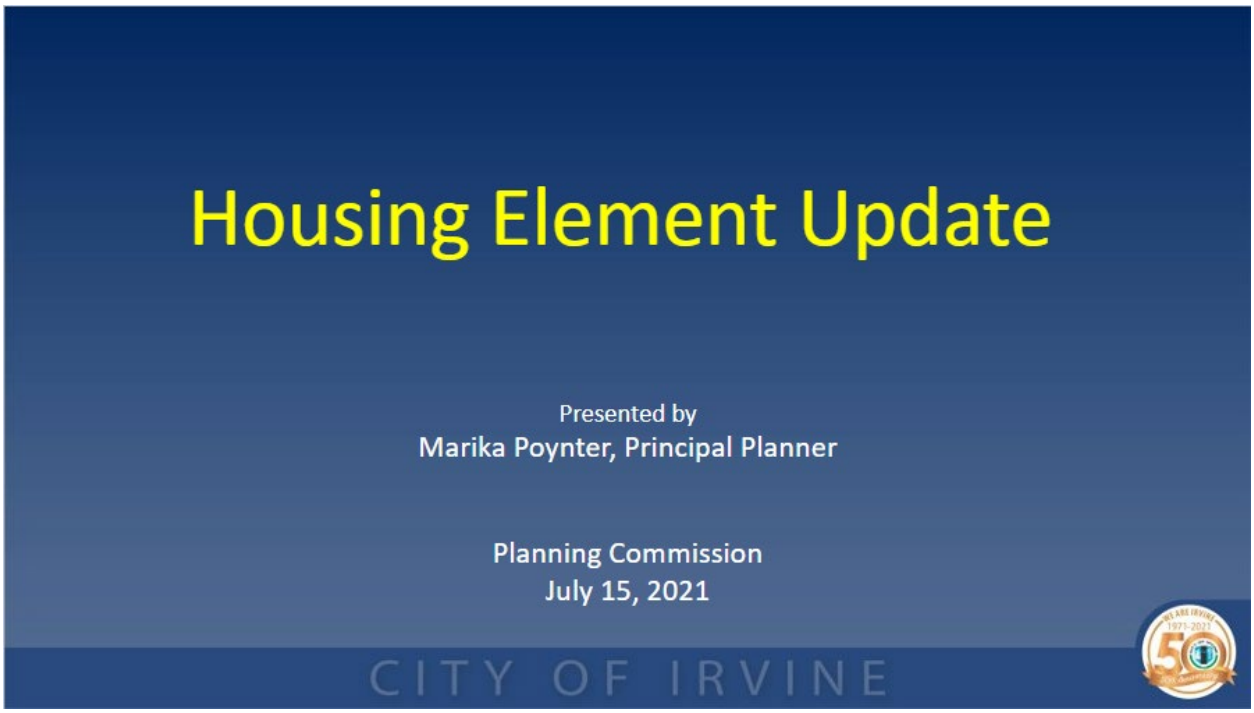


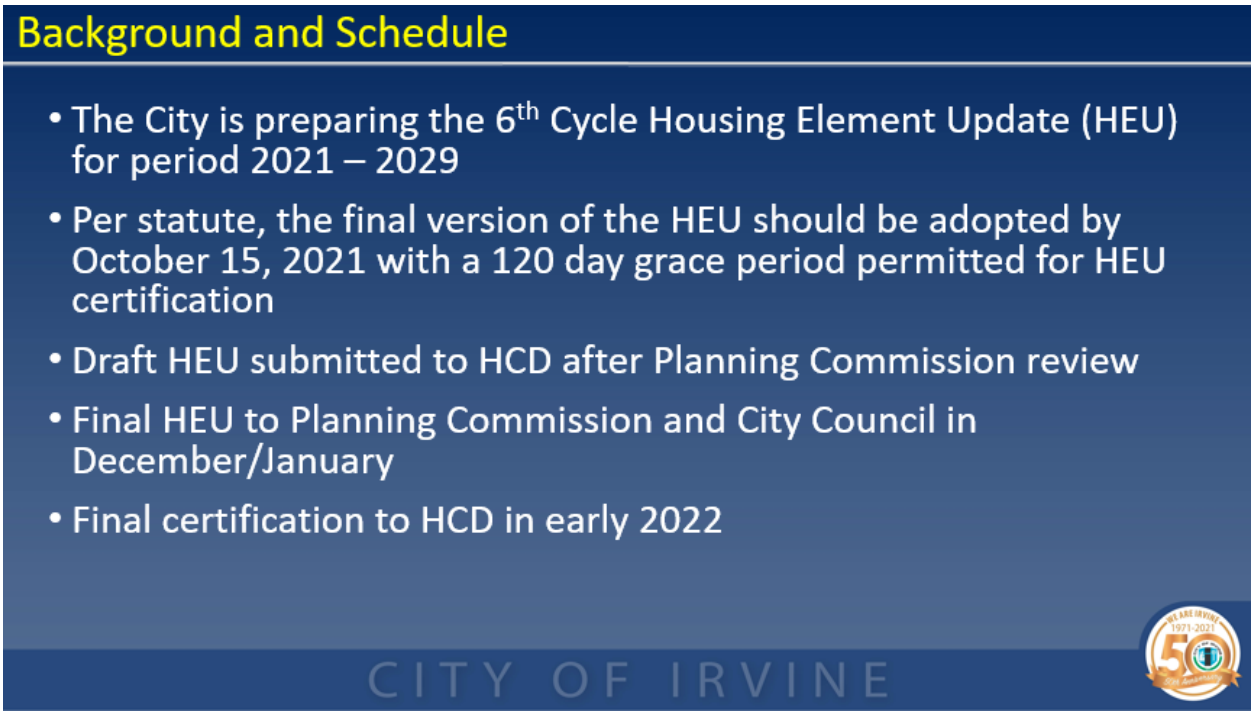


PC Attachment 3, Draft 6th Cycle Housing Element, is available here:

https://irvine.granicus.com/AgendaViewer.php?view_id=81&event_id=1831 or www.cityofirvine.org/HEUpdate.

3c. Presentation for July 15, 2021





Housing Element Purpose

- The Housing Element is a state-mandated policy document that:
  - Provides direction for implementation of various programs to meet existing and future housing needs for all income levels in the City
  - Provides goals, policies, programs, and objectives that accommodate opportunities for the preservation of existing housing and development of new housing
  - Demonstrates how the City will accommodate its RHNA allocation

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Regional Housing Needs Assessment

% of County Area Median Income (AMI)	Units
Category 1 (0 – 50 % AMI)	6,396
Category 2 (51 – 80% AMI)	4,235
Category 3 (81 – 120% AMI)	4,308
Category 4 (120% AMI or above; considered "market rate")	8,671
TOTAL	**23,610**

- Buffer for "no net loss" for Categories 1 and 2 – City will apply it for Categories 1, 2, and 3
- Actual number needed is anticipated to exceed allocation
- Affirmatively Furthering Fair Housing (AFFH)

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Key Discussion Items

- Highlights of the Draft 6th Cycle Housing Element
  - Document Overview
- Site Inventory
- Policies and Programs
  - Enhancements to existing policies and programs
  - Proposed new policies and programs to facilitate and encourage housing production, and more specifically affordable housing

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Draft 6th Cycle Housing Element

- Critical Chapters
  - **Adequate Site Inventory Analysis and Methodology:** Detailed description of the methodology and to identify specific housing sites (by Assessor Parcel Number or APN), the number of units for each site, the level of affordability for each site, and the methodology used to ensure that each site meets State law requirements
  - **Housing Plan:** The City's goals, policies, programs, and actions to provide and preserve housing opportunities in the community and quantified objectives for the 2021-2029 6th cycle planning period
  - **Appendix B: Affirmatively Furthering Fair Housing Analysis**

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Constraints and Approach for Developing Site Inventory

- HCD or Statutory Constraints:
  - Inclusionary Housing: HCD will not permit inclusionary to be used on any future projects to meet the RHNA
  - Density Realism: City must show precedent for high density residential assumptions (nearby developments at similar density)
  - Parcel Size: HCD will scrutinize sites identified for affordable units on sites below 0.5 acres and more than 10 acres

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Constraints and Approach for Developing Site Inventory

- City Constraints/Approach:
  - Preservation of Open Space/Natural Lands: The City did not include locally protected open space/natural lands in the site inventory.
  - Exclusion of Sensitive Sites: The City did not include any community sensitive sites such as the Racquet Club of Irvine and the Rancho San Joaquin Golf Course
  - Preservation of Neighborhood Core: The City focused the proposed draft site inventory to preserve the neighborhood core

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	Very Low	Low	Moderate	Above Moderate	Total
RHNA	6,396	4,235	4,308	8,671	23,610
Alternative Methods to Meet the RHNA (Credits)					
Entitled or Proposed Projects	478	44	36	3,102	3,660
Accessory Dwelling Units	20	34	24	2	80
Preservation of At-Risk Units	518	305	0	0	823
University of California Housing (Existing)	0	0	1,710	2,696	4,406
Net RHNA (after credits are applied)	5,380	3,852	2,538	2,871	14,641
Step #1 Determination of Adequate Sites (Sites with Existing Zoning to Accommodate RHNA)					
	4,195	2,797	1,877	16,851	25,720
RHNA Surplus/(Shortfall) after Step #1	(1,185)	(1,055)	(661)	13,980	11,079
Step # 2 Adequate Sites Program (Sites Requiring Rezoning to Accommodate RHNA)					
	3,203	2,134	3,009	23,588	31,934
Total Units from Step #1 and #2	**7,398**	**4,931**	**4,886**	**40,439**	**57,654**
Net Surplus	2,018	1,079			
No-Net Loss Buffer per HCD (15%-30%	32%	25%			

Draft Policy Recommendations

- Update the Land Use Element and Zoning Ordinance (subsequent effort) to consider:
  - Overlays to promote residential and mixed use:
    - In Planning Area 32 at 50-70 units/acre
    - In the IBC at 50-70 units/acre
    - At targeted retail centers at 30-60 units/acre
    - At religious and school sites at 30-60 units/acre – focus on workforce housing
    - Allow conversion of hotel/motel to residential

Draft Policy Recommendations

- Increased density with focus on transit-oriented development in Great Park Neighborhoods – adjacent to the Irvine Station – this is not to include the designated Orange County Great Park
- Target City, County, State, and certain privately owned sites for 100% affordable residential projects
- Consider increasing the inclusionary zoning ordinance to mandate 20% of new housing projects are at affordable price points instead of the existing 15%

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Draft Policy Recommendations

- Extend the term of affordability on affordable housing units set to expire in the next Housing Element Cycle (2021-2029) – approximately 912 units
- Explore amending the existing in-lieu fee for affordable housing
- Consider ways to streamline the affordable housing development process
  - Expedite the entitlement process for affordable housing projects
  - Evaluate the costs and benefits of reducing or deferring development fees

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Draft Policy Recommendations

- The City seeks to continue to strengthen its relationship with the Irvine Community Land Trust to collaborate and partner on efficiently and effectively maximizing affordable housing opportunities. Policy PP-F:2
  - Coordinate with the ICLT to actively pursue land acquisition opportunities for a range of affordable housing options, including rental apartments, ownership housing, transitional housing, supportive housing, and single-room occupancy housing.
  - Collaborate to determine feasibility of developing permanently affordable housing in partnership with the ICLT on publicly owned sites that may be designated as surplus property

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Draft Policy Recommendations

- Assist the ICLT and developers to access public funding and financing and through new construction to increase supply of permanently affordable rental units with supportive services that target seniors and persons with disabilities and extremely low income households.
- Partner with the ICLT to seek legislative support for:
  - Public funding resources and prioritization of those sources to advance the development of permanently affordable rental and ownership housing at all affordable income levels.
  - Legislative changes that remove sunset provisions for affordable housing developments.

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Follow-up from July 1, 2021 PC Meeting

- Workforce Housing Need: Workforce Housing in included in the Above Moderate Income category and was captured in the methodology prepared by SCAG. A separate study to extrapolate the "workforce housing" – 120%-150% could be requested prior to any update to the inclusionary zoning ordinance.
- Homelessness: Policies HE-I.1 – HE-I.5 identify policies to address homelessness. The City is in discussions with Tustin on shared facility opportunities.

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Recommended Action

- Review and provide input on the key features of the Draft Housing Element Update
- Authorize transmittal of the Draft 6th Cycle Housing Element to HCD for the required 60 day review

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3d. Comments Summary and Analysis for July 15, 2021 PC

Comments and Questions Received at July 15 PC Meeting	Who	Responses and How Comment was Addressed in HE (if applicable)
In terms of policies, some showing funding is coming from the General Fund Encourage stronger relationship with ICLT. Encourage modular units. Consider decreasing or waiving developer fees.	Commissioner Knowland	Once HE adopted, staff would determine the exact funding mechanism (e.g., general fund, grants). Approximately 4,800 affordable units currently in the City. ICLT has developed 457 units to date. Mark Asturias with ICLT indicated ICLT is working with the Irvine Company on a new site and exploring feasiblity to develop site at higher density while ensure compatiblity with the areas. If presume 25 units per acre x 7 acre = 175 units. ICLT generally aims for extremely low and very low income units where the greatest need is. In terms of modular units, refer to Proposed Program-G.2 that "encourage innovative design prototypes and/or construction…" As part of Policy HE-B.2 in the draft Housing Plan, developer fees will be analyzed with the subsequent GPU/ZOA work effort or a separate financial study.
State not focusing on external factors such as drought. Status of UCI housing counts?	Vice Chair Huang	GPU/ZOA EIR will analyze service levels and needs. State did not factor in drought. City meeting with HCD was postponed indefinitely. City staff working with UCI staff to

		include units in University Hills (moderate income level) and Graduate Student housing (above moderate income level).
City lost RHNA appeal. Mayor letter to HCD regarding deadline extension was rejected. What is the process if we don't agree with HCD's comments? If we make major changes after HCD comments received, then we need to resubmit to HCD. Is the Planning Commission allowed to particpate in the back and forth with HCD? In a sense, this is the "last bite of the apple" because City is under time constraints to meet deadline once the comments from HCD are received.	Chair Pierson; Commissioner Knowland	At this time, the Governor has opted not to include a trailer bill to extend the HEU deadline (i.e. denying the extension request). The purpose of tonight's meeting is to consider authorizing transmittal of the draft HE to HCD for review, not adoption of HE. Once comments are received from HCD, staff will address and bring forward revised document with IS/MND for adoption purposes. If we don't adopt the HE within the allowed 120-day grace period then there are potential penalties as previously discussed. If HCD provides significant comments, staff will share them with the Planning Commission prior to any revisions or further discussion with HCD.
Recommend specific language tonight. Add teeth by replacing conditonal language with definitive changes. Determine if additional emergency meeting is needed. Redline changes in Housing Plan to reinforce conditional language and specify schedule to complete and bring back to Commission for final review on August 5, 2021. Provide changes one week prior to August 5, 2021 meeting.	Commissioner Gaido: Chair Pierson; Commissioner Knowland Vice Chair Huang	Refer to Chapter 8, Housing Plan, of the draft HE. Staff will note any long-term cost impacts where further study might be required or if something we can do now.

Believe significant changes to the draft Housing Plan are not required at this time, and document is ready to submit to HCD. Significant revisions would require separate sessions. I'm working behind the scenes on affordable housing and willing to discuss in more detail during a separate session.	Commissioner Limb	Comment noted.
Concerned about CFD and Mello Roos on these properties per supplemental CFD report dated February 11, 2020. VL and L are not exempt from CFD for Great Park Neighborhood. Per Mark Asturias, ICLT, affordable housing is not exempt from special taxes created prior to January 1, 2020 in accordance with AB 1743. Who's going to pay?	Susan Sayre, Irvine resident	No response from City staff. Mark Asturias with ICLT responded: Transfer of property taxes to individual units. All taxes, including special taxes, must be accounted for when you are pricing or renting affordable houisng. If special taxes, pricing is fixed under State regulatory program either (1) discount price of home to account for the taxes; or (2) pay off the special taxes. Sage Park project under construction. ICLT paid off over $4MM in CFD and assessment district, so homeowner doesn't carry the burden. Special taxes for rental apartment projects are typically paid off through the bond financing. Must find a way to cover those costs because you can't pass those costs on to the owner or renter.
Studied RSJ, San Joaquin Marsh, UTC, University Park Preserve zoning in the "residential core." Please consider PA 19, 23, and 24 as part of the residential core. Similarly, preserve "South Irvine recreational" area with RSJ, Boomers, Adventure	Ford Fuji, Irvine resident	Comment noted.

Playground in PA 20, San Joaquin Marsh, UCI Arboretum and Art Musuem, Mason Regional Park in PA 24, Barclay, New UCI Museum, and Bren Center. Keep recreational zoning in our area.		
Recommendations: 1. Adjust site inventory map to retain the recreational zoned land 2. Streamline AH development 3. Provide dedicated staff for affordable housing projects…instead of explore providing dedicated staff 4. Eliminate fees if 100% affordable housing in perpetuity 5. Create own housing authority as Irvine's housing choice voucher program is through the County (for extremely low and very low) 6. Consider first right of refusal to ICLT for City-owned land 7. Developers to ccordinate with non-profits to provide supportive services for density bonus units 8. Include diversity and inclusionary goals into homeownership goals especially linguistically isolated groups	Commissioner Gaido	Refer to Chapter 8, Housing Plan, in the draft HE. All proposed revisions are subject to City Attorney review. Note the IRWD site in the marsh is already allocated for 1,000 units in the GP and ZO. Property owner for Boomers requested to be on the site inventory list. Public review and comment period of the draft document is open until HEU adoption.
The subsequent GPU/ZOA work effort will allow further analysis. Public comments may sway us during the iterative process once the draft HE is reviewed by HCD.	Chair Pierson	Comment noted. Hypothetically, if the presumed overlays were determined not to be feasible and doesn't go through then City will have to amend the adopted HE.

4a. Meeting Agenda for August 5, 2021

Jeff Pierson
Chair

Stephen Huang
Vice Chair

Christine Knowland
Chair Pro Tem

Jong Limb
Commissioner

Mary Ann Gaido
Commissioner

AGENDA

PLANNING COMMISSION
REGULAR MEETING

August 5, 2021
5:30 PM
CITY COUNCIL CHAMBER
One Civic Center Plaza
Irvine, CA 92606

PARTICIPATION AT PLANNING COMMISSION MEETINGS

MEETINGS ARE AVAILABLE TO ATTEND IN-PERSON IN THE CITY COUNCIL CHAMBER OR WATCHED LIVE THROUGH THE "ZOOM" APPLICATION. INFORMATION FOR "ZOOM" CAN BE FOUND ONLINE AT CITYOFIRVINE.ORG/PLANNINGCOMMISSION. YOU MAY SUBMIT COMMENTS ON ANY AGENDA ITEM OR ON ANY ITEM NOT ON THE AGENDA, IN WRITING VIA MAIL TO "ATTN: PLANNING COMMISSION," ONE CIVIC CENTER PLAZA, IRVINE, CA 92606; BY EMAIL TO PLANNINGCOMMISSION@CITYOFIRVINE.ORG; OR THROUGH E-COMMENT AT CITYOFIRVINE.ORG/PLANNINGCOMMISSION. E-COMMENTS SUBMITTED AT LEAST TWO HOURS PRIOR TO THE COMMENCEMENT OF THE MEETING WILL BE DISTRIBUTED TO THE PLANNING COMMISSION AT THE MEETING. YOU MAY ALSO PROVIDE LIVE COMMENTS VIA "ZOOM." FOR MORE INFORMATION, VISIT CITYOFIRVINE.ORG/PLANNINGCOMMISSION.

REQUEST TO SPEAK IN PERSON: IF YOU WOULD LIKE TO ADDRESS THE PLANNING COMMISSION ON A SCHEDULED AGENDA ITEM – INCLUDING A REGULAR BUSINESS ITEM, A PUBLIC HEARING ITEM, OR PUBLIC COMMENTS – PLEASE REGISTER BY COMPLETING THE ELECTRONIC FORM AVAILABLE ON THE KIOSK AT THE ENTRANCE TO THE CITY COUNCIL CHAMBER. PLEASE IDENTIFY ON THE FORM YOUR NAME AND THE ITEM ON WHICH YOU WOULD LIKE TO SPEAK. THE REQUEST TO SPEAK FORM ON THE KIOSK ASSISTS THE CHAIR IN ENSURING THAT ALL PERSONS WISHING TO ADDRESS THE PLANNING COMMISSION ARE RECOGNIZED. IT ALSO ENSURES THE ACCURATE IDENTIFICATION OF MEETING PARTICIPANTS IN THE PLANNING COMMISSION MINUTES. YOUR NAME WILL BE CALLED AT THE TIME THE MATTER IS HEARD BY THE PLANNING COMMISSION. CITY POLICY IS TO LIMIT PUBLIC TESTIMONY TO UP TO FIVE MINUTES PER SPEAKER ON AGENDIZED ITEMS, AND THREE MINUTES DURING GENERAL PUBLIC COMMENTS (UNLESS THE TIME LIMIT IS EXTENDED BY THE CHAIR), WHICH INCLUDES THE PRESENTATION OF ELECTRONIC OR AUDIO-VISUAL INFORMATION. SPEAKERS MAY NOT YIELD THEIR TIME TO OTHER PERSONS.

PLEASE TAKE NOTICE THAT THE ORDER OF SCHEDULED AGENDA ITEMS BELOW AND/OR THE TIME THEY ARE ACTUALLY HEARD, CONSIDERED AND DECIDED MAY BE MODIFIED BY THE CHAIR DURING THE COURSE OF THE MEETING, SO PLEASE STAY ALERT.

PLEASE NOTE: THE PLANNING COMMISSION IS MAKING EVERY EFFORT TO FOLLOW THE SPIRIT AND INTENT OF THE BROWN ACT AND OTHER APPLICABLE LAWS REGULATING THE CONDUCT OF PUBLIC MEETINGS, IN ORDER TO MAXIMIZE TRANSPARENCY AND PUBLIC ACCESS. FOR QUESTIONS OR ASSISTANCE, PLEASE CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT 949-724-6465, OR VIA EMAIL AT PLANNINGCOMMISSION@CITYOFIRVINE.ORG. IT WOULD BE APPRECIATED IF WRITTEN COMMUNICATIONS OF PUBLIC COMMENTS RELATED TO ITEMS ON THE AGENDA, OR ITEMS NOT ON THE AGENDA, ARE PROVIDED PRIOR TO THE COMMENCEMENT OF THE MEETING.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

INTRODUCTIONS

ADDITIONS AND DELETIONS TO THE AGENDA

Additions to the agenda are limited by the California Government Code Section 54954.2 of the Brown Act and for those items that arise after the posting of the Agenda must be acted upon prior to the next Planning Commission meeting.

PUBLIC COMMENTS

COMMISSION BUSINESS

1. MINUTES

RECOMMENDED ACTION:
Adopt the minutes of the regular Planning Commission meeting held on July 1, 2021.

2. GREAT PARK STATUS UPDATE

PUBLIC HEARINGS

3. TIME EXTENSION OF VESTING TENTATIVE TRACT MAP 18174 FOR A MIXED-USE DEVELOPMENT AT 18582 TELLER AVENUE IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX)

RECOMMENDED ACTION:
1) Conduct the public hearing.

2) Adopt RESOLUTION NO. 21-3829 — A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE, CALIFORNIA, APPROVING A THREE-YEAR EXTENSION (00839733-PTT) OF VESTING TENTATIVE TRACT MAP 18174 FOR A MIXED-USE DEVELOPMENT AT 18582 TELLER AVENUE IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX).

COMMISSION BUSINESS

4. GENERAL PLAN – DRAFT 2021-2029 HOUSING ELEMENT UPDATE

RECOMMENDED ACTION:

1) Review and provide further input on the key features of Chapter 8: Housing Plan of the Draft Housing Element Update.
2) Recommend transmittal of the Draft 2021-2029 Housing Element Update to the California Department of Housing and Community Development (HCD).

STAFF REPORTS

PLANNING COMMISSION REPORTS

ADJOURNMENT

NOTICE TO THE PUBLIC

The Irvine Planning Commission consists of five residents of the City who are appointed by Irvine City Councilmembers. The Commission meets regularly on the first and third Thursday of each month in the City Council Chamber at the Irvine Civic Center located at One Civic Center Plaza. Meetings begin at 5:30 p.m., unless otherwise noted. Meeting agendas and approved minutes are kept current on the City website at cityofirvine.org/planningcommission

The Planning Commission is responsible for providing input to the City Council on long-range planning. Irvine's long-range planning goals are embodied in the General Plan. The General Plan and the amendments to it are reviewed by the Planning Commission and adopted by the City Council. The General Plan is implemented through the City's development regulations.

The Planning Commission has the authority to approve or deny applications concerning development within the City. The category of applications includes Tentative Tract Maps, Conditional Use Permits, Master Plans, Administrative Relief and Variances. The Planning Commission also makes recommendations to the City Council on all applications for amendments to the Zoning Ordinance.

An agenda is provided for each Planning Commission meeting, which lists the items submitted for consideration. Prior to the listed agenda items, the Commission may hold a study session to receive information or meet with another committee. A study session is open to the public; however, no public testimony is taken and no decisions are made. Following a study session, the regular meeting will begin at 5:30 p.m. At this time, the Commission allows oral communication from the public to address the Commission on items not listed on the agenda. See information for Speaker's Card/Request to Speak on the first page.

The items on the agenda are arranged in three categories: Consent Calendar: These are relatively minor in nature, do not have any outstanding issues or concerns, and do not require a public hearing. All consent calendar items are considered by the Commission as one item and a single vote is taken for their approval, unless an item is pulled from the consent calendar for individual discussion. There is no public discussion of consent calendar items unless requested by the Commission. Public Hearings: This category is for case applications that require, by law, a hearing open to public comment because of the discretionary nature of the request. Public hearings are formally conducted and public input/testimony is requested at a specific time. This is your opportunity to speak on the item(s) that concern you. If, in the future, you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the City at or before the hearing. Commission Business: Items in this category are general in nature and may require Commission action. Public input may be received at the request of the Commission. See information for Speaker's Card/Request to Speak on the first page.

At 10 p.m., the Planning Commission will determine which of the remaining agenda items can be considered and acted upon prior to 11 p.m., and will continue all other items for which additional time is required until a future Commission meeting. All meetings are scheduled to terminate at 11 p.m.

STAFF REPORTS

As a general rule, staff reports or other written documentation have been prepared or organized with respect to each item of business listed on the agenda. Copies of these materials are on file with the Community Development Department and are available for public inspection and copying once the agenda is publicly posted, (at least 12 days prior to a regular Planning Commission meeting). Staff reports can also be downloaded from the City's website at *cityofirvine.org/planningcommission* at least 12 days prior to the scheduled Planning Commission meeting.

APPEALS

Planning Commission decisions may be appealed to the City Council in accordance with Zoning Ordinance Chapter 2-5. Planning Commission actions on a subdivision map may be appealed to the City Council in accordance with Irvine Municipal Code Section 5-5-110. Planning Commission determinations regarding an interpretation of the City's Subdivision Ordinance may be appealed to the City Council in accordance with Irvine Municipal Code Section 5-5-1004.H.

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

Any supplemental writings or documents distributed to a majority of the Planning Commission regarding any item on this agenda after the posting of the agenda will be available for public review in the Community Development Department during normal business hours. In addition, such writings or documents will be made available for public review at the respective public meeting.

SUBMITTAL OF INFORMATION BY MEMBERS OF THE PUBLIC FOR DISSEMINATION OR PRESENTATION AT PUBLIC MEETINGS

MEDIA TYPES AND GUIDELINES

1. Written Materials/Handouts: Any member of the public who desires to submit documentation in hard copy form may do so prior to the meeting or at the time he/she addresses the Planning Commission. Please provide 10 copies of the information to be submitted and file with the Recording Secretary at the time of arrival to the meeting. This information will be disseminated to the Planning Commission at the time testimony is given.

2. Large Displays/Maps/Renderings: Any member of the public who desires to display freestanding large displays or renderings in conjunction with their public testimony is asked to notify the

Community Development Department at 949-724-6465 no later than noon on the day of the scheduled meeting.

3. Electronic Documents/Audio-Visuals: Any member of the public who desires to display information electronically in conjunction with their public testimony is asked to submit the information to the Community Development Department at 949-724-6465 no later than noon on the day of the scheduled meeting.

CITY SERVICES TO FACILITATE ACCESS TO PUBLIC MEETINGS

It is the intention of the City of Irvine to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, you will need special assistance beyond what is normally provided, the City of Irvine will attempt to accommodate you in every reasonable manner. Please contact the Planning Commission liaison at 949-724-6465.

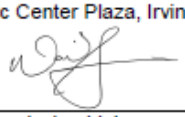
Assisted listening devices are available at the meeting for individuals with hearing impairments. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35. 102-35. 104 ADA Title II).

MEETING SCHEDULE

Regular meetings of the Planning Commission are held on the first and third Thursdays of each month at 5:30 p.m. Agendas are available at the following locations:

- City Clerk's Office
- Police Department
- Front Entrance of City Hall
- University Park Center (Culver/Michelson)
- Walnut Village Center (Culver/Walnut)
- Northwood Town Center (Irvine Blvd./Yale)
- City's web page at cityofirvine.org/planningcommission

I hereby certify that the agenda for the regular Planning Commission meeting was posted in accordance with law in the posting book located in the Public Safety lobby and at the entrance to the Civic Center, One Civic Center Plaza, Irvine, California on July 22, 2021 by 5 p.m. as well as on the City's web page.



Commission Liaison

4b. Staff Report for August 5, 2021

REQUEST FOR PLANNING COMMISSION ACTION

MEETING DATE: AUGUST 5, 2021

TITLE: GENERAL PLAN – DRAFT 2021-2029 HOUSING ELEMENT UPDATE

For Director of Community Development

RECOMMENDED ACTION

1. Review and provide further input on the key features of Chapter 8: Housing Plan of the Draft Housing Element Update.
2. Recommend transmittal of the Draft 2021-2029 Housing Element Update to the California Department of Housing and Community Development (HCD).

EXECUTIVE SUMMARY

At the July 15, 2021 meeting, the Planning Commission requested the review of the Draft 2021-2029 Housing Element Update be continued to the August 5, 2021 meeting to allow additional time to review and comment on Chapter 8: Housing Plan, prior to submittal to the California Department of Housing and Community Development (HCD) for its statutory review.

The Planning Commission specifically asked Community Development staff to strengthen policies and programs associated with the development of affordable housing. Where feasible and appropriate, staff has revised the policies and programs to include language that is more definitive, establishes more detailed timeframes for fee programs , and strengthens the support for services to renters and homeowners. The following proposed edits have been made to Chapter 8: Housing Plan:

- Revise second bullet in program PP-B.1 to read:
  - Within 12 months, the City will explore a program including a financial assessment that would eliminate or reduce, permitting fees for housing projects that are 100 percent affordable.
- Revise policy PP-B.5 to read: "**Dedicate Staff for Affordable Housing Entitlement, Permit, and Fee Processes**. To decrease the entitlement and construction process, following the adoption of the Housing Element the City will designate a dedicated planner, plan checker, and building inspector(s) to provide expedited processing for affordable housing projects.

- Revise policy PP-G.2 to include "modular units or other innovative building types" as an option to consider to ensure a diverse and affordable housing stock.
- Add "**PP-G.6**: **Irvine Housing Authority.** The City will explore creating an Irvine Housing Authority that has the ability to allocate Federal Housing Choice Vouchers."
- Add "**PP-G.7: Terms of Affordability.** The City will encourage affordable housing developers to consider extending the terms of affordability in perpetuity."
- Revise policy PP-I.4 to read: "The City will continue to make information about services for people experiencing homelessness available on the City's website and at City facilities. The City will continue to provide resources for non-profits that provide transitional housing, motel vouchers, food pantry, emergency rent and utility payment assistance, life skills counseling and clothing. The City will continue to provide CDBG grant funding to non-profits such a Families Forward, South County Outreach, Human Options, and Stand Up for Kids that provide these services. Information on these resources is included in the City's Affordable Housing Guide and the City's website.
- Add "**PP-J.3: Legal Assistance for Renters.** The City will continue to provide information in the Irvine Affordable Housing Guide available at City Hall and the City's website on landlord/tenant rights and mediation services through the Fair Housing Foundation, a non-profit the City contracts with to provide these services to residents. The City will also add information on the City's website and provide resources on non-profits such as Community Legal Aid SoCal and the Legal Aid Society of OC."
- Revise PP-K.1 to include: "Information on homeownership will be published in a variety of languages and will be provided to community organizations that work with different populations to ensure greater homeownership diversity."
- Add **"PP-M.3: Density Bonus Eligibility.** The City will encourage developers of projects with affordable density bonus units to coordinate efforts with local non-profits or community organizations to determine if the units could be set aside, where feasible, for special groups including, but not limited to, Veterans and special need adults."

Review Process

Following additional review by the Planning Commission, the Housing Element will be forwarded to HCD for a mandatory 60-day review for consistency with state law and provisional certification. The review by HCD must occur at least 90 days prior to the City Council taking final action on the Housing Element. Upon incorporation of state feedback, staff will present the final draft 2021-2029 Housing Element to the Planning Commission in the fall/winter 2021, followed by consideration, final review, and formal adoption by the City Council. The City will be taking advantage of the 120 day grace period following the October 15, 2021 deadline to adopt the final Housing Element. The entire 6th Cycle Housing Element has been delayed at several levels, including the six-month delay at SCAG for the adoption of the final RHNA (March 2021), the delayed release of the

Affirmatively Furthering Fair Housing (AFFH) guidelines by HCD (April 2021), and COVID. Upon submittal of the final Housing Element to HCD for certification, the state will have 90 days to confirm whether the Housing Element is consistent with HCD's provisional certification and thereby complies with state law.

REPORT PREPARED BY: Marika Poynter, Principal Planner

PC ATTACHMENTS:

1. Redline of Chapter 8: Housing Plan
2. July 15, 2021 Planning Commission Staff Report

8 HOUSING PLAN

8.1 Goals, Objectives, Policies, and Programs

8.1.1 Goal 1: Provide for safe and decent housing for all economic segments of the community.

8.1.1.1 Objective A: Update the Land Use Element and Zoning Ordinance to achieve compliance with current State laws and to facilitate the development of diverse housing options.

Policies

- **HE-A.1:** Identify residential zones where allowable density can be increased for affordable housing, including for extremely low-income households.
- **HE-A.2:** Identify commercial and institutional zones where zoning can be changed to allow for mixed-use and/or higher-density residential development.
- **HE-A.3:** Ensure appropriate land use planning and developer mitigation/improvements are provided for adequate infrastructure, services, and facilities to serve existing and future residents.
- **HE-A.4:** Monitor residential construction and the use of residential and mixed-use designated lands. Ensure adequate residential sites are available to meet the City's housing needs.

Proposed Programs/Activities/Actions

- **PP-A.1: Maintain/Update the Site Inventory.** The City will provide adequate residential and mixed-use designated sites to accommodate the City's 6th Cycle RHNA of 23,610 units (6,396 very-low-, 4,235 low-, 4,308 moderate-, and 8,671 above-moderate-income units) through the following actions:
  - The City will maintain, a residential sites inventory of the City's RHNA and update this inventory, as projects are reviewed/approved/constructed to ensure sufficient residential capacity is maintained to accommodate the identified need. The inventory will be verified annually through the HCD Annual Progress Report work effort.

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PC ATTACHMENT 1

- Should a development approval result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower-income households, the City will identify sufficient sites to accommodate the shortfall.
- Upon request by interested developers or the general public, the City will make the site inventory map and/or list available subject to reproduction costs.
- The City will continue to pursue alternative options for meeting the RHNA through preservation, legislative changes, and regional cooperation. The City will periodically evaluate its funding availability and opportunities to pursue acquisition/rehabilitation of affordable housing projects and preservation of at-risk housing.

- **PP-A.2: Update the City's General Plan (including Land Use Element) and Zoning Ordinance.** The City will incorporate changes in State law (particularly affordable housing, emergency shelters, and transitional/supportive housing) into the Land Use Element and Zoning Ordinance. This will involve allowing for increased densities in both residential and non-residential areas to adhere to RHNA requirements. Other General Plan elements will be updated to ensure consistency with the updated Housing and Land Use Elements, as well as the Zoning Ordinance.

- **PP-A.3**: **Residential Overlays in Non-Residential Areas:** The City will establish zoning overlays to allow for multifamily residential in nonresidential areas (which may include properties designated for religious institutions and schools) to provide flexibility in land use and development standards, including mixed-use developments. These flexible standards shall be directed toward meeting the physical, social, and economic needs of the community.

- **PP-A.4: Encourage the Subdivision of Sites that Are 10 or More Acres.** The City will encourage the subdivision of sites that are 10 acres or more to provide more opportunities for development of affordable housing, which the HCD has determined is more feasible on sites between 0.5 and 10 acres in size.

SCHEDULE OF ACTIONS	
Funding Source:	General Fund
Responsible Party:	City's Community Development Department
Time Frame:	Update Land Use Element and Zoning Ordinance by October 2024. All other programs will be completed annually.

8.1.1.2 Objective B: Streamline the affordable development process.

Policies

- **HE-B.1:** Expedite the entitlement process for affordable housing developments.
- **HE-B.2:** Evaluate the costs and benefits of reducing, deferring, or waiving development fees and identifying opportunities to do so for affordable housing projects.

Proposed Programs/Activities/Actions

- **PP-B.1: Assist with Development of Lower-Income Housing.** To assist the development of housing for households with lower incomes on larger sites, the City will seek to amend the fee collection process for land divisions and lot line adjustments resulting in parcel sizes that facilitate multifamily developments affordable to households with lower incomes (including extremely low income) in light of State, Federal, and local financing programs (i.e., 2–10 acres). The City will also work with property owners and nonprofit developers to target and market the availability of sites with the best potential for development. In addition, the City will offer the following incentives for the development of affordable housing, including but not limited to the following:
  - Streamlining and expediting the approval process for land division for projects that include affordable housing units.
  - ~~Defer and/or reduce fees related to the subdivision for projects affordable to households with lower incomes.~~ Within 12 months, the City will explore a program, including a financial assessment, that would eliminate or reduce permitting fees for housing projects that are 100 percent affordable.
  - Technical assistance to developers on funding applications.
  - Modify development requirements where possible.
- **PP-B.2: Expedite Development.** The City will expedite development of housing projects for seniors, people with disabilities, and lower-income people and/or households.
- **PP-B.3: Review the City's Development Standards.** The City will review the current Development Standards and update as appropriate to encourage residential, mixed-use, and transit-oriented developments.
- **PP-B.4: Provide a Menu of Incentives/Concessions for Developers.** To expedite the process of finding resources and incentives, the City will post an overview of available incentives/concessions for developers on the City's website.

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- **PP-B.5: Dedicate Staff for Affordable Housing Entitlement, Permit, and Fee Processes.** To decrease the entitlement and construction process, following the adoption of the Housing Element the City will designate a dedicated planner, plan checker, and building inspector(s) to provide expedited processing for affordable housing projects.

SCHEDULE OF ACTIONS	
Funding Source:	General Fund
Responsible Party:	City's Community Development and Public Works/Transportation Departments
Time Frame:	Complete review of City processes and potential for dedicated staff by October 2022. All other programs will be ongoing annually.

8.1.2 Goal 2: Maximize land utilization for residential development.

8.1.2.1 Objective C: Encourage the proper utilization of the undeveloped/underdeveloped residential areas of the City.

Policies

- **HE-C.1:** Promote infill development in appropriate areas.
- **HE-C.2:** Promote residential development fully served by public services and utilities.

Proposed Programs/Activities/Actions

- **PP-C.1: Update the City's Zoning Ordinance to Allow for Higher Densities in Areas with Underdeveloped/Underutilized Property.** The City will update the current Zoning Ordinance to establish higher density in areas with underdeveloped/underutilized property, such as Planning Areas 32 (adjacent to the Irvine Station served by Amtrak/Metrolink passenger rail services and Orange County Transportation Authority bus services), 33, and 36 (a.k.a., Irvine Business Complex or "IBC" near John Wayne Airport). This update will maximize land utilization for residential development to accommodate RHNA requirements, including allowing residential overlays in commercial areas to allow for residential to be added to commercial areas or to allow existing underutilized commercial uses to be converted to residential (i.e., hotels).
- **PP-C.2: Establish ADU Policies to Comply with Changes in State Law.** Multiple State laws have been passed since 2019 establishing Statewide standards for local regulations governing ADU development. State law requires that ADUs be allowed in residential and mixed-use areas despite local ordinances or homeowner's association rules and requirements. Additionally, State law requires jurisdictions to develop a plan to encourage and incentivize ADUs in an effort to address the current California housing crisis.
- **PP-C.3: Remove Barriers for ADUs**. The City will work with the U.S. Postal Service and the Orange County Fire Authority to develop solutions for address, mail delivery, and

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public safety service/response issues that have surfaced through the processing of setting City ADU policies.

- **PP-C.4: Plan to Encourage and Incentivize ADUs.** Assembly Bill (AB) 671 requires local agencies' Housing Elements to include a plan that incentivizes and promotes the creation of ADUs that can offer affordable rents for households with very-low-, low-, or moderate-income households. As part of the ADU ordinance update (including public outreach), the City will also explore options to facilitate affordable housing options for ADUs. These options may include pre-approved ADU plans or kits or reduced or waived building permit fees for property owners who provide annual rent information.

SCHEDULE OF ACTIONS	
Funding Source:	General Fund
Responsible Party:	City's Community Development Department
Time Frame:	Complete Zoning Ordinance Update by October 2024. All other programs by January 2023.

8.1.3 Goal 3: Preserve existing affordable housing.

8.1.3.1 Objective D: Use available resources to preserve affordable housing units at risk of conversion to market rate.

Policies

- **HE-D.1:** Monitor affordable rental units at risk of converting to market rents and proactively reach out to property owners to discuss options.
- **HE-D.2:** Monitor and participate in Federal, State, and local initiatives that address affordable housing preservation in conjunction with the Annual Progress Report to HCD.
- **HE-D.3:** Provide information to property owners on financial incentives and public funding assistance for improvements.
- **HE-D.4:** Work with property owners of existing assisted housing developments for lower-income households to determine methods to extend affordability covenants to preserve affordable units, including assistance from the City.
- **HE-D.5:** Work with nonprofit organizations that may acquire at-risk projects to extend affordability of existing assisted housing developments for lower-income households.
- **HE-D.6:** Identify new and innovative ways to maintain affordability, rehabilitate, and preserve properties that provide naturally affordable housing (i.e., existing housing with rents that fall in the moderate-income housing range according to HCD and HUD published rents and do not have affordability restrictions).

- **HE-D.7:** If preservation is not possible, ensure that tenants of at-risk units opting out of low-income use restrictions are properly noticed and informed of resources available to them for assistance.

Proposed Programs/Activities/Actions

- **PP-D.1: Affordable Housing Preservation Program (including Financial Resources and In-Kind Services).** The City will provide financial and other available assistance to affordable housing property owners to preserve units. The committed assistance may consist of both financial and non-financial, in-kind services to incentivize the preservation of affordable units. The total number of units to be preserved are seven extremely low, 517 very low and 299 low-income units (Chapter 4, At-Risk Affordable Housing, of this Housing Element identifies the project name, level of affordability and address of all units).

It is important to note that California Government Code Section 65583.1 (c)(4) "committed assistance" means "that the city or county enters into a legally enforceable agreement during the period from the beginning of the projection period until the end of the third year of the planning period that obligates sufficient ***available funds or other in-kind services*** to provide the assistance necessary to make the identified units affordable and that requires that the units be made available for occupancy within two years of the execution of the agreement."

- **PP-D.2: Continue the Conservation and Monitoring of Existing and Future Affordable Units.** The City will continue to monitor and preserve the affordability of all publicly assisted housing units.

SCHEDULE OF ACTIONS	
Funding Source:	State Grants, Federal funding, Inclusionary Housing In-Lieu Fees
Responsible Party:	City's Community Development Department
Time Frame:	Ongoing

8.1.4 Goal 4: Encourage more affordable housing units.

8.1.4.1 Objective E: Secure State, Federal, and local affordable housing funds and assist developers in finding funding sources for affordable project funding.

Policies

- **HE-E.1:** Apply and leverage State and Federal grant and other funding sources.
- **HE-E.2:** Provide available funding information to the public/affordable housing developers.
- **HE-E.3:** Update inclusionary housing policies and in-lieu fees.

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Proposed Programs/Activities/Actions

- **PP-E.1: Advertise Available Resources.** In addition to providing funding opportunities related to HUD programs on the City's website, funding opportunities will be disseminated via targeted email notifications and may also be posted on all City social media accounts and include information on vacant land currently owned by the City (i.e., location, size, and zoning).
- **PP-E.2: Monitor Grant Opportunities and Maximize Grant Applications.** The City will access information from HCD and other State agencies to identify grant application opportunities for affordable housing. When grant opportunities are known, the City will reach out to affordable developer stakeholders to identify projects and/or opportunities to include on grant applications.
- **PP-E.3: Inclusionary Housing Ordinance Update.** The City will retain a consultant to conduct a feasibility study to evaluate increasing the inclusionary housing requirement from 15% (5% very low, 5% low, and 5% moderate) to 20% (9% very low, 6% low, and 5% moderate). Updates to the Inclusionary Housing Ordinance will reflect the 20% requirement with corresponding updated in-lieu fee (paid if affordable units are not provided on-site) to reflect current land and construction costs, and other related updates.
- **PP-E.4: Explore Local Funding Options.** The City will analyze local funding options for affordable housing and monitor new funding and financing resources each year. This program will also include using State and Federal funding received by the City to partner with nonprofit organizations (such as the ICLT), as the commitment of City funding can enhance the scoring of 100% affordable projects to secure important funding sources, such as low income housing tax credits (LIHTCs) that have become highly competitive.
- **PP-E.5: Explore Establishing Programs and/or Public/Private Partnerships to Create Workforce Housing.** The City will analyze and explore State programs and/or potential public/private partnerships with major employers to acquire existing market rate housing units or develop new housing units to create moderate or workforce housing (available to households with incomes at 80% to 120% of AMI). Potential programs could include the California Statewide Communities Development Authority, concessions or incentives to large existing or future Irvine employers, and/or collaborations between employers and developers.

SCHEDULE OF ACTIONS	
Funding Source:	City's General Fund, State and Federal funds
Responsible Party:	City's Community Development Department
Time Frame:	Inclusionary Housing Ordinance update by October 2024 and remaining programs on an ongoing basis

8.1.4.2 Objective F: Leverage publicly owned resources, such as vacant land and underutilized properties.

Policies

- **HE-F.1:** Leverage available resources, such as vacant land and underutilized properties, to incentivize new affordable housing development.

Proposed Programs/Activities/Actions

- **PP-F.1: Leverage City-Owned Land for the Development of 100% Affordable Housing Projects.** Explore options and work with the ICLT or other non-profit developers (including providing a land donation and/or long-term land lease) to facilitate the development of 100% affordable housing projects on vacant or underutilized City-owned sites. Activities could include requests for development proposals, contractual agreements with ICLT or other affordable housing developers, and other feasible activities.
- **PP-F.2: Irvine Community Land Trust.** The City seeks to continue to strengthen its relationship with the ICLT to collaborate and partner on efficiently and effectively maximizing affordable housing opportunities. To this end, the City will pursue the following:
  - Coordinate with the ICLT to actively pursue land acquisition opportunities for a range of affordable housing options, including rental apartments, ownership housing, transitional housing, supportive housing, and single-room occupancy housing.
  - Collaborate to determine feasibility of developing permanently affordable housing in partnership with the ICLT on publicly owned sites that may be designated as surplus property.
  - Assist the ICLT and developers to access public funding and financing and through new construction to increase supply of permanently affordable rental units with supportive services that target seniors and persons with disabilities and extremely low-income households.
  - Partner with the ICLT to seek legislative support for:
    - Public funding resources and prioritization of those sources to advance the development of permanently affordable rental and ownership housing at all affordable income levels.
    - Legislative changes that remove sunset provisions for affordable housing developments.

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- **PP-F.3: Collaborate with Public Agencies to Leverage Other Publicly Owned Land for the Development of Affordable Housing Projects through Master Planning and Disposition Efforts.** The City will coordinate with public agencies to facilitate the development of affordable housing projects on vacant and underutilized sites, including sites owned by the County of Orange, the State, and the Irvine Ranch Water District. Activities could include collaboration with public agencies on master-planning and disposition efforts for large vacant and underutilized sites. For instance, the County of Orange currently owns significant property near the Irvine Station. Under this program, the City would work with the County to develop affordable housing strategies for these properties.

SCHEDULE OF ACTIONS	
Funding Source:	State Grants, CDBG, HOME, public and private grants
Responsible Party:	City's Community Development Department
Time Frame:	Coordination with ICLT regarding City owned land beginning in fiscal years 2021-22 and 2022-23 with efforts to select a developer (or developers) for available lands (among other factors, this will be dependent on the availability of State funding to subsidize projects through the entire planning period). Coordination with County of Orange, the State, and the Irvine Ranch Water District in connection with the Land Use Element Update and Zoning Ordinance amendment during 2022- 2024.

8.1.4.3 Objective G: Promote various types of affordable housing.

Policies

- **HE-G.1:** Continue to provide density and regulatory incentives to facilitate permanent affordable housing development.
- **HE-G.2:** Encourage mixed-income developments accessible to lower-income residents Citywide, especially in resource-rich areas.
- **HE-G.3:** Seek and explore opportunities (including partnering with non-profit organizations) to encourage the development of the following types of affordable housing:
  - Acquisition/rehabilitation projects.
  - Affordable housing for seniors, large families and other special needs groups.
  - Affordable housing with reasonable accommodations and supportive services for people with disabilities.
  - Affordable owner-occupied housing types.
  - Mixed-use projects that have community-serving uses.

- **HE-G.4:** Promote and facilitate new partnerships with various organizations with different housing needs and between various entities with complementary housing objectives that include but are not limited to the following:
  - University of California, Irvine (including the UCI land trust).
  - Religious institutions.
  - School districts.
  - Community college districts.
  - Large employers.
  - Market-rate developer with affordable housing developer partnership.
- **HE-G.5:** Assist very low and low-income renters with securing affordable housing in the City by providing information regarding Housing Choice Vouchers through the Orange County Housing Authority (OCHA). Maintain on the City's website a link to the Housing Choice Vouchers information page on the OCHA website and notify Irvine residents if and when the waitlist is open. Should the Housing Choice Voucher waitlist open during the planning period, provide a link on the City's website to the application and make paper copies available at City Hall.

Proposed Programs/Activities/Actions

- **PP-G.1: Continue to Apply "Additive" Intensity (under the Land Use Element) for Affordable Housing.** The City's Land Use Element allows for the entitlement of affordable housing units beyond the maximum unit counts established in the Zoning Ordinance, thus considered additive to the General Plan intensity thresholds, which allows additional units to be developed under the City's established land use designations. The City will continue implementing this policy. Approximately 1,300 affordable units in the City have been determined to be additive over the past eight years.
- **PP-G.2: Adopt Ordinances and Policies that Encourage a Diverse Housing Stock.** The City will amend the Inclusionary Housing Ordinance; encourage and incentivize ADUs; encourage innovative design prototypes and/or construction, such as smaller units with increased energy efficiency (i.e., sustainable designs and operations), modular units or other innovative building types; and streamline permitting to encourage a diverse housing stock. See other objectives for proposed activities regarding such topics.
- **PP-G.3: Zoning Changes.** TheCity will make appropriate zoning changes as part of the General Plan - Land Use Element Update and Zoning Ordinance Amendment. These changes will encourage the development of new affordable housing in resource-rich areas and provide more affordable housing options for Irvine residents. Furthermore, this

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update will allow these land uses in the City's residential zones and modify portions of the Municipal Code dealing with the location of and distance between these housing types and potentially other requirements and will ensure that the City uses only objective development standards to maintain compliance with current State requirements.

- **PP-G.4: UCI Housing Units.** City staff will increase and enhance coordination with UCI and the UCI land trust to capture and monitor residential units with tiered priorities that include the general public on campus. The City will meet with UCI staff on a quarterly basis to review information on existing units and new units planned.
- **PP-G.5: Housing Choice Vouchers.** The Federal Housing Choice Voucher Program extends rental subsidies to extremely low and very low-income households, including families, seniors and the disabled. The program offers a voucher that pays the difference between the current fair market rent as established by HUD and what a tenant can afford to pay (i.e., 30% to 40% of household income). The voucher allows a tenant to choose housing that costs above the payment standard, providing the tenant pays the extra cost. In Irvine, the program is administered by the OCHA. Given the continued need for rental assistance, the City supports and encourages the provision of additional subsidies through the Housing Choice Voucher Program. The City will continue to provide information to households and homeowners interested in participating in this program.
- **PP-G.6: Irvine Housing Authority.** The City will explore creating an Irvine Housing Authority with the ability to allocate Federal Housing Choice Vouchers.
- **PP-G.7: Terms of Affordability.** The City will encourage affordable housing developers to consider extending the terms of affordability in perpetuity.

8.1.4.4 Objective H: Address, remove, and/or mitigate existing or potential governmental constraints to housing production and affordability (to the extent legally and financially feasible).

Policies

- **HE-H.1:** Evaluate City policies, procedures, and regulations annually with the passage of new laws affecting housing.

Proposed Programs/Activities/Actions

- **PP-H.1:** The City will monitor legislative changes to ensure that City policies and regulations comply with State and Federal laws.

- **PP-H.2**: The City will monitor and adjust City fees, development standards, incentives, and development review processes, where legally and financially feasible, to ensure such requirements do not unduly constrain housing development.

SCHEDULE OF ACTIONS	
Funding Source:	City's General Fund and OCHA (via HUD)
Responsible Party:	City's Community Development Department
Time Frame:	Update/amend Inclusionary Housing Ordinance and complete Zoning Ordinance Update by October 2024. Monitoring laws and potential constraints will be ongoing.

8.1.5 Goal 5: Maximize solutions for those experiencing or at risk of homelessness.

8.1.5.1 Objective I: Increase access to support services for people experiencing homelessness.

Policies

- **HE-I.1:** Amend the City's Zoning Ordinance to comply with current State laws regarding emergency shelters, transitional and supportive housing, group care facilities, and other housing types.
- **HE-I.2:** Leverage available State and Federal grant funding (e.g., PLHA grant funds) and local sources to fund housing solutions.
- **HE-I.3:** Coordinate with Orange County and surrounding cities to identify and fund long-term services and housing for those experiencing homelessness.
- **HE-I.4:** Continue to cooperate with nonprofit organizations to provide emergency shelter, transitional, and permanent supportive housing and associated services for residents experiencing homelessness.
- **HE-I.5:** Reduce barriers to the development of emergency, transitional, and permanent supportive housing.

Proposed Programs/Activities/Actions

- **PP-I.1: Update the City's Zoning Ordinance and Policies Related to Emergency Shelters, Low-Barrier Navigation Centers, Supportive Housing, and Group Care Facilities to Comply with Current Laws.** The City will update the Zoning Ordinance and related policies pertaining to emergency shelters, Low-Barrier Navigation Centers (LBNCs), supportive housing, and group care facilities to conform to State requirements, as established by AB 139, AB 2162, and Senate Bill 48. Generally, this update will allow these land uses in the City's residential zones and with fewer conditions, as well as

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updates to minimum parking requirements as necessary. Schedule of Actions: Completed by October 2024.

- **PP-I.2: Housing Options.** Many funding sources have specific eligibility criteria or other requirements that may not always align with potential projects in Irvine. The City will pursue relevant State and Federal funding sources to provide additional options for developers of lower-income housing that serve veterans, individual, and families at-risk of and currently experiencing homelessness in the City. The City will ensure that such housing options will include reasonable accommodations and supportive services for people with disabilities. Schedule of Action: Ongoing as funding is released and available.

- **PP-I.3: Leverage All Funding Options.** The City will explore the feasibility of joining the Orange County Housing Finance Trust (OCHFT), a joint power authority composed of many Orange County cities. The OCHFT can provide additional funding options for affordable housing developers. The City will ensure that housing options will include reasonable accommodations and supportive services for people with disabilities. Schedule of Actions: Explore by October 2023.

- **PP-I.4: Services for People Experiencing Homelessness.** The City will continue to make information about services for people experiencing homelessness available on the City's website and at City facilities. The City will continue to provide resources for non-profits that provide transitional housing, motel vouchers, food pantry, emergency rent and utility payment assistance, life-skills counseling and clothing. The City will continue to provide CDBG grant funding to non-profits such as Families Forward, South County Outreach, Human Options, and Stand Up for Kids that provide these services. Information on these resources is included in the City's Affordable Housing Guide and the City's website. Schedule of Actions: Ongoing.

- **PP-I.5: Crisis Response Protocol.** The City will explore establishing a crisis response protocol for local service providers to render rapid crisis support, including after-hour services for people experiencing or at risk of homelessness. Schedule of Actions: By October 2022.

- **PP-I.6: Shared Housing.** The City will reach out to other California cities currently implementing shared housing programs that help match individuals experiencing or at risk of homelessness and seniors for a mutually beneficial living situation. Individuals in need of housing can provide needed physical assistance around the home for seniors. Through these conversations and information sharing, The City will determine the efficacy of these programs and consider establishing a pilot program in the City. Schedule of Actions: Explore by October 2024.

SCHEDULE OF ACTIONS	
Funding Source:	City's General Fund, State and Federal funding opportunities

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Responsible Party:	City's Community Development Department
Time Frame:	See above under each program.

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8.1.5.2 Objective J: Increase tenant protections.

Policies

- **HE-J.1:** Work with local nonprofit organizations to identify people experiencing or at risk of homelessness in vulnerable subpopulations in the City to navigate specialized services.
- **HE-J.2: Evaluate opportunities to** leverage local, State, and Federal funding, as available, to maintain and continue rental assistance and financial assistance programs that were created to keep individuals housed and prevent homelessness during and following the COVID-19 pandemic.

Proposed Programs/Activities/Actions

- **PP-J.1: Cooperation with Community-Based Organizations.** Cooperate with community-based organizations that provide services or information about services to any special needs or linguistically isolated groups.
- **PP-J.2: Displacement Prevention.** Minimize the displacement of households with lower incomes and special needs whenever possible and where necessary to ensure that displacement is carried out in an equitable manner.
- **PP-J.3: Legal Assistance for Renters.** The City will continue to provide readily available information in the Irvine Affordable Housing Guide available at City Hall and the City's website on landlord/tenant rights and mediation services through the Fair Housing Foundation, a non-profit the City contracts with to provide these services to residents. The City will also add information on the City's website and provide resources on non-profits such as Community Legal Aid SoCal and the Legal Aid Society of OC.

SCHEDULE OF ACTIONS	
Funding Source:	City's General Fund, State and Federal funding opportunities
Responsible Party:	City's Community Development Department
Time Frame:	Ongoing

8.1.6 Goal 6. Encourage and preserve homeownership.

8.1.6.1 Objective K: Increase the share of City residents who own the home where they live.

Policies

- **HE-K.1:** Promote existing nonprofit, County, State, and Federal educational programs and resources to increase homeownership education and opportunities.

- **HE-K.2:** Provide financial assistance to lower income homeowners for residential rehabilitation projects.

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Proposed Programs/Activities/Actions

- **PP-K.1: Homeownership Education.** The City will encourage homeownership through education, sharing information, and links to existing nonprofit, County, State, and Federal resources on the City's website. Many residents lack the knowledge about mortgages in addition to having limited financial resources. Information on homeownership will be published in a variety of languages and will be provided to community organizations that work with different populations to ensure greater homeownership diversity.

- **PP-K.2: Residential Rehabilitation Program.** This existing program provides financial assistance to lower-income Irvine homeowners for critical home improvement projects. Financial assistance through the program includes low interest, deferred loans and emergency grants. This program assists homeowners in need of health and safety, building code and accessibility-related repairs. Only owner-occupied single-family family dwellings or manufactured homes located in the City of Irvine are eligible for this funding. Program information will be provided on the City website and at public counters, as well as through the city's Code Enforcement program on an ongoing basis.

SCHEDULE OF ACTIONS	
Funding Source:	City's General Fund (Homeowner Education) and CDBG funding (Residential Rehabilitation Program)
Responsible Party:	City's Community Development Department
Time Frame:	Ongoing

8.1.7 Goal 7: Improve quality of life and promote placemaking.

8.1.7.1 Objective L: Encourage developments that provide community benefits.

Policies

- **HE-L.1:** Encourage placemaking and public spaces to serve residents of all incomes, interests, ages, physical abilities, and cultures.

- **HE-L.2:** Encourage infill development that includes capital improvements, such as sidewalk repair and lighting improvements.

- **HE-L.3:** Encourage development that includes active transportation infrastructure, such as new and wider sidewalks, trails, and protected bike lanes.

- **HE-L.4:** Continue to preserve existing open space in the City.

- **HE-L.5:** Encourage development that brings new community amenities and services like community meeting spaces, community health clinics, after school programs, and childcare.

- **HE-L.6:** Develop partnerships with existing community organizations to expand accessibility to community amenities, such as community centers, parks, trails and other recreational uses.
  - Such community organizations can include non-profits, local churches, and local businesses.
  - Partnerships can include providing assistance with outreach and securing space to host events.

Proposed Programs/Activities/Actions

- **PP-L.1: Update and Implement the City's General Plan - Land Use Element/Amend Zoning Ordinance.** The City will update its Land Use Element and amend the Zoning Ordinance to encourage housing development to serve all income levels throughout the City, particularly in resource-advantaged areas, and encourage placemaking, public spaces, capital improvements, active transportation infrastructure, and community amenities.
- **PP-L.2: Implement the One Irvine program to support placemaking through its neighborhood revitalization efforts.** The City will continue implementation of its One Irvine program to revitalize individual neighborhoods through a work program uniquely developed with community input for each neighborhood. The program brings together multiple funding and educational resources to enhance public spaces and assist homeowners with residential and aesthetic improvements.

8.1.8 Goal 8: Affirmatively furthering fair housing.

8.1.8.1 Objective M: Ensure equal housing opportunities for all residents, regardless of their special characteristics as protected under State and Federal fair housing laws.

Policies

- **HE-M.1:** Continue to support ongoing efforts of the State and Orange County to enforce fair housing laws.
- **HE-M.2:** Promote housing opportunities for all people regardless of race, color, sex, national origin, religion, sexual orientation, disability, family status, marital status, income, ancestry, or other barriers that can prevent access to housing.
- **HE-M.3:** Encourage the provision of housing to meet the needs of families of all sizes and ages.

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- **HE-M.4:** Facilitate increased participation among traditionally underrepresented and linguistically isolated groups in the public decision-making process.
- **HE-M.5:** Provide outreach and education for the broader community of residents, residential property owners, and operators regarding fair housing practices and requirements.

Proposed Programs/Activities/Actions

- **PP- M.1: Provide Information and Education to Residents on the City's Website.** The City will provide links to Fair Housing Foundation (a nonprofit the City currently contracts with) to provide Irvine residents with information regarding fair housing law, tenant and landlord rights (including information on mediation services); Appendix B, Affirmatively Furthering Fair Housing Analysis, of this Housing Element; and information and resources for the reporting suspected violations and obtaining remedies on the City's website.
- **PP-M.2: Cooperation with Community Based Organizations.** The City will cooperate with community-based organizations that provide services or information about services to any special needs and linguistically isolated groups.
- **PP-M.3: Density Bonus Eligibility.** The City will encourage developers of projects with affordable density bonus units to coordinate efforts with local non-profits or community organizations to determine if the units could be set aside, where feasible, for special groups including but not limited to Veterans and special need adults.

SCHEDULE OF ACTIONS	
Funding Source:	City's General Fund
Responsible Party:	City's Community Development Department
Time Frame:	City website modifications by May 2022. Coordination with Community Organizations will be ongoing.

8.2 Quantified Objectives

California Government Code, Section 65583(b)(2), requires jurisdictions to identify the maximum number of housing units by income category (including extremely low income) that can be constructed, rehabilitated, and preserved over a five-year time period. The City has two sets of numerical housing goals:

- RHNA (as addressed and described in Chapter 7, Adequate Sites Inventory Analysis and Methodology, of this Housing Element).
- Quantified objectives for affordable housing production.

Irvine's RHNA requires adequate land resources to accommodate 23,610 new housing units, which includes 10,631 units affordable to very low and low-income. It is important to note that

the total housing need identified greatly exceeds available resources and the City's ability to satisfy this need.

State law recognizes that housing needs may (and do) exceed available resources and, therefore, does not require that the City's quantified objectives be identical to the identified housing needs (or RHNA). More specifically, the California Government Code, Section 65583(b)(2) states the following:

> *It is recognized that the total housing needs . . . may exceed available resources and the community's ability to satisfy this need within the content of the general plan requirements. . . . Under these circumstances, the quantified objectives need not be identical to the total housing needs. The quantified objectives shall establish the maximum number of housing units by income category, including extremely low income that can be constructed, rehabilitated, and conserved.*

The acknowledgment of the funding limitations is extremely important—cities and counties are required to prepare Housing Elements every eight years to identify needs and actions to provide for housing at all income levels and for all populations despite a severe shortage in local, State, and Federal funding that makes many of the actions needed and planned financially infeasible. It is important to recognize that State law requires cities to plan for housing, but almost all housing is developed by the private sector.

Although cities must establish quantified objectives for the actual creation of affordable housing opportunities and provision of other housing assistance (based on realistic assumptions), these objectives need not be identical to the total housing needs (i.e., RHNA). The quantified objectives, or number of affordable units that will realistically be created, as shown in Table 8-1, Quantified Objectives, provide a projection for the entire eight-year 6th Cycle Housing Element period.

Table 8-1. Quantified Objectives

	Extremely Low	Very-Low	Low	Moderate	Above Moderate	TOTAL
RHNA Allocation	6,396		4,235	4,308	8,671	**23,610**
New Construction	25	879	515	382	13,119	**14,041**
Rehabilitation						**0**
Housing Conservation (At-Risk Housing)	7	517	299	0	0	**306**
TOTAL	**32**	**1,396**	**814**	**382**	**13,119**	**14,347**
TOTAL AFFORDABLE UNITS	**32**	**1,396**	**814**	**382**		**2,624**

This chapter of the Housing Element outlines policies and programs that range from streamlining development; leveraging State and Federal funding sources; collaborating with the ICLT; amending the City's Inclusionary Housing Ordinance, land use, and zoning changes to

accommodate the RHNA and adhere to State legal requirements; and maximizing solutions for those experiencing homeless. Some programs and policies in the Housing Plan are more qualitative (such as amending the City's Inclusionary Housing Ordinance), while other programs are quantitative (i.e., leveraging State and Federal funding sources as they become available). Regardless, given that affordable housing resources are scarce, while land and construction costs are high and expected to continue to rise, the number of affordable housing units can only be estimated.

Based the City's Housing Plan, a total of 2,624 affordable units will be created between 2021 and 2029, as summarized in Table 8-1. This number includes two Irvine Community Land Trust projects to be completed during the 6th Cycle projection period, existing entitlements, affordable units on City-owned vacant land, and units created through the City's Inclusionary Housing requirement.

It is important to note that this number has been conservatively estimated due to extremely limited State and Federal funding sources, such as LIHTCs (which provide the greatest amount of funding for affordable housing projects in California – the lack of this funding renders many potential projects as financially infeasible) that have become increasingly competitive in recent years with a significant portion of awards going to projects that provide permanent supportive housing. This lack of funding is the primary reason for the conservative estimate of affordable units during the 6th Cycle.

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8 Housing Plan 1
8.1 Goals, Objectives, Policies, and Programs 1
8.1.1 Goal 1: Provide for safe and decent housing for all economic segments of the community. 1
8.1.2 Goal 2: Maximize land utilization for residential development. 4
8.1.3 Goal 3: Preserve existing affordable housing. 5
8.1.4 Goal 4: Encourage more affordable housing units. 6
8.1.5 Goal 5: Maximize solutions for those experiencing or at risk of homelessness. 13
8.1.6 Goal 6. Encourage and preserve homeownership. 16
8.1.7 Goal 7: Improve quality of life and promote placemaking. 18
8.1.8 Goal 8: Affirmatively furthering fair housing. 19
8.2 Quantified Objectives 20

Figures

No table of figures entries found.

Tables

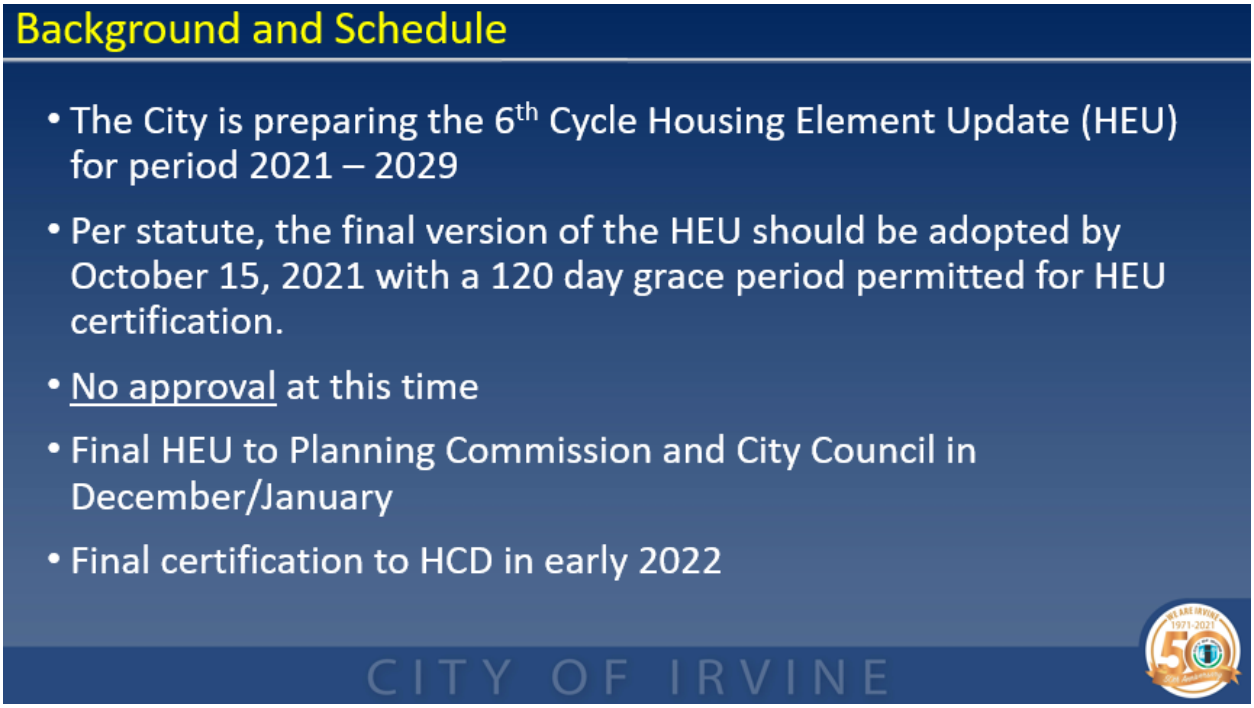
Table 8-1. Quantified Objectives 21

DRAFT

For August 5, 2021 Staff Report PC Attachment 2, refer to Section 3b above.

4c. Presentation for August 5, 2021





Planning Commission Recommendations

- At the July 15 meeting, Planning Commission requested Community Development staff to strengthen policies and programs associated with the development of affordable housing.

CITY OF IRVINE

Proposed Revisions to Housing Plan

- Where feasible and appropriate, staff revised the policies and programs to:
  - Establish more detailed timeframes for the proposed fee assessment program (Policy PP-B.1)
  - Include more definitive language expediting the affordable housing entitlement processes (Policy PP-B.5)
  - Strengthen the support for services to renters and homeowners (Policies PP-I.4, PP-J.3)
  - Add new policies to encourage more affordable housing (Policies PP-G.2, PP-G.6, PP-G.7, PP-M.3)

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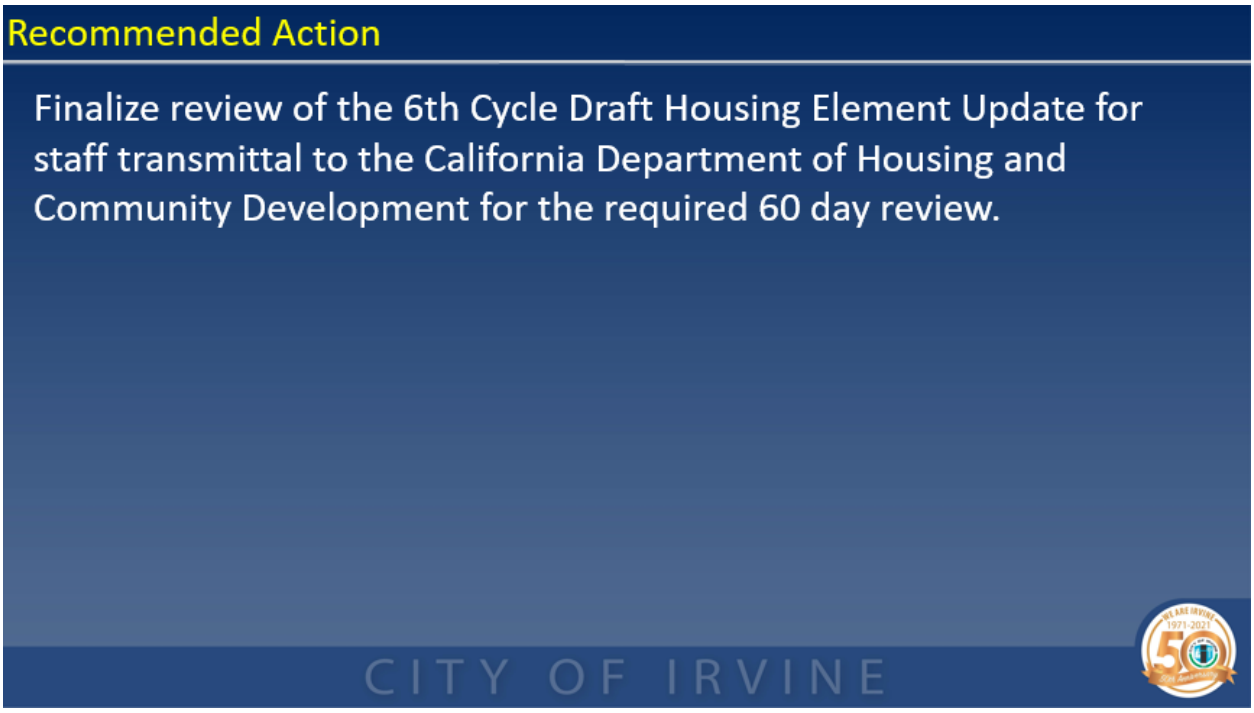

4d. Comment Summary and Analysis for August 5, 2021 PC

Comments and Questions Received at August 5 PC Meeting	Who	Responses and/or How Comment was Addressed in HE (if applicable)
Provided additional revisions to language in Chapter 8, Housing Plan, to make more active per handout.	Commissioner Gaido	All edits have been incorporated into Chapter 8, Housing Plan, of the draft HE.
Ensure all proposed changes have been appropriately reviewed by staff. .	Chair Pierson	All proposed changes have been reviewed and approved by the City Attorney's Office and City staff.
Consider offering a sliding scale of incentives or benefits commensurate with the % of affordable housing within a development if not 100% affordable.	Commissioner Knowland	This strategy can be analyzed in a future fee schedule assessment study.
One of the programs related to UCI housing units indicates conducting coordination meetings between UCI and COI staff.	Commisioner Knowland	Proposed Program PP-G.4 in Chapter 8, Housing Plan, of the Draft HE is a new procedure indicating that City management staff will meet quarterly with UCI

		representatives to coordinate development efforts. Historically, project coordination meetings between City and UCI technical staff have been occurring on a regular basis.
Understand process to establish City's own housing authority to streamline housing voucher process. City staff increased role in housing and ICLT has a role. Don't want duplication for voucher processing. Is it really necessary to establish a separate entity?	Commissioner Knowland	Proposed Program PP-G.6 in Chapter 8, Housing Plan, explores creating an Irvine Housing Authority with the abililty to allocate Federal Housing Choice Vouchers. Bill Ihrke with the City Attorney's Office responded: Housing authorities are separate legal entities with their own governing board (could be City Council, but would require a Housing Commission as an advisory board). State law provides a process to establish one. The City Council must adopt a resolution satisfying specific findings pursuant to State law. . A housing authority can own property, administer programs and projects which could include the abiltity to issue Section 8 voucher (not guaranteed). Housing authorities are frequently staffed by City staff.
Support submitting draft Housing Element to HCD for review as the draft HE will return to the PC for review later. Can figure out housing authority question later. Support Commissioner Gaido's suggestions if the City Attorney is OK with the changes.	Vice Chair Huang	Comments noted. Generally, workforce housing is considered to fall within 80% - 120% Area Median Income (AMI).

How is “workforce” housing defined?		
Have we reached critical mass to establish own housing authority? Is there certain size? Are we getting more or less federal funding? Seems like ICLT is somewhat like a proxy for a houisng authority or could be converted to a housing authority.	Commissioner Limb	Bill Ihrke with the City Attorney’s Office responsed: Critical mass is not addressed in State law. However, certain factors are considered when the City Council would declare the need to establish and operate a housing authority including: • Degree of overcrowding in housing • Percentage of land coverage • Light, air, space, and access available to inhabitats of such dwelling accomodations • Size and arrangement of rooms, sanitary facilties, and the extent to which conditions exist in such buildings which endanger life or property by fire or other causes. Housing authorities may administer Section 8 housing vouchers or other vouchers, can own and administer its own properties, obtain financing through participating in tax credit programs. No, the City is not getting any less funding that may be otherwise be available to any other city in the county whether or not the City has a housing authority.
My interpretation re: housing authority is that it’s a good goal (outside the Planning	Chair Pierson; Commissioner Knowland; Commissioner Gaido; Vice Chair Huang	Proposed Program PP-G.6 in Chapter 8, Housing Plan, explores creating an Irvine

Commission's purview) and actual policy will need to be set by the City Council. City staff and consultants will analyze the housing authority question (duplication, cost and benefit, and role of ICLT)		Housing Authority with the abililty to allocate Federal Housing Choice Vouchers.
Residents appreciate that the site inventory doesn't include Rancho San Joaquin Golf Course and Raquet Club Irvine. Boomers contributing 48 units to category 3 and 434 units to category 4. Encourage preserving Commercial Recreation in the Recreational Core. South Irvine has a limited amount of recreational open space and once it is gone, it is gone forever. There are many other places to locate housing in other parts of Irvine. We like to think that our Planning Areas (19, 23, and 24) are part of the "core" and we ask that Staff and Planning Commision take this into consideration. Please keep the zoning for recreation in our "core" to preserve leisure activiteis in South and Central Irvine.	Ford Fuji, Irvine resident	Comment noted. See Chapter 7, Adequate Sites Inventory Analysis and Methodology, and Appendix D, Site Inventory Form, of the draft HE.
Several requests for consideration: • All income levels distributed throughout a planning area • Make all density bonus units in perpetuity	Susan Sayre, Irvine resident	Bill Ihrke with the City Attorney's Office responded: Generally, when assessments are levied to pay for a services, all units, whether affordable unit or not, are subject to the fees because the units benefit from assessments.

• Affordable housing units constructed before market rate units • All affordable housing units should be exempt from community facilties districts (CFDs), mello roos, special taxes • If housing authority is established, then priority should be granted to seniors, vets, and disabled		Per State law, costs are factored into affordable unit's rent or cost. When a CFD is set up, the rate and method of apportionment is uniform, so that all units enjoy the benefit of the services provided by the CFD are paying for them equally. If a low income unit pays less than it needs to be made up by the market rate units. State density bonus law specifies affordable rental units must remain affordable for 55 years minimum and 45 years minimum for affordable ownership units. State law encourages longer affordabilty terms, but is not mandated.
Low wages of construction workers and incomplete access to healthcare benefits.	Boris Russley, Carpenters Contractors Cooperation Committee, a non-profit organization committed to the creation of good paying jobs, fair competiton, and high quality construction standards	Comment noted.
Watching very closely the site inventory list in the HEU Interested in maintaining our prescence on this list and look forward to working with the Planning Commission and City as needed.	Wesley Hueler (with father John Hueler), managing officer/member of Irvine Recreation Park dba Irvine Lanes	Site remains in draft site invntory. See Chapter 7, Adequate Sites Inventory Analysis and Methodology, and Appendix D, Site Inventory Form, of the draft HE.
Review workforce aspect of HEU. Recommend projects should be reqiured to utilitize a local and skilled/trained workforce.	John Hanna, resident of Orange and former Irvine resident, Southwest Regional Council of Carpenters (six states)	Comment noted.

Prioritize local workers resulting in better air quality –can have economic and environmental benefits.		
Draft HE will come back to Planning Commission after HCD review. Needs to move forward with Commissioner Gaido's recommended edits.	Chair Pierson	Motion passed 5-0 to submit the draft HE to HCD for its 60-day review.

5. Draft Housing Element Correspondence

Anonymous Comment In-Box (July 1, 2021 through August 9, 2021):

#	Submitted	User	IP address	Message
9	07/07/2021 - 10:04pm	Anonymous (not verified)	198.143.33.18	I sent a snarky message earlier tonight for which I apologize. Please disregard. Having now read the existing July 2015 Housing Element Supplement 9 it is clear the City has put quality time, energy and well-informed thought into developing a Housing Element that serves the gamut of the City's population.
8	07/07/2021 - 8:55pm	Anonymous (not verified)	198.143.33.18	Late to the HEU party. But I've been to similar parties over the years in a number of Pacific Coast cities and counties in various land use/transportation consulting and advisory staff roles. They ALL started with the existing HE. Where the heck is it? OK, some time has passed and I found GP Supplement No. 9, which includes all approved GP amendments from 2012 through April 2015. The existing HE in the form of ONE MASSIVE PDF FILE is only available as a single download as far as I can tell. No hotlinks. No activated ToC. Suppose I should be grateful I only had to scroll to p. 11 to find the ToC. And hey, at least there IS a table of contents. But it's 2021, and many municipalities have been actively using the internet for the better part of four decades. The City's HEU setup makes it appear as if Irvine is brand spankin' new to this whole World Wide Web thingamabob. I do wonder if this is a deliberately amateurish HEU process. But why the secrecy? What's behind the curtain?
7	07/04/2021 - 12:19am	Anonymous (not verified)	198.143.33.19	Late to the HEU party, generally familiar with the issue from spending 20+ years in transportation/land use consulting, spouse of 20+ years who is a mortgage underwriter but has been a RE and mort loan agent in the past, have been looking for place to buy in OC but it's ridiculous this year. My question: WHY OH WHY is there no mention of MIXED USE anywhere in the HEU? If cost of parking is such a major hurdle for housing < 120% AMI, why not make some code tweaks to facilitate parking-compatible uses?

Additional correspondence starting July 1, 2021:

From: GPUpdate 2035
To: GPUpdate 2035; Sullivan, Greg @ Newport Beach
Subject: RE: RHNA "Opportunity Sites"
Date: Wednesday, July 7, 2021 11:29:50 AM

Hi Greg:

By the way, the HEU is on the July 15 Planning Commission agenda. See Commission Business Item #4. Attachment 1 is a preliminary site inventory map.

https://irvine.granicus.com/GeneratedAgendaViewer.php?view_id=81&event_id=1831

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: GPUpdate 2035 <GPUpdate2035@cityofirvine.org>
Sent: Wednesday, July 7, 2021 11:21 AM
To: Sullivan, Greg @ Newport Beach <Greg.Sullivan@cbre.com>; GPUpdate 2035 <GPUpdate2035@cityofirvine.org>
Subject: RE: RHNA "Opportunity Sites"

Hi Greg:

We anticipate releasing the draft HE document with site inventory this Friday at the project webpage: www.cityofirvine.org/HEUpdate

For past meetings (i.e., presentations, staff reports, video recordings), go to https://www.cityofirvine.org/housing-element-update-community-development/housing-element-update-previous-meetings-workshops

The primary focus is near the Irvine Station (Planning Areas 32, 33), Irvine Business Complex (Planning Area 36), Great Park (Planning Area 51), and potentially a retail/church/ sites overlay.

What property address does your client have in mind?

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Sullivan, Greg @ Newport Beach <Greg.Sullivan@cbre.com>
Sent: Wednesday, July 7, 2021 9:32 AM

To: GPUpdate 2035 <GPUpdate2035@cityofirvine.org>
Subject: RHNA "Opportunity Sites"

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Hi, just a quick inquiry on where the City is in identifying sites to meet RHNA numbers? I can't find anything online showing the City's vision on where these could go?

Also, if a stakeholder wants to be considered do we have any time to identify their property as potential rezone?

Thanks,
Greg

Greg Sullivan | First Vice President | Lic. 00920305
CBRE | Infill Land
3501 Jamboree Road, Suite 100 | Newport Beach, CA 92660
T +1 949 725 8670 | F +1 949 725 8545 | C +1 949 251 1100
greg.sullivan@cbre.com | www.cbre.com/greg.sullivan

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From: GPUpdate 2035
To: Alexis Mondares; GPUpdate 2035
Subject: RE: Housing Element Draft Public Comment Deadline
Date: Monday, July 12, 2021 7:43:16 PM

Hi Alexis:

The Planning Commission will be discussing the draft Housing Element (HE) document at its July 15, 2021 meeting and determine if it is ready to submit to HCD. The meeting agenda is available at https://www.cityofirvine.org/community-development/planning-commission-agendas-minutes-0. The City Council will not be reviewing the draft HE document prior to submittal to HCD for the 60-day presubmittal review. The public comment period is open and we will be accepting comments through the adoption hearings. The HE adoption hearings at Planning Commission and City Council are anticipated in Winter 2021/2022.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Alexis Mondares <amondares@publiclawcenter.org>
Sent: Monday, July 12, 2021 11:24 AM
To: GPUpdate 2035 <GPUpdate2035@cityofirvine.org>
Subject: Housing Element Draft Public Comment Deadline

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Good Morning,

On the City's housing element update website, I see that the full draft has been posted for public comment. However, there is also a Planning Commission meeting on July 15 to review some parts of the draft. From there, the draft would presumably go to City Council to review, then be submitted to HCD.

Is there a deadline for public comment before the City submits a draft to HCD?

Thank you,
Alexis

Alexis Mondares | Legal Fellow
(pronouns: She/her/hers)
Housing and Homelessness Prevention Unit

Public Law Center
601 Civic Center Drive West
Santa Ana, CA 92701
Direct: 714-541-1010, ext. 251
amondares@publiclawcenter.org |www.publiclawcenter.org

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From: Emily Yau
To: Melissa Chao
Subject: Re: 6th Cycle Draft Housing Element Released
Date: Thursday, July 15, 2021 9:10:04 AM

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Good morning, Melissa.

Thank you for clarifying our concern.

Have a nice day!

Emily Yau

On Wednesday, July 14, 2021, 04:50:32 PM PDT, Melissa Chao <mchao@cityofirvine.org> wrote:

Hi Emily:

Yes, that's correct. Your potential options as of today, are to develop per the current zoning (bearing in mind the IBC Development Intensity Value or "DIV" allocation for your property) or submit an development applications to "rezone" the parcel primarily for the purposes to increase the maximum number of units allowed in the Irvine Business Complex.

Please feel free to call me with any further questions.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440

mchao@cityofirvine.org

From: Emily Yau <emilyyau2020@yahoo.com>
Sent: Wednesday, July 14, 2021 11:31 AM
To: Melissa Chao <MChao@cityofirvine.org>
Subject: Re: 6th Cycle Draft Housing Element Released

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recognize the sender and know the content is safe.

Hi Melissa,

Thank you for your prompt feedbacks.

Just one more thing I would like to clarify. So either we wait for the final result (if residential development is permitted) or apply for rezone now (if approve), we still have option to decide either to keep the current zoning or proceed to do residential development through rezoning, correct?

Thank you,

Emily Yau

On Tuesday, July 13, 2021, 10:57:58 AM PDT, Melissa Chao <mchao@cityofirvine.org> wrote:

Hi Emily:

For Question 1:
2152 Dupont is included in the draft Site Inventory List (i.e., Appendix D of the draft Housing Element document) with assumed units by income levels consistent with State requirements. The assigned units are not a requirement, but represent a best effort to estimate units to demonstrate to the State that Irvine can meet its RHNA allocation by income level and spread affordable units throughout the City.

Technically, you could apply for a General Plan Amendment and Zoning Ordinance Amendment at this time, but would be proceeding at your own risk. As mentioned at the Future Housing Sites workshop, when the City Council eventually adopts the Housing Element, City staff (with consultant) will embark on a General Plan Update and Zoning Ordinance Amendment with anticipated residential overlays (i.e., rezoning). This is anticipated to be a 2.5-3 year process. If and when that GPU/ZOA is approved, then your property will have the option to develop residential uses via submittal of applicable development applications and associated environmental documentation.

For Question 2:
Unfortunately, it's a very technical document focused on how to meet the State's (HCD) complex set of Housing Element requirements. If you are interested in the details, I'd recommend focusing on:

- Chapter 7: Sites Inventory and Methodology (P. 171). This chapter covers the sites, densities, assumptions and methodology used to meet the RHNA

- Figure 7.1 Sites Inventory Map (P. 192). This shows a series of maps displaying all of the sites where residential is proposed to meet the RHNA

- Chapter 8: Housing Plan (P. 207). This chapter walks through the proposed objectives, goals, and policies to facilitate housing production.

- Appendix D: Sites Inventory Form (P. 1051). This is a full list of every site where residential is proposed to meet the RHNA

For Question 3:
The Planning Commission (PC) will be discussing the draft Housing Element document at its July 15, 2021 meeting and determine if it is ready to submit to HCD for the mandatory 60-day review of the draft document. If the PC determines they need more time to review, the item will be placed on the agenda again for a subsequent PC meeting.

The July 15 PC meeting agenda is available at https://www.cityofirvine.org/community-development/planning-commission-agendas-minutes-0. You may attend in-person or via Zoom (follow the instructions on the webpage).

Once received back from the State, the document will be finalized and brought back through the PC and City Council for final review and adoption, likely in the December 2021/January 2022 timeframe.

Please let me know if you have any further questions/concerns.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Emily Yau <emilyyau2020@yahoo.com>
Sent: Tuesday, July 13, 2021 9:54 AM
To: Melissa Chao <MChao@cityofirvine.org>
Subject: Fw: 6th Cycle Draft Housing Element Released

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Hi Melissa,

We received the 6th cycle draft of HEUpdate and would like to know how to understand the report correctly. Please assist to advise the following questions:

1. It shows our site is in inventory site. What does it mean? Does it mean we can apply for rezone to residential zoning?
2. Since the draft contains over a thousand pages, are there certain chapters that we should focus on based on our desirability to participate the possible rezone?
3. There is upcoming meeting on 7/15/2021 shown on the website. Is it open to public and how can we participate?

Thank you,

Emily Yau

2152 Dupont Dr., Irvine, CA 92612

----- Forwarded Message -----
From: City of Irvine <cityofirvine@public.govdelivery.com>
To: "emilyyau2020@yahoo.com" <emilyyau2020@yahoo.com>
Sent: Monday, July 12, 2021, 01:44:31 PM PDT
Subject: 6th Cycle Draft Housing Element Released

The City of Irvine has released its 6th Cycle draft Housing Element for the 2021-2029 planning period. The Housing Element is a mandatory part of the City's General Plan that requires periodic review and updating by the State of California.

Per statute, the 6th Cycle Housing Element should be adopted by October 15, 2021; however, a 120-day grace period is permitted.

The draft update accommodates the City's total 23,610-unit Regional Housing Needs Assessment (RHNA) allocation, a State mandate, and includes a comprehensive plan of housing goals, policies, and programs consistent with State Housing Element laws.

The Draft Housing Element is available on the City's Housing Element Update website at *cityofirvine.org/HEUpdate.* The City welcomes all residents, community stakeholders, and interested parties to review and comment on the document.

Please submit any comments and/or questions on the Draft Housing Element to the City of Irvine's Community Development Department at 1 Civic Center Irvine, CA 92606. Comments and questions may also be sent via email at GPUpdate@cityofirvine.org or phone at 949-724-6395.

For more information about Housing Element Update in the City of Irvine, please visit *cityofirvine.org/HEUpdate*.

City of Irvine
1 Civic Center Plaza
Irvine, CA 92606
949-724-6000
cityofirvine.org

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From: Karen Martin
To: Melissa Chao
Subject: Re: May we still include another property for Housing Element consideration?
Date: Monday, July 19, 2021 12:19:41 PM

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Thank you Melissa. I appreciate your responsiveness.

Karen

On Mon, Jul 19, 2021, 12:06 PM Melissa Chao <MChao@cityofirvine.org> wrote:

> Hi Karen:
>
> At this time the draft site inventory is complete. We might have the opportunity to include the site prior to adoption of the final version though.
>
> Thanks,
>
> **MELISSA CHAO | SENIOR PLANNER**
> P 949-724-6395 I F 949-724-6440
>
> mchao@cityofirvine.org
>
> ---
>
> **From:** Karen Martin <karen@pacificplanninggroup.com>
> **Sent:** Friday, July 16, 2021 2:12 PM
> **To:** Melissa Chao <MChao@cityofirvine.org>
> **Cc:** karen <karen@pacificplanninggroup.com>
> **Subject:** May we still include another property for Housing Element consideration?
>
> **CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.
>
> > The location is 2424 McGaw in Irvine. 40,000 sf industrial building.

Hi Melissa,

Hope all is well with you and the housing team at the City. Another property owner reached out to me for 2424 McGaw. Is there still time to include this property?

Thank you,

Karen Martin

Pacific Planning Group, Inc

Karen@pacificplanninggroup.com

949.874.2795 mobile

415.367.4286 x101 office

From: GPUpdate 2035
To: Brandon Young; GPUpdate 2035; gpupdate@cityofirvine.org
Cc: Mitchell Tsai; Greg Sonstein; Hind Baki
Subject: RE: 6th Cycle Draft Housing Element Released
Date: Monday, July 19, 2021 5:26:21 PM

Hi Brandon:

The Planning Commission (PC) discussed the draft Housing Element (HE) at its July 15, 2021 meeting and provided input. Staff will be presenting the requested revisions to the Housing Plan chapter at the August 5 PC meeting where the PC will determine if the draft HE is ready to submit to HCD. The City Council will not be reviewing the draft HE document prior to submittal to HCD for its mandatory 60-day pre-submittal review. PC meeting agendas and instructions on how to participate are available at https://www.cityofirvine.org/community-development/planning-commission-agendas-minutes-0.

The public comment period is open and we will be accepting comments through the adoption hearings. The HE adoption hearings at Planning Commission and City Council are anticipated in Winter 2021/2022.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Brandon Young <brandon@mitchtsailaw.com>
Sent: Thursday, July 15, 2021 3:20 PM
To: GPUpdate 2035 <GPUpdate2035@cityofirvine.org>; gpupdate@cityofirvine.org
Cc: Mitchell Tsai <mitch@mitchtsailaw.com>; Greg Sonstein <greg@mitchtsailaw.com>; Hind Baki <hind@mitchtsailaw.com>
Subject: Fwd: 6th Cycle Draft Housing Element Released

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Dear Community Development Department,

Our office is an interested party in the City's 6th Cycle Housing Element Update and received this notice of draft availability from the City of Irvine on Monday, July 12, 2021. Upon researching the City's agenda, we see that the Housing Element is scheduled to go before the Planning Commission today, July 15, 2021.

We would like to know when the next scheduled hearing or comment period will be for the 6th Cycle Housing Element Update, or when the HEU might see the City Council.

Thank you for your help regarding this matter,

Brandon Young
Office Manager
Mitchell M. Tsai, Attorney At Law
155 South El Molino Avenue
Suite 104
Pasadena, CA 91101
Office: (626) 381-9248
Fax: (626) 389-5414
Email: brandon@mitchtsailaw.com
Website: http://www.mitchtsailaw.com

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---------- Forwarded message ---------
From: **Public Information Officer** <pio@cityofirvine.org>
Date: Mon, Jul 12, 2021 at 2:14 PM
Subject: 6th Cycle Draft Housing Element Released
To: Public Information Officer <pio@cityofirvine.org>

City Hall Council Overlay



The City of Irvine has released its 6th Cycle draft Housing Element for the 2021-2029 planning period. The Housing Element is a mandatory part of the City's General Plan that requires periodic review and updating by the State of California.

Per statute, the 6th Cycle Housing Element should be adopted by October 15, 2021; however, a 120-day grace period is permitted.

The draft update accommodates the City's total 23,610-unit Regional Housing Needs Assessment (RHNA) allocation, a State mandate, and includes a comprehensive plan of housing goals, policies, and programs consistent with State Housing Element laws.

The Draft Housing Element is available on the City's Housing Element Update website at *cityofirvine.org/HEUpdate.* The City welcomes all residents, community stakeholders, and interested parties to review and comment on the document.

Please submit any comments and/or questions on the Draft Housing Element to the City of Irvine's Community Development Department at 1 Civic Center Irvine, CA 92606. Comments and questions may also be sent via email at *GPUpdate@cityofirvine.org* or phone at 949-724-6395.

For more information about Housing Element Update in the City of Irvine, please visit *cityofirvine.org/HEUpdate*.



From:	Ross Johnson
To:	housingelements@hcd.ca.gov; GPUpdate 2035
Subject:	Major Concerns with Draft Housing Element
Date:	Friday, July 23, 2021 5:19:07 PM
Attachments:	Irvine Letter.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Irvine and HCD,

Thank you so much for allowing the public to comment on Irvine's draft housing element. YIMBY Law has major concerns regarding Irvine's draft housing element.

A letter is attached outlining several parts of the housing element are not in compliance with state law.

We respectfully request that Irvine's housing element not be certified until they remedy the concerns mentioned in the letter.

All the best,
Ross Johnson
YIMBY Law

July 23, 2021

Irvine City Council
Irvine Civic Center
1 Civic Center Plaza
Irvine, CA 92606

Dear Irvine Councilmembers:

Thank you for the opportunity to comment on the process of updating the housing element of Irvine's general plan. I am writing on behalf of YIMBY Law regarding Irvine's 6th Cycle housing element update. YIMBY Law's mission is to make housing in California more accessible and affordable through enforcement of state housing law. We support more housing at all levels of affordability and reforms to land use and zoning codes, which are needed in order to make housing more affordable, improve access to jobs and transit, promote greater environmental sustainability, and advance racial and economic equity.

We have reviewed the City's draft Housing Element, **and have major concerns about the City of Irvine's ability to affirmatively further fair housing and meet its state-mandated RHNA targets.**

1. IRVINE PERPETUATES HOUSING SEGREGATION BY FAILING TO PLAN FOR MIXED INCOME HOUSING. THE CURRENT POLICY FAILS TO AFFIRMATIVELY FURTHER FAIR HOUSING

Irvine does not plan for moderate income or above moderate income units to be on the same sites as lower income units (See Appendix D, Table A). By segregating lower income housing and keeping it separate from moderate income housing, Irvine is failing to affirmatively further fair housing.

The California Fair Employment and Housing Act states "'Affirmatively furthering fair housing' means . . . **replacing segregated living patterns with truly integrated and balanced living patterns** . . . . The duty to affirmatively further fair housing extends to all of a [city's] activities and programs relating to housing and community development." Gov. Code, § 8899.50(a)(1).

When Irvine plans for all new lower income housing to be exclusively lower income, they are perpetuating segregation practices that concentrate poverty in certain areas and shut lower income residents off from accessing high opportunity areas.

We ask that Irvine comply with the letter and the spirit of The California Fair Employment and Housing Act and plan for mixed income developments.

2. SEVERAL LOWER INCOME SITES IDENTIFIED IN THE SITE CAPACITY ARE LOCATED ON MARSHLAND AND APPEARS UNLIKELY TO BE DEVELOPED.

Irvine claims that almost 1,000 units of lower income housing will be developed at the Southeast corner of Carlson Avenue. This is highly unlikely to be developed since the site is marshland, meaning development is prohibitively expensive.

Assembly Bill 1397 (2017) requires cities to provide an accurate assessment of realistic site capacity, including "the city's or county's past experience with converting existing uses to higher density residential development, the current demand for the existing use, and an analysis of existing leases or other contracts that would perpetuate the existing use or prevent redevelopment."

While California Housing Element Law does not expressly use the term "likelihood of development," AB 1397 (2017), when read in conjunction with other recent statutes, requires cities to discount sites' capacity by the sites' probability of development during the planning period. (Christopher S. Elmendorf et al., Making It Work: Legal Foundations for Administrative Reform of California's Housing Framework, SSRN Electronic Journal (2019)).

The legislature has also vested HCD with the authority to resolve ambiguities about the definition or calculation of site capacity. Specifically SB 6 (2019) authorizes HCD to promulgate, "standards, forms, and definitions," for the site inventory and associated assessment of site capacity and constraints. Providing an accurate assessment of the site inventory's realistic housing development rate and realistic housing capacity is necessary to ensure that this housing element is effective.

The housing element does not make any findings showing that it is economically feasible to develop any housing, much less lower income housing, on this site. The very fact that the site has not yet been developed only serves as evidence that the site is prohibitively expensive to develop.

We ask that Irvine make at least minimal findings that the Southeast corner of Carlson Avenue is likely to be developed. If the site is not developed, then Irvine's lower income site capacity will be lower than the state mandated Regional Housing Needs Allocation.

***

Irvine has a legal obligation to sufficiently plan to meet current and future residents' housing needs, in a way that guarantees access to opportunity for Californians of all racial and ethnic backgrounds. The issues that we've highlighted above suggest that Irvine is not on a path to fulfilling this legal obligation. We urge you to change course and actively embrace this opportunity to provide a variety of attainable housing options for the residents and workers of Irvine.

Finally, state law imposes penalties on jurisdictions that fail to adopt a compliant 6th Cycle housing element update by October 15, 2021. On that date, noncompliant jurisdictions will forfeit the right to deny residential projects on the basis of local zoning, so long as projects include at least a 20% set-aside for below market-rate units or are 100% moderate-rate projects. Noncompliant jurisdictions may also lose the ability to issue building permits, including permits for kitchen and bath renovations. Jurisdictions that want to maintain local control over new development and maintain the ability to permit kitchen and bath renovations should therefore plan to adopt a compliant housing element update on time.

Kind regards,

Ross Johnson
YIMBY Law

*YIMBY Law is a 501(c)(3) non-profit corporation. YIMBY Law is not a law firm. I am not a lawyer. Nothing in this letter should be construed as legal advice. Instead, I am a California resident reporting my concerns after reviewing publicly available information.

From: Melissa Chao
To: beverly.khosh@gmail.com
Subject: Irvine housing sites inquiry
Date: Tuesday, August 3, 2021 6:09:32 PM
Attachments: Letter - Beverly Khosh 16692 Hale Suite B received 8.2.21.pdf

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Hi Beverly,

Your mailed letter (attached) was forwarded to me. Please note that Charles Kovac is no longer with Irvine.

You may review the draft Housing Element document and update process at www.cityofirvine.org/heupdate.

I added your email address to the project interest list.

Please feel free to contact me with any questions/concerns.

Thanks,

MELISSA CHAO | SENIOR PLANNER
City of Irvine | Community Development
1 Civic Center Plaza, Irvine, CA 92606
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

microAdvantage®
16692-B Hale Ave.
Irvine, CA 92606

8/2
emailed to
Andrew @

SACRAMENTO CA 957
27 JUL 2021 PM 5 L



92606-520899

July 25, 2021

Charles Kovac, Housing Administrator
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606

(I tried to email this letter but it was rejected so I am mailing you a copy. Thank you.)

Original email:
Subject: Irvine Housing Sites
From - Beverly Khosh <beverly.khosh@gmail.com>
to CKovac

Mr. Kovac,

This letter is a bit late but I am writing to you regarding your letter of March 1, 2021 about potential future housing sites.

My husband and I own a commercial property at 16692 Hale Ave in the IBC. Currently we operate our business out of one half of the building and lease the other half. However, we are looking down the road at future options for selling or leasing and would be interested in the City of Irvine's plans for the area. As I'm sure you are aware, many of the adjacent properties have already been turned into apartments.

Thank you for your time and I would like to be kept in the loop regarding future updates for this area.

Regards,
Beverly Khosh
MicroAdvantage, Inc.
16692 Hale Ave, Ste. B
Irvine, CA 92606

VIA E-MAIL

August 5, 2021

Carl Petersen
City Clerk
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606
Em: clerk@cityofirvine.org

Melinda Chao
Senior Planner
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606
Em: mchao@cityofirvine.org

RE: City of Irvine 2021-2029 Draft Housing Element

Dear Mr. Petersen, Ms. Chao, and Community Development Department,

On behalf of the Southwest Regional Council of Carpenters ("**Commenter**" or "**Southwest Carpenters**"), my Office is submitting these comments on the City of Irvine's ("**City**" or "**Lead Agency**") 2021-2029 update to the City's General Plan Housing Element ("**Project**").

The Southwest Carpenters is a labor union representing more than 50,000 union carpenters in six states and has a strong interest in well ordered land use planning and addressing the environmental impacts of development projects.

Individual members of the Southwest Carpenters live, work and recreate in the City and surrounding communities and would be directly affected by the Project's environmental impacts.

Commenters expressly reserves the right to supplement these comments at or prior to hearings on the Project, and at any later hearings and proceedings related to this

Project. Cal. Gov. Code § 65009(b); Cal. Pub. Res. Code § 21177(a); *Bakersfield Citizens for Local Control v. Bakersfield* (2004) 124 Cal. App. 4th 1184, 1199-1203; see *Galante Vineyards v. Monterey Water Dist.* (1997) 60 Cal. App. 4th 1109, 1121.

Commenters incorporates by reference all comments raising issues regarding the EIR submitted prior to certification of the EIR for the Project. *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, Commenter requests that the Lead Agency provide notice for any and all notices referring or related to the Project issued under the California Environmental Quality Act ("**CEQA**"), Cal Public Resources Code ("**PRC**") § 21000 *et seq*, and the California Planning and Zoning Law ("**Planning and Zoning Law**"), Cal. Gov't Code §§ 65000–65010. California Public Resources Code Sections 21092.2, and 21167(f) and 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.

The City should require the use of a local skilled and trained workforce to benefit the community's economic development and environment. The City should require the use of workers who have graduated from a Joint Labor Management apprenticeship training program approved by the State of California, or 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 an apprenticeship training program approved by the State of California.

Community benefits such as local hire and skilled and trained workforce requirements 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 emissions and providing localized economic benefits. 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 emissions and providing 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.

Skilled and trained workforce requirements promote the development of skilled trades that yield sustainable economic development. As the California Workforce Development Board and the UC Berkeley Center for Labor Research and Education concluded:

> . . . labor 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]

Local skilled and trained workforce requirements and policies have significant environmental benefits since they improve an area's jobs-housing balance, decreasing the amount of and length of job commutes and their associated greenhouse gas emissions. Recently, on May 7, 2021, the South Coast Air Quality Management District found that that the "[u]se of a local state-certified apprenticeship program or a skilled and trained workforce with a local hire component" can result in air pollutant reductions.[2]

Cities are increasingly adopting local skilled and trained workforce policies and requirements into general plans and municipal codes. For example, the City of Hayward 2040 General Plan requires the City to "promote local hiring . . . to help

[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

[2] 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

achieve a more positive jobs-housing balance, and reduce regional commuting, gas consumption, and greenhouse gas emissions."[3]

In fact, the City of Hayward has gone as far as to adopt a Skilled Labor Force policy into its Downtown Specific Plan and municipal code, requiring developments in its Downtown area to requiring that the City "[c]ontribute to the stabilization of regional construction markets by spurring applicants of housing and nonresidential developments to require contractors to utilize apprentices from state-approved, joint labor-management training programs, . . ."[4] In addition, the City of Hayward requires all projects 30,000 square feet or larger to "utilize apprentices from state-approved, joint labor-management training programs."[5]

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.[6]

In addition, local hire mandates as well as skill training are critical facets of a strategy to reduce vehicle miles traveled. As planning experts Robert Cervero and Michael Duncan noted, simply placing jobs near housing stock is insufficient to achieve VMT reductions since the skill requirements of available local jobs must be matched to those held by local residents.[7] Some municipalities have tied local hire and skilled and

[3] City of Hayward (2014) Hayward 2040 General Plan Policy Document at p. 3-99, *available at* https://www.hayward-ca.gov/sites/default/files/documents/General_Plan_FINAL.pdf.

[4] City of Hayward (2019) Hayward Downtown Specific Plan at p. 5-24, *available at* https://www.hayward-ca.gov/sites/default/files/Hayward%20Downtown%20Specific%20Plan.pdf.

[5] City of Hayward Municipal Code, Chapter 10, § 28.5.3.020(C).

[6] California Planning Roundtable (2008) Deconstructing Jobs-Housing Balance at p. 6, *available at* https://cproundtable.org/static/media/uploads/publications/cpr-jobs-housing.pdf

[7] 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.

trained workforce policies to local development permits to address transportation issues. As Cervero and Duncan note:

> 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.

The City should consider utilizing skilled and trained workforce policies and requirements to benefit the local area economically and mitigate greenhouse gas, air quality and transportation impacts.

Sincerely,

Mitchell M. Tsai
Attorneys for Southwest 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).

EXHIBIT A

SWAPE Technical Consultation, Data Analysis and Litigation Support for the Environment

2656 29th Street, Suite 201
Santa Monica, CA 90405

Matt Hagemann, P.G, C.Hg.
(949) 887-9013
mhagemann@swape.com

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."[1] 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):

> "$VMT_d = \Sigma(\text{Average Daily Trip Rate}_i * \text{Average Overall Trip Length}_i)_n$
>
> 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):

> "$\text{Emissions}_{pollutant} = VMT * EF_{running,pollutant}$
>
> Where:
>
> $\text{Emissions}_{pollutant}$ = 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.[7] 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.[8] 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.[9] 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."[10] Finally, the default worker trip length is consistent with the length of the operational home-to-work vehicle trips.[11] The operational home-to-work vehicle trip lengths are:

> "[B]ased on the *location* and *urbanization* selected on the project characteristic screen. These values were *supplied by the air districts or use a default average for the state*. 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.aqmd.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 CO_2e)	3,623
Amortized Construction GHG Emissions (MT CO_2e/year)	120.77
With Local Hire Provision	
Total Construction GHG Emissions (MT CO2e)	3,024
Amortized Construction GHG Emissions (MT CO_2e/year)	100.80
% Decrease in Construction-related GHG Emissions	***17%***

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.

Sincerely,



Matt Hagemann, P.G., C.Hg.



Paul E. Rosenfeld, Ph.D.

EXHIBIT B

SWAPE Technical Consultation, Data Analysis and Litigation Support for the Environment

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 H_2O 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

Chen, J. A, Zapata A. R., Sutherland A. J., Molmen, D.R., Chow, B. S., Wu, L. E., **Rosenfeld, P. E.,** Hesse, R. C., (2012) Sulfur Dioxide and Volatile Organic Compound Exposure To A Community In Texas City Texas Evaluated Using Aermod and Empirical Data. *American Journal of Environmental Science*, 8(6), 622-632.

Rosenfeld, P.E. & Feng, L. (2011). *The Risks of Hazardous Waste.* Amsterdam: Elsevier Publishing.

Cheremisinoff, N.P., & **Rosenfeld, P.E.** (2011). *Handbook of Pollution Prevention and Cleaner Production: Best Practices in the Agrochemical Industry*, Amsterdam: Elsevier Publishing.

Gonzalez, J., Feng, L., Sutherland, A., Waller, C., Sok, H., Hesse, R., **Rosenfeld, P.** (2010). PCBs and Dioxins/Furans in Attic Dust Collected Near Former PCB Production and Secondary Copper Facilities in Sauget, IL. *Procedia Environmental Sciences*. 113–125.

Feng, L., Wu, C., Tam, L., Sutherland, A.J., Clark, J.J., **Rosenfeld, P.E.** (2010). Dioxin and Furan Blood Lipid and Attic Dust Concentrations in Populations Living Near Four Wood Treatment Facilities in the United States. *Journal of Environmental Health*. 73(6), 34-46.

Cheremisinoff, N.P., & **Rosenfeld, P.E.** (2010). *Handbook of Pollution Prevention and Cleaner Production: Best Practices in the Wood and Paper Industries.* Amsterdam: Elsevier Publishing.

Cheremisinoff, N.P., & **Rosenfeld, P.E.** (2009). *Handbook of Pollution Prevention and Cleaner Production: Best Practices in the Petroleum Industry*. Amsterdam: Elsevier Publishing.

Wu, C., Tam, L., Clark, J., **Rosenfeld, P**. (2009). Dioxin and furan blood lipid concentrations in populations living near four wood treatment facilities in the United States. *WIT Transactions on Ecology and the Environment, Air Pollution,* 123 (17), 319-327.

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.

Tam L. K.., Wu C. D., Clark J. J. and **Rosenfeld, P.E.** (2008). Methods For Collect Samples For Assessing Dioxins And Other Environmental Contaminants In Attic Dust: A Review. *Organohalogen Compounds*, 70, 000527-000530.

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.

Rosenfeld, P.E., and Henry C. L., (2000). Wood ash control of odor emissions from biosolids application. *Journal of Environmental Quality.* 29, 1662-1668.

Rosenfeld, P.E., C.L. Henry and D. Bennett. (2001). Wastewater dewatering polymer affect on biosolids odor emissions and microbial activity. *Water Environment Research*. 73(4), 363-367.

Rosenfeld, P.E., and C.L. Henry. (2001). Activated Carbon and Wood Ash Sorption of Wastewater, Compost, and Biosolids Odorants. *Water Environment Research*, 73, 388-393.

Rosenfeld, P.E., and Henry C. L., (2001). High carbon wood ash effect on biosolids microbial activity and odor. *Water Environment Research*. 131(1-4), 247-262.

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 Conferenc*e. 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 N0. 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

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

EXHIBIT C

SWAPE Technical Consultation, Data Analysis and Litigation Support for the Environment

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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
CEQA 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 nation-wide 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 aquifer 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. 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.

From:	Melissa Chao
To:	Brandon Young; Clerk
Cc:	Mitchell Tsai; Greg Sonstein; Hind Baki; David Steinkraus; Kerwin Lau; Melissa Chao
Subject:	RE: SWRCC - [City of Irvine, 6th Cycle Housing Element Update] - 8/5/2021 CPC Comment Letter
Date:	Thursday, August 5, 2021 3:27:23 PM

Hi Brandon,

This response is to confirm receipt of the email and its attachment.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Brandon Young <brandon@mitchtsailaw.com>
Sent: Thursday, August 5, 2021 3:08 PM
To: Clerk <clerk@cityofirvine.org>; Melissa Chao <MChao@cityofirvine.org>
Cc: Mitchell Tsai <mitch@mitchtsailaw.com>; Greg Sonstein <greg@mitchtsailaw.com>; Hind Baki <hind@mitchtsailaw.com>
Subject: SWRCC - [City of Irvine, 6th Cycle Housing Element Update] - 8/5/2021 CPC Comment Letter

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Petersen, Ms. Chao, and Community Development Department,

Please see the attached comment letter for City of Irvine's City Planning Commission meeting today, 8/5/2021 regarding the above referenced Project and confirm receipt of this email and its attachments.

Thank you,

Brandon Young
Office Manager
Mitchell M. Tsai, Attorney At Law
139 South Hudson Avenue, Suite 200
Pasadena, CA 91101
Office: (626) 381-9248
Fax: (626) 389-5414
Email: brandon@mitchtsailaw.com
Website: http://www.mitchtsailaw.com

*** Our Office Has Recently Moved. Please Note New Mailing Address ****

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From: Wesley Heuler
To: Melissa Chao
Subject: Re: Site Inventory for Irvine Housing Element Update
Date: Thursday, August 5, 2021 11:37:26 AM

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Melissa,

It was a pleasure speaking with you as well.

As you stated, we are very interested in staying on the draft site inventory list.

Thank you for the supplemental information.

Wesley Heuler
—
Managing Officer / CIO
Irvine Lanes
3415 Michelson Dr.
Irvine, CA 92612
949-337-1017

From: Melissa Chao <MChao@cityofirvine.org>
Sent: Thursday, August 5, 2021 11:23 AM
To: Wesley Heuler
Subject: Site Inventory for Irvine Housing Element Update

Hi Wesley,

It was nice speaking with you. Based on our conversation, my understanding is that as the owner you would like your Boomers/Irvine Lanes property to remain on the draft site inventory list for the 6th Cycle Housing Element Update (HEU). Please confirm.

Additional information on the HEU effort is available at www.cityofirvine.org/heupdate. Of particular interest for the draft HE may be:

- Chapter 7: Sites Inventory and Methodology - This chapter covers the sites, densities, assumptions, and methodology used to meet the RHNA and includes site inventory maps.
- Chapter 8: Housing Plan - This chapter walks through the proposed objectives, goals, and policies to facilitate housing production.
- Appendix D: Sites Inventory Form - This is a full list of every site where residential is proposed to meet the RHNA. See Table B.

Thank you,

MELISSA CHAO | SENIOR PLANNER
City of Irvine | Community Development
1 Civic Center Plaza, Irvine, CA 92606
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Kerwin Lau
To: Melissa Chao
Cc: Hitta Mosesman; Justin Equina
Subject: FW: Updated Housing Elements and Zoning Codes
Date: Monday, August 9, 2021 11:01:20 AM
Attachments: The 200_RHNA_Irvine.pdf

-----Original Message-----
From: Pete Carmichael <PCarmichael@cityofirvine.org>
Sent: Monday, August 9, 2021 10:55 AM
To: Marika Poynter <mpoynter@cityofirvine.org>; Kerwin Lau <klau@cityofirvine.org>; Tim Gehrich <tgehrich@cityofirvine.org>
Subject: FW: Updated Housing Elements and Zoning Codes

For inclusion with our HEU comments.

Pete

-----Original Message-----
From: info@thetwohundred.org <info@thetwohundred.org>
Sent: Friday, August 6, 2021 4:48 PM
To: Farrah Khan Web <FarrahKhan@cityofirvine.org>; Pete Carmichael <PCarmichael@cityofirvine.org>
Subject: Updated Housing Elements and Zoning Codes

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Please see attached correspondence from The 200, a civil rights homeownership advocacy group. Replies and future correspondence can be directed to our Vice-Chair, Robert Apodaca, at robert@thetwohundred.org.

Respectfully,

The 200 Coalition

August 6, 2021

Mayor Farrah N. Khan
The City of Irvine
Delivered via email to farrahkhan@cityofirvine.org

Mr. Peter Carmichael
Director of Community Development
The City of Irvine
Delivered via email to pcarmichael@cityofirvine.org

Re: Updated Housing Elements and Zoning Codes Must Meet Regional Housing Needs Allocation (RHNA) Targets **and Comply with Federal and State Housing Laws Including** Attainable Homeownership, Authorizing Housing That is Affordable by Design Without Reliance on Lottery Outcomes and Taxpayer Subsidies, Affirmatively Further Fair Housing, and Ending Residential Racial Segregation

Dear Mayor Khan and Mr. Carmichael,

The Two Hundred is a civil rights homeownership advocacy group that was founded and remains comprised of veteran civil rights leaders, former legislators and cabinet secretaries, retired judges, and other diverse housing advocacy leaders. Many of us worked for our entire careers to enact federal and state fair housing laws to end agency "redlining" practices such as denying communities of color access to insured home mortgages and veterans' loans, and promoting residential racial segregation through razing historic minority neighborhoods through "redevelopment" and siting freeways to protect "public harmony" by dividing our communities.

California's severe housing shortage, and astronomical (and still-rising) housing prices, have undone decades of civil rights progress. As confirmed by scholars at UC Berkeley, residential racial segregation is worse in the Bay Area than it was before the enactment of civil rights reforms in the 1960s – a pattern repeated in wealthier counties statewide. https://belonging.berkeley.edu/segregationinthebay As we explain in our *Redlining* video, minority homeownership rates, which in the early part of this century had finally started to attain parity with white families who had access to government programs like federally-insured low cost mortgages, plummeted during the Great Recession of 2009. With the full support of regulatory agencies, as of 2010 lenders engaged in more than a decade of predatory loans and foreclosures that wiped out trillions of dollars of the multi-generational wealth that our communities had finally accumulated through homeownership. Our communities now stagger from housing costs that are so high the US Census Bureau has confirmed that our state has the highest poverty rate in the country! When added to the other high costs of living in California, including the highest electricity and gasoline prices of any state other than California, almost

40% of our residents cannot reliably pay routine monthly expenses even after receiving public assistance to help buy food and medical care. United Ways of California - The Real Cost Measure in California 2019 (unitedwaysca.org) California leaders should not brag about creating Silicon Valley billionaires without also recognizing the crushing burdens of decades of hostility to starter homes and other housing needed by our communities, nor can California's leaders lawfully hide behind unfunded rhetorical commitments to fund 100% "affordable" rental housing and again force our communities into segregated rental housing "projects."

We write because you have been entrusted with the decade's most important housing task, which is assuring that your agency complies with civil rights housing laws and updates your General Plan and Zoning Code to accommodate your community's share of new homes in compliance with your Regional Housing Needs Assessment (RHNA).

Both federal and state civil rights laws, as well as United States Supreme Court decisions, have long prohibited agencies from directing new "affordable" housing for lower income residents to a limited geographic subarea, and instead require the dispersal of new housing at all affordability levels throughout the community. In 2018, the California Legislature strengthened this longstanding civil rights requirement in AB 686 (effective January 1, 2019) which requires all public agencies to "affirmatively further fair housing" (AFFH) in California. As explained by the Housing and Community Development (HCD) agency, quoting from the new law, **"[p]ublic agencies must now examine existing and future policies, plans, programs, rules, practices, and related activities and make proactive changes to promote more inclusive communities**." AFFH / Fair Housing (ca.gov)

Before the AFFH was enacted in 2018, and based on a complex set of planning, zoning, and environmental laws, policies and principles, most California cities and counties did in fact adopt "policies, plans, programs, rules, practices and related activities" that constrain housing supplies, and raise housing prices so high that our hard working families – the majority of which now include members in our communities of color – can no longer afford to buy, and in many neighborhoods cannot even afford to rent, a home. These status quo housing policies result in unlawful racial segregation, and violate the affirmatively furthering fair housing laws. Our families, many of which are led by the essential workers each community relies on such as teachers, first responders, workers in construction, health care, hospitality, small business employees, and laborers – cannot and should not be asked to wait to have their name drawn in an "affordable" housing lottery, or wait for "magic money" to appear from the repeal of Proposition 13 (or capitalism). State and local agency actions violate civil rights laws, including California's new AFFH, must stop – and housing production, of market-rate housing that can be purchased by median income families, must increase more than tenfold under the current RHNA cycle.

We hereby formally and respectfully request that these civil rights housing legal violations be corrected in your General Plan Housing Element and Zoning Code updates which feasibly, based on your median income families and your available funding resources today, plan for housing typologies and locations that meet your assigned RHNA targets. We identify below the worst offenders, and practical solutions, to assure that you do not adopt General Plan and Zoning Code updates that violate civil rights housing laws.

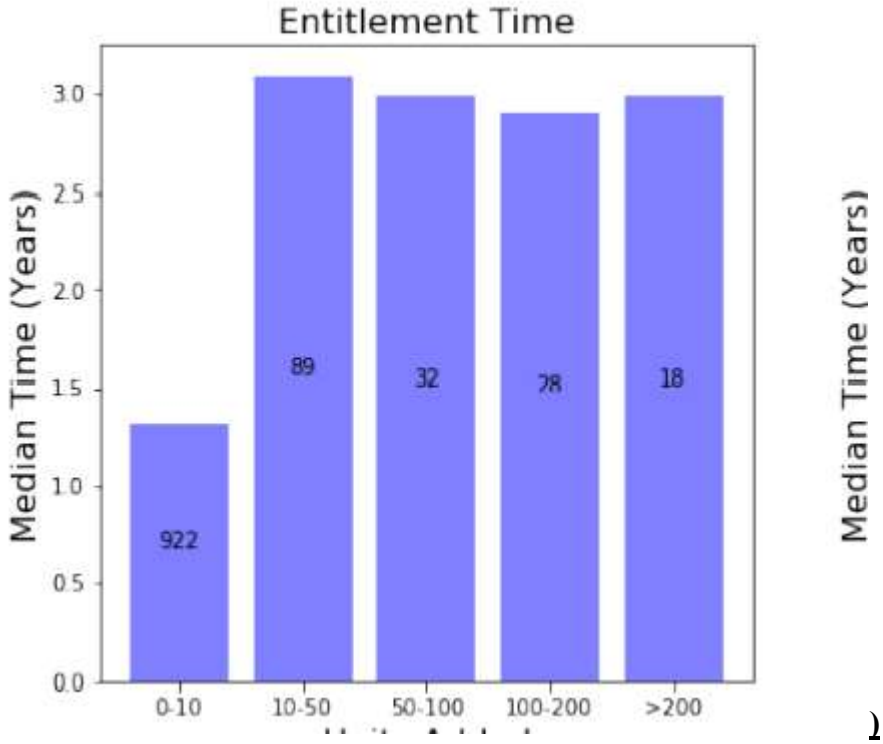
1. **Charging Country Club Initiation Fees for New Housing is Racist and Exclusionary.** Country clubs often charge initiation fees of $50,000 or more, with the express intent to select wealthier members and exclude "those people" who cannot afford steep fees. Many local agencies have imposed fees on new housing that wildly exceed even $50,000, such as San Francisco which has charged fees of $165,000 per apartment! While we appreciate that new homes need to pay for their "hard" infrastructure needs like water and sewage services, too many jurisdictions have allowed well-meaning special interests seeking additional funds for important local priorities like art, affordable housing, and recreational programs to pile these fees onto new housing rather than obtain funding (as or if needed by special assessments or taxes approved by existing residents) equitably, which means paid for equitably by the city's existing (not just future) residents. As documented by UCB, excessive and wildly different housing development fees increase housing costs and decrease housing production and affordability – and these fees are passed along to new residents. Development_Fees_Report_Final_2.pdf (berkeley.edu) Most cities and counties defend high fees on new housing with "nexus" studies, based on made-as-instructed reports prepared by consultants paid by cities. "Nexus" may pass constitutional muster, but violates civil rights housing laws by excluding housing – and "those people" (us) from your community.

   Civil Rights Compliant Solution to Exclusionary Fees: *Residents of new housing should pay no more in fees than existing taxpayers. For example, if a city has 50,000 existing homes and a RHNA obligation to produce 5,000 more homes, housing fees should be capped at the levels paid by taxpayers. If existing city residential households subsidize arts program with $500,000, residents of new housing should pay no more than the same share ($100 per new home). If existing city residents contribute nothing to build affordable housing, then neither should residents of new housing: existing policies created the affordable housing shortage and crisis, and solving this problem on the backs of those shut out of the housing market creates an unfair, unlawful and racially discriminatory burden on new residents. Stop imposing discriminatory fees on new residents.*

2. **Housing Delayed is Housing Denied**. While some jurisdictions have streamlined the housing project review and approval process, most have not. The two most commonly-identified delay factors in the housing project approval process are multi-step, multi-department review processes with no intra-agency deadlines or housing accountability production metrics, and the California Environmental Quality Act (CEQA) review process. As shown in Figure 1, in one recent study of the San Francisco entitlement process, all but the smallest (less than 10 units) took about three years to complete this combined bureaucratic and CEQA process.

Figure 1: Housing Project Entitlement/CEQA Process Time in San Francisco (by Project Size/Unit Count)

Measuring the Housing Permitting Process in San Francisco - Terner Center (berkeley.edu)



)

A. **End Bureaucratic Delays to Housing Approvals**. Also as explained by UCB, "[t]he most significant and pointless factor driving up production costs was the length of time it takes to for a project to get through the city permitting and development process" which in turn caused even higher costs as projects stuck in bureaucratic review proceedings were required to repeatedly modify their projects to deal with the "additional hoops and requirements" that "pop up" at various stages of the permitting and development process. San_Francisco_Construction_Cost_Brief_-_Terner_Center_January_2018.pdf (berkeley.edu), p. 2.

> ***Civil Rights Compliant Solution to Housing Delays Caused by Bureaucrats***. *This too has a simple solution: prescribe, disclose, enforce, and publish outcomes of housing review and approval deadlines on every city department (and responsible unit within each department), and hold responsible managers in each department accountable in performance evaluations and promotion decisions to meeting (or beating) deadlines. This is a housing production accountability metric that should be expressly added to General Plan Housing Element implementation mandates.*

B. **End Anti-Housing CEQA Abuse.** Before a misguided appellate court decision, issued without Legislative direction in 1984, CEQA did not apply to city and county approvals of housing that complied with General Plan and zoning ordinances. For several decades, however, increasingly fussy academics and planners insisted that zoning codes require a "conditional use

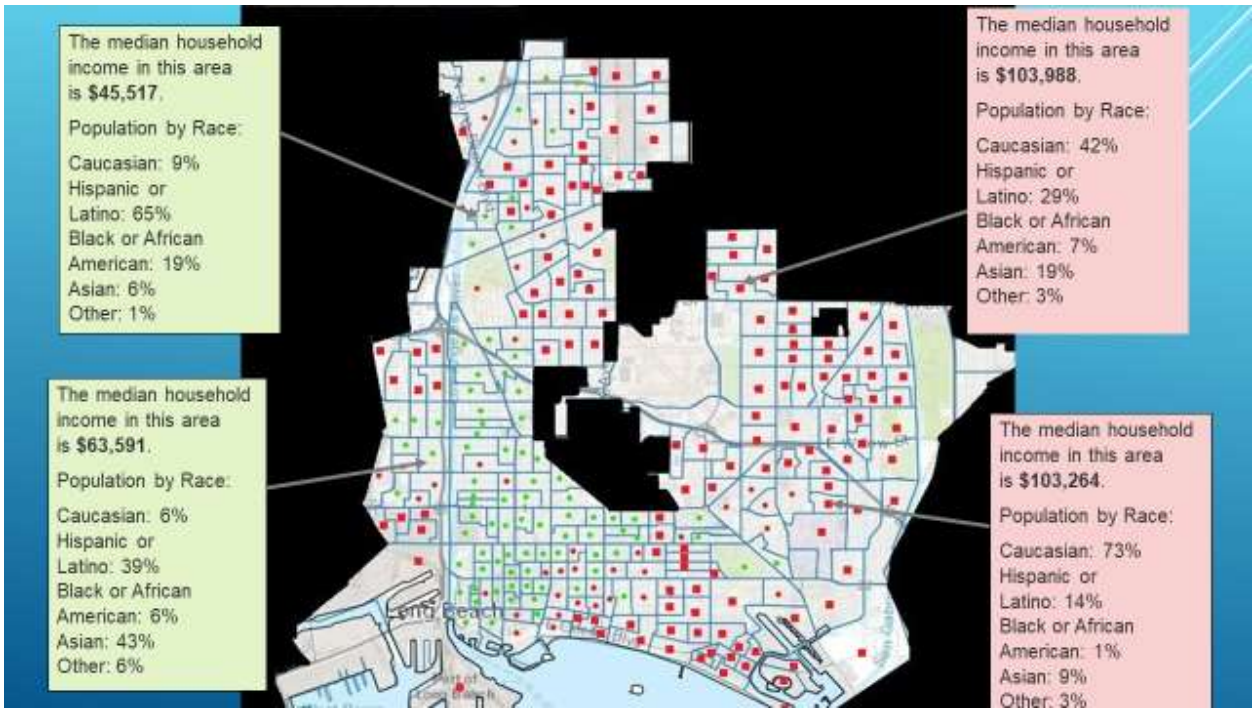
permit" (CUPs) even for code-compliant housing, to allow local agencies to apply a "we know it when we see it" open-ended level of discretion to allow, deny, or condition housing approvals – the same standard the Supreme Court applies to obscenity. In 1984, this CUP process – brought to us all by the same generation of planners that (obscenely) insisted on single-family only residential zoning and outlawed even duplexes that had previously been allowed and common throughout California – unleashed the full force of CEQA delays and lawsuits even on fully compliant housing in "infill" neighborhoods. Friends of Westwood, Inc. v. City of Los Angeles (1987) :: :: California Court of Appeal Decisions :: California Case Law :: California Law :: US Law :: Justia By 2008, housing had become the most frequent target of CEQA lawsuits – and the tool of choice for both those seeking to block housing and those seeking financial and other payoffs for threatening CEQA lawsuits. In one study of all anti-housing CEQA lawsuits in the Los Angeles region, for example, 14,000 housing units were targeted in CEQA lawsuits – 99% of which were located in existing urbanized areas (not "greenfields), 70% of which were located within ½ mile of transit, and 78% of which were located in the region's whiter, wealthier, and environmentally healthier communities. In the Name of the Environment Update: CEQA Litigation Update for SCAG Region (2013-2015) | Insights | Holland & Knight (hklaw.com) Instead of facilitating housing near jobs and transit, CEQA had been distorted into this generation's anti-housing, anti-"those people" (us) redlining tool of choice.

Civil Rights Compliant Solution to Anti-Housing CEQA Abuse. *Under the Housing Accountability Act, cities and counties no longer have the discretion to disallow housing, require fewer units, or impose fees and exactions that make housing projects infeasible. Local control determines the allowable location and density of housing, but these cannot be "paper housing" that is never actually approved (or approved with feasible conditions). Only housing that causes a demonstrable and specific significant adverse consequence to human health or safety can be downsized, delayed, or conditioned with costly obligations.* Housing Accountability Act Technical Assistance Advisory Housing Element implementation procedures should expressly acknowledge this state law as a prohibition on the local agency's exercise of its discretion on any issue other than a demonstrable and specific adverse health or safety risk caused by the proposed housing project, and eliminate or limit subsequent CEQA review under conforming zoning requirements to prescribed objective health and safety standards specifically caused by the proposed housing project. As determined recently by the California Supreme Court, local government may still preserve exterior architecture and design review processes that do not create discretionary authority to add new conditions addressing CEQA topics. McCorkle Eastside Neighborhood Group v. City of St. Helena :: 2019 :: California Courts of Appeal Decisions :: California Case Law :: California Law :: US Law :: Justia. Local General Plan and zoning codes following this recommendation avoid mandatory CEQA processing and litigation risks, and are a mandate – especially in the whiter, wealthier and healthier communities such as most of Marin County that have elevated their "no growth" environmentalism into open and flagrant racist conduct such as intentionally segregating its public schools by race. First desegregation order in 50 years hits Marin schools - Los Angeles Times (latimes.com)

3. **Avoid Exacerbating Racial Segregation with Special Interest Demands that Retard Housing Production and Increase Housing Costs**. Increased production of housing that is affordable that working families can purchase has been repeatedly blocked by many California's environmental organizations and their state agency allies. We and our families experience, and agree we should reduce, pollution – and we too enjoy and want to protect California's spectacular natural resources. We also support California's climate leadership, but do not agree that our working families and poor should be collateral damage in the state's war on climate. Much as California led the nation in past decades in the involuntarily sterilization aimed primarily at women of color in the name of discredited "science," and unleashed civic "redevelopment" schemes that wiped out once-thriving (and now forgotten) Black and Latino communities in the name of discredited economic theories, we now face demands that new housing consist of small rental apartments located near non-operating bus stops with rental rates of more than $4000 per month to reduce "Vehicle Miles Travelled" (VMT). California leads the nation in buying, supporting, and ultimately mandating electric vehicles – but VMT housing policy is redlining, pure and simple.

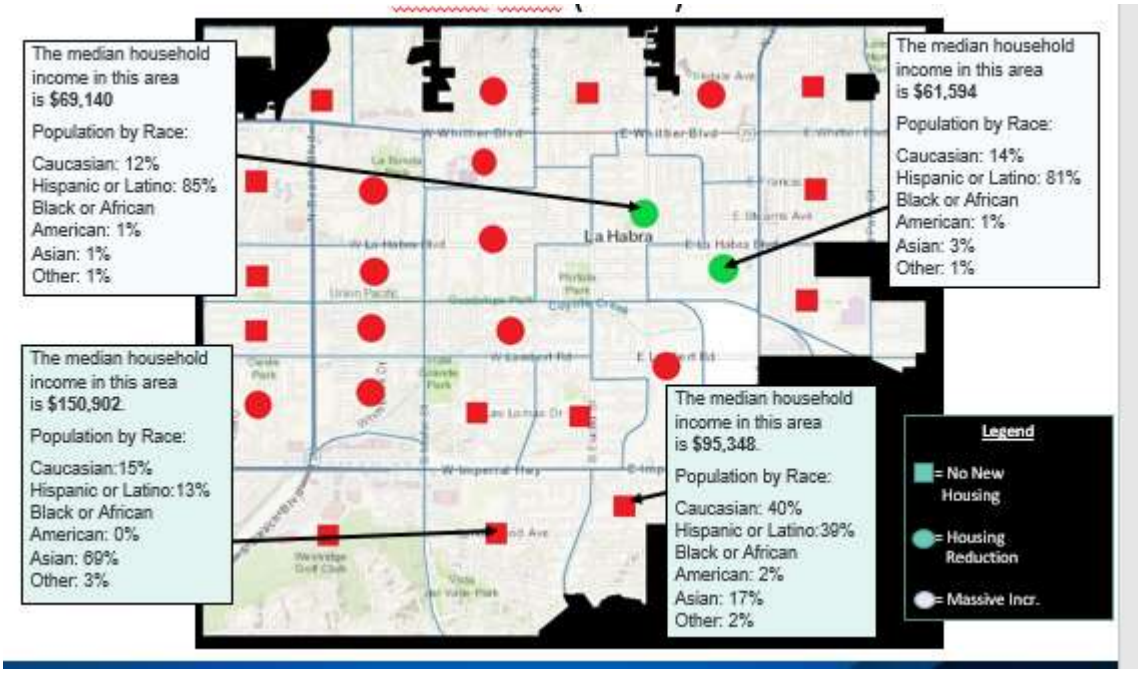
The Southern California Association of Governments (SCAG), which includes 197 cities an 6 counties where collectively the majority of Californians live, was on the verge in 2020 of adopting a VMT-centric regional housing plan that prioritized agency-decreed VMT reductions above all other laws, including federal and state anti-discrimination and housing laws. Under this plan, which conflicted with and undermined almost all city and county General Plans by assuming the massive demolition of existing residential and commercial neighborhoods and replacement with high density apartment housing near planned bus routes, historical and existing residential racial discrimination was intentionally worsened. Figure 2, for example, shows where new housing in Long Beach should be located – noted with green dots in polygons called "Traffic Analysis Zones" (TAZ), which includes many of the most densely-populated, poorest neighborhoods in Long Beach – communities of color highly vulnerable to displacement and gentrification. The TAZ maps showing "red" dots or squares are dominated by single family residences, where even "infill" housing such as townhomes on former strip malls is excluded from SCAG's VMT-reduction housing plan. The "no new housing" neighborhoods are far whiter, and far wealthier, than the neighborhoods slated to receive many thousands of new housing units in a haunting repeat of the "slum clearance" schemes that wiped out minority neighborhoods in years past.

Figure 2: Long Beach VMT Reduction Housing Plan (SCAG 2020)



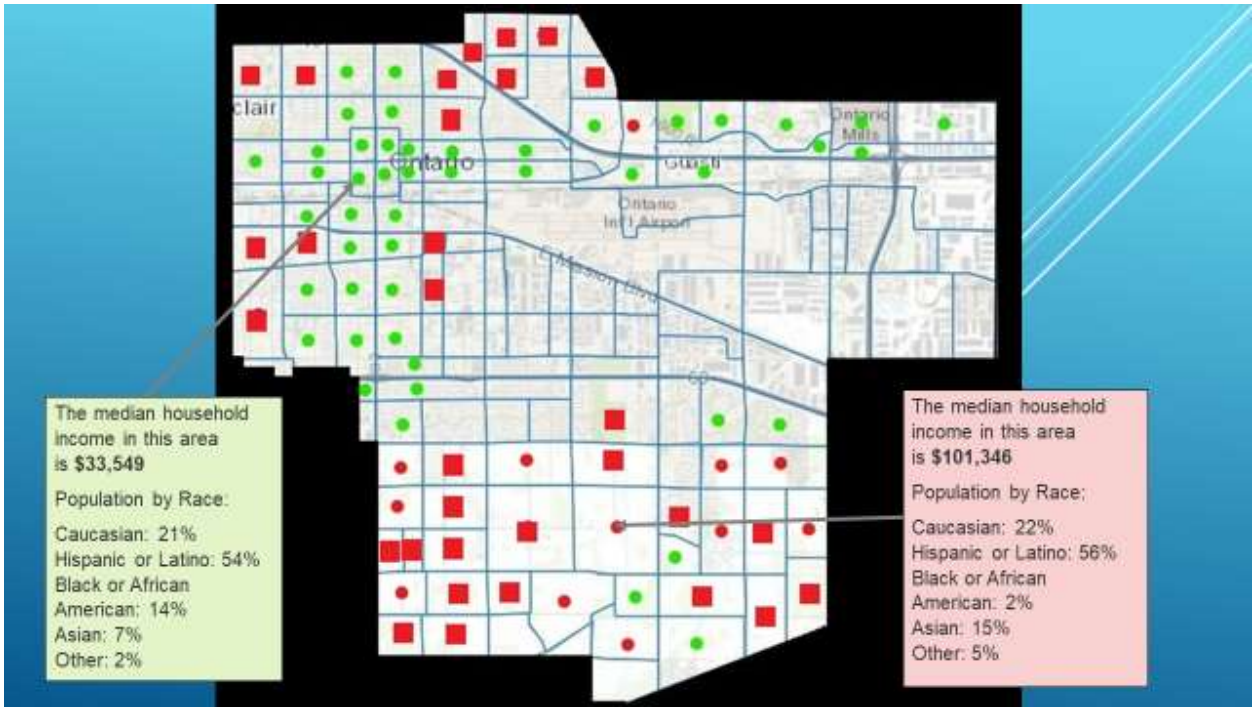
When applied to smaller communities, such as the small town of La Habra in Orange County, SCAG's VMT-reducing housing scheme was even more blatantly racist. As shown in Figure 3, SCAG decreed that housing belonged in the city's two poorest TAZ zone neighborhoods – majority Latino – and excluded from the adjacent "nice" homes in nearby hills occupied primarily by Whites and Asians.

Figure 3: La Habra VMT Reduction Housing Plan (SCAG 2020)



SCAG's VMT-based housing plan would also have created new obstacles under CEQA even to the buildout of approved housing. Figure 4 shows Ontario, with new housing planned along a heavily-commercial freeway corridor (Interstate-10) that also has an express bus route, and along another bus route through existing poorer parts of the city that are also near a bus route. (The bus was not operating in 2020, during COVID, and had consistently low ridership even pre-COVID.) The SCAG VMT-based housing plan wanted no more housing built in southern Ontario, which is actually the best selling new community in all of California – with an affordable price for new homes, and a majority Latino and other minority new home purchasers.

Figure 4: Ontario VMT Reduction Housing Plan (SCAG 2020)

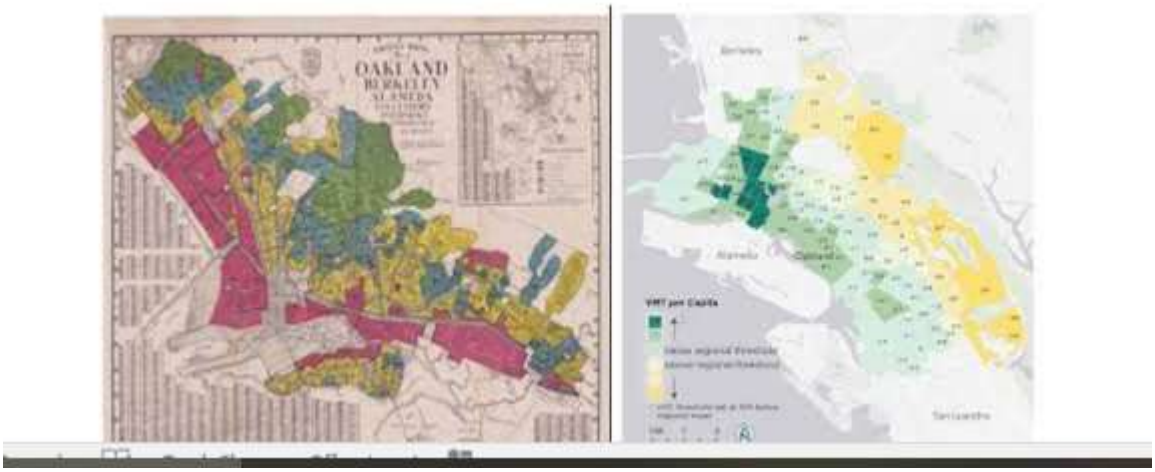


To its credit, when SCAG realized the redlining consequences of its VMT-reduction housing plan, it disavowed the plan and forbade its use in any context (including RHNA and CEQA) in a Regional Council approval Resolution that recognized the "conflict" between California's housing and climate goals. We can achieve climate goals without worsening racial segregation, demolishing disadvantaged communities (again), and ending attainable homeownership even within existing cities for the majority-minority families that have been shut out of the California homeownership market by catastrophic planning and policy decisions (many brought to us by the same advocates and bureaucrats who invented reducing VMT for electric cars as a "necessary" climate mandate) over the past two decades. In fact, the California Legislature has repeatedly declined to mandate reductions in VMT – and has repeatedly found that the housing crisis harms both existing California residents and exacerbates climate change by driving Californians to worse climate states like Texas to find a house they can afford to buy.

Although the VMT data is most accessible in the SCAG region of Southern California, it is critical that your agency recognize that this same discriminatory outcome occurs everywhere. In Figure 5, for example, we compare Oakland's historic "redlining" maps where federal bureaucrats refused to approve low cost loans in Black neighborhoods and other communities of color (colored red) with the majority white communities where low cost mortgages were available (colored green and yellow). Oakland's "low VMT" map (where housing is demanded by today's special interests based on claimed climate "science") is the redlined area of Oakland that has already lost much of its historic Black residents, businesses, and civic institutions – the remainder of which would be

wiped out by high density, transit-oriented housing near BART and bus lines. Oakland's "high VMT" map, where housing should not be built, is those lush, wealthy, white, and historically segregated hills.

Figure 5: Oakland Redlining and VMT Map Comparison



Both the future of work, and the future of transportation, are in flux. Even before COVID, however, more people were working from home in the SCAG region than riding fixed-route public transit – with bus ridership suffering the most substantial declines. Fixed-route transit ridership plunged during COVID, and has not recovered. VMT has increased over the past month with the re-opening of the state, although peak hour volumes (and trip durations) have diminished. From remote work, to the explosion of new electric technologies for short-distance localized trips, to the massive expansion of app-based rides and carpools, it's important to know what we don't know – which is the future – and what we do know, which as UCLA's transportation experts repeatedly confirmed, is that low income workers rely on low cost used personal vehicles instead of the bus: people can perform multiple trips (drop kids of at school before, carpool kids to soccer after school), and can reliably access more than twice as many jobs in less than half as much time. https://www.its.ucla.edu/publication/transit-blues-in-the-golden-state-analyzing-recent-california-ridership-trends/

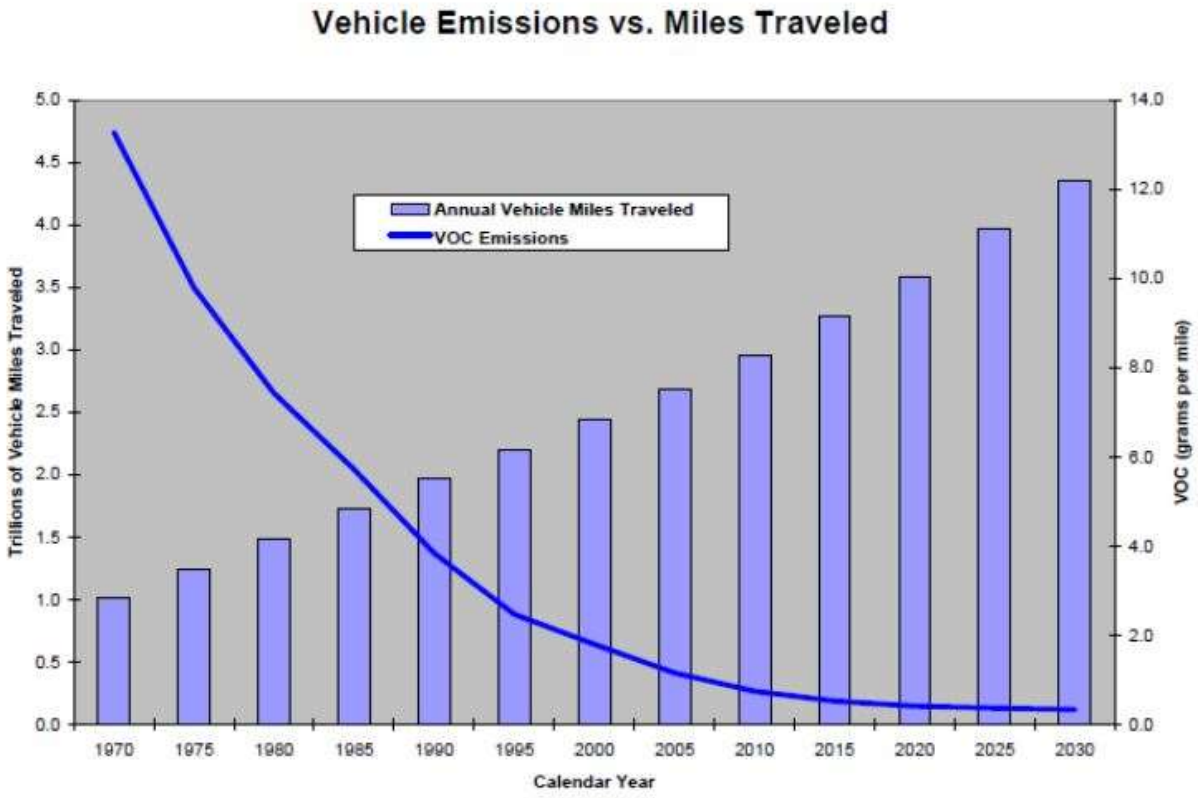
There are two other inconvenient truth about this VMT-based housing policy civil rights violation.

First, there are no proven, or effective, ways of "mitigating" VMT to "below the level of significance" demanded by the state's CEQA lead agency, the Office of Planning & Research (OPR), for unsubsidized housing bigger than about 10 units that is located in a suburban scale existing community not served by high frequency transit. Using the methodology demanded by OPR, San Diego County calculated that the majority of the housing they have approved over the past decade – which helped meet their RHNA housing goals, and had been approved by state climate agencies – would have had significant unmitigated VMT impacts. Again using OPR-endorsed "mitigation" methodologies, for which there is insufficient evidence of effectiveness, San Diego County determined that VMT mitigation fees alone would add $50,000 - $690,000 ***per housing unit***. San Diego County further acknowledged that it could not meet its RHNA

obligation if this VMT scheme was enforced as proposed by OPR.
https://bosagenda.sandiegocounty.gov/cob/cosd/cob/doc?id=0901127e80d032bb

Second, although the purported purpose of this VMT policy is to reduce greenhouse gases, there are many – many – alternatives to imposing a massive car tax on new housing that are more effective at reducing GHG without engaging in racially discriminatory housing policies. When smog was first identified as a problem in Los Angeles during World War II, initially scientists speculated it was a poison gas attack by the Japanese – only to later learn that smog was domestically produced by our own activities. When the Clean Air Act was passed in 1972, the same no growth special interests initially demanded that that cars and other smog sources be banned, but as shown in Figure 6 we instead banned lead in gas, and used catalytic converters and now clean engine/fuel mandates to cut vehicular emissions by more than 98% while VMT – cars driven by actual people to actual jobs etc. – rose steadily alongside population and employment, as reported by President Obama in 2016:

Figure 6: Reduction in Tailpipe Emissions from Vehicles (line) v. Increase in Vehicle Miles Travelled from Population/Job Growth (bar columns)



Civil Rights Solution to Special Interest Exclusionary Housing VMT Scheme: Comply with Civil Rights Housing Laws including Affirmatively Furthering Fair Housing. *The current housing emergency, which disproportionately harms our communities, is not the appropriate forum to "experiment" with a housing density scheme dependent on fixed-route bus ridership and high density, high cost rental housing. Housing locations,*

densities, and typologies need to match the needs of our communities, including respecting – not just paying lip service – to racial equity and housing civil rights laws we helped enact to create equitable access to the American Dream of homeownership. We have sued the state agencies responsible for this VMT scheme, and the state has been unsuccessful in dismissing our civil rights claims – while engaging in years-long stall tactics like forcing us to file a Public Records Act lawsuit for VMT documents they attempted to hide (a lawsuit we won). VMT is simply a measure of the transportation options – even of 100% clean vehicles – available in a community. It must now be studied under CEQA (at least until our lawsuit is resolved), but it should not distort your Housing Update to worsen residential racial segregation, shield majority-white wealthy neighborhoods from housing in violation of the AFFH laws, and again wipe out our communities in unfunded displacement schemes.

4. **Paper Zoning for Economically Infeasible Housing is Illegal and Racist.** Partly in response to no growth anti-homeownership schemes like VMT, and partly because existing laws requiring that housing meet the actual needs of actual Californians alive today have become as routinely ignored by academics and bureaucrats as civil rights laws, some cities may be tempted to "solve" for RHNA allocations by assuming that mid-rise and high rise apartments costing in excess of $4000 in monthly rent for even for one-bedroom units are lawful housing compliance pathways under RHNA. In fact, because that rental rate – and other real life obstacles to lower cost condo development – are entirely unaffordable to median income households, a Housing Element update that assume high cost higher density product types that cost more than 2.5 times more to build than single family homes, duplexes and townhomes as even admitted by an overly-optimistic UCB study that demanded an "all-infill" higher density housing future for California is a violation of housing civil rights law. (https://www.next10.org/publications/right-housing) The same study also acknowledged that to accommodate what has only grown to ever more severe housing unit shortfalls, "tens or even hundreds of thousands of single family homes" would need to be demolished to make way for the new high density units. We have seen these academic conclusions before, and we have seen the horrendous outcome of targeting the least expensive – aka neighborhoods housing people of color – and thus least costly/most profitable housing demolition/expensive new housing scheme. What is astounding is how often, whether in the name of openly racist segregation goals, or veiled "public harmony" goals, or "urban revitalization" double-speak, and now special interest NIMBY environmentalism, overwhelmingly white academics, bureaucrats, and hired gun consultant "experts," keep finding new ways to destroy our communities and deprive our people of the right to achieve the American Dream of homeownership.

These same "experts" have now inserted yet another poison pill into state housing law, which is that when property designated in a General Plan for housing includes economically infeasible higher densities – which in most communities includes even mid-rise six story structures over podium parking – is approved for lower density economically feasible housing types like townhomes, local governments must transfer the unbuilt infeasible units to a different property that must accept even higher densities than included in the General Plan Housing Element update. Because the impacts of that receiving site's additional spillover housing itself triggers CEQA, an applicant for an economically feasible housing project must also assume the cost, schedule, and litigation burdens of CEQA compliance for whatever unrelated receiving housing site is designated by the city – at an unknown point in the process – to add more density than

allowed in the General Plan Housing Element. Housing Elements that assume non-existent conditions (e.g., repeal of Proposition 13, end of capitalism, vast new tax revenues dedicated to missing middle housing to fund the millions of additional housing units, etc.) are illegal, as are Housing Elements that prescribe economically infeasible higher density housing and fail to plan for the vast majority of "missing middle" and "affordable" housing required by RHNA, are illegal. The San Francisco Bay Area has led the state in assuming that $4000 per month high rise apartments will be financially feasible in suburbs where median incomes can pay $1500 for housing – or $2000 per month for a mortgage. This "paper zoning" of high rise transit-oriented neighborhoods at every bus stop has resulted in a massive out-migration of higher paid Bay Area workers to Stockton and the Central Valley, Salinas and the South Bay, and Sacramento and beyond – which in turn results in unattainable housing prices for those with local jobs in those areas. This paper zoning academic fiction, pursued for more than two decades by some "woke" Bay Area "experts" alongside "urban limit lines" and "ecosystem service taxes" paid by urban residents to non-profit "stewards" of natural lands, is the modern day form of Jim Crow strategies to deprive the hard working families in our communities access to attainable homeownership.

> ***Civil Rights Solution to Paper Zoning for Infeasible Housing.*** *Just don't do it. Townhomes, stacked flats, quadplexes, garden clusters, and small lot homes are just some of the many examples of lower cost housing that once dominated the "starter" housing market before academics, planners, and special interest no-growthers decided they could intentionally create a housing crisis and nobody would notice because the people most harmed don't earn enough to donate to political campaigns. Housing densities, and locations, need to be designed for the people who need housing. "Move-up" housing for higher income families forced to rent or spend four times more for a home than they would spend in a neighboring state is also needed. General Plan Housing Element updates should include in the disadvantaged community/environmental justice analysis housing affordability criteria to designate housing typologies, densities, and locations, as well as expedited approval processes, to make new housing needed to meet RHNA targets "affordable by design" so that median income families without taxpayer subsidies or winning lottery tickets can buy a home. As recognized by the Legislature itself, solving the housing crisis will help achieve California's climate targets by keeping our families here, in new housing that is hugely more energy efficient, and climate friendly, than existing housing or housing built in our competitor states like Texas, Arizona and Nevada. The more new housing (and people) your agency plans for, the lower your per capita greenhouse gas emissions – a feasible, just, and civil rights compliant outcome that will actually help achieve California (and global) climate goals.*

When longtime civil rights champion Amos Brown was recently asked whether "the Bay Area is a safe haven for Black people and other people of color" he was unambiguous: "No. . . Since 1970, we have lost Black people who were pushed out of this city. The 70's Black population was between 15-16%. Well now it's down to about 4%. That didn't happen by accident and it wasn't just economics. This happened because of public policy."
https://www.sfchronicle.com/lift-every-voice/article/Amos-Brown-16219697.php

Beyond the COVID pandemic, 2020 brought us yet another year of race riots and yet another round of rhetoric about the need to "address" the new race avoidance buzzwords of

diversity and inclusion. The time for rhetoric around housing justice should have ended before it started, and we thought for sure was made illegal with the 1960s civil rights laws. We were wrong: as Mr. Brown reports, "public policy" keeps shoving our communities out of neighborhoods that become desirable to white families. Stop it. Just stop it. Comply with civil rights laws, comply with RHNA, and plan for housing that can be purchased by median income households – not just for low income and homeless families, and not just for the wealthy. Housing experts like to call us the "missing middle" – we aren't missing at all. We just aren't being seen by housing "experts" and bureaucrats and special interests who get paid by the wealthy to advocate full-time while members of our communities hold down the essential jobs that make communities work. In fact, some sneeringly dismiss us entirely by concluding the "ship has sailed" on homeownership – and yep, communities of color weren't allowed on the ship, and then got tossed off it with predatory foreclosures, but that's just too bad we should wait for our lottery ticket to come in and move back into the projects if or when they are ever built.

Systemic discrimination doesn't happen by accident – it happens because of bad policy

Come to your senses. Plan housing for people. Welcome us to your communities, not just to work but to live. Let's restore our common love for California and build those diverse and inclusive communities your agency, and its advisors and consultants, have been talking about since our country's racial reckoning last year. Do the right thing, and adopt the right Housing Element and Zoning Code updates.

Please contact me at robert@thetwohundred.org if you'd like to discuss any of this further. We can sue – and we have and will continue to sue to enforce civil rights housing laws – but doing right is by far the cheaper, faster, easier, and just pathway to doing your share to solve the housing crisis.

We look forward to hearing back from you at your earliest convenience.

Respectfully,



Robert Apodaca
Vice-Chair and Director of Public Policy
The Two Hundred
www.thetwohundred.org

From: Melissa Chao
To: Yoo, Lex
Subject: RE: Identify a potential opportuintiy site for residential development: 21 Auto Center Dr., Irvine, CA 92618
Date: Monday, August 16, 2021 9:56:25 AM
Attachments: image006.png
image007.png
image008.png
image009.png
image010.png

Hi Lex,

Charles is no longer with the City Of Irvine.

21 Auto Center Drive is zoned 4.3 Vehicle Related Commercial. To see a list of permitted and conditionally permitted land uses (i.e., use requires a conditional use permit), please refer to https://library.municode.com/ca/irvine/codes/zoning?nodeId=ZOOR_DIV3GEDESTLAUSRE_CH3-37ZODILAUSREDEST_S3-37-214.3VELACO.

The City is not making any assumptions at this time regarding future residential at that location.

Please feel free to contact me with any further questions.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Yoo, Lex <Lex.Yoo@marcusmillichap.com>
Sent: Thursday, August 12, 2021 11:47 PM
To: CKovac@cityofirvine.org
Cc: Melissa Chao <MChao@cityofirvine.org>
Subject: RE: Identify a potential opportuintiy site for residential development: 21 Auto Center Dr., Irvine, CA 92618

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Charles,

This is Lex Yoo from Marcus & Millichap.
My client wants to purchase the property on 21 Auto Center Dr., Irvine, and we would like to check the land for future development opportunity.
Hope you find my email and give me your opinion.
Thank you.



Lex Yoo
Vice President Investment
Director, National Office & Industrial Properties Group

515 S. Flower Street, Suite 500, Los Angeles, CA 90071
O: (213) 943-1844 | C: (213) 537-9691
E: Lex.yoo@marcusmillichap.com

License: CA: 01879695 | NYSE: MMI

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Marcus & Millichap

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From: Melissa Chao
To: fgreenwalt@aaamanagementllc.com
Cc: Tim Gehrich; Kerwin Lau; Marika Poynter
Subject: Simpson Chevrolet: 21 Auto Center Dr, Irvine- Future Housing Opportunity
Date: Thursday, August 26, 2021 2:40:58 PM
Attachments: AAA Management - Development Portfolio.pdf
Future Housing Sites Owner Outreach Letter.pdf

Hi Forrest,

Due to COVID, City staff is primarily working from home, but if you leave a voicemail message at the number below I will return your call.

21 Auto Center Drive is zoned 4.3 Vehicle Related Commercial. To see a list of permitted and conditionally permitted land uses (i.e., use requires a conditional use permit), please refer to https://library.municode.com/ca/irvine/codes/zoning?nodeId=ZOOR_DIV3GEDESTLAUSRE_CH3-37ZODILAUSREDEST_S3-37-214.3VELACO. The City is not making any assumptions at this time regarding future residential at that location.

Note that the City is updating its Housing Element and the draft document is available at www.cityofirvine.org/HEUpdate. Draft Appendix D, Sites Inventory Form, and the associated sites map (pages 7-22 through 7-36 in the Housing Element) may be of particular interest to you as a developer.

Please feel free to contact me with any further questions.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Forrest Greenwalt <fgreenwalt@aaamanagementllc.com>
Sent: Thursday, August 26, 2021 2:01 PM
To: Melissa Chao <MChao@cityofirvine.org>; CKovac@cityofirvine.org
Subject: Simpson Chevrolet: 21 Auto Center Dr, Irvine- Future Housing Opportunity

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Hello Charles, Melissa,

I'm reaching out in response to the potential for the Simpson Chevrolet site at 21 Auto Center Dr. Irvine. I tried calling but couldn't reach your numbers- not sure if Covid has your teams out of the office. Our team is local real estate developers in Southern California and the Pacific Northwest. I've attached a few projects we have worked on and are currently under development on over 2,000 units right now.

We are eager to do a development in Irvine and came across this site and opportunity and would love to learn what you and the city have in mind for this site.

Let me know when you area available to hop on a call to discuss!

Thank you,
Forrest

Forrest Greenwalt
Acquisitions and Development Manager

AAA Management, LLC
1450 Frazee Road, Suite 409
San Diego, CA 92108
Tel: 619-278-0714 ext 122
Cell: 619-558-6054
Email: fgreenwalt@aaamanagementllc.com

DEVELOPMENT PORTFOLIO

SERENO APARTMENTS

930 3RD AVENUE SAN DIEGO, CALIFORNIA







Location:	Chula Vista, CA
Completion Date:	October 2018
Total Units	120 (Market Rate)
Site Amenities:	Live/Work Apartments, Playground, Outdoor pools, Private park & track, BBQs, Lounge, Garage parking, Game room, Fitness center, fire pits

GEO APARTMENTS

Location:	Shoreline, WA
Completion Date:	Summer 2020
Total Units	164 (Market/MFTE rate)
Site Amenities:	Co-work, BBQs, Lounge, Garage parking, Game room, Fitness center, Fire Pits







VAIL TWO APARTMENTS

Location:	Shoreline, WA
Completion Date:	Summer 2022
Total Units	215 (Market/MFTE rate)
Site Amenities:	Co-work, BBQs, Dog Run, Lounge, Garage parking, Game room, Fitness Center, Fire Pits





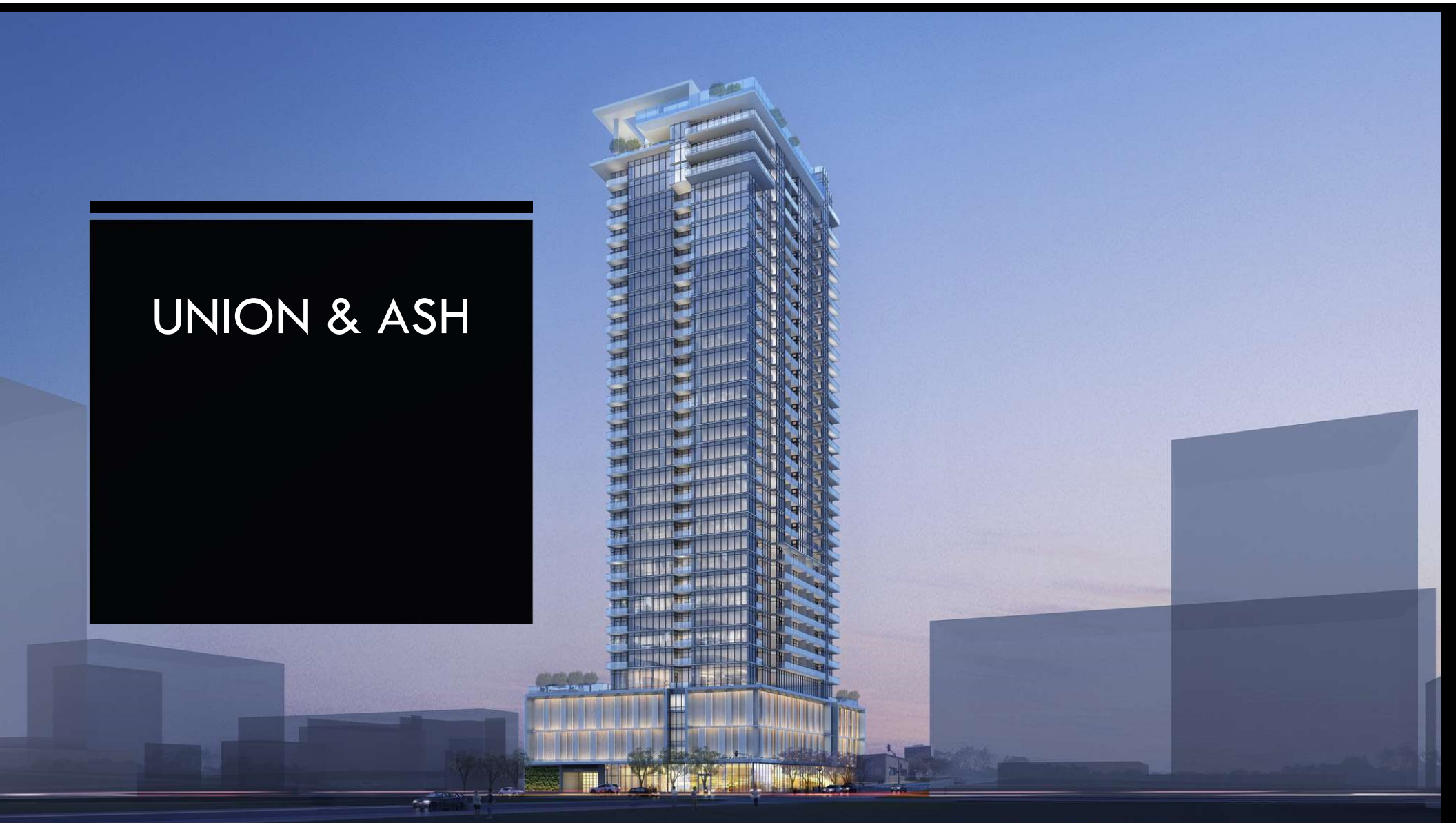
INTERBAY APARTMENTS

Location: Seattle, WA
Completion Date: Summer 2022

Total Units 168 (Market/MFTE rate)
Site Amenities: Co-work, BBQs, Dog Run, Lounge, Garage parking, Game room, Fitness Center, Fire Pits






UNION & ASH

UNION & ASH

Location:	San Diego, CA
Completion Date:	Winter 2023
Total Units	389 (Market/MFTE rate)
Site Amenities:	Co-work, BBQs, Dog Run, Lounge, Garage parking, Game room, Fitness Center, Fire Pits, Swimming Pool, Spa



7th and A

Location:	San Diego, CA
Completion Date:	Spring 2024
Total Units Site Amenities:	417 (Market rate) Co-work, BBQs, Dog Run, Lounge, Garage parking, Game room, Fitness Center, Fire Pits, Swimming Pool, Spa



Rendering of Yield Study.

Community Development cityofirvine.org

City of Irvine, One Civic Center Plaza, P.O. Box 19575, Irvine, California 92623-9575 949-724-6000

March 1, 2021

Subject: Irvine Housing Element Update – Future Housing Sites

Dear Irvine Property Owner:

The City of Irvine is in the process of updating its Housing Element for the 2021-2029 planning period, which is also referred to as the 6th cycle Housing Element Update. Under state mandate, we must plan for a significant number of future housing units, including affordable housing. As part of the 6th cycle update, we are working to identify potential sites that may accommodate residential development in the future. For additional information about the Housing Element update efforts, please visit www.cityofirvine.org/housingelementupdate.

The City is not considering the acquisition of your property for conversion to housing. We are simply attempting to identify possible sites where residential development may be appropriate or feasible in the future regardless of current zoning. While no commitments or decisions have been made, we would like to gauge your interest. If you would like to discuss this potential opportunity in further detail, please contact us via email or phone at:

CHARLES KOVAC
Housing Administrator
CKovac@cityofirvine.org
949-724-7452

MELISSA CHAO
Senior Planner
mchao@cityofirvine.org
949-724-6395

Or via letter to:

Charles Kovac, Housing Administrator
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606

We hope to hear back from you by March 25, 2021. If you are interested, please do not let this opportunity pass you by. Please contact us at your earliest convenience.

Thank you for your time and attention to this matter.

Respectfully,

Pete Carmichael (Feb 24, 2021 15:26 PST)

Pete Carmichael
Director of Community Development

From:	GPUpdate 2035
To:	Mildred Perez; Lee, Chelsea@HCD; Housing Elements@HCD
Cc:	McDougall, Paul@HCD; Cesar C; GPUpdate 2035
Subject:	RE: Irvine Housing Element Comment Letter
Date:	Thursday, September 2, 2021 3:04:19 PM

Hi Mildred,

The City of Irvine has received the Commission's comments regarding Irvine's draft housing element.

Thank you,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Mildred Perez <mildredp@kennedycommission.org>
Sent: Thursday, September 2, 2021 10:52 AM
To: Lee, Chelsea@HCD <Chelsea.lee@hcd.ca.gov>; Housing Elements@HCD <HousingElements@hcd.ca.gov>
Cc: McDougall, Paul@HCD <paul.mcdougall@hcd.ca.gov>; Cesar C <cesarc@kennedycommission.org>; GPUpdate 2035 <GPUpdate2035@cityofirvine.org>
Subject: Irvine Housing Element Comment Letter

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning,

The Kennedy Commission is submitting the attached public comment letter in response to the Irvine Housing Element dated July 2021.

Thank you for your time and consideration,
--
Mildred Perez
Senior Project Manager
The Kennedy Commission
P:323.283.6983

THE Kennedy COMMISSION

www.kennedycommission.org
17701 Cowan Ave., Suite 200
Irvine, CA 92614
949 250 0909

September 1, 2021

Chelsea Lee, Housing Policy Manager, Housing Policy Development
Housing & Community Development
2020 W. El Camino Avenue, Suite 500, Sacramento, CA 95833

RE: Initial Comments to Irvine Draft Housing Element dated July 2021

Department of Housing and Community Development:

Thank you for the opportunity to review and comment on the City of Irvine's 2021-2029 initial draft Housing Element. We have reviewed the draft and are submitting this letter to provide public comments.

The Kennedy Commission (the Commission) is a broad-based coalition of residents and community organizations that advocates for the production of homes affordable for families earning less than $27,000 annually in Orange County. Formed in 2001, the Commission has been successful in partnering and working with Orange County jurisdictions to create effective housing and land-use policies that have led to the new construction of homes affordable to lower-income working families.

Public Engagement

Public engagement is a necessary component of the Housing Element process. As California Housing Element law states: "The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element..."[1] Broad participation and true engagement of the public increase the likelihood that the community members involved in the discussion and planning processes will support new housing strategies and housing developments. Public engagement should include participation from residents of diverse communities, housing consumers, service providers, and advocates. We would like to commend the City of Irvine for its commitment to keeping residents engaged and involved in the Housing Element development process. With various outreach strategies, focus groups, stakeholder meetings, and public meetings, the City provided multiple opportunities for community members to participate and be a part of the dialogue. As the city moves forward with drafts and revisions, it needs to continue to engage community stakeholders and residents in the evaluation and creation of policies, goals, programs and sites for affordable housing development, especially low income and special needs residents who are the most vulnerable to the housing crisis.

Community Needs

According to SCAG's pre-certified housing data, there are a total of 50,263 renter households in Irvine, with 24,945 or 49.6% of those households spending thirty percent or more of gross income

[1] Gov. Code, § 65583, subd. (c)(9)

on housing costs.[2] Additionally, 13,285 or 26.4% renter households are extremely rent burdened and are paying fifty percent or more of gross income on housing costs. The City of Irvine should take into account its local economy and offer healthy and affordable housing options that the current market-rate housing development is not offering. Considering that the City of Irvine is a large regional employment center and that its daytime population almost doubles during the typical work week, the City must recognize that affordable housing is needed to support the local business economy to have more people living in the city versus commuting from cities in Orange County and nearby counties.

5th Cycle RHNA Performance

During the current 5th cycle planning period the City had a total Regional Housing Needs Assessment (RHNA) of 2,817 at very low-income, 2,034 at low-income, 2,239 at moderate and 5,059 at above moderate.

To date, the City has approved 12,998 units at moderate and 16,825 at above moderate.[3] At very-low income the City has approved 1,149 units and 37 at low-income. The City has not exceeded 5th Cycle targets for very low and low, and has supported an unbalanced production of moderate and above moderate units. The number of moderate and above moderate units approved in the last seven years was 25 times more than those at low and very low income. This unbalanced housing production identifies that affordable housing policies need to be strengthened and updated to prioritize affordable housing development along with market rate housing (see KC policy recommendation section).

5th Cycle Identified Opportunity Sites:

In the 5th cycle Housing Element, the City identified housing opportunity sites for very low and low exclusively in areas with densities of 30 or more units per acre. The sites were identified for lower incomes based primarily on the minimum density requirement of 30 units to the acre. The City's General Plan and zoning offers streamlined development, generous development standards at densities of over 30 units to the acre. These incentives have encouraged significant market rate development, but affordable housing has not been encouraged at a similar scale. Furthermore, the city's efforts to use the density bonus policy to include affordable housing by giving away generous development standards and high densities have not focused on affordable housing for lower incomes, instead they have largely focused on incentivizing moderate income housing. As indicated in the 2020 Housing Element Annual Progress Report, only 4% percent of the total units produced in the current 5th Cycle were affordable to lower income categories even with a significant number of high density developments throughout the planning period.

Housing Policies to Increase Affordable Housing

The City must "review the previous element to evaluate the appropriateness, effectiveness, and progress in implementation, and reflect the results of this review in the revised element."[4] While the

[2] SCAG Pre-Certified Housing Data for the City of Irvine, April 2021
[3] Irvine 2020 Housing Element Annual Progress Report, Table B
[4] Gov. Code § 65588 (a) and (b)

element includes a program-by-program review of implementation in the prior planning period, the review of past programs should also analyze the cumulative effectiveness of programs on addressing special housing needs over the previous planning period. This information provides the basis for developing more effective housing programs.

As the 5th Cycle Housing Element Annual Progress Report indicates, the City's housing policies have developed housing in an unbalanced way and prioritized market-rate housing. As the City reviews the proposed housing policies and opportunity sites, we recommend that it implement affordable housing policies that can be effective on proposed sites while considering all development standards, zoning and past development.

The City can not rely on the market to deliver affordable housing by identifying higher density sites for lower-income RHNA needs. As demonstrated in the 5th Cycle, this strategy has proven to be ineffective and has created an overproduction of luxury, market-rate housing that is unaffordable to most Irvine residents.

The Kennedy Commission recommends that the city strengthen its Inclusionary Ordinance to provide development incentives in exchange for a required 20% of the units to be affordable to extremely low, very low, and low income households.

In addition, we recommend that the city further analyze the effectiveness of its density bonus ordinance to develop affordable housing for lower income households. The city's 5th cycle RHNA progress demonstrates that moderate income housing production has outpaced lower income housing development by a 12 to 1 ratio. The city should prioritize affordable housing for lower income households in its update and implementation of density bonus. It is worth noting that rental developments can only use density bonus to incentive lower income units.

Realistic Program and Policy Goals:
To address the program requirements of Government Code section 65583, subdivisions (c)(1-6), and to facilitate implementation, several programs should be revised to include more discrete timing, rather than "continue to support" or "in process".

Incentivizing Affordable Housing:
To ensure that affordable housing is incentivized on these sites, the City needs to strengthen its programs and policies that will create affordable housing. We recommend that the City's Inclusionary Housing Ordinance be strengthened to address the unbalanced housing development and meet its lower income housing needs. We recommend that the Inclusionary Housing policy percentage be increased to 20% at extremely low, very low- and low-income categories. These are the categories that market-rate development is not addressing in Irvine. In addition, the Kennedy Commission provides a list of recommendations on housing policies and programs in the recommendations section below.

Housing Element Opportunity Sites Inventory

As part of the analysis of adequate sites, the City has reviewed potential housing sites citywide and has identified opportunity sites for lower-income households in Areas 4, 19, 23, 24, 33, 36, 40, and 51.

Identified Low Income Sites:
The sites identified for lower-income categories are predominantly identified based on default densities for lower income units of 30 dwelling units per acre. The identified Planning Areas have both unique opportunities and challenges. As mentioned previously, both the General Plan and current zoning offer streamlined development standards, generous development standards at high densities. The 5th Cycle Housing Element progress shows that an unbalanced production of luxury market-rate housing has been developed in the previously identified Planning Areas.

University Housing:
As the City considers crediting 4,406 of existing University of California, Irvine housing toward RHNA, it should also take into account that RHNA is credited when creating new housing opportunities, not for existing housing. Student housing is also not eligible for RHNA credit. Additionally, as stated in the Affirmatively Furthering Fair Housing Analysis, Irvine's three areas of racially and ethnically concentrated areas of poverty are all surrounding the University of California, Irvine.[5] With large concentrations of poverty in university housing areas, we also request more clarity and analysis on how low- and very low-income categories housing needs will be met.

Suitability of Non-vacant Sites:
The element must include an analysis demonstrating the potential for redevelopment of non-vacant sites. To address this requirement, the element describes 75 non-vacant sites selected for the inventory but must provide additional analysis on the likelihood of redevelopment in the planning period. For example, the element should describe and support the potential for additional development in the planning period and consider additional factors such as the age of structure, presence of expiring leases, condition of the structure, and expressed interest in development.

Traditional Funding for Affordable Housing:
In addition, identified affordable housing sites should also be evaluated for their viability to compete for traditional funding to create affordable housing. These funding sources prioritize development sites that promote access to community resources and services, such as schools, public transportation, medical services and access to parks.

No Net Loss:
The City will also have to consider No Net Loss when it identifies opportunity sites. It is crucial that affordable housing moves along with market-rate housing given the limited sites that are available. Considering the state's No Net Loss requirements, if the sites identified for affordable housing are developed for market-rate housing, the City will have to rezone new sites for the appropriate density.[6]

[5] 2021-2029 Irvine Housing Element Draft, Appendix B (B-7)
[6] Government Code § 65863

For the reasons stated above, the City needs to modify its current Inclusionary Housing policy percentage to require 20% of units be affordable at the extremely low, very low- and low-income categories. This will equitably facilitate and incorporate affordable housing at the extremely low-, very low- and low-income categories on these sites.

ADUs
Looking at the City's calculation for lower income ADUs, we believe that affordable housing opportunities in ADUs seem to be high and not supported by local housing costs for rentals and annual production.

The element notes many applications have been received for ADUs in recent years and concludes an assumption of 80 ADUs per year over the planning period. While the number of applications can be utilized as a relevant factor, ADU assumptions must be based on permitted units. The City has permitted an annual average of 7.7 ADUs per year. The element should either reduce the number of ADUs per year or include additional analysis and programs to support an assumption higher than 61 ADUs per year. In addition there is no monitoring program being proposed to track the creation and affordability of ADUs. The City must commit to a mid-cycle review if ADU production is not meeting projected targets.

Affirmatively Furthering Fair Housing
The City of Irvine has provided an adequate analysis of Fair housing issues in the City, but needs to strengthen its recommendations on how it will address the contributing factors to inequities City. Although there is an analysis and summary of fair housing issues utilizing available federal, state, and local data and knowledge, there was no information on trends and patterns within Irvine in comparison to the broader region. The policies and programs must include a schedule of actions with clear timelines and specific commitment to have a "beneficial impact" within the planning period to achieve the goals and objectives of addressing contributing factors to Fair housing issues.[7]

We ask that the City prioritize the housing needs of large families of low, very low and extremely low-income, who encounter difficulties in finding decent, affordable housing during the development of its new Housing Element.

As the City moves forward with the draft Housing Element update, the Commission urges the City to support the development of affordable homes. The Commission has provided the following recommendations for the City to incorporate:

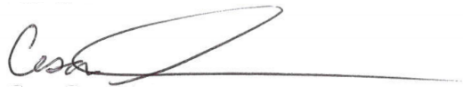
1. Strengthen the existing Inclusionary Housing Ordinance with a 20% requirement of affordable housing production at extremely low, very low- and low-income categories.
2. Prioritize affordable housing funding and programs to increase affordable housing options for families of lower incomes, especially at very low and extremely low-income.
3. Identify city-owned sites and prioritize these sites for the development of affordable housing in Irvine.
4. Ensure that development sites being identified and discussed in the initial drafts are realistic and available during the planning period.

[7] Gov. Code, § 65583, subd. (c)(10)(A)

5. Ensure opportunity sites are not simply upzoned or rezoned without including affordable housing policies that will capture the financial and land use incentives being given to property owners and market rate developers. An Affordable Housing program is also needed.
6. Update Density Bonus Law to prioritize affordable housing development for lower income households in rental developments.
7. Affirmatively Furthering Fair Housing – The City of Irvine should provide adequate recommendations on how the City will Affirmatively Further Fair Housing and promote the production of affordable housing in **all** communities.

The Commission looks forward to partnering with the City of Irvine to create opportunities to increase affordable homes for lower income households in the City. If you have any questions, please feel free to contact me at (949) 250-0909 or cesarc@kennedycommission.org.

Sincerely,



Cesar Covarrubias
Executive Director

From:	Melissa Chao
To:	sarah berg
Cc:	Bill Rodrigues
Bcc:	Melissa Chao
Subject:	RE: Irvine Housing Element Inventory sites
Date:	Wednesday, October 6, 2021 2:42:00 PM

Hi Sarah,

I left a voicemail in response to your message yesterday.

You mentioned possibly being interested in a dozen sites. As mentioned. we would need to know the addresses and/or APNs to verify the existing zoning, maximum intensity cap allowed, and if there is any remaining development intensity left. You may want to submit a pre-application, so that various staff can research and respond accordingly to any questions you may have.

- Pre-application information sheet: https://irvineca.seamlessdocs.com/f/PreApplication
- To submit, go to www.irvineready.com (everything is completed on-line). For assistance, contact 949-724-6313.

If the site requires rezoning to allow residential uses, the proposed density is TBD and will be established through the subsequent General Plan Update (GPU) and associated Zoning Ordinance Amendment (ZOA) work effort after the Housing Element is adopted/certified. This subsequent work effort is anticipated to be completed by October 2024 or possibly sooner.

However, if you do not want to wait for the City's GPU/ZOA, you could choose to move forward independently and file all the applicable development applications needed for residential development such as:

- General Plan and Zoning Ordinance Amendment to increase intensity cap and/or change classifications (if necessary)
  https://irvineca.seamlessdocs.com/f/GeneralPlanAmendment
  https://irvineca.seamlessdocs.com/f/ZoneChange

- Conditional Use Permit and/or Master Plan (as required by the zoning requirements)
  https://irvineca.seamlessdocs.com/f/ConditionalUsePermit
  https://irvineca.seamlessdocs.com/f/MasterPlan

- Subdivision Map
  https://irvineca.seamlessdocs.com/f/TentativeTractParcelMap

- Park Plan for demonstrating minimum park dedication requirements are met
  https://irvineca.seamlessdocs.com/f/ParkPlan

- Park Design (can be processed concurrently with CUP and/or MP or deferred)
  https://irvineca.seamlessdocs.com/f/ParkDesign

- Affordable Housing Plan for meeting the City's 15% inclusionary housing ordinance
- Appropriate CEQA documentation with technical studies
- Note if the site is located in the Irvine Business Complex (Planning Area 36 or "IBC"), it is subject to a Development Intensity Value (DIV) system as further described here: https://irvineca.seamlessdocs.com/f/IrvineBusinessComplex

Bill is the co-principal of the Project Entitlement team. I could set-up a meeting between the three of us if you would like.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: sarah berg <bergenterprises@yahoo.com>
Sent: Wednesday, October 6, 2021 12:41 PM
To: Melissa Chao <MChao@cityofirvine.org>
Subject: Irvine Housing Element Inventory sites

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Melissa:

You and I spoke a couple of weeks ago about several properties that are listed as Inventory sites in the Irvine Housing Element that is being updated.

I reviewed the latest HE link that you mentioned, and I see proposed suggested densities for different zoning areas in the city, but I'm wondering how I can determine proposed multifamily density on individual sites? Also, if someone wants to submit a development application now on one of these sites, what would the process and timeline be to obtain approvals?

If we can schedule a time to discuss these questions, I would greatly appreciate it!

Sarah Berg
BERG ENTERPRISES, INC.
(805) 490-5937
bergenterprises@yahoo.com

From: Karen Martin
To: Melissa Chao
Cc: Marika Poynter; Hitta Mosesman
Subject: Re: Final property as part of Centerpointe redevelopment 19742 MacArthur Blvd., Irvine, California 92612
Date: Wednesday, October 13, 2021 1:27:02 PM
Attachments: image001.png
7 - Affordable Housing Plan Gillette.PDF

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Hi Melissa, attached is the housing plan that is currently part of the Planning Commission staff report.

On Wed, Oct 13, 2021 at 1:12 PM Melissa Chao <MChao@cityofirvine.org> wrote:

> Hi Karen,
>
> Please forward the most recent version of the previously submitted housing program for the Gillette sites.
>
> Staff conducted Council briefings to share the initial draft site inventory to obtain feedback.
>
> Center Pointe is in the IBC 5.1 zone, but not in the existing IBC mixed-use residential overlay.
>
> Thanks.
>
> **MELISSA CHAO | SENIOR PLANNER**
> P 949-724-6395 I F 949-724-6440
>
> mchao@cityofirvine.org
>
> ---
>
> **From:** Karen Martin <karen@pacificplanninggroup.com>
> **Sent:** Wednesday, October 13, 2021 12:59 PM
> **To:** Melissa Chao <MChao@cityofirvine.org>
> **Cc:** Marika Poynter <mpoynter@cityofirvine.org>; Hitta Mosesman <hitta.mosesman@weareharris.com>
> **Subject:** Re: Final property as part of Centerpointe redevelopment 19742 MacArthur Blvd., Irvine, California 92612
>
> **CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.
>
> Hi Melissa,

Thank you for getting back to me so quickly.

Gillette - thanks for checking into this one - let me know if you need a copy of the previously submitted Housing program. I appreciate the information on the IBC, since this project does fall within this planning area. This project has already been submitted for the General Plan amendment and CUP and is currently in "continuance" it was heard at the Planning Commission in 2017 and continued. The project has 27 extremely low units with an MOA with Families Forward. We do have a way to move forward and would like to discuss it.

Racquet Club - thank you for letting me know. Was there a vote or some official meeting where they eliminated sites?

Center Pointe - I reviewed the IBC map and I don't think these parcels are within the IBC. However, I think the process would be similar to those projects, in that a rezone and general plan amendment would be required. I will relay your information to the property owners and agree that a pre-application would be a great first step.

Thank you again,

Karen

On Wed, Oct 13, 2021 at 12:46 PM Melissa Chao <MChao@cityofirvine.org> wrote:

> Hi Karen,
>
> The Housing Element is in draft form and currently under review by the HCD. Based on HCD's feedback, we will make further refinements to the document before adopting/certifying. The unit allocations by income level are hypothetical, but I will discuss the Gillette sites assumptions with Marika and Hitta for no net loss implications and keep you posted.
>
> The Council did not choose to include the Racquet Club along with several other requested sites in the draft sites inventory.
>
> As you know, the IBC maximum unit cap has essentially been reached. Thus, the Centerpointe sites would require "rezoning" to allow residential uses where the proposed density is TBD and will be established through the subsequent General Plan Update (GPU) and associated Zoning Ordinance Amendment (ZOA) work effort after the Housing Element is adopted/certified. This subsequent work effort is anticipated to be completed by October 2024 or possibly sooner.
>
> However, if you do not want to wait for the City's GPU/ZOA, your client could choose to move forward independently

and file all the applicable development applications needed for residential development such as:

- General Plan and Zoning Ordinance Amendment to increase intensity cap and change classifications (if necessary), etc.

https://irvineca.seamlessdocs.com/f/GeneralPlanAmendment

https://irvineca.seamlessdocs.com/f/ZoneChange

- Conditional Use Permit and/or Master Plan (as required by the zoning requirements)

  https://irvineca.seamlessdocs.com/f/ConditionalUsePermit

  https://irvineca.seamlessdocs.com/f/MasterPlan

- Subdivision Map

https://irvineca.seamlessdocs.com/f/TentativeTractParcelMap

- Park Plan for demonstrating minimum park dedication requirements are met

https://irvineca.seamlessdocs.com/f/ParkPlan

- Park Design (can be processed concurrently with CUP and/or MP or deferred)

https://irvineca.seamlessdocs.com/f/ParkDesign

- Affordable Housing Plan for meeting the City's existing 15% inclusionary housing ordinance

- Appropriate CEQA documentation with technical studies

- Note if the site is located in the Irvine Business Complex (Planning Area 36 or "IBC"), it is subject to a Development Intensity Value (DIV) system as further described here:

https://irvineca.seamlessdocs.com/f/IrvineBusinessComplex

Centerpointe may also want to consider submitting a pre-application as a first exploratory step. A pre-application allows relevant staff to research and respond accordingly to any questions your client may have.

- Pre-application information sheet: https://irvineca.seamlessdocs.com/f/PreApplication

- To submit, go to www.irvineready.com (everything is completed on-line). For assistance, contact 949-724-6313.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440

mchao@cityofirvine.org

From: Karen Martin <karen@pacificplanninggroup.com>
Sent: Wednesday, October 13, 2021 12:27 PM
To: Melissa Chao <MChao@cityofirvine.org>
Cc: Marika Poynter <mpoynter@cityofirvine.org>
Subject: Re: Final property as part of Centerpointe redevelopment 19742 MacArthur Blvd., Irvine, California 92612

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Sorry, also should we alert the state HCD that the table does not reflect the numbers correctly or will you do that? Just don't want to mess up the counts.

Thanks,

Karen

On Wed, Oct 13, 2021 at 12:22 PM Karen Martin <karen@pacificplanninggroup.com> wrote:

> Hi Melissa,
>
> How are you doing! Looks like the City is moving along with the Housing Element, great work from an outside perspective! Thank you.
>
> I writing because I reviewed the Site Inventory Appendix and saw an issue with the Gillette sites, perhaps I'm looking at the table incorrectly. But we this
>
> https://legacy.cityofirvine.org/civica/filebank/blobdload.asp?BlobID=33472

17832 & 17840 Gillette Ave	92614	435-111-30
17832 & 17840 Gillette Ave	92614	435-111-27
North of Gillette Ave	92614	435-111-28
North of Gillette Ave	92614	435-111-31
2400 Barranca Pkwy	92606	435-061-12

The table seems to indicate that the totality of the number of units 326 is indicated as all low income - this is contrary to the housing program submitted to the city with our application.

Also, I did not see the tennis club in the list - at least based on the 5 Ethel Coplen Way address - can you confirm?

The property owners at Center Pointe are interested in starting an application - any thoughts on this one?

Thank you again!

Karen

(949)874-2795

On Tue, May 11, 2021 at 3:19 PM Melissa Chao <MChao@cityofirvine.org> wrote:

> Hi Karen:
>
> The Racquet Club is on the draft opportunity sites list.
>
> As with all the proposed sites, the City Council will make the final determination for whether a site will be included in the final site inventory submitted for State certification.
>
> Something to note that in the past several years, Rancho San Joaquin residents had very strong objections to a development application proposing additional residential uses in their neighborhood.
>
> Thanks,
>
> **MELISSA CHAO | SENIOR PLANNER**
> P 949-724-6395 I F 949-724-6440

mchao@cityofirvine.org

From: Karen Martin <karen@pacificplanninggroup.com>
Sent: Tuesday, May 11, 2021 2:49 PM
To: Melissa Chao <MChao@cityofirvine.org>
Subject: Re: Final property as part of Centerpointe redevelopment 19742 MacArthur Blvd., Irvine, California 92612

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Hi Melissa,

Thank you for sending the list, previously I had understood that you had also included the following property. Is that still the case?

The third is the Racket Club -5 Ethel Coplen Way **Irvine**, CA 92612, I'm working with Greg Michaels who is partners with the Owner.

On Tue, May 11, 2021 at 1:08 PM Melissa Chao <MChao@cityofirvine.org> wrote:

> Hi Karen:
>
> I've added 19742 MacArthur to the opportunity sites list for consideration.
>
> Below is a summary of the properties along with their acreages in the IBC that I have from you:
>
> Centerpointe:

19762 MacArthur Blvd	107/10-12	4	445-132-16	2.2
19712 MacArthur Blvd	107/10-12	1	445-132-18	2.2
19722 & 19732 MacArthur Blvd	107/10-12	7	445-132-19	2.68
19752 MacArthur Blvd	107/10-12	3	445-132-09	1.05

19742 MacArthur Blvd	107/10-12	2	445-132-11	1.34
19722 MacArthur Blvd (19732 MacArthur is on same parcel)	107/10-12	7	445-132-19	2.68
19782 MacArthur Blvd	107/10-12	6	445-132-14	2.3

Other IBC properties:

17832 & 17840 Gillette Ave	99-213	2	435-111-30	1.56
17832 & 17840 Gillette Ave	99-213	2	435-111-27	1.04
?	99-213	3	435-111-28	2.3
?	99-213	3	435-111-31	0.27

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440

mchao@cityofirvine.org

From: Karen Martin <karen@pacificplanninggroup.com>
Sent: Tuesday, May 11, 2021 12:10 PM
To: Melissa Chao <MChao@cityofirvine.org>
Subject: Final property as part of Centerpointe redevelopment 19742 MacArthur Blvd., Irvine, California 92612

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Hi Melissa,

Thank you for your efforts, here is the final property in Centerpoint for inclusion in the Housing Element opportunity sites. Could you please confirm that you have received this request? And that is included with the other 7 parcels?

Thank you.

Please include the property in the list of properties

1. The property address is 19742 MacArthur Blvd., Irvine, California 92612

2. Property ownership: Bates Johnson Building, Ltd., a California Limited Partnership

3. Orange County Assessor's Parcel Number: 445-132-11

Please confirm we have been successfully added to the list of properties to be included in the planned amendment, and ask that we be added to any mailing list or other information transmittal relative to the City of Irvine's plans in this regard.

Thanks for your help!

Dale T. Falasco, Trustee

Dale T. Falasco Living Trust, General Partner

Bates Johnson Building, Ltd., Landlord

--

Karen Martin

Pacific Planning Group, Inc

Karen@pacificplanninggroup.com

949.874.2795 mobile

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GHC Properties, LLC.
Final Affordable Housing Plan
17832 & 17840 Gillette Avenue
October 25, 2017

Project Description and Affordability Level

GHC Properties, LLC ("GHC") is developing a 326-unit residential complex, located at 17832 & 17840 Gillette Avenue on a 5.18 gross acre lot in Planning Area 36, north of the 405-Freeway and north east of the Main Street and MacArthur Boulevard intersection. With the provision of 11% Very Low-Income units, GHC is utilizing a 35 percent density bonus option consistent with Government Code Section 65915. The total of 326 residential units consists of 242 "base" residential units and 84 density bonus residential units. Of the 242 base units, 27 (11%) will be affordable to Very Low-Income households, as defined in California Health and Safe Code Section 50105.b. This will comply with both the provisions of Government Code Section 65915 applicable to a 35% Density Bonus and the City of Irvine ("City") affordable housing ordinance. Twelve (5%) units will be affordable to Moderate Income households, in compliance with the City affordable housing ordinance.

Following is the density bonus computation for the project per Government Code Section 65915:

Table 1. Density Bonus Computation

Gross Acres	5.18
Assumed Allowable Density	62.9
Allowable Units Utilized Before Density Bonus	242
Density Bonus Utilized (35%)	84
Total Units	326

GHC intends to operate the apartment project as a rental community and will meet the affordability requirements as outlined in Chapter 2-3 of the City's Zoning Ordinance (Affordable Housing Implementation Procedure). The 27 Very Low-Income units will remain rent-restricted for a minimum of 55 years, per Government Code Section 65915(c)(1). The 12 Moderate Income units will remain rent-restricted for a minimum of 30 years, consistent with the City's Inclusionary Zoning Ordinance.

The City's Zoning Ordinance requires that 5% of the units at the property be designated as affordable to Very Low-Income households, 5% to Low Income households, and 5% to Moderate Income households. Table 2a shown on the next page summarizes the requirements of the project based on the City's Zoning Code:

Table 2a. Affordable Units Required

Income Level	Units Required
Very Low	13
Low	12
Moderate	12

Section 2-3-4-B.2 of the City's Zoning Ordinance provides that to the extent that Very Low Income units are provided in excess of the 5% requirement, that a 2:1 credit will be attributed toward the achievement of the Low Income goal. Accordingly, the following table illustrates the adjustment of the credits which the property is utilizing to meet the 12 Low Income unit requirement as provided for in the City's Zoning Code:

Table 2b. Credits Earned and Applied to City Zoning Ordinance Requirements

Income Level	Units Required	Units Provided	Credits Earned[1]	Credits Applied[1]
Very Low	13	27	14	
Low	12	0		(6)
Moderate	12	12		

Based on the tables above, GHC has met the City of Irvine affordable housing ordinance requirements for Very Low and Low-Income units by providing 27 Very Low-Income units, 14 of those 27 units (5 percent) count 2:1 against the Low-Income requirement. This is in addition to the 12 Moderate Income units provided for a total of 39. While the exact location of each of the affordable units within the project site has yet to be determined, the affordable units will be evenly distributed throughout the complex to avoid an undue concentration of affordable units in any given area. As shown in Table 3 below, the affordable units will be designated in roughly the same proportions as the overall unit mix for the project.

Table 3. Affordable Units by Floor Plan Type

Unit Type	Total Units	Very Low-Income Unit Mix	Low Income Mix	Moderate Income Unit Mix	Total Affordable Units
Studio	62	5	0	3	8
1 Bedroom	148	12	0	5	17
2 Bedroom	116	10	0	4	14
Total	**326**	**27**	**0**	**12**	**39**

The affordable unit shall be rented at an affordable rate calculated in accordance with the provision of Section 50053 of the California Health and Safety Code. Very Low-Income Households are

[1] Pursuant to Section 2-3-4-B.2 of the City's Inclusionary Housing Ordinance, the Low-Income requirement of twelve units is being met through the provision of six additional Very Low-Income units which are credited on a 2:1 basis against the Low Income requirement.

defined as households whose gross income does not exceed 50% of area median income, adjusted for household size and Moderate-Income Households are defined as households whose gross income does not exceed 120% of area median income, adjusted for household size. Table 4 below shows the maximum income levels as determined by the U.S. Department of Housing and Urban Development as adjusted by the California Department of Housing and Community Development ("HCD") for Very Low Income and Moderate-Income Households adjusted for household size.

Table 4. 2017 Maximum Gross Income for Affordable Households

Household Size	Very Low-Income Units Annual Maximum Income	Median Income Level	Moderate Income Units Annual Maximum Income
1	$36,550	$61,600	$73,900
2	$41,750	$70,400	$84,500
3	$46,950	$79,200	$95,050
4	$52,150	$88,000	$105,600
5	$56,350	$95,050	$114,050

Section 50053 of the Health and Safety Code limits affordable rent to 30% of total income, as calculated in Table 5 on the next page. That section also requires that the rent for a studio unit assumes a one-person household, a one-bedroom unit assumes a two-person household, and a two-bedroom unit assumes a three-person household. The rents calculated are then adjusted by a utility allowance as determined by the County of Orange Housing & Community Services Department. As of October 1, 2016, the reduction for the utility allowance is $84 per month for a studio unit, $103 per month for a one-bedroom unit, and $116 per month for a two-bedroom unit. The utility allowance utilized includes: Gas Cooking, Heat & Water; Basic Electric, Water, Trash/ Sewer which will be paid by the tenant.

Table 5. Maximum Affordable Rent (2017 Income Limits)

Income Level and Unit Type	Gross Monthly Rent	Utility Allowance	Net Monthly Rent
Very Low			
Studio	$770.00	$84.00	$686.00
1 Bedroom	$880.00	$103.00	$777.00
2 Bedroom	$990.00	$116.00	$874.00
Moderate			
Studio	$1,694.00	$84.00	$1,610.00
1 Bedroom	$1,936.00	$103.00	$1,833.00
2 Bedroom	$2,178.00	$116.00	$2,062.00

GHC Properties, LLC. will enter into a density bonus agreement and a regulatory agreement with the City prior to obtaining the first building permit for a residential unit. These agreements will guarantee that the maximum rents will be calculated using the methods shown in Table 5. The rental rates may be adjusted annually to reflect the annual updates to median income levels, utility allowances, and any changes in applicable regulations and statutes.

Requested City of Irvine Assistance

Financial Assistance

The applicant does not request any direct financial assistance from the City of Irvine for this project. The applicant will not be utilizing the reduced parking ratios which are allowed by Government Code Section 65915 (p).

Reduced Park Acreage Dedication Requirement for Affordable Units

As stated in Irvine Code Section 5-5-1004G, the developer of new units affordable to Income Levels II, III or IV households may be allowed to reduce the dedication standard to a minimum of three and one-half acres per 1,000 population, upon review of the Community Services Commission and approval by the Planning Commission during the approval of the park plan. In addition to this affordable housing plan, a park plan has been submitted which demonstrates the park requirement calculations including the allowable reduction from five acres per 1,000 of population to three and one-half acres per 1,000 of population on the affordable units only.

Requested Density Bonus Incentives

As stated in Government Code Section 65915(d)(2), an applicant is entitled to request two incentives or concessions for projects that include at least 10 percent for Very Low-Income households. Although entitled to two concessions, GHC has elected to not use any of their concessions.

Melissa Chao

From: Melissa Chao
Sent: Monday, October 18, 2021 11:56 AM
To: dougstuman@me.com
Subject: Irvine Lanes/Boomers inquiry

Hi Doug,

To follow-up on our call this morning. As you know, the Housing Element is in draft form. Based on HCD's feedback, we will make further refinements to the document before adopting/certifying. The unit allocations by income level are estimates, based on HCD's "realistic" development capacity methodology.

Draft Site Inventory Form – go to Table B on PDF 5 then refer to line items 4 & 5 for assumptions re: Irvine Lanes/Boomers:
https://legacy.cityofirvine.org/civica/filebank/blobdload.asp?BlobID=33472
Go to Chapter 7 here: https://legacy.cityofirvine.org/civica/filebank/blobdload.asp?BlobID=33468 to see the site inventory analysis and methodology used.
The City's HEU webpage is www.cityofirivne.org/HEUpdate.

The Boomers sites would require "rezoning" to allow residential uses where the proposed intensity/density is TBD and will be established through the subsequent General Plan Update (GPU) and associated Zoning Ordinance Amendment (ZOA) work effort after the Housing Element is adopted/certified. This subsequent work effort is anticipated to be completed by October 2024 or possibly sooner.

However, if you do not want to wait for the City's GPU/ZOA, your client could choose to move forward independently and file all the applicable development applications needed for residential development such as:

- General Plan and Zoning Ordinance Amendment to increase intensity cap and/or change classifications (if necessary)
  https://irvineca.seamlessdocs.com/f/GeneralPlanAmendment
  https://irvineca.seamlessdocs.com/f/ZoneChange

- Conditional Use Permit and/or Master Plan (as required by the zoning requirements)
  https://irvineca.seamlessdocs.com/f/ConditionalUsePermit
  https://irvineca.seamlessdocs.com/f/MasterPlan

- Subdivision Map
  https://irvineca.seamlessdocs.com/f/TentativeTractParcelMap

- Park Plan for demonstrating minimum park dedication requirements are met
  https://irvineca.seamlessdocs.com/f/ParkPlan

- Park Design (can be processed concurrently with CUP and/or MP or deferred)
  https://irvineca.seamlessdocs.com/f/ParkDesign

- Affordable Housing Plan for meeting the City's 15% inclusionary housing ordinance

- Appropriate CEQA documentation with technical studies

- Note if the site is located in the Irvine Business Complex (Planning Area 36 or "IBC"), it is subject to a Development Intensity Value (DIV) system as further described here: https://irvineca.seamlessdocs.com/f/IrvineBusinessComplex
  (this is not the case with Boomers)

You may want to consider submitting a pre-application, so that various staff can research and respond accordingly to any questions you may have.

- Pre-application information sheet: https://irvineca.seamlessdocs.com/f/PreApplication
- To submit, go to www.irvineready.com (everything is completed on-line). For assistance, contact 949-724-6313.

Please feel free to contact me with any further questions.

Thanks,

MELISSA CHAO | SENIOR PLANNER
City of Irvine | Community Development
1 Civic Center Plaza, Irvine, CA 92606
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

Melissa Chao

From: Mike Wang <mwang@venquest.com>
Sent: Thursday, October 28, 2021 5:27 PM
To: Melissa Chao
Cc: John Wang
Subject: Re: Opportunity Site for 18700 MacArthur Blvd - Housing development

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you Melissa! We will contact you if we have any questions.

Michael Wang

> On Oct 28, 2021, at 3:51 PM, Melissa Chao <MChao@cityofirvine.org> wrote:
>
> Hi Mike,
>
> 18700 MacArthur is included in the draft Sites Inventory Form here: https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Flegacy.cityofirvine.org%2Fcivica%2Ffilebank%2Fblobdload.asp%3FBlobID%3D33472&data=04%7C01%7CMChao%40cityofirvine.org%7Ca921475abfc74d20d5c908d99a72f29b%7C47feb367af81451994d7caab1dfa1872%7C0%7C0%7C637710640751756217%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C1000&sdata=PhnnmLLkgKsU8MsgzTFN3%2FQrq%2FN4LX0JDqCwJDtLIzI%3D&reserved=0
>
> Go to PDF 3 out of 6. 18700 MacArthur is the 25 line item (white) from the bottom of that page (or about 4/5 down from the top of the page).
>
> Just in case, here's the project webpage: https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.cityofirvine.org%2FHEUpdate&data=04%7C01%7CMChao%40cityofirvine.org%7Ca921475abfc74d20d5c908d99a72f29b%7C47feb367af81451994d7caab1dfa1872%7C0%7C0%7C637710640751756217%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C1000&sdata=FC%2BDDsiTfhIR6cE%2B8Ty%2BAfCLXy%2BscFaTXygWIl4kGKs%3D&reserved=0
>
> Please let me know if you have any questions.
>
> Thanks,
>
> MELISSA CHAO | SENIOR PLANNER
> P 949-724-6395 | F 949-724-6440
> mchao@cityofirvine.org
>
> -----Original Message-----
> From: Mike Wang <mwang@venquest.com>

> Sent: Thursday, October 28, 2021 8:13 AM
> To: Melissa Chao <MChao@cityofirvine.org>
> Subject: Opportunity Site for 18700 MacArthur Blvd - Housing development
>
> CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.
>
>
> Hi Melissa Chao,
>
> Hope you are doing well. I am a partner at Atrium Hotel - 18700 MacArthur Blvd. Back in April, 2021, I requested to be included in the " opportunity site" list for the City of Irvine new housing development mandate. Can you please check if our property is included in the opportunity site? Thank you very much.
>
> Sincerely,
>
> Michael Wang
> Atrium Hotel
>
> mwang@venquest.com
> 949)374-7797

6. Notice of Intent to adopt IS/ND

NOTICE OF INTENT TO ADOPT AN INITIAL STUDY/NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that the City of Irvine is considering a recommendation that the project herein identified will have no significant environmental impact in compliance with Section 15070 of the California Environmental Quality Act (CEQA) Guidelines. Copies of the **PROPOSED NEGATIVE DECLARATION (ND)** and **INITIAL STUDY (IS)**, which support the proposed findings, are on file at the City of Irvine.

State Clearinghouse No.: (if applicable) N/A

Project Title and File No.: City of Irvine General Plan Housing Element 2021–2029 Update
File No. 00832121-PGA

Project Applicant: City of Irvine Community Development Department
1 Civic Center Plaza
Irvine, California 92606

Project Location: Citywide

Project Description: The City of Irvine Community Development Department is currently preparing a 6th Cycle update of its Housing Element for the 2021–2029 planning period pursuant to state requirements. The Housing Element Update includes a comprehensive analysis of the community's current and future housing needs and includes policies and actions to help facilitate the preservation, improvement, and development of housing to accommodate the City's share of the state-mandated Regional Housing Needs Assessment (RHNA) allocation by income levels. Although the City does not build the housing, the City's Housing Element creates a plan and regulatory framework, which provide opportunities for the private sector to do so where market conditions determine when and where housing is built.

Information Available: Copies of the **Draft ND** are available for your review at the Community Development Department, 1 Civic Center Plaza, Irvine (City Hall), during normal work hours. In addition, the IS/ND and other project information is accessible online at **www.cityofirvine.org/HEUpdate**.

Citizen Involvement: The Draft IS/ND is being circulated for a 30-day public review period as follows: **beginning on November 15, 2021, and ending on December 15, 2021.** All written comments on the Draft IS/ND must be received by the close of business on December 15, 2021, and can be emailed and/or mailed to:

Melissa Chao, Senior Planner
City of Irvine, Community Development Department
1 Civic Center Plaza
Irvine, CA 92606
mchao@cityofirvine.org

Following the close of the public review period, the Community Development Department will incorporate responses to comments received and prepare a Final IS/ND. The Final IS/ND and the Housing Element Update will be considered by the Planning Commission and City Council at noticed public hearings in the coming months.

City Contact: Melissa Chao, Senior Planner
(949) 724-6395; mchao@cityofirvine.org

Notice Date: November 12, 2021

HEU Draft IS/ND Certified Mailing List 11/15/21				
Name	**Association**	**Address**	**City State**	**Zip**
Lea U. Choum, Executive Officer	Airport Land Use Commission for Orange County	3160 Airway Avenue	Costa Mesa, CA	92626
Rhonda Johnson, President AT&T California	AT&T California	430 Bush Street, 5th Floor	San Francisco, CA	94108
Ed Pert	California Department of Fish and Wildlife	3883 Ruffin Road	San Diego, CA	92123
Maureen El Harake, Chief, Regional-Community Transit Planning	California Department of Transportation - District 12	1750 East 4th Street, Suite 100	Santa Ana, CA	92705
Glen Robertson	California Regional Water Quality Control Board - Santa Ana Region	3737 Main Street, Suite 550	Riverside, CA	92501
Lisa Mangat, Director	California State Parks	1416 9th Street	Sacramento, CA	95814
Jennifer Le, Economic & Development Services Director	City of Costa Mesa	77 Fair Drive	Costa Mesa, CA	92626
Marc Wiener, Director of Community Development	City of Laguna Beach	505 Forest Avenue	Laguna Beach, CA	92651
David Chantarangsu, Community Development Director	City of Laguna Hills	24035 El Toro Road	Laguna Hills, CA	92653
Rebecca Pennington, Management Analyst	City of Laguna Woods	24264 El Toro Road	Laguna Woods, CA	92637
Gayle Ackerman, Director of Community Development	City of Lake Forest	25550 Commerce Center Drive, Suite 100	Lake Forest, CA	92630
James Campbell, Deputy Community Development Director	City of Newport Beach	100 Civic Center Drive	Newport Beach, CA	92660
Minh Thai, Executive Director of Planning and Building	City of Santa Ana	20 Civic Center Plaza, Ross Annex	Santa Ana, CA	92702
Justina Willkom, Director of Community Development	City of Tustin	300 Centennial Way	Tustin, CA	92780
Orange County Clerk/Recorder	County of Orange	PO Box 238	Santa Ana, CA	92702

Richard Vuong, Division Manager, Planning	County of Orange Planning & Development Services	PO Box 4048	Santa Ana, CA	92702
Orange County, CA Environmental Review	Cox Communications	6205-B Peachtree Dunwoody Road NE	Atlanta, GA	30328
Francesca Negri, Chief Deputy Director	Department of Toxic Substances Control	1001 Street	Sacarmento, CA	95814
Andrew Salas, Chairman	Gabrieleno Band of Mission Indians - Kizh Nation	PO Box 393	Covina, CA	91723
Sam Dunlap	Gabrielino Tongva Nation	PO Box 86908	Los Angeles, CA	90086
Anthony Morales	Gabrielino/Tongva San Gabriel Band of Mission Indians	PO Box 693	San Gabriel, CA	91778
Secretary of Housing and Urban Development	HUD (Federal Office)	451 7th Street S.W.	Washington, DC	20410
Wayne Sauseda, Deputy Regional Administrator	HUD (Office of the Regional Administrator)	1 Sansome Street, Suite 1200	San Francisco, CA	94104
Ray Brewer, Field Office Director	HUD (Santa Ana Federal Building - Field Office)	34 Civic Center Plaza	Santa Ana, CA	92701
Jeff Arbour, Environmental Services Manager	OC Waste & Recycling	601 N. Ross Street, Suite 500	Santa Ana, CA	92701
Kelvin Okino, Executive Director of Facilities Planning & Construction	Irvine Unified School District	5050 Barranca Parkway	Irvine, CA	92604
Fiona Sanchez	Irvine Water Ranch District	15600 Sand Canyon Avenue	Irvine, CA	92618
Barry Rondinella, Executive Director	John Wayne Airport	Eddie Martin Administration Building, 3159 Airway Avenue	Costa Mesa, CA	92626
Sonia Johnston	Juaneno Band of Mission Indians	PO Box 25628	Santa Ana, CA	92799
Anthony Rivera	Juaneno Band of Mission Indians - Acjachemen Nation	31411-A La Matanza Street	San Juan Capistrano, CA	92675
David Belardes	Juaneno Band of Mission Indians - Acjachemen Nation	32161 Avenida Los Amigos	San Juan Capistrano, CA	92675
Joyce Stanfield Perry, Tribal Manager	Juaneno Band of Mission Indians - Acjachemen Nation	4955 Paseo Segovia	Irvine, CA	92603

Elisa Konove, Deputy Chief Executive Officer	Metrolink	900 Wilshire, Suite 1500	Los Angeles, CA	90012
Gayle Totton	Native American Heritage Commission	1550 Harbor Blvd., Suite 100	West Sacramento, CA	95691
Marilee Freville, Management Assistant	Orange County Fire Authority	1 Fire Authority Road	Irvine, CA	92602
Jess Carbajal, Director	Orange County Flood Control District	300 North Flower, 7th floor	Santa Ana, CA	92703
Carolyn Emery, Executive Officer	Orange County Local Agency Formation Commission	2677 N. Main Street, Suite 1050	Santa Ana, CA	92705
Jacky Cordero, Parks Division Manager	Orange County Parks	13042 Old Myford Road	Irvine CA	92602
Lori Donchak, Chair	Orange County Transportation Authority - Environmental Review	550 S Main Street	Orange, CA	92868
Rosa Munoz, Utilities Engineer	Public Utilities Commission	320 West 4th Street, Suite 500	Los Angeles, CA	90013
Connie Cavanaugh, Asst Superintendent	Saddleback Valley Unified School District	25631 Peter A. Hartman Way	Mission Viejo	92691
Joseph Ontiveros, Cultural Resource Director	Soboba Band of Luiseno Indians	PO Box 487	San Jacinto, CA	92581
Lijin Sun, Program Supervisor, CEQA IGR	South Coast Air Quality Management District	21865 Copley Drive	Diamond Bar, CA	91765
Hasan Ikharta, Executive Director	Southern California Association of Governments	900 Wilshire Blvd., Suite 1700	Los Angeles, CA	90017
Christopher Thompson, Local Public Affairs	Southern California Edison Company	1325 S. Grand Avenue	Santa Ana, CA	92705
Third Party Environmental Review	Southern California Edison Company	2244 Walnut Grove Avenue, GO-1, Quad 2C	Rosemead, CA	91770
Ben Gordon, Technical Operations Management	Southern California Gas Company	1919 State College Boulevard	Anaheim, CA	92806
Ron Mathieu, Senior Public Projects Specialist	Southern California Regional Rail Authority (SCRRA)	1 Gateway Plaza, Floor 12	Los Angeles, CA	90012
Scott Morgan, State Clearinghouse Director	State Clearinghouse - Office of Planning and Research	PO Box 3044	Sacramento, CA	95812

Eric Gillies, Acting Chief - Environmental Planning & Management	State Lands Commission	100 Howe Avenue, Suite 100 South	Sacramento, CA	95825
Virginia Gomez	Transportation Corridor Agencies	125 Pacifica, Suite 100	Irvine, CA	92618
Aaron Barta	U.S. Army Corps of Engineers - LA District	915 Wilshire Boulevard, Suite 980	Los Angeles, CA	90017
Jim Bartel, Field Supervisor	U.S. Fish and Wildlife Service	2177 Salk Avenue, Suite 250	Carlsbad, CA	92008
Richard Demerjian, Assistant Vice Chancellor	UCI - Environmental Planning and Sustainability	380 University Tower	Irvine, CA	92697
Richard Drury	Lozeau Drury LLP on behalf of Supporters Alliance for Environmental Responsibility	1939 Harrison Street, Suite 150	Oakland, CA	94612
Komalpreet Toor	Lozeau Drury LLP on behalf of Supporters Alliance for Environmental Responsibility	1939 Harrison Street, Suite 150	Oakland, CA	94612
Stacey Oborne	Lozeau Drury LLP on behalf of Supporters Alliance for Environmental Responsibility	1939 Harrison Street, Suite 150	Oakland, CA	94612
Jeremy Cogan, Director of Facilties and Planning	Santa Ana Unified School District	1601 E Chestnut Ave	Santa Ana, CA	92701
Jose Contreras, Manager of Facilities & Planning	Tustin Unified School District	300 South C St.	Tustin, CA	**92780**
John Bercaw		1715 Bayadere Terrace	Corona del Mar, CA	92625

AFFIDAVIT OF POSTING
NOTICE OF INTENT TO ADOPT AN INITIAL STUDY/
NEGATIVE DECLARATION

STATE OF CALIFORNIA)
COUNTY OF ORANGE)
CITY OF IRVINE)

I, Melissa Chao, Senior Planner with the City of Irvine, HEREBY DO CERTIFY that on the **12th of November, 2021**, I caused to be posted the foregoing true and correct copy of the Notice of Intent to Adopt an Initial Study/Negative Declaration for the General Plan 6th Cycle Housing Element Update (00832121-PGA) for the City of Irvine in the following public places in the City:

1. Bulletin Board in Walnut Village Shopping Center
   - Culver Drive and Walnut Avenue

2. Bulletin Board in University Park Shopping Center
   - Culver Drive and Michelson Drive

3. Bulletin Board in Northwood Shopping Center
   - Yale Avenue and Irvine Boulevard

4. Bulletin Board and Public Safety Department Lobby at City Hall
   - Harvard Avenue and Alton Parkway

IN WITNESS WHEREOF, I have hereunto set my hand this **12th day of November, 2021.**

CITY OF IRVINE

Posted by: Melissa Chao

Date posted: **November 12, 2021**

Melissa Chao

From: City of Irvine <CityofIrvine@public.govdelivery.com>
Sent: Monday, November 15, 2021 9:02 AM
To: Melissa Chao
Subject: Notice of Intent to Adopt Initial Study for 6th Cycle Housing Element Update



Notice of Intent to Adopt an Initial Study/Negative Declaration for Irvine's Proposed 6th Cycle Housing Element Update

Pursuant to the California Environmental Quality Act (CEQA), a Draft Initial Study/Negative Declaration (IS/ND) was prepared for the proposed 6th Cycle Housing Element Update and is being circulated for a 30-day public review period as follows: November 15, 2021 and ends on December 15, 2021. All written comments on the Draft IS/ND must be received by the close of business December 15, 2021, and can be emailed and/or mailed to:

Melissa Chao, Senior Planner
City of Irvine, Community Development Department
1 Civic Center Plaza
Irvine, CA 92606
mchao@cityofirvine.org

Please refer to the attached Notice of Intent to Adopt an Initial Study/Negative Declaration for additional details.

Following the close of the public review period, the Community Development Department will incorporate responses to comments received and prepare a Final IS/ND. The Final IS/ND and the Housing Element Update will be considered by the Planning Commission and City Council at noticed public hearings in the coming months (anticipated in December 2021 and January 2022).

For more information about the Housing Element Update in the City of Irvine, please visit *cityofirvine.org/HEUpdate*.

- HEU IS-ND NOI final 11.11.21_CLEAN.pdf

Since its incorporation in 1971, Irvine has become a nationally recognized city, with a population of 307,670 that spans 66 square miles and is recognized as one of America's safest and most successful master-planned urban communities. Top-rated educational institutions, an enterprising business atmosphere, sound environmental stewardship, and respect for diversity all contribute to Irvine's enviable quality of life. This family-friendly city features more than 16,000 acres of parks, sports fields and dedicated open space and is the home of Great Park. For more information, please visit cityofirvine.org.

# # #

برای کسب اطلاعات به‌زبان فارسی، لطفاً با شمارهٔ 949-724-6395 تماس بگیرید.
한국어로된 정보를 원하시면 949-724-6395 로 연락 바랍니다 .
如需中文資訊，請致電 949-724-6395。
有关中文信息，请致电 949-724-6395。
日本語で情報を共有する場合、電話番号949-724-6395までご連絡ください
Para obtener información en español, llame al 949-724-6395.
Để biết thêm thông tin bằng tiếng Việt, xin vui lòng gọi đến số 949-724-6395.
للحصول على المعلومات باللغة العربية، اتصل بالرقم 949-724-6395.



City of Irvine
1 Civic Center Plaza
Irvine, CA 92606
949-724-6000
cityofirvine.org



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This email was sent to mchao@cityofirvine.org using GovDelivery Communications Cloud on behalf of: City of Irvine · 1 Civic Center Plaza · Irvine, California 92623-9575

GOVDELIVERY

From:	Esther Daigneault
To:	Melissa Chao
Subject:	FW: [External]SCH Number 2021110203
Date:	Tuesday, November 16, 2021 11:27:18 AM
Attachments:	image001.png

CAUTION: EXTERNAL EMAIL

Here you go!

Esther

Esther Daigneault | Environmental Analyst, Environmental Planning & Compliance

Harris & Associates

cell: 301-379-3546

www.WeAreHarris.com

From: Meng Heu <Meng.Heu@OPR.CA.GOV>
Sent: Monday, November 15, 2021 8:30 AM
To: Esther Daigneault <esther.daigneault@weareharris.com>
Subject: [External]SCH Number 2021110203

Your project is published and is available for review. Please note the review 'start' and 'end' period.

You can use the "navigation" and select "published document" to view your project and any attachments on CEQAnet.

Closing Letters: The State Clearinghouse (SCH) would like to inform you that at this time, our office has transitioned from providing close of review period acknowledgement on your CEQA environmental document. During the phase of not receiving notice on the close of review period, comments submitted by state agencies at the close of review period (and after) are available on CEQAnet.

Please visit: https://ceqanet.opr.ca.gov/Search/Advanced

- Type in the SCH# of your project
  - If filtering by "Lead Agency"
    - Select the correct project
  - Only State Agency comments will be available in the "attachments" section. Note: Refer to the bold and highlighted agencies.

Meng Heu
Office of Planning and Research (OPR)
State Clearing House

To view your submission, use the following link.
https://ceqasubmit.opr.ca.gov/Document/Index/274131/1

Public Engagement

Appendix A-R: Airport Land Use Commission Review

Table of Contents

1. ALUC Meeting Agenda - *DUE TO PUBLICATION DEADLINES, PLEASE SEE PROJECT CASE FILE 00832121-PGA*
2. Staff Report - *DUE TO PUBLICATION DEADLINES, PLEASE SEE PROJECT CASE FILE 00832121-PGA*
3. Presentation - *DUE TO PUBLICATION DEADLINES, PLEASE SEE PROJECT CASE FILE 00832121-PGA*
4. ALUC Letter

1. Meeting Agenda
2. Staff Report
3. Presentation

4. ALUC Letter

AIRPORT LAND USE COMMISSION
FOR ORANGE COUNTY
3160 Airway Avenue • Costa Mesa, California 92626 • 949.252.5170 fax: 949.252.6012

April 30, 2021

Pete Carmichael, Community Development Director
City of Irvine
1 Civic Center Plaza
Irvine, CA 92623-9575

Dear Mr. Carmichael:

We are aware that cities in Orange County are in the process of updating their respective Housing Elements in accordance with state law. Please be aware that portions of your city are within the Planning Area for John Wayne Airport, as shown on the attached exhibit. Pursuant to California Public Utilities Code Section 21676(b):

> "Prior to the amendment of a general plan or specific plan, or the adoption or approval of a zoning ordinance or building regulation within the planning boundary established by the airport land use commission pursuant to Section 21675, the local agency shall first refer the proposed action to the commission."

As such, please incorporate ALUC review into your schedule for the Housing Element Update process. We request that items be referred to ALUC after consideration/approval by your city's Planning Commission. The ALUC meets the third Thursday of each month at 4:00 p.m. In the Airport Commission meeting room at 3160 Airway Avenue, Costa Mesa. For additional submittal information please see Section 4.7 of the AELUP which can be found here:

https://www.ocair.com/about/administration/airport-governance/commissions/airport-land-use-commission/.

If you have any questions, feel free to contact me at lchoum@ocair.com, or Julie Fitch at jfitch@ocair.com. You may also contact us by phone at (949) 252-5170.

Thank you.

Lea U. Choum

Lea U. Choum
Executive Officer

Attachment: JWA Planning Area

Public Engagement

Appendix A-S: 6th Cycle Housing Element Adoption Hearings

Table of Contents

1. Department of Housing and Community Development (HCD) Preliminary Findings Letter for Draft Housing Element Update (version dated August 19, 2021) – October 18, 2021

2. Email Notification of Revised Draft HEU Re-release – November 19, 2021

3. Draft Housing Element Correspondence - *DUE TO PUBLICATION DEADLINES, PLEASE SEE PROJECT CASE FILE 00832121-PGA*

4. Draft IS/ND Public Comment Letters

5. Planning Commission – December 2, 2021
   a. Meeting Agenda
   b. Staff Report
   c. Presentation
   d. Comment Summary and Analysis
   e. Public Notice
   f. Affidavit of Publication

6. Planning Commission – December 16, 2021
   a. Meeting Agenda
   b. Staff Report
   c. Presentation
   d. Comment Summary and Analysis

7. City Council – January 11, 2022 – *DUE TO PUBLICATION DEADLINES, PLEASE SEE PROJECT CASE FILE 00832121-PGA*
    a. Meeting Agenda
    b. Staff Report
    c. Presentation
    d. Public Notice
    e. Affidavit of Publication

8. City Council – January 25, 2022 – TBD IF NEEDED. *DUE TO PUBLICATION DEADLINES, PLEASE SEE PROJECT CASE FILE 00832121-PGA*

    a. Meeting Agenda
    b. Staff Report
    c. Presentation

1. HCD Preliminary Findings Letter for Draft HEU (version dated August 19, 2021)

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY GAVIN NEWSOM, *Governor*

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov

October 18, 2021

Pete Carmichael, Director
Community Development Department
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606

Dear Pete Carmichael:

RE: City of Irvine's 6th Cycle (2021-2029) Draft Housing Element

Thank you for submitting the City of Irvine's (City) draft housing element received for review on August 19, 2021. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by a telephone conversation on September 27, 2021, with you and your staff, Marika Poynter, Melissa Chao, Justin Equina, Tim Gehrich, Lisa Varon, Kerwin Lau, and consultants Hitta Mosesman and Jordan Perez. In addition, HCD considered comments from YIMBY Law and the Kennedy Commission pursuant to Government Code section 65585, subdivision (c).

The draft element addresses many statutory requirements; however, revisions will be necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code). The enclosed Appendix describes the revisions needed to comply with State Housing Element Law.

The City's statutory deadline to adopt a housing element is October 15, 2021. For your information, pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), if a local government fails to adopt a compliant housing element within 120 days of this statutory deadline, then any rezoning to accommodate the regional housing needs allocation (RHNA), including for lower-income households, shall be completed no later than one year from the statutory deadline. Otherwise, the local government's housing element will no longer comply with State Housing Element Law, and HCD may revoke its finding of substantial compliance pursuant to Government Code section 65585, subdivision (i).

Pursuant to Government Code section 65583.3, subdivision (b), the City must utilize standards, forms, and definitions adopted by HCD when preparing the sites inventory. Please see HCD's housing element webpage at https://www.hcd.ca.gov/community-development/housing-element/index.shtml for a copy of the form and instructions. The City can reach out to HCD at sitesinventory@hcd.ca.gov for technical assistance.

Upon adoption of the housing element, the City must submit an electronic version of the sites inventory with its adopted housing element to sitesinventory@hcd.ca.gov.

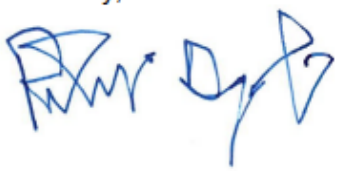
Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate. Specifically, the City must proactively make future revisions available to the public, including any commenters, prior to submitting any revisions to HCD and diligently consider and address comments, including making revisions to the document where appropriate. HCD's future review will consider the extent to which the revised element documents how the City solicited, considered, and addressed public comments in the element.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: http://opr.ca.gov/docs/OPR_Appendix_C_final.pdf and http://opr.ca.gov/docs/Final_6.26.15.pdf.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources.

HCD is committed to assisting the City of Irvine in addressing all statutory requirements of housing element law and appreciates the efforts of your team in the preparation of your draft element. If you have any questions or need additional technical assistance, please contact Chelsea Lee at Chelsea.Lee@hcd.ca.gov.

Sincerely,



Paul McDougall

Enclosure

APPENDIX
CITY OF IRVINE

The following changes are necessary to bring the City's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on HCD's website at http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos.shtml. Among other resources, the housing element section contains HCD's latest technical assistance tool, Building Blocks for Effective Housing Elements (Building Blocks), available at http://www.hcd.ca.gov/community-development/building-blocks/index.shtml and includes the Government Code addressing State Housing Element Law and other resources.

A. Review and Revision

Review the previous element to evaluate the appropriateness, effectiveness, and progress in implementation, and reflect the results of this review in the revised element. (Gov. Code, § 65588 (a) and (b).)

The review requirement is one of the most important features of the element update. The review of past programs should analyze the City's accomplishments over the previous planning period. This information provides the basis for developing a more effective housing program.

A thorough program-by-program review is necessary to evaluate City's performance in addressing housing goals. As part of the evaluation of programs in the past cycle (Table 3-1), the element should provide additional information that expands upon the effectiveness of program activities for Programs 1 (Housing Rehabilitation), 2 (Preservation of At-Risk Units), and 8 (Universal Design).

B. Housing Needs, Resources, and Constraints

1. *Include an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition. (Gov. Code, § 65583, subd. (a)(2).)*

   Overpayment: Although the element indicates the total number of lower-income households who are cost burdened, it must quantify and analyze these households by tenure (renter and owner).

   Extremely Low-Income Households (ELI): The element indicates the total number of existing ELI households, but it must also quantify and analyze these households by tenure (renter and owner).

   Housing Conditions: The element identifies the age of the housing stock on page 2-15. However, it must also include analysis of the condition of the existing housing stock and

estimate the number of units in need of rehabilitation and replacement. For example, the analysis could include estimates from a recent windshield survey or sampling, estimates from the code enforcement agency, or information from knowledgeable builders/developers, including non-profit housing developers or organizations.

For additional information, see the *Building Blocks* at http://www.hcd.ca.gov/community-development/building-blocks/housing-needs/housing-stock-characteristics.shtml.

Housing Costs: The element identifies median home sales prices for existing homes on pages 2-17 to 2-18, but it should also include analysis on rental prices in the City.

2. *Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2…shall include an assessment of fair housing in the jurisdiction. (Gov. Code, § 65583, subd. (c)(10)(A).)*

   The element includes information in Appendix B on affirmatively furthering fair housing (AFFH). However, additional information is required as follows:

   Public Outreach: The element provides a discussion of community outreach conducted on page B-2 but generally does not address AFFH requirements. While AFFH outreach can be conducted with the other portions of the housing element, it must also be specific to AFFH. For example, the outreach could specifically target fair housing organizations or neighborhoods with relatively concentrated poverty for input related to housing and community development needs and access to opportunities such as education and transportation.

   Fair Housing Enforcement and Outreach: The element notes the City currently contracts with the Fair Housing Foundation (FHF) for fair housing education and direct client services and provides data on reported housing discrimination cases. However, the element does not clearly describe whether this information is local or regional data for the County of Orange. The analysis should be revised to include most recent local data and analyze the data for any patterns or trends by community area or census tract and include additional local knowledge, relevant factors, and a conclusion of summary of issues. Additionally, the element must also describe compliance with existing fair housing laws and regulations.

   Local Data and Knowledge and Other Relevant Factors: The element contains some analysis that addresses this requirement; however, additional information is needed. The City's analysis for each of these areas must also be informed by regional and local data and knowledge from stakeholders within the City. In several areas, either local or regional knowledge for the following areas is missing or insufficient: Fair Housing Enforcement and Capacity, Segregation and Integration, Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs), Access to Opportunity, and Disproportionate Housing Needs and Displacement Risk. The analysis could incorporate local and regional knowledge through surveys, interviews, etc. from local non-profit organizations, advocacy groups and even the City. In addition, the element must include other relevant factors that contribute to fair housing issues in the jurisdiction. For instance, the element

can analyze historical governmental and nongovernmental land use, zoning and investment practices (e.g., infrastructure) or other information and demographic trends.

Sites Inventory: The element includes some general discussion and conclusions on pages B-22 to B-24 that indicates sites for lower-income households are concentrated in areas of the City with moderate to high resource opportunity and that no concentration of sites for lower-income households exist. However, the analysis must also include discussion of all regional housing need allocation (RHNA) categories, including above moderate-income households in relation to areas with a higher proportion of white residents and higher median incomes. In addition, the element should include analysis to support these conclusions, including the number of units per site by income group for each of the AFFH categories relative to the impacts on patterns of disproportionate housing needs (e.g., overpayment, overcrowding, displacement).

Contributing Factors: The element identifies several contributing factors to fair housing issues in the City but should also prioritize them (e.g., low, medium, high).

Goals, Priorities, Metrics, and Milestones: The element addresses some of these requirements but must be revised to add or modify goals and actions based on the outcomes of a complete analysis. Goals and actions must specifically respond to the analysis and to the identified and prioritized contributing factors to fair housing issues and must be significant and meaningful enough to overcome identified patterns and trends. Actions must have metrics and milestones as appropriate and must address housing mobility enhancement, new housing choices and affordability in high opportunity areas, place-based strategies for community preservation and revitalization and displacement protection.

3. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)*

   The City has a (RHNA) of 23,610 housing units, of which 10,631 are for lower-income households. To address this need, the element relies on vacant residential sites, mixed-use sites, and ADUs. To demonstrate the adequacy of these sites and strategies to accommodate the City's RHNA, the element must include complete analyses:

   RHNA Progress: The element identifies one pending high-density residential project in Planning Area 40 with 175 permitted units indicating they are affordable to lower-income households, but it must also demonstrate how the units are affordable. The element must include an analysis to demonstrate the affordability of these units based on actual or projected sales prices, rent levels, or other mechanisms establishing affordability in the planning period. (Gov. Code, § *65583.1, subd. (d).)*

University Housing: The element credits 4,406 of existing faculty and graduate school housing on the University of California, Irvine campus. Please be aware, pursuant to Government Code 65583.1, subdivision (d), the element can only credit units constructed since the beginning of the projection period (June 30, 2021). HCD researched the issue related to how other university housing was counted in previous planning cycles and reviewed housing elements (4th cycle and 5th cycle housing elements) for the cities and counties of Santa Cruz and Santa Barbara referenced on page 7-14. These elements did not include crediting existing units from the University of California, Santa Cruz and University of California, Santa Barbara. In addition, HCD consulted with the California Department of Finance (DOF). DOF creates the population projections used in the RHNA, which includes both households and group quarters and verified that these units would have been accounted for in the number of existing occupied units used in in the development of the RHNA for the Southern California Association of Governments (SCAG).

However, the City can credit family and faculty housing that is proposed to be developed with in the planning period. Sites controlled by exempt entities can be credited towards the RHNA when documentation is provided that demonstrates the likelihood that the planned housing will be developed within the current RHNA/housing element cycle. Sites located on land controlled by exempt entities are analyzed differently because the jurisdiction may not have control over the planning, permitting, and decision-making processes of land owned by another public entity. While adequate documentation can vary due to differences in planning processes on land controlled by exempt entities, the following examples of documentation demonstrate the likelihood of housing being developed on sites outside the control of a local government:

- Agreement with the entity controlling the land that grants the jurisdiction authority regarding approving, permitting, certifying occupancy, and/or reporting new units to DOF.
- Documentation from the entity controlling the land that demonstrates planned housing has been approved to be built within the current RHNA cycle.
- Data pertaining to the timing of the project construction and unit affordability by household income category.

Please note, while none of the projects identified in the element appear to be exclusively college and university student housing, this type of housing may be considered noninstitutional group quarters and not a housing unit for purposes of meeting the RHNA. Residents typically enter "by the bed" leases (i.e., single-liability leases). Another distinguishing factor is that the unit is not available for rent to non-students. For further information on whether university housing meets the definition of a housing unit, please contact DOF at (916) 323-4086.

Adequate Site Alternative: Table 7-2 indicates the City is crediting the preservation of 823 units affordable to lower income households towards its RHNA. To credit the preservation of these units toward the City's housing need, the element must demonstrate compliance with all the statutory requirements. (Gov. Code, § 65583.1.) For example, the element must demonstrate the units were determined that the affordability will be maintained for at least 55 years, are located within an assisted housing

development, and will be affordable to very low and low-income households at the time the units were identified for preservation, among other things

For additional information and an Alternative Adequate Sites Checklist, see the Building Blocks at https://www.hcd.ca.gov/community-development/building-blocks/site-inventory-analysis/adequate-sites-alternatives/docs/adequate_site_alt_checklist.pdf.

City-Owned Sites: The sites inventory lists certain sites as owned by the City. The housing element must include a description of whether there are any plans and schedule to sell or lease the property during the planning period and how the jurisdiction will comply with the Surplus Land Act Article 8 (commencing with Section 54220) of Chapter 5 of Part 1 of Division 2 of Title 5.

Suitability of Nonvacant Sites: The element must also analyze the extent to which existing uses may impede additional residential development and include an analysis of any existing leases or other contracts that would perpetuate the existing use or prevent redevelopment of the site for additional residential development. (Gov. Code, § 65583.2, subd. (g)(1).) Specifically, the site inventory contains several sites described as apartments in Tables A and B of Appendix C. Sites with existing uses should include additional analysis on the factors that led to selecting these sites for inclusion in the inventory. Trends related to experience with converting existing uses to higher density residential development or the current market demand should relate to the sites listed in the inventory.

In addition, specific analysis and actions are necessary if the housing element relies upon nonvacant sites to accommodate more than 50 percent of the RHNA for lower-income households. For your information, the housing element must demonstrate existing uses are not an impediment to additional residential development and will likely discontinue in the planning period. (Gov. Code, § 65583.2, subd. (g)(2).) Absent findings (e.g., adoption resolution) based on substantial evidence, the existing uses will be presumed to impede additional residential development and will not be utilized toward demonstrating adequate sites to accommodate the RHNA.

Realistic Capacity: The element indicates on page 7-8 that realistic capacity assumptions were determined to be 70% for vacant and nonvacant sites. However, it must demonstrate how the likelihood of nonresidential development (e.g., commercial) was considered for mixed use and nonresidential zones in the City was factored into realistic capacity assumptions. The estimate must also account for land use controls such as allowing 100 percent nonresidential uses. To demonstrate the likelihood for residential development in nonresidential zones, the element could describe any performance standards mandating a specified portion of residential and any factors increasing the potential for residential development such as incentives for residential use, and residential development trends in the same nonresidential zoning districts.

Large Sites: The element identifies six publicly owned sites that are large parcels greater than ten acres that will be used to accommodate the City's housing need for lower-income households (p. 7-15). Sites larger than 10 acres in size are deemed inadequate

to accommodate housing for lower-income housing unless it is demonstrated that sites of equivalent size were successfully developed during the prior planning period for an equivalent number of lower-income housing units as projected for the site or unless the housing element describes other evidence to HCD that the site is adequate to accommodate lower-income housing. (Gov. Code, § 65583.2, subd. (c)(2)(A).) For example, a site with a proposed and approved housing development that contains units affordable to lower income households would be an appropriate site to accommodate housing for lower-income households. (Gov. Code, § 65583.2, subd. (c)(2)(C).)

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Suitability and Availability of Infrastructure: The element provides a general overview of water and sewer infrastructure on pages 7-20 to 7-21, but it must also clarify sufficient dry utilities capacity to meet the RHNA.

Environmental Constraints: While the element generally describes several environmental conditions within the City (pp. 5-4 to 5-7), it must also describe any known environmental constraints or other conditions on identified sites that could impact housing development in the planning period. For example, the element should specifically address potential development constraints related to marshland on the Irvine Ranch Water District sites. For additional information and sample analysis, see the Building Blocks at http://www.hcd.ca.gov/communitydevelopment/building-blocks/site-inventory-analysis/analysis-of-sites-andzoning.shtml#environmental.

Accessory Dwelling Units (ADUs): The element projects 80 ADUs over the planning period or approximately 10 ADUs per year over the eight-year planning period. According to HCD records, one unit was permitted in 2018, 0 were permitted in 2019, and 0 were permitted in 2020. These trends do not support an assumption of 10 ADUs per year. To support assumptions for ADUs in the planning period, the element should reconcile trends with HCD records, adjust assumptions as appropriate and include additional information such as more recent permitted units and inquiries, resources and incentives, other relevant factors and modify policies and programs as appropriate, including monitoring and addressing the production and affordability of ADUs.

Water and Sewer Priority: For your information, water and sewer service providers must establish specific procedures to grant priority water and sewer service to developments with units affordable to lower-income households. (Gov. Code, § 65589.7.) Local governments are required to immediately deliver the housing element to water and sewer service providers. HCD recommends including a cover memo describing the City's housing element, including the City's housing needs and regional housing need. For additional information and sample cover memo, see the *Building Blocks* at http://www.hcd.ca.gov/community-development/building-blocks/other-requirements/priority-for-water-sewer.shtml.

Zoning for a Variety of Housing Types: The element must demonstrate zoning to encourage and facilitate a variety of housing types, as follows:

Employee Housing: The element must demonstrate zoning is consistent with the Employee Housing Act (Health and Safety Code, § 17000 et seq.), specifically, sections 17021.5 and 17021.6 or add or modify programs as appropriate. Section 17021.5 requires employee housing for six or fewer employees to be treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone. Section 17021.6 requires employee housing consisting of no more than 12 units or 36 beds to be permitted in the same manner as other agricultural uses in the same zone. For additional information and sample analysis, see the *Building Blocks* at http://www.hcd.ca.gov/community-development/building-blocks/housing-needs/farmworkers.shtml.

Emergency Shelters: The element provides information on zoning for emergency shelters but must be revised to ensure parking standards are consistent with AB 139, which only allows parking for staff. The element notes on page 5-43 that current parking requirements for emergency shelters in the City are one space per four beds, plus one pace per employee which is inconsistent with state law.

Transitional and Supportive Housing: The element provides some information on pages 5-44 and 5-45 regarding transitional and supportive housing but must demonstrate these housing types are permitted as a residential use in all zones allowing residential uses and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone in compliance with Government Code section 65583, subdivision (c)(3).

Accessory Dwelling Units (ADUs): Table 5-11 indicates ADUs are prohibited in the IBC Residential and Multi-Use Zones. However, ADUs must be ministerially approved in all residential and mixed-use zones. In addition, page 5-18 indicates that ADUs with one or more bedrooms requires an additional parking space. These constraints must be addressed, and a program(s) must be included to update the City's Zoning Ordinance to comply with State ADU Law. In addition, per conversations with staff, it is HCD's understanding that the City is defaulting to permit and processing procedures for approval of ADU's. The element must explicitly state how ADU's are currently allowed, including applicable development standards.

4. *An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land-use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. (Gov. Code, § 65583, subd. (a)(5).)*

   Land-Use Controls: The element must identify and analyze all relevant land-use controls impacts as potential constraints on a variety of housing types. The element indicates on page 5-17 that Districts 5.0 (IBC Mixed Use), 5.1 (IBC Multi-Use), and 5.3 (IBC Residential) are subject to height limits, as determined by the Federal Aviation Administration (FAA). The analysis should address the ability to achieve maximum

densities given these restrictions and include programs as necessary to address identified constraints.

Fees and Exactions: The element must describe all required fees for single family and multifamily housing development, including impact fees, and analyze their impact as potential constraints on housing supply and affordability. In particular, the City should include additional comparative analysis from similar cities on the cost of its Environmental Impact Report (EIR) fee to examine whether the EIR poses a potential constraint to housing development.

SB 35 Streamlined Ministerial Approval Process: The element must clarify whether there are written procedures for the SB 35 (Chapter 366, Statutes of 2017) Streamlined Ministerial Approval Process and add a program as necessary to address these requirements.

Processing and Permit Procedures: The element must describe and analyze the design review, guidelines and process, including approval procedures and decision-making criteria, for their impact as potential constraints on housing supply, affordability, timing and approval certainty. For example, the analysis could describe required findings and discuss whether objective standards and guidelines improve development certainty and mitigate cost impacts. The element must demonstrate this process is not a constraint or it must include a program to address this permitting requirement, as appropriate.

In addition, the element indicates multifamily development in zones intended for permitting multifamily development (Multi-Use, Medium-Density Residential, and Medium-High Density Residential on page 5-42) are subject to a conditional use permit (CUP). The element must analyze the CUP process as a potential constraint on housing supply and affordability. The analysis should identify findings of approval for the CUP and their potential impact on development approval certainty, timing, and cost. The element must demonstrate this process is not a constraint or it must include a program to address and remove or mitigate the CUP requirement.

Zoning and Fees Transparency: The element must clarify its compliance with new transparency requirements for posting all zoning and development standards for each parcel on the jurisdiction's website pursuant to Government Code section 65940.1, subdivision (a)(1).

Constraints on Housing for Persons with Disabilities: The element includes some analysis of zoning, development standards, building codes, and process and permit procedures as potential constraints on housing for persons with disabilities. However, more information is required. Specifically, the element notes the City has established reasonable accommodation procedures in the Building Code (pp. 5-38 to 5-39) but it does not provide a description of the procedure or analysis on whether such procedures present constraints for persons with disabilities. In addition, the element currently details that residential care facilities serving six or fewer persons are permitted in all residential zones. However, residential care facilities serving seven or more persons are conditionally permitted in the Estate Density, Low Density, Medium-High Density, High Density, and Multi-Use zones. The element should analyze the process as a potential

constraint on housing for persons with disabilities and add or modify programs as appropriate to ensure zoning permits group homes objectively with approval certainty.

5. *An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, the requests to develop housing at densities below those anticipated in the analysis required by subdivision (c) of Government Code section 65583.2, and the length of time between receiving approval for a housing development and submittal of an application for building permits for that housing development that hinder the construction of a locality's share of the regional housing need in accordance with Government Code section 65584. (Gov. Code, § 65583, subd. (a)(6).)*

   The element includes some analysis on pages 5-2 to 5-3 of nongovernmental constraints, including the availability of financing and the length of time between project approval and request for a building permit. However, the element must also address requests to develop housing at densities below those anticipated in the sites inventory. Depending on the outcomes of that analysis, a program(s) must be added that identify local efforts to address nongovernmental constraints that create a gap in the jurisdiction's ability to meet its RHNA by income category.

6. *Analyze any special housing needs such as elderly; persons with disabilities, including a developmental disability; large families; farmworkers; families with female-heads of households; and families and persons in need of emergency shelter. (Gov. Code, § 65583, subd. (a)(7).)*

   The element indicates on page 2-45 that there are 158 farmworkers employed in the agricultural industry within the City. However, the analysis does not specify whether regional contexts were taken into consideration. Farmworkers from the broader area and those employed seasonally may have housing needs that are not currently reflected in the analysis. As a result, the element should at least acknowledge the housing needs of permanent and seasonal farmworkers at a county-level (e.g., USDA county-level farmworker data) and include programs as appropriate.

7. *Analyze existing assisted housing developments that are eligible to change to non-low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of use restrictions. (Gov. Code, § 65583, subd. (a)(9) through 65583, subd. (a)(9)(D).)*

   The element currently provides a general overview of assisted housing projects at-risk of converting to non-low income uses (Table 4-1). However, the element should include an assessment of risk (e.g., low, moderate, high) for each of the housing developments and identify any at-risk units as a result of termination of local funding or regulatory agreements (e.g., inclusionary agreements, redevelopment funds, or density bonus).

C. Housing Programs

1. *Include a program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are*

ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, the provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available. The program shall include an identification of the agencies and officials responsible for the implementation of the various actions. (Gov. Code, § 65583, subd. (c).)

To have a beneficial impact in the planning period and address the goals of the housing element, the following programs must be modified to include specific and clear commitments (ex. beyond "exploring," "reviewing," or "initiating"): Programs C.4 (Plan to Encourage and Incentivize ADUs), D.2 (Continue the Conservation and Monitoring of Existing and Future Affordable Units), G.3 (Zoning Changes), J.1 (Cooperating with Community-Based Organizations), J.2 (Displacement Prevention), L.1 (Update and Implement the City's General Plan – Land Use Element/Amend Zoning Ordinance), L.2 (Implement the One Irvine Program to Support Placemaking Through its Neighborhood Revitalization Efforts), M.2 (Cooperation with Community Based Organizations) and M.3 (Density Bonus Eligibility).

In addition, the following programs must be revised with discrete timelines: Programs A.3 (Residential Overlays in Nonresidential Areas), B.1 (Assist with Development of Lower-Income Housing), B.3 (Review the City's Development Standards), B.4 (Provide a Menu of Incentives/Concessions to Developers, C.4 (Plan to Encourage and Incentivize ADUs), D.2 (Continue the Conservation and Monitoring of Existing and Future Affordable Units), G.2 (Adopt Ordinances and Policies that Encourage a Diverse Housing Stock), G.3 (Zoning Changes), G.6 (Irvine Housing Authority), G.7 (Terms of Affordability) J.3 (Legal Assistance for Renters), K.1 (Homeownership Education), K.2 (Residential Rehabilitation Program), L.1 (Update and Implement the City's General Plan – Land Use Element/ Amend Zoning Ordinance), and L.2 (Implement the One Irvine Program to Support Placemaking Through its Neighborhood Revitalization Efforts).

2. *Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Government Code section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. (*Gov. Code, § *65583, subd. (c)(1).)*

   As noted in Finding B3, the element does not include a complete site analysis, therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to

address a shortfall of sites or zoning available to encourage a variety of housing types. In addition, the element should be revised as follows:

Replacement Housing Requirements: The sites inventory identifies sites with existing residential uses. Absent a replacement housing program (Gov. Code, § 65583.2, subd. (g)(3)), these sites are not adequate sites to accommodate lower-income households. The replacement housing program has the same requirements as set forth in Government Code section 65915, subdivision (c)(3). The element must be revised to include a program(s) as necessary.

Adequate Sites Alternate Program: As the element appears to rely on the preservation of housing projects to accommodate a portion of the RHNA for lower-income households pursuant to Government Code section 65583.1, subdivision (c). The element must include a program that commits the City to provide committed assistance through a legally enforceable agreement by the end of the third year of the housing-element planning period. The dollar amount or related in-kind services of the committed assistance must be substantial enough to make the targeted units available for occupancy within two years of the execution date of the agreement. In addition, the program must commit to report the status of the committed assistance program in the annual progress report no later than the fourth year of the planning period. If the City does not enter into an enforceable agreement of committed assistance for all the units initially identified by the end of the third year of the planning period, the local government must adopt an amendment to its housing element, no later than the end of the fourth year of the planning period, identifying additional adequate sites sufficient to accommodate the number of units for which committed assistance was not provided.

Rezone Program for Adequate Sites: The City appears to be relying on sites that require rezoning to accommodate a portion of its housing need for lower-income households. While the element includes Program PP-A.3 (Residential Overlays in Nonresidential Areas), it must specifically commit to rezoning pursuant to all the provisions outlined in Government Code section 65583.2, subdivisions (h) and (i).

3. *The housing element shall contain programs which assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households. (Gov. Code, § 65583, subd. (c)(2).)*

   While the element includes programs to assist in the development of very low-, low-, and moderate-income households, it must also include a program(s) to assist in the development of housing affordable ELI households. Programs must be revised or added to the element to assist in the development of housing for ELI households. Program actions could include prioritizing some funding for housing developments affordable to ELI households and offering financial incentives or regulatory concessions to encourage the development of housing types, such as multifamily, single-room occupancy (SRO) units, to address the identified housing needs for ELI households.
   For additional information, see the *Building Blocks* at http://www.hcd.ca.gov/community-development/building-blocks/housing-needs/extremely-low-income-housing-needs.shtml.

4. *Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of*

housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)

As noted in Findings B4 and B5, the element requires a complete analysis of potential governmental and nongovernmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs to address and remove or mitigate any identified constraints.

5. *Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. (Gov. Code, § 65583, subd. (c)(5).)*

   As noted in Finding B2 the element must include a complete assessment of fair housing. Based on the outcomes of that analysis, the element must add or modify programs. For additional guidance on program requirements to AFFH, please see HCD's guidance at https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos.shtml.

6. *The housing program shall preserve for low-income household the assisted housing developments identified pursuant to paragraph (9) of subdivision (a). The program for preservation of the assisted housing developments shall utilize, to the extent necessary, all available federal, state, and local financing and subsidy programs identified in paragraph (9) of subdivision (a), except where a community has other urgent needs for which alternative funding sources are not available. The program may include strategies that involve local regulation and technical assistance. (Gov. Code, § 65583, subd. (c)(6).)*

   The element identifies 913 units at-risk of converting to market-rate uses in the planning period (page 4-1). The element includes Program D.2 (Continue the Conservation and Monitoring of Existing and Future Affordable Units) to preserve the at-risk units but provides vague program language and commitments. The Program must be revised with clear and specific commitment. For example, the Program should support applications by non-profits for funding to purchase at-risk units, strengthen relationships with the listed non-profits and develop a plan or strategy for quickly moving forward in the case units are noticed to convert to market-rate uses in the planning period, and consider pursuing funding on at least an annual basis. The program should also commit to contacting non-profits immediately to develop a preservation strategy by a date certain and be ready to quickly act when notice of conversion is received and monitoring the units to ensure tenants receive proper notifications, education and support. For additional information and a sample program, see the Building Blocks at http://www.hcd.ca.gov/community-development/building-blocks/housing-needs/assisted-housing-developments.shtml.

2. Email notification of Revised Draft HEU Re-Release – November 19, 2021



6th Cycle Draft Housing Element Update Re-Release

In response to the California Department of Housing and Community Development and community feedback, the City of Irvine has re-released its revised 6th Cycle draft Housing Element for 2021–2029. The Housing Element is a mandatory chapter of the City's General Plan that requires review and updating every eight years by the State of California.

Per state statute, the 6th Cycle Housing Element should be adopted by October 15, 2021; however, a 120-day grace period is permitted (i.e., on or before February 11, 2021).

The draft update accommodates the City's total 23,610-unit Regional Housing Needs Assessment (RHNA) allocation, a state mandate, and includes a comprehensive plan of housing goals, policies, and programs consistent with State Housing Element laws.

The revised Draft Housing Element is available on the City's Housing Element Update website at *cityofirvine.org/heupdate*. The City welcomes all residents, community stakeholders, and interested parties to review and comment on the revised document.

Please submit any comments and/or questions on the revised Draft Housing Element to the City of Irvine's Community Development Department at 1 Civic Center Plaza, Irvine, CA 92606. Comments and questions may also be sent via email at *GPUpdate@cityofirvine.org* or phone at 949-724-6395.

For more information about the Housing Element Update in the City of Irvine, please visit *cityofirvine.org/heupdate*.

Since its incorporation in 1971, Irvine has become a nationally recognized city, with a population of 307,670 that spans 66 square miles and is recognized as one of America's safest and most successful master-planned urban communities. Top-rated educational institutions, an enterprising business atmosphere, sound environmental stewardship, and respect for diversity all contribute to Irvine's enviable quality of life. This family-friendly city features more than 16,000 acres of parks, sports fields and dedicated open space and is the home of Great Park. For more information, please visit cityofirvine.org.

# # #

برای کسب اطلاعات به‌زبان فارسی، لطفاً با شمارهٔ 949-724-6395 تماس بگیرید.
한국어로된 정보를 원하시면 949-724-6395 로 연락 바랍니다 .
如需中文資訊，請致電 949-724-6395。
有关中文信息，请致电 949-724-6395。
日本語で情報を共有する場合、電話番号949-724-6395までご連絡ください
Para obtener información en español, llame al 949-724-6395.
Để biết thêm thông tin bằng tiếng Việt, xin vui lòng gọi đến số 949-724-6395.
للحصول على المعلومات باللغة العربية، اتصل بالرقم 949-724-6395.



City of Irvine
1 Civic Center Plaza
Irvine, CA 92606
949-724-6000
cityofirvine.org



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GOVDELIVERY

3. Draft Housing Element Correspondence

Anonymous Comment In-Box on www.cityofirvine.org/HEUpdate:

Previous submission Next submission

Submission information

Form: Housing Element Update Feedback
Submitted by Anonymous (not verified)
Mon, 11/22/2021 - 12:26am
198.143.33.21

Message

Please build most of the new housing close to the transit center (train station) at Great Park. There already too much traffic and air pollution in the area. There are still wildlife in the South West part of Irvine. Please protect them by leaving open spaces as they are.

Previous submission Next submission

From: Neal Swerdlow
To: Melissa Chao
Subject: Re: Housing Element Update
Date: Wednesday, November 17, 2021 4:13:38 PM
Attachments: image003.png
image001.png
image002.png

CAUTION: EXTERNAL EMAIL

Thanks Melissa.

And a Happy Thanksgiving to you and your family also!

-----Original Message-----
From: Melissa Chao <MChao@cityofirvine.org>
To: Neal Swerdlow <nssfinance@aol.com>
Sent: Wed, Nov 17, 2021 4:09 pm
Subject: RE: Housing Element Update

Hi Neal,

No problem at all. Please feel free to reach out anytime with questions/concerns.

The draft (revised) HEU re-release for further public comment is anticipated this Friday, Nov. 19. A notification email will be sent out.

Please note on December 2 and 16, the Planning Commission will consider the draft 6th Cycle Housing Element and associated Initial Study/Negative Declaration and provide recommendations to the City Council (for anticipated adoption hearings in January 2022). Additional meeting information will be posted on www.cityofirvine.org/HEUpdate as it becomes available.

Hope you have a wonderful Thanksgiving holiday.

Thank you,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Neal Swerdlow <nssfinance@aol.com>
Sent: Wednesday, November 17, 2021 3:53 PM
To: Melissa Chao <MChao@cityofirvine.org>
Subject: Re: Housing Element Update

CAUTION: EXTERNAL EMAIL

Hi Melisa,

Your number is correct. Somebody provided me with outdated information which is not correct.

Sorry for the inconvenience.

Neal Swerdlow

-----Original Message-----
From: Melissa Chao <MChao@cityofirvine.org>
To: Neal Swerdlow <nssfinance@aol.com>
Cc: Hitta Mosesman <hitta.mosesman@weareharris.com>; Jordan Perez <Jordan.Perez@weareharris.com>; Melissa Chao <MChao@cityofirvine.org>
Sent: Wed, Nov 17, 2021 3:35 pm
Subject: RE: Housing Element Update

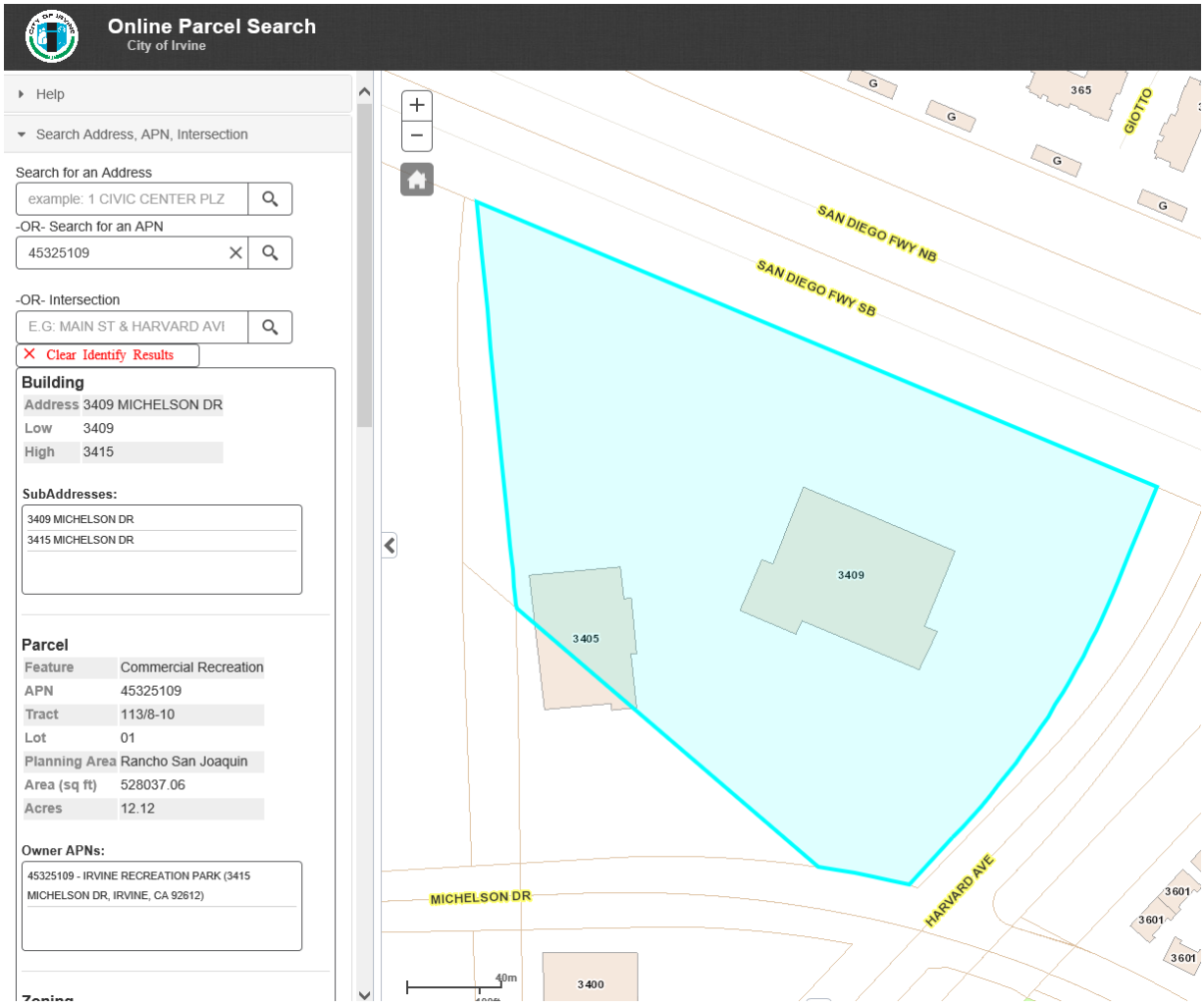
Hi Neal,

Below is what comes up in the City's GIS—based online parcel search. When I search for APN 453-251-08, no results show. The attached County's APN map does not show 453-251-08 either. Do you have other documentation that shows otherwise?

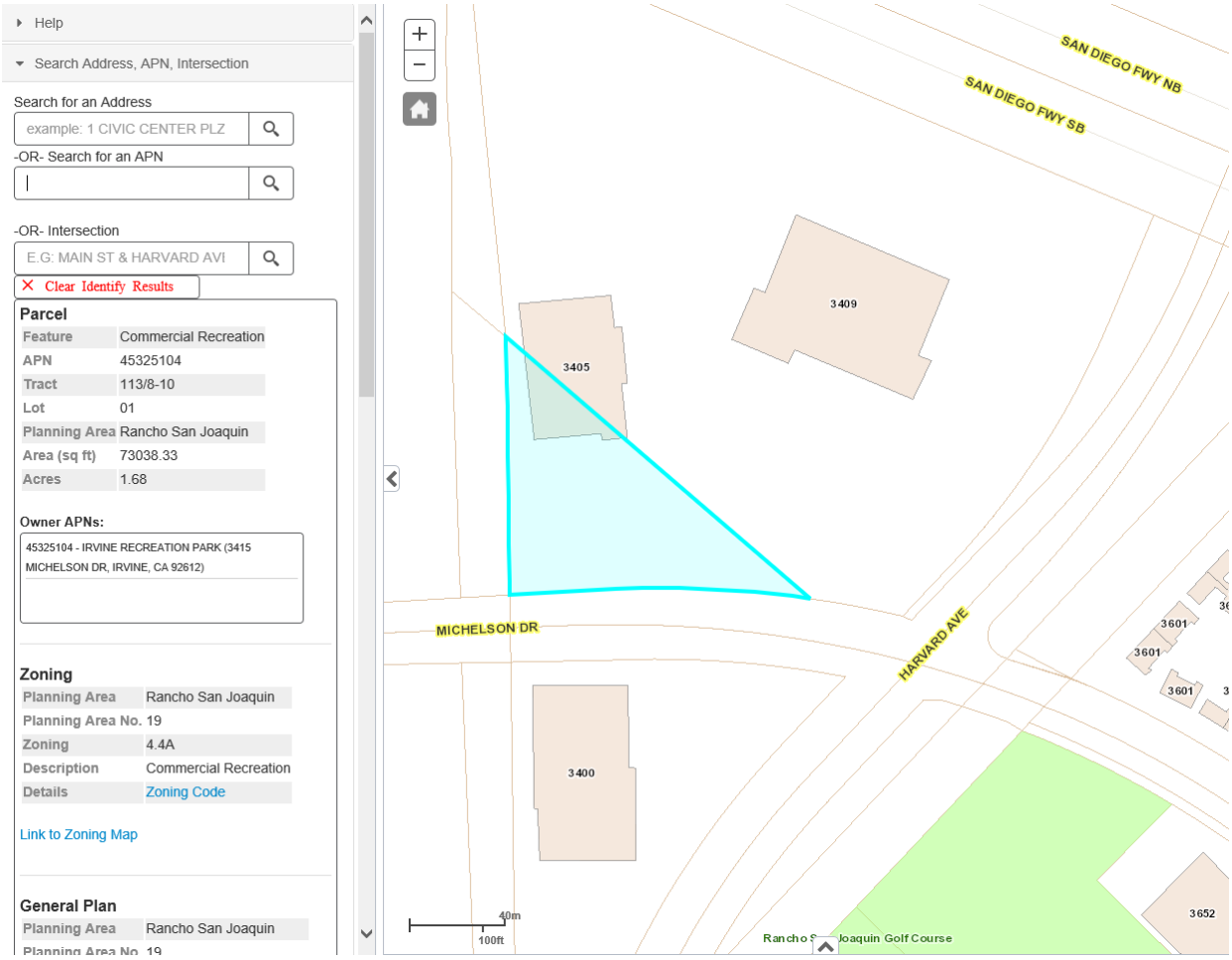
For 453-251-04, I've requested our consultant revise use from Vet Hospital to Amusement Park.

Thanks,
Melissa

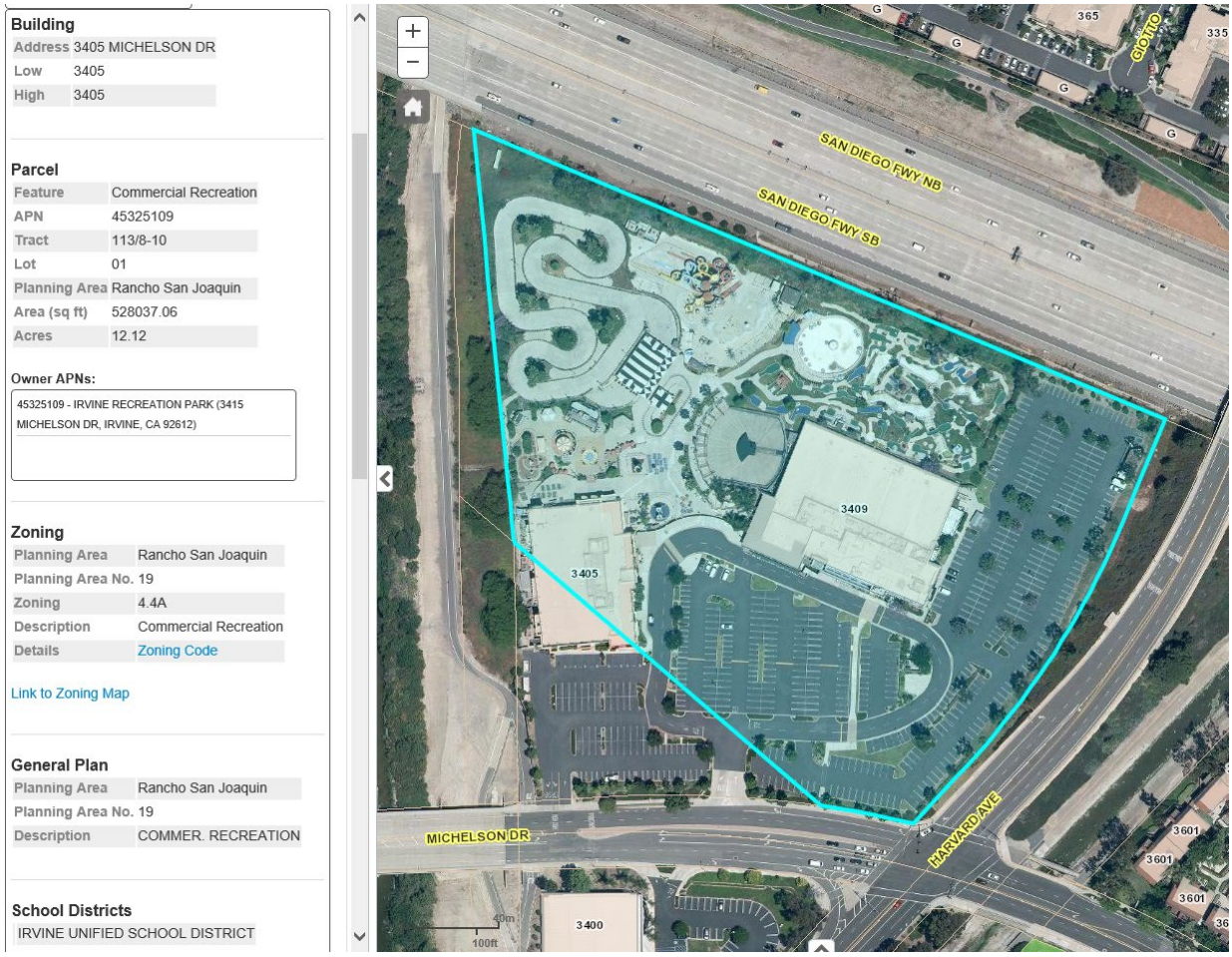
Line 4 of Table B:



Line 5 of Table B:



Map with 2020 aerial overlay with parcel lines:



MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Neal Swerdlow <nssfinance@aol.com>
Sent: Wednesday, November 17, 2021 2:49 PM
To: Melissa Chao <MChao@cityofirvine.org>
Subject: Fwd: Housing Element Update

CAUTION: EXTERNAL EMAIL

Melissa,

Followup question, why is 453-251-04 showing existing use as Vet Hospital?

Thank you,

Neal Swerdlow

-----Original Message-----
From: Neal Swerdlow <nssfinance@aol.com>
To: mchao@cityofirvine.org <mchao@cityofirvine.org>
Sent: Wed, Nov 17, 2021 2:34 pm
Subject: Housing Element Update

Good afternoon Melissa,

We are the owners of Irvine Recreation Park which owns APN 453-251-04 and 453-251-08. Our property is listed on Table B at Column B, Row 4 and 5.

The property listed on Row 4 shows the correct address of 3415 Michelson Drive, but the APN shows 453-251-09 rather than 453-251-08.

Is this an error?

Thank you,

Neal Swerdlow
714.997.8531

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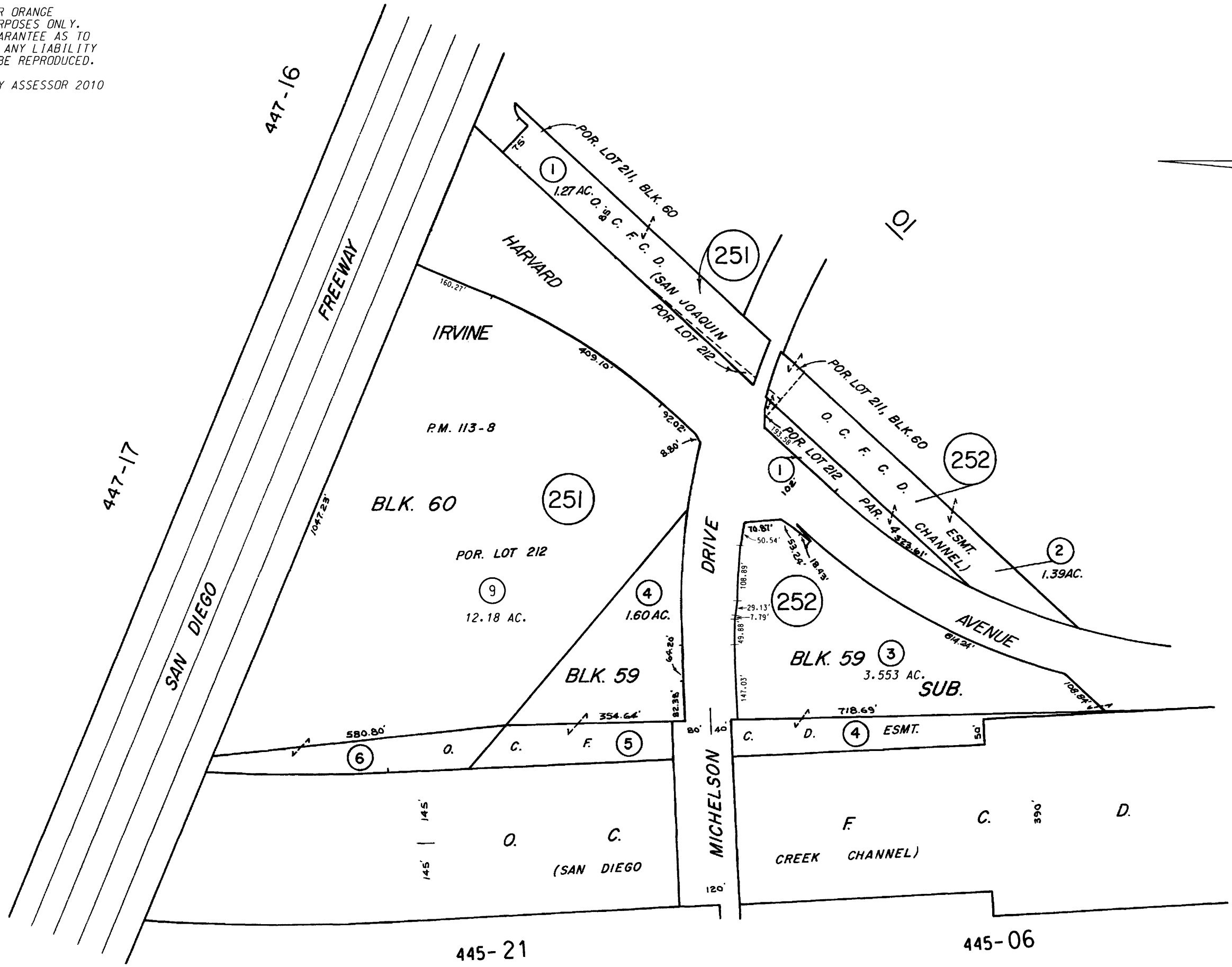
1" = 200'



MARCH 1979

IRVINE SUB. M.M. 1-88
PARCEL MAP P.M. 113-8

NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

ASSESSOR'S MAP
BOOK 453 PAGE 25
COUNTY OF ORANGE

A-823

From: Andrew Nelson
To: Melissa Chao
Cc: Marika Poynter; Hitta Mosesman; Jordan Perez; Sean Cao
Subject: Re: Irvine HEU - 18872 MacArthur Blvd
Date: Thursday, November 18, 2021 6:16:22 PM

CAUTION: EXTERNAL EMAIL

Thank you for this helpful message Melissa. Excellent service at 6 pm on a Thursday!

Sean Cao, copied, is the owner of the property and can indicate his wishes relative to this property's designation as a potential site for affordable housing.

We will review the rest of this helpful information you have sent and will respond.

With thanks,

Andrew Nelson
Red Oak Investments
310-880-0888-cell

On Thu, Nov 18, 2021, 5:58 PM Melissa Chao <MChao@cityofirvine.org> wrote:

> Hi Andrew,
>
> Based on our telephone discussion, you indicated the property owner of 18872 MacArthur may have potential concerns being designated as an affordable housing site on the City's draft HEU site inventory list (see attached Table A showing 442 lower income units), which is a companion to the color coded site map. Please provide feedback to our team (who are copied on this email) in the next week or two. For additional project information, please go to www.cityofirvine.org/HEUpdate.
>
> If the site requires rezoning to allow residential uses, the proposed density is TBD and will be established through the subsequent General Plan Update (GPU) and associated Zoning Ordinance Amendment (ZOA) work effort after the Housing Element is adopted/certified. This subsequent work effort is anticipated to be completed by October 2024 or possibly sooner.
>
> However, if you do not want to wait for the City's GPU/ZOA, your client could choose to move forward independently and file all the applicable development applications needed for residential development such as:

- General Plan and Zoning Ordinance Amendment to increase intensity cap and/or change classifications (if necessary)

https://irvineca.seamlessdocs.com/f/GeneralPlanAmendment

https://irvineca.seamlessdocs.com/f/ZoneChange

- Conditional Use Permit and/or Master Plan (as required by the zoning requirements)

https://irvineca.seamlessdocs.com/f/ConditionalUsePermit

https://irvineca.seamlessdocs.com/f/MasterPlan

- Subdivision Map

https://irvineca.seamlessdocs.com/f/TentativeTractParcelMap

- Park Plan for demonstrating minimum park dedication requirements are met

https://irvineca.seamlessdocs.com/f/ParkPlan

- Park Design (can be processed concurrently with CUP and/or MP or deferred as a separate application)

https://irvineca.seamlessdocs.com/f/ParkDesign

- Affordable Housing Plan for meeting the City's existing 15% inclusionary housing ordinance:

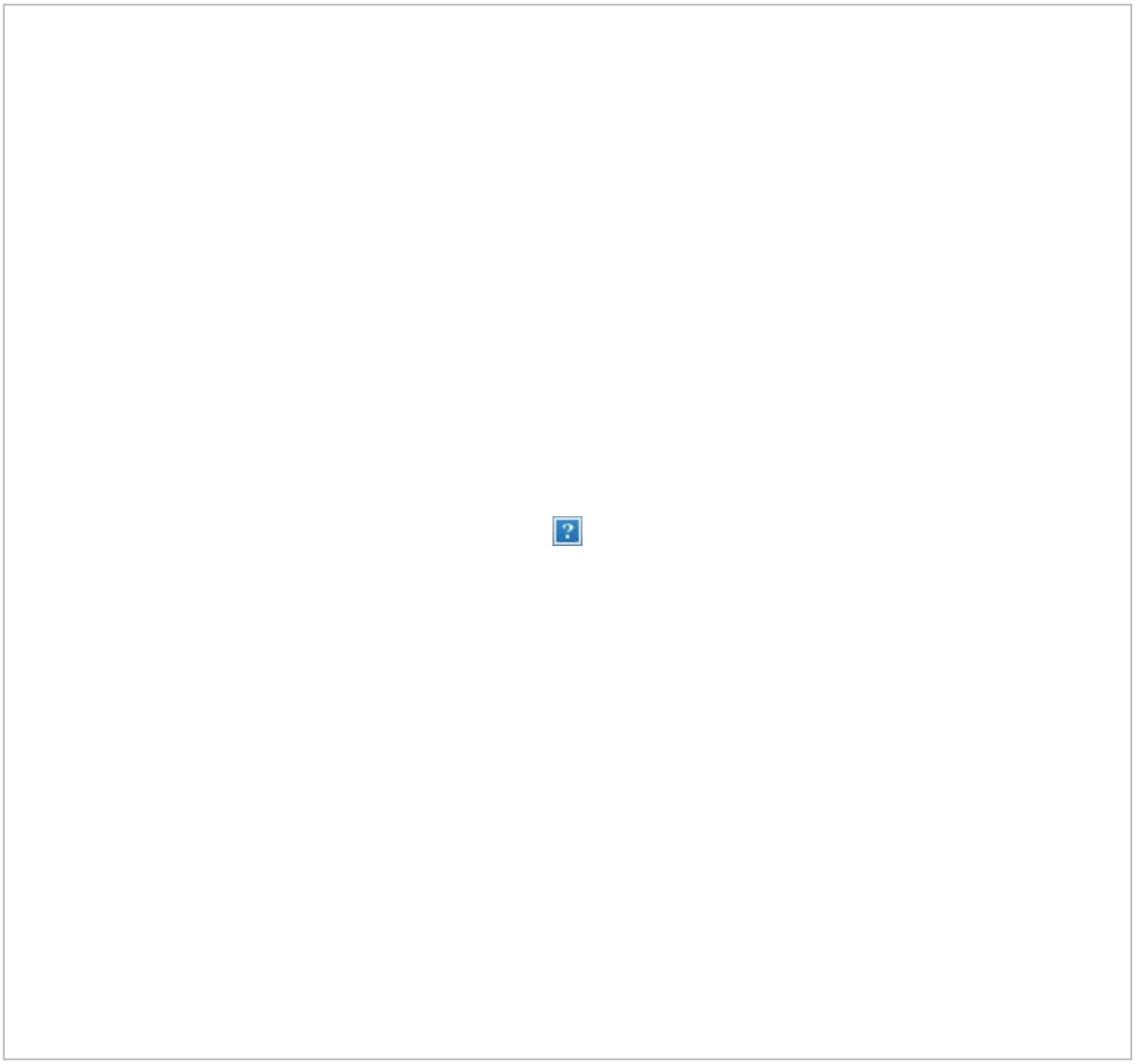
https://library.municode.com/ca/irvine/codes/zoning?nodeId=ZOOR_DIV2AD_CH2-3AFHOIMPR

- Appropriate CEQA documentation with technical studies

- For sites located in the Irvine Business Complex (Planning Area 36 or "IBC") such as 18872 MacArthur, it is subject to a Development Intensity Value (DIV) system as further described here:

https://irvineca.seamlessdocs.com/f/IrvineBusinessComplex

Below is a snapshot of the existing DIV allocation:



Prior to submitting any development applications, your client may want to submit a pre-application, so that various staff can research and respond accordingly to any specific questions/concerns your client may have.

- Pre-application information sheet: https://irvineca.seamlessdocs.com/f/PreApplication
- To submit, go to www.irvineready.com (everything is completed on-line). For assistance,

contact 949-724-6313.

Thanks,

MELISSA CHAO | SENIOR PLANNER
City of Irvine | Community Development

1 Civic Center Plaza, Irvine, CA 92606
P 949-724-6395 I F 949-724-6440

mchao@cityofirvine.org

From: Melissa Chao
To: Katie Flores
Subject: RE: Housing Element Update - Opportunity List
Date: Monday, November 29, 2021 10:16:59 AM
Attachments: image001.png
image003.png
image004.png

Hi Katie,

Sorry for the delay in responding, I just returned to the office today. Hope you had a wonderful Thanksgiving!

The latest version of the draft Housing Element site inventory as of 11/19/21 is available here: https://legacy.cityofirvine.org/civica/filebank/blobdload.asp?BlobID=33742

Please refer to pages A-228 through A-456 in Section A-K, Future Housing Sites, in Appendix A, Public Engagement, for correspondence with property owners that have expressed interest in being included in the site inventory.

The project webpage is routinely updated with new information and can be accessed at www.cityofirvine.org/HEUpdate.

Please let me know if you have any further questions.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Katie Flores <kflores@intracorphomes.com>
Sent: Monday, November 22, 2021 3:28 PM
To: Melissa Chao <MChao@cityofirvine.org>
Subject: FW: Housing Element Update - Opportunity List

CAUTION: EXTERNAL EMAIL

Hi Melissa,

Are you able to share the list of any property owners that have expressed interest in being included in the site inventory for future residential development?

Thank you,

Katie Flores | Assistant Project Manager
dir 949.757.8476 | cel 949.230.6234

INTRACORP SW, LLC | 895 Dove Street, Suite 400 | Newport Beach CA 92660 |

www.intracorphomes.com

From:	Melissa Chao
To:	Brandon Young; Clerk; Planning Commission
Cc:	Mitchell Tsai; Greg Sonstein; Hind Baki; Rebekah Youngblood; Melissa Chao
Subject:	RE: SWRCC - City of Irvine, 6th Cycle Housing Element Update] - 12/2/2021 CPC Comment Letter
Date:	Thursday, December 2, 2021 3:44:44 PM

Hi Brandon,

This confirms receipt of this email and its attachment.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Brandon Young <brandon@mitchtsailaw.com>
Sent: Thursday, December 2, 2021 3:35 PM
To: Clerk <clerk@cityofirvine.org>; Planning Commission <PlanningCommission@cityofirvine.org>; Melissa Chao <MChao@cityofirvine.org>
Cc: Mitchell Tsai <mitch@mitchtsailaw.com>; Greg Sonstein <greg@mitchtsailaw.com>; Hind Baki <hind@mitchtsailaw.com>; Rebekah Youngblood <rebekah@mitchtsailaw.com>
Subject: SWRCC - City of Irvine, 6th Cycle Housing Element Update] - 12/2/2021 CPC Comment Letter

CAUTION: EXTERNAL EMAIL

Dear Mr. Petersen, Ms. Chao, and Community Development Department,

Please see the attached comment letter on City of Irvine's 12/2/2021 City Planning Commission meeting for the above referenced Project and confirm receipt of this email and its attachment.

Thank you,

Brandon Young
Office Manager
Mitchell M. Tsai, Attorney At Law
139 South Hudson Avenue, Suite 200
Pasadena, CA 91101
Office: (626) 381-9248
Fax: (626) 389-5414
Email: brandon@mitchtsailaw.com
Website: http://www.mitchtsailaw.com

*** Our Office Has Recently Moved. Please Note New Mailing Address ****

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VIA E-MAIL

December 2, 2021

Carl Petersen
City Clerk
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606
Em: clerk@cityofirvine.org; planningcommission@cityofirvine.org

Melinda Chao
Senior Planner
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606
Em: mchao@cityofirvine.org

RE: Agenda Item No. 2 - GENERAL PLAN - DRAFT 2021 - 2029 HOUSING ELEMENT UPDATE

Dear Mr. Petersen, Ms. Chao, and Community Development Department,

On behalf of the Southwest Regional Council of Carpenters ("**Commenter**" or "**Southwest Carpenters**"), my Office is submitting these comments on the City of Irvine's ("**City**" or "**Lead Agency**") 2021-2029 update to the City's General Plan Housing Element ("**Project**"), Agenda Item No. 2, for the December 2, 2021 City Planning Commission meeting.

The Southwest Carpenters is a labor union representing more than 50,000 union carpenters in six states and has a strong interest in well ordered land use planning and addressing the environmental impacts of development projects.

Individual members of the Southwest Carpenters live, work and recreate in the City and surrounding communities and would be directly affected by the Project's environmental impacts.

Commenters expressly reserves the right to supplement these comments at or prior to hearings on the Project, and at any later hearings and proceedings related to this Project. Cal. Gov. Code § 65009(b); Cal. Pub. Res. Code § 21177(a); *Bakersfield Citizens for Local Control v. Bakersfield* (2004) 124 Cal. App. 4th 1184, 1199-1203; see *Galante Vineyards v. Monterey Water Dist.* (1997) 60 Cal. App. 4th 1109, 1121.

Commenters incorporates by reference all comments raising issues regarding the EIR submitted prior to certification of the EIR for the Project. *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, Commenter requests that the Lead Agency provide notice for any and all notices referring or related to the Project issued under the California Environmental Quality Act ("**CEQA**"), Cal Public Resources Code ("**PRC**") § 21000 *et seq*, and the California Planning and Zoning Law ("**Planning and Zoning Law**"), Cal. Gov't Code §§ 65000–65010. California Public Resources Code Sections 21092.2, and 21167(f) and 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.

The City should require the use of a local skilled and trained workforce to benefit the community's economic development and environment. The City should require the use of workers who have graduated from a Joint Labor Management apprenticeship training program approved by the State of California, or 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 an apprenticeship training program approved by the State of California.

Community benefits such as local hire and skilled and trained workforce requirements 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 emissions and providing localized economic benefits. 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 emissions and providing 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.

Skilled and trained workforce requirements promote the development of skilled trades that yield sustainable economic development. As the California Workforce Development Board and the UC Berkeley Center for Labor Research and Education concluded:

> . . . labor 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]

Local skilled and trained workforce requirements and policies have significant environmental benefits since they improve an area's jobs-housing balance, decreasing the amount of and length of job commutes and their associated greenhouse gas emissions. Recently, on May 7, 2021, the South Coast Air Quality Management District found that that the "[u]se of a local state-certified apprenticeship program or a skilled and trained workforce with a local hire component" can result in air pollutant reductions.[2]

[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

[2] 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

Cities are increasingly adopting local skilled and trained workforce policies and requirements into general plans and municipal codes. For example, the City of Hayward 2040 General Plan requires the City to "promote local hiring . . . to help achieve a more positive jobs-housing balance, and reduce regional commuting, gas consumption, and greenhouse gas emissions."[3]

In fact, the City of Hayward has gone as far as to adopt a Skilled Labor Force policy into its Downtown Specific Plan and municipal code, requiring developments in its Downtown area to requiring that the City "[c]ontribute to the stabilization of regional construction markets by spurring applicants of housing and nonresidential developments to require contractors to utilize apprentices from state-approved, joint labor-management training programs, . . ."[4] In addition, the City of Hayward requires all projects 30,000 square feet or larger to "utilize apprentices from state-approved, joint labor-management training programs."[5]

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.[6]

In addition, local hire mandates as well as skill training are critical facets of a strategy to reduce vehicle miles traveled. As planning experts Robert Cervero and Michael Duncan noted, simply placing jobs near housing stock is insufficient to achieve VMT reductions since the skill requirements of available local jobs must be matched to those held by local residents.[7] Some municipalities have tied local hire and skilled and

[3] City of Hayward (2014) Hayward 2040 General Plan Policy Document at p. 3-99, *available at* https://www.hayward-ca.gov/sites/default/files/documents/General_Plan_FINAL.pdf.

[4] City of Hayward (2019) Hayward Downtown Specific Plan at p. 5-24, *available at* https://www.hayward-ca.gov/sites/default/files/Hayward%20Downtown%20Specific%20Plan.pdf.

[5] City of Hayward Municipal Code, Chapter 10, § 28.5.3.020(C).

[6] California Planning Roundtable (2008) Deconstructing Jobs-Housing Balance at p. 6, *available at* https://cproundtable.org/static/media/uploads/publications/cpr-jobs-housing.pdf

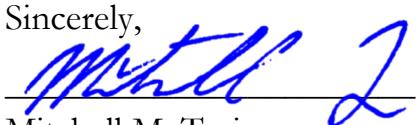
[7] Cervero, Robert and Duncan, Michael (2006) Which Reduces Vehicle Travel More: Jobs-Housing Balance or Retail-Housing Mixing? Journal of the American Planning Association

trained workforce policies to local development permits to address transportation issues. As Cervero and Duncan note:

> 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.

The City should consider utilizing skilled and trained workforce policies and requirements to benefit the local area economically and mitigate greenhouse gas, air quality and transportation impacts.

Sincerely,



Mitchell M. Tsai
Attorneys for Southwest 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).

72 (4), 475-490, 482, *available at* http://reconnectingamerica.org/assets/Uploads/UTCT-825.pdf.

EXHIBIT A

SWAPE Technical Consultation, Data Analysis and Litigation Support for the Environment

2656 29th Street, Suite 201
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Paul E. Rosenfeld, PhD
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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."[1] 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):

> "$VMT_d = \Sigma(\text{Average Daily Trip Rate}_i * \text{Average Overall Trip Length}_i)_n$
>
> 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):

> "$\text{Emissions}_{pollutant} = VMT * EF_{running,pollutant}$
>
> Where:
>
> $\text{Emissions}_{pollutant}$ = 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.[7] 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.[8] 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.[9] 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."[10] Finally, the default worker trip length is consistent with the length of the operational home-to-work vehicle trips.[11] The operational home-to-work vehicle trip lengths are:

> "[B]ased on the *location* and *urbanization* selected on the project characteristic screen. These values were *supplied by the air districts or use a default average for the state*. 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.aqmd.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 CO_2e)	3,623
Amortized Construction GHG Emissions (MT CO_2e/year)	120.77
With Local Hire Provision	
Total Construction GHG Emissions (MT CO2e)	3,024
Amortized Construction GHG Emissions (MT CO_2e/year)	100.80
% Decrease in Construction-related GHG Emissions	***17%***

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.

Sincerely,



Matt Hagemann, P.G., C.Hg.



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
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Northeast Plateau	16.8	10.8
Sacramento Valley	16.8	10.8
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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**

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

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	9			**Operational Year**	2028
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

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

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

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
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	1,721.6826	1,721.6826	0.1294	0.0000	1,724.9187
2023	0.6148	3.3649	5.6747	0.0178	1.1963	0.0996	1.2959	0.3203	0.0935	0.4138	0.0000	1,627.5295	1,627.5295	0.1185	0.0000	1,630.4925
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**	**1,721.6826**	**1,721.6826**	**0.1294**	**0.0000**	**1,724.9187**

2.1 Overall Construction

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
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	1,721.6823	1,721.6823	0.1294	0.0000	1,724.9183
2023	0.6148	3.3648	5.6747	0.0178	1.1963	0.0996	1.2959	0.3203	0.0935	0.4138	0.0000	1,627.5291	1,627.5291	0.1185	0.0000	1,630.4921
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**	**1,721.6823**	**1,721.6823**	**0.1294**	**0.0000**	**1,724.9183**

	ROG	NOx	CO	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

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	CO	SO2	Fugitive 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	3,896.0732	3,896.0732	0.1303	0.0468	3,913.2833
Mobile	1.5857	7.9962	19.1834	0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162
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**	**12,294.1807**	**12,531.1519**	**15.7904**	**0.1260**	**12,963.4751**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	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	3,896.0732	3,896.0732	0.1303	0.0468	3,913.2833
Mobile	1.5857	7.9962	19.1834	0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162
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**	**12,294.1807**	**12,531.1519**	**15.7904**	**0.1260**	**12,963.4751**

	ROG	NOx	CO	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

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

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

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

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

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	tons/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**

3.2 Demolition - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0496	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**

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	tons/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	CO	SO2	Fugitive 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					0.1807	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**

3.3 Site Preparation - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	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	tons/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**

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	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	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	tons/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**

3.4 Grading - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	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	CO	SO2	Fugitive 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					0.1741	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**

3.4 Grading - 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	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	1.6400e-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	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
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**

3.4 Grading - 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	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	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	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
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**

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	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	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	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2158	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**

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	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	0.0527	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**	**1,408.7952**	**1,408.7952**	**0.0530**	**0.0000**	**1,410.1208**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2158	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**

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	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	0.0527	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**	**1,408.7952**	**1,408.7952**	**0.0530**	**0.0000**	**1,410.1208**

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	tons/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**

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	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	0.0382	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**	**1,327.3369**	**1,327.3369**	**0.0462**	**0.0000**	**1,328.4916**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1942	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**

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	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	0.0382	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**	**1,327.3369**	**1,327.3369**	**0.0462**	**0.0000**	**1,328.4916**

3.6 Paving - 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	tons/yr										MT/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**

3.6 Paving - 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	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	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

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

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	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	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

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0109	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**

3.6 Paving - 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	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	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	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0109	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**

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	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	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	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	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**

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	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	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	tons/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**

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	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	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**

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	tons/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	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162
Unmitigated	1.5857	7.9962	19.1834	0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162

4.2 Trip Summary Information

	Average Daily Trip Rate			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

	Miles			Trip %			Trip Purpose %		
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

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	2,512.6465	2,512.6465	0.1037	0.0215	2,521.6356
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	2,512.6465	2,512.6465	0.1037	0.0215	2,521.6356
NaturalGas Mitigated	0.1398	1.2312	0.7770	7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	1,383.4267	1,383.4267	0.0265	0.0254	1,391.6478
NaturalGas Unmitigated	0.1398	1.2312	0.7770	7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	1,383.4267	1,383.4267	0.0265	0.0254	1,391.6478

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/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)	8.30736e+006	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**	**1,383.4268**	**1,383.4268**	**0.0265**	**0.0254**	**1,391.6478**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/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)	8.30736e+006	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**	**1,383.4268**	**1,383.4268**	**0.0265**	**0.0254**	**1,391.6478**

5.3 Energy by Land Use - Electricity

Unmitigated

	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	1,257.5879	0.0519	0.0107	1,262.0869
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		**2,512.6465**	**0.1037**	**0.0215**	**2,521.6356**

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	1,257.5879	0.0519	0.0107	1,262.0869
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		**2,512.6465**	**0.1037**	**0.0215**	**2,521.6356**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	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	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.4137					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		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**

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	tons/yr										MT/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		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

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	585.8052	3.0183	0.0755	683.7567
Unmitigated	585.8052	3.0183	0.0755	683.7567

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor 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
Quality Restaurant	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/Outdoor 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
Quality Restaurant	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**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	207.8079	12.2811	0.0000	514.8354
Unmitigated	207.8079	12.2811	0.0000	514.8354

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)	428.4	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**

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)	428.4	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

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
Climate Zone	9			**Operational Year**	2028
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

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

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	CO	SO2	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	4.2769	46.4588	31.6840	0.0643	18.2675	2.0461	20.3135	9.9840	1.8824	11.8664	0.0000	6,234.7974	6,234.7974	1.9495	0.0000	6,283.5352
2022	5.3304	38.8967	49.5629	0.1517	9.8688	1.6366	10.7727	3.6558	1.5057	5.1615	0.0000	15,251.5674	15,251.5674	1.9503	0.0000	15,278.5288
2023	4.8957	26.3317	46.7567	0.1472	9.8688	0.7794	10.6482	2.6381	0.7322	3.3702	0.0000	14,807.5269	14,807.5269	1.0250	0.0000	14,833.1521
2024	237.1630	9.5575	15.1043	0.0244	1.7884	0.4698	1.8628	0.4743	0.4322	0.5476	0.0000	2,361.3989	2,361.3989	0.7177	0.0000	2,379.3421
Maximum	**237.1630**	**46.4588**	**49.5629**	**0.1517**	**18.2675**	**2.0461**	**20.3135**	**9.9840**	**1.8824**	**11.8664**	**0.0000**	**15,251.5674**	**15,251.5674**	**1.9503**	**0.0000**	**15,278.5288**

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/day					
2021	4.2769	46.4588	31.6840	0.0643	18.2675	2.0461	20.3135	9.9840	1.8824	11.8664	0.0000	6,234.7974	6,234.7974	1.9495	0.0000	6,283.5352
2022	5.3304	38.8967	49.5629	0.1517	9.8688	1.6366	10.7727	3.6558	1.5057	5.1615	0.0000	15,251.5674	15,251.5674	1.9503	0.0000	15,278.5288
2023	4.8957	26.3317	46.7567	0.1472	9.8688	0.7794	10.6482	2.6381	0.7322	3.3702	0.0000	14,807.5269	14,807.5269	1.0250	0.0000	14,833.1520
2024	237.1630	9.5575	15.1043	0.0244	1.7884	0.4698	1.8628	0.4743	0.4322	0.5476	0.0000	2,361.3989	2,361.3989	0.7177	0.0000	2,379.3421
Maximum	**237.1630**	**46.4588**	**49.5629**	**0.1517**	**18.2675**	**2.0461**	**20.3135**	**9.9840**	**1.8824**	**11.8664**	**0.0000**	**15,251.5674**	**15,251.5674**	**1.9503**	**0.0000**	**15,278.5288**

	ROG	NOx	CO	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**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
Mobile	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208
Total	**41.1168**	**67.2262**	**207.5497**	**0.6278**	**45.9592**	**2.4626**	**48.4217**	**12.2950**	**2.4385**	**14.7336**	**0.0000**	**76,811.1816**	**76,811.1816**	**2.8282**	**0.4832**	**77,025.8786**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
Mobile	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208
Total	**41.1168**	**67.2262**	**207.5497**	**0.6278**	**45.9592**	**2.4626**	**48.4217**	**12.2950**	**2.4385**	**14.7336**	**0.0000**	**76,811.1816**	**76,811.1816**	**2.8282**	**0.4832**	**77,025.8786**

	ROG	NOx	CO	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

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

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/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		3,747.9449	3,747.9449	1.0549		3,774.3174
Total	**3.1651**	**31.4407**	**21.5650**	**0.0388**	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**		**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

3.2 Demolition - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1273	4.0952	0.9602	0.0119	0.2669	0.0126	0.2795	0.0732	0.0120	0.0852		1,292.2413	1,292.2413	0.0877		1,294.4337
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**		**1,463.0568**	**1,463.0568**	**0.0927**		**1,465.3750**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					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	3,747.9449	3,747.9449	1.0549		3,774.3174
Total	**3.1651**	**31.4407**	**21.5650**	**0.0388**	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**	**0.0000**	**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

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	lb/day										lb/day					
Hauling	0.1273	4.0952	0.9602	0.0119	0.2669	0.0126	0.2795	0.0732	0.0120	0.0852		1,292.2413	1,292.2413	0.0877		1,294.4337
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**		**1,463.0568**	**1,463.0568**	**0.0927**		**1,465.3750**

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/day										lb/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		3,685.6569	3,685.6569	1.1920		3,715.4573
Total	**3.8882**	**40.4971**	**21.1543**	**0.0380**	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**		**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

3.3 Site Preparation - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	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/day										lb/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	3,685.6569	3,685.6569	1.1920		3,715.4573
Total	**3.8882**	**40.4971**	**21.1543**	**0.0380**	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**	**0.0000**	**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

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/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	CO	SO2	Fugitive 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					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		6,007.0434	6,007.0434	1.9428		6,055.6134
Total	**4.1912**	**46.3998**	**30.8785**	**0.0620**	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**		**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

3.4 Grading - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	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	CO	SO2	Fugitive 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					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	6,007.0434	6,007.0434	1.9428		6,055.6134
Total	**4.1912**	**46.3998**	**30.8785**	**0.0620**	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**	**0.0000**	**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

3.4 Grading - 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/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	CO	SO2	Fugitive 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					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		6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**		**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

3.4 Grading - 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	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	0.0803	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	CO	SO2	Fugitive 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					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	6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**	**0.0000**	**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

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/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	0.0803	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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**		**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

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	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	0.4079	13.2032	3.4341	0.0364	0.9155	0.0248	0.9404	0.2636	0.0237	0.2873		3,896.5482	3,896.5482	0.2236		3,902.1384
Worker	3.2162	2.1318	29.7654	0.0883	8.9533	0.0701	9.0234	2.3745	0.0646	2.4390		8,800.6857	8,800.6857	0.2429		8,806.7582
Total	**3.6242**	**15.3350**	**33.1995**	**0.1247**	**9.8688**	**0.0949**	**9.9637**	**2.6381**	**0.0883**	**2.7263**		**12,697.2339**	**12,697.2339**	**0.4665**		**12,708.8966**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**	**0.0000**	**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

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/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	0.4079	13.2032	3.4341	0.0364	0.9155	0.0248	0.9404	0.2636	0.0237	0.2873		3,896.5482	3,896.5482	0.2236		3,902.1384
Worker	3.2162	2.1318	29.7654	0.0883	8.9533	0.0701	9.0234	2.3745	0.0646	2.4390		8,800.6857	8,800.6857	0.2429		8,806.7582
Total	**3.6242**	**15.3350**	**33.1995**	**0.1247**	**9.8688**	**0.0949**	**9.9637**	**2.6381**	**0.0883**	**2.7263**		**12,697.2339**	**12,697.2339**	**0.4665**		**12,708.8966**

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/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**		**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

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	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	0.3027	10.0181	3.1014	0.0352	0.9156	0.0116	0.9271	0.2636	0.0111	0.2747		3,773.8762	3,773.8762	0.1982		3,778.8300
Worker	3.0203	1.9287	27.4113	0.0851	8.9533	0.0681	9.0214	2.3745	0.0627	2.4372		8,478.4408	8,478.4408	0.2190		8,483.9160
Total	**3.3229**	**11.9468**	**30.5127**	**0.1203**	**9.8688**	**0.0797**	**9.9485**	**2.6381**	**0.0738**	**2.7118**		**12,252.3170**	**12,252.3170**	**0.4172**		**12,262.7460**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**	**0.0000**	**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

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/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	0.3027	10.0181	3.1014	0.0352	0.9156	0.0116	0.9271	0.2636	0.0111	0.2747		3,773.8762	3,773.8762	0.1982		3,778.8300
Worker	3.0203	1.9287	27.4113	0.0851	8.9533	0.0681	9.0214	2.3745	0.0627	2.4372		8,478.4408	8,478.4408	0.2190		8,483.9160
Total	**3.3229**	**11.9468**	**30.5127**	**0.1203**	**9.8688**	**0.0797**	**9.9485**	**2.6381**	**0.0738**	**2.7118**		**12,252.3170**	**12,252.3170**	**0.4172**		**12,262.7460**

3.6 Paving - 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/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.5841	2,207.5841	0.7140		2,225.4336
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**		**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

3.6 Paving - 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	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	0.0566	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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336
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**	**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

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/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	0.0566	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

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310		2,207.5472	2,207.5472	0.7140		2,225.3963
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**		**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

3.6 Paving - 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	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	0.0535	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	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310	0.0000	2,207.5472	2,207.5472	0.7140		2,225.3963
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**	**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

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/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	0.0535	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

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	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**

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	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	0.5707	0.3513	5.1044	0.0165	1.7884	0.0134	1.8018	0.4743	0.0123	0.4866		1,641.0852	1,641.0852	0.0401		1,642.0886
Total	**0.5707**	**0.3513**	**5.1044**	**0.0165**	**1.7884**	**0.0134**	**1.8018**	**0.4743**	**0.0123**	**0.4866**		**1,641.0852**	**1,641.0852**	**0.0401**		**1,642.0886**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	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**

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/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		1,641.0852	1,641.0852	0.0401		1,642.0886
Total	**0.5707**	**0.3513**	**5.1044**	**0.0165**	**1.7884**	**0.0134**	**1.8018**	**0.4743**	**0.0123**	**0.4866**		**1,641.0852**	**1,641.0852**	**0.0401**		**1,642.0886**

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/day										lb/day					
Mitigated	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208
Unmitigated	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208

4.2 Trip Summary Information

	Average Daily Trip Rate			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

	Miles			Trip %			Trip Purpose %		
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

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/day										lb/day					
NaturalGas Mitigated	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
NaturalGas Unmitigated	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/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		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
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)	22759.9	0.2455	2.2314	1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
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**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/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		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
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)	22.7599	0.2455	2.2314	1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
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**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Unmitigated	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	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	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
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**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

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/day										lb/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	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
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**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

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

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

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	9			**Operational Year**	2028
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

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

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	CO	SO2	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	6,221.4937	6,221.4937	1.9491	0.0000	6,270.2214
2022	5.7218	38.9024	47.3319	0.1455	9.8688	1.6366	10.7736	3.6558	1.5057	5.1615	0.0000	14,630.3099	14,630.3099	1.9499	0.0000	14,657.2663
2023	5.2705	26.4914	44.5936	0.1413	9.8688	0.7800	10.6488	2.6381	0.7328	3.3708	0.0000	14,210.3424	14,210.3424	1.0230	0.0000	14,235.9160
2024	237.2328	9.5610	15.0611	0.0243	1.7884	0.4698	1.8628	0.4743	0.4322	0.5476	0.0000	2,352.4178	2,352.4178	0.7175	0.0000	2,370.3550
Maximum	**237.2328**	**46.4651**	**47.3319**	**0.1455**	**18.2675**	**2.0461**	**20.3135**	**9.9840**	**1.8824**	**11.8664**	**0.0000**	**14,630.3099**	**14,630.3099**	**1.9499**	**0.0000**	**14,657.2663**

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/day					
2021	4.2865	46.4651	31.6150	0.0642	18.2675	2.0461	20.3135	9.9840	1.8824	11.8664	0.0000	6,221.4937	6,221.4937	1.9491	0.0000	6,270.2214
2022	5.7218	38.9024	47.3319	0.1455	9.8688	1.6366	10.7736	3.6558	1.5057	5.1615	0.0000	14,630.3099	14,630.3099	1.9499	0.0000	14,657.2663
2023	5.2705	26.4914	44.5936	0.1413	9.8688	0.7800	10.6488	2.6381	0.7328	3.3708	0.0000	14,210.3424	14,210.3424	1.0230	0.0000	14,235.9160
2024	237.2328	9.5610	15.0611	0.0243	1.7884	0.4698	1.8628	0.4743	0.4322	0.5476	0.0000	2,352.4178	2,352.4178	0.7175	0.0000	2,370.3550
Maximum	**237.2328**	**46.4651**	**47.3319**	**0.1455**	**18.2675**	**2.0461**	**20.3135**	**9.9840**	**1.8824**	**11.8664**	**0.0000**	**14,630.3099**	**14,630.3099**	**1.9499**	**0.0000**	**14,657.2663**

	ROG	NOx	CO	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**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
Mobile	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839
Total	**40.7912**	**67.7872**	**202.7424**	**0.6043**	**45.9592**	**2.4640**	**48.4231**	**12.2950**	**2.4399**	**14.7349**	**0.0000**	**74,422.3787**	**74,422.3787**	**2.8429**	**0.4832**	**74,637.4417**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
Mobile	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839
Total	**40.7912**	**67.7872**	**202.7424**	**0.6043**	**45.9592**	**2.4640**	**48.4231**	**12.2950**	**2.4399**	**14.7349**	**0.0000**	**74,422.3787**	**74,422.3787**	**2.8429**	**0.4832**	**74,637.4417**

	ROG	NOx	CO	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

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	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
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/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		3,747.9449	3,747.9449	1.0549		3,774.3174
Total	**3.1651**	**31.4407**	**21.5650**	**0.0388**	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**		**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

3.2 Demolition - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1304	4.1454	1.0182	0.0117	0.2669	0.0128	0.2797	0.0732	0.0122	0.0854		1,269.8555	1,269.8555	0.0908		1,272.1252
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**		**1,430.6932**	**1,430.6932**	**0.0955**		**1,433.0812**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					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	3,747.9449	3,747.9449	1.0549		3,774.3174
Total	**3.1651**	**31.4407**	**21.5650**	**0.0388**	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**	**0.0000**	**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

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	lb/day										lb/day					
Hauling	0.1304	4.1454	1.0182	0.0117	0.2669	0.0128	0.2797	0.0732	0.0122	0.0854		1,269.8555	1,269.8555	0.0908		1,272.1252
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**		**1,430.6932**	**1,430.6932**	**0.0955**		**1,433.0812**

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/day										lb/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		3,685.6569	3,685.6569	1.1920		3,715.4573
Total	**3.8882**	**40.4971**	**21.1543**	**0.0380**	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**		**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

3.3 Site Preparation - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	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/day										lb/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	3,685.6569	3,685.6569	1.1920		3,715.4573
Total	**3.8882**	**40.4971**	**21.1543**	**0.0380**	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**	**0.0000**	**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

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/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/day										lb/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		6,007.0434	6,007.0434	1.9428		6,055.6134
Total	**4.1912**	**46.3998**	**30.8785**	**0.0620**	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**		**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

3.4 Grading - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	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/day										lb/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	0.0000	6,007.0434	6,007.0434	1.9428		6,055.6134
Total	**4.1912**	**46.3998**	**30.8785**	**0.0620**	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**	**0.0000**	**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

3.4 Grading - 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/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	CO	SO2	Fugitive 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					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		6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**		**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

3.4 Grading - 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	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	0.0896	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/day										lb/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	6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**	**0.0000**	**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

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/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	0.0896	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/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**		**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

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	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	0.4284	13.1673	3.8005	0.0354	0.9155	0.0256	0.9412	0.2636	0.0245	0.2881		3,789.0750	3,789.0750	0.2381		3,795.0283
Worker	3.5872	2.3593	27.1680	0.0832	8.9533	0.0701	9.0234	2.3745	0.0646	2.4390		8,286.9013	8,286.9013	0.2282		8,292.6058
Total	**4.0156**	**15.5266**	**30.9685**	**0.1186**	**9.8688**	**0.0957**	**9.9645**	**2.6381**	**0.0891**	**2.7271**		**12,075.9763**	**12,075.9763**	**0.4663**		**12,087.6341**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**	**0.0000**	**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

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/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	0.4284	13.1673	3.8005	0.0354	0.9155	0.0256	0.9412	0.2636	0.0245	0.2881		3,789.0750	3,789.0750	0.2381		3,795.0283
Worker	3.5872	2.3593	27.1680	0.0832	8.9533	0.0701	9.0234	2.3745	0.0646	2.4390		8,286.9013	8,286.9013	0.2282		8,292.6058
Total	**4.0156**	**15.5266**	**30.9685**	**0.1186**	**9.8688**	**0.0957**	**9.9645**	**2.6381**	**0.0891**	**2.7271**		**12,075.9763**	**12,075.9763**	**0.4663**		**12,087.6341**

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/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**		**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

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	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	0.3183	9.9726	3.3771	0.0343	0.9156	0.0122	0.9277	0.2636	0.0116	0.2752		3,671.4007	3,671.4007	0.2096		3,676.6417
Worker	3.3795	2.1338	24.9725	0.0801	8.9533	0.0681	9.0214	2.3745	0.0627	2.4372		7,983.7318	7,983.7318	0.2055		7,988.8683
Total	**3.6978**	**12.1065**	**28.3496**	**0.1144**	**9.8688**	**0.0803**	**9.9491**	**2.6381**	**0.0743**	**2.7124**		**11,655.1325**	**11,655.1325**	**0.4151**		**11,665.5099**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**	**0.0000**	**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

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/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	0.3183	9.9726	3.3771	0.0343	0.9156	0.0122	0.9277	0.2636	0.0116	0.2752		3,671.4007	3,671.4007	0.2096		3,676.6417
Worker	3.3795	2.1338	24.9725	0.0801	8.9533	0.0681	9.0214	2.3745	0.0627	2.4372		7,983.7318	7,983.7318	0.2055		7,988.8683
Total	**3.6978**	**12.1065**	**28.3496**	**0.1144**	**9.8688**	**0.0803**	**9.9491**	**2.6381**	**0.0743**	**2.7124**		**11,655.1325**	**11,655.1325**	**0.4151**		**11,665.5099**

3.6 Paving - 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/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.5841	2,207.5841	0.7140		2,225.4336
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**		**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

3.6 Paving - 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	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	0.0633	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	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336
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**	**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

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/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	0.0633	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	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310		2,207.5472	2,207.5472	0.7140		2,225.3963
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**		**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

3.6 Paving - 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	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	0.0601	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/day										lb/day					
Off-Road	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310	0.0000	2,207.5472	2,207.5472	0.7140		2,225.3963
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**	**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

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/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	0.0601	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/day										lb/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**

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	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	0.6406	0.3886	4.6439	0.0155	1.7884	0.0134	1.8018	0.4743	0.0123	0.4866		1,545.2860	1,545.2860	0.0376		1,546.2262
Total	**0.6406**	**0.3886**	**4.6439**	**0.0155**	**1.7884**	**0.0134**	**1.8018**	**0.4743**	**0.0123**	**0.4866**		**1,545.2860**	**1,545.2860**	**0.0376**		**1,546.2262**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	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**

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/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		1,545.2860	1,545.2860	0.0376		1,546.2262
Total	**0.6406**	**0.3886**	**4.6439**	**0.0155**	**1.7884**	**0.0134**	**1.8018**	**0.4743**	**0.0123**	**0.4866**		**1,545.2860**	**1,545.2860**	**0.0376**		**1,546.2262**

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/day										lb/day					
Mitigated	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839
Unmitigated	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839

4.2 Trip Summary Information

	Average Daily Trip Rate			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

	Miles			Trip %			Trip Purpose %		
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

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/day										lb/day					
NaturalGas Mitigated	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
NaturalGas Unmitigated	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/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		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
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)	22759.9	0.2455	2.2314	1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
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**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/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		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
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)	22.7599	0.2455	2.2314	1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
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**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Unmitigated	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	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	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
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**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

6.2 Area by SubCategory

Mitigated

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day										lb/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	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
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**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

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

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

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	9			**Operational Year**	2028
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

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

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

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
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	1,418.6554	1,418.6554	0.1215	0.0000	1,421.6925
2023	0.5190	3.2850	4.7678	0.0147	0.8497	0.0971	0.9468	0.2283	0.0912	0.3195	0.0000	1,342.4412	1,342.4412	0.1115	0.0000	1,345.2291
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**	**1,418.6554**	**1,418.6554**	**0.1215**	**0.0000**	**1,421.6925**

2.1 Overall Construction

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
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	1,418.6550	1,418.6550	0.1215	0.0000	1,421.6921
2023	0.5190	3.2850	4.7678	0.0147	0.8497	0.0971	0.9468	0.2283	0.0912	0.3195	0.0000	1,342.4409	1,342.4409	0.1115	0.0000	1,345.2287
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**	**1,418.6550**	**1,418.6550**	**0.1215**	**0.0000**	**1,421.6921**

	ROG	NOx	CO	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

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	3,896.0732	3,896.0732	0.1303	0.0468	3,913.2833
Mobile	1.5857	7.9962	19.1834	0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162
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**	**12,294.1807**	**12,531.1519**	**15.7904**	**0.1260**	**12,963.4751**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	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	3,896.0732	3,896.0732	0.1303	0.0468	3,913.2833
Mobile	1.5857	7.9962	19.1834	0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162
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**	**12,294.1807**	**12,531.1519**	**15.7904**	**0.1260**	**12,963.4751**

	ROG	NOx	CO	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

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

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

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

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

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	tons/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**

3.2 Demolition - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	tons/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**

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	tons/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	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	tons/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**

3.3 Site Preparation - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	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**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1807	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**

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	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	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	CO	SO2	Fugitive 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					0.1741	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**

3.4 Grading - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	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					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**

3.4 Grading - 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	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
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**

3.4 Grading - 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	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	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	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
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**

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	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	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	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2158	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**

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	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	0.0527	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**	**1,105.9771**	**1,105.9771**	**0.0451**	**0.0000**	**1,107.1039**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2158	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**

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	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	0.0527	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**	**1,105.9771**	**1,105.9771**	**0.0451**	**0.0000**	**1,107.1039**

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	tons/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**

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	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	0.0382	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**	**1,042.5294**	**1,042.5294**	**0.0392**	**0.0000**	**1,043.5090**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1942	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**

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	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	0.0382	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**	**1,042.5294**	**1,042.5294**	**0.0392**	**0.0000**	**1,043.5090**

3.6 Paving - 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	tons/yr										MT/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**

3.6 Paving - 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	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	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	tons/yr										MT/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**

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	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	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

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0109	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**

3.6 Paving - 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	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	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	tons/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**

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	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	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	tons/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**

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	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	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	tons/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**

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	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	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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.5857	7.9962	19.1834	0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162
Unmitigated	1.5857	7.9962	19.1834	0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162

4.2 Trip Summary Information

	Average Daily Trip Rate			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

	Miles			Trip %			Trip Purpose %		
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

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	2,512.6465	2,512.6465	0.1037	0.0215	2,521.6356
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	2,512.6465	2,512.6465	0.1037	0.0215	2,521.6356
NaturalGas Mitigated	0.1398	1.2312	0.7770	7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	1,383.4267	1,383.4267	0.0265	0.0254	1,391.6478
NaturalGas Unmitigated	0.1398	1.2312	0.7770	7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	1,383.4267	1,383.4267	0.0265	0.0254	1,391.6478

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/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)	8.30736e+006	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**	**1,383.4268**	**1,383.4268**	**0.0265**	**0.0254**	**1,391.6478**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/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)	8.30736e+006	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**	**1,383.4268**	**1,383.4268**	**0.0265**	**0.0254**	**1,391.6478**

5.3 Energy by Land Use - Electricity

Unmitigated

	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	1,257.5879	0.0519	0.0107	1,262.0869
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		**2,512.6465**	**0.1037**	**0.0215**	**2,521.6356**

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	1,257.5879	0.0519	0.0107	1,262.0869
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		**2,512.6465**	**0.1037**	**0.0215**	**2,521.6356**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	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	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.4137					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		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**

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	tons/yr										MT/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		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

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	585.8052	3.0183	0.0755	683.7567
Unmitigated	585.8052	3.0183	0.0755	683.7567

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor 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
Quality Restaurant	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/Outdoor 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
Quality Restaurant	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**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	207.8079	12.2811	0.0000	514.8354
Unmitigated	207.8079	12.2811	0.0000	514.8354

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)	428.4	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**

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)	428.4	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

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
Climate Zone	9			**Operational Year**	2028
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

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

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	CO	SO2	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	4.2561	46.4415	31.4494	0.0636	18.2032	2.0456	20.2488	9.9670	1.8820	11.8490	0.0000	6,163.4166	6,163.4166	1.9475	0.0000	6,212.1039
2022	4.5441	38.8811	40.8776	0.1240	8.8255	1.6361	10.4616	3.6369	1.5052	5.1421	0.0000	12,493.4403	12,493.4403	1.9485	0.0000	12,518.5707
2023	4.1534	25.7658	38.7457	0.1206	7.0088	0.7592	7.7679	1.8799	0.7136	2.5935	0.0000	12,150.4890	12,150.4890	0.9589	0.0000	12,174.4615
2024	237.0219	9.5478	14.9642	0.0239	1.2171	0.4694	1.2875	0.3229	0.4319	0.4621	0.0000	2,313.1808	2,313.1808	0.7166	0.0000	2,331.0956
Maximum	**237.0219**	**46.4415**	**40.8776**	**0.1240**	**18.2032**	**2.0456**	**20.2488**	**9.9670**	**1.8820**	**11.8490**	**0.0000**	**12,493.4403**	**12,493.4403**	**1.9485**	**0.0000**	**12,518.5707**

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/day					
2021	4.2561	46.4415	31.4494	0.0636	18.2032	2.0456	20.2488	9.9670	1.8820	11.8490	0.0000	6,163.4166	6,163.4166	1.9475	0.0000	6,212.1039
2022	4.5441	38.8811	40.8776	0.1240	8.8255	1.6361	10.4616	3.6369	1.5052	5.1421	0.0000	12,493.4403	12,493.4403	1.9485	0.0000	12,518.5707
2023	4.1534	25.7658	38.7457	0.1206	7.0088	0.7592	7.7679	1.8799	0.7136	2.5935	0.0000	12,150.4890	12,150.4890	0.9589	0.0000	12,174.4615
2024	237.0219	9.5478	14.9642	0.0239	1.2171	0.4694	1.2875	0.3229	0.4319	0.4621	0.0000	2,313.1808	2,313.1808	0.7166	0.0000	2,331.0955
Maximum	**237.0219**	**46.4415**	**40.8776**	**0.1240**	**18.2032**	**2.0456**	**20.2488**	**9.9670**	**1.8820**	**11.8490**	**0.0000**	**12,493.4403**	**12,493.4403**	**1.9485**	**0.0000**	**12,518.5707**

	ROG	NOx	CO	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**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
Mobile	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208
Total	**41.1168**	**67.2262**	**207.5497**	**0.6278**	**45.9592**	**2.4626**	**48.4217**	**12.2950**	**2.4385**	**14.7336**	**0.0000**	**76,811.1816**	**76,811.1816**	**2.8282**	**0.4832**	**77,025.8786**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
Mobile	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208
Total	**41.1168**	**67.2262**	**207.5497**	**0.6278**	**45.9592**	**2.4626**	**48.4217**	**12.2950**	**2.4385**	**14.7336**	**0.0000**	**76,811.1816**	**76,811.1816**	**2.8282**	**0.4832**	**77,025.8786**

	ROG	NOx	CO	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

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

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		3,747.9449	3,747.9449	1.0549		3,774.3174
Total	**3.1651**	**31.4407**	**21.5650**	**0.0388**	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**		**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

3.2 Demolition - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1273	4.0952	0.9602	0.0119	0.2669	0.0126	0.2795	0.0732	0.0120	0.0852		1,292.2413	1,292.2413	0.0877		1,294.4337
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**		**1,409.5212**	**1,409.5212**	**0.0912**		**1,411.8015**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					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	3,747.9449	3,747.9449	1.0549		3,774.3174
Total	**3.1651**	**31.4407**	**21.5650**	**0.0388**	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**	**0.0000**	**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

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	lb/day										lb/day					
Hauling	0.1273	4.0952	0.9602	0.0119	0.2669	0.0126	0.2795	0.0732	0.0120	0.0852		1,292.2413	1,292.2413	0.0877		1,294.4337
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**		**1,409.5212**	**1,409.5212**	**0.0912**		**1,411.8015**

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/day										lb/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		3,685.6569	3,685.6569	1.1920		3,715.4573
Total	**3.8882**	**40.4971**	**21.1543**	**0.0380**	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**		**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

3.3 Site Preparation - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	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	CO	SO2	Fugitive 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					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	3,685.6569	3,685.6569	1.1920		3,715.4573
Total	**3.8882**	**40.4971**	**21.1543**	**0.0380**	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**	**0.0000**	**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

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/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	CO	SO2	Fugitive 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					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		6,007.0434	6,007.0434	1.9428		6,055.6134
Total	**4.1912**	**46.3998**	**30.8785**	**0.0620**	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**		**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

3.4 Grading - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	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	CO	SO2	Fugitive 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					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	6,007.0434	6,007.0434	1.9428		6,055.6134
Total	**4.1912**	**46.3998**	**30.8785**	**0.0620**	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**	**0.0000**	**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

3.4 Grading - 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/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	CO	SO2	Fugitive 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					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		6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**		**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

3.4 Grading - 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	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	0.0607	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/day										lb/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	6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**	**0.0000**	**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

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/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	0.0607	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/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**		**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

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	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	0.4079	13.2032	3.4341	0.0364	0.9155	0.0248	0.9404	0.2636	0.0237	0.2873		3,896.5482	3,896.5482	0.2236		3,902.1384
Worker	2.4299	1.5074	21.0801	0.0607	6.0932	0.0493	6.1425	1.6163	0.0454	1.6617		6,042.5585	6,042.5585	0.1697		6,046.8000
Total	**2.8378**	**14.7106**	**24.5142**	**0.0971**	**7.0087**	**0.0741**	**7.0828**	**1.8799**	**0.0691**	**1.9490**		**9,939.1067**	**9,939.1067**	**0.3933**		**9,948.9384**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**	**0.0000**	**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

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/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	0.4079	13.2032	3.4341	0.0364	0.9155	0.0248	0.9404	0.2636	0.0237	0.2873		3,896.5482	3,896.5482	0.2236		3,902.1384
Worker	2.4299	1.5074	21.0801	0.0607	6.0932	0.0493	6.1425	1.6163	0.0454	1.6617		6,042.5585	6,042.5585	0.1697		6,046.8000
Total	**2.8378**	**14.7106**	**24.5142**	**0.0971**	**7.0087**	**0.0741**	**7.0828**	**1.8799**	**0.0691**	**1.9490**		**9,939.1067**	**9,939.1067**	**0.3933**		**9,948.9384**

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/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**		**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

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	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	0.3027	10.0181	3.1014	0.0352	0.9156	0.0116	0.9271	0.2636	0.0111	0.2747		3,773.8762	3,773.8762	0.1982		3,778.8300
Worker	2.2780	1.3628	19.4002	0.0584	6.0932	0.0479	6.1411	1.6163	0.0441	1.6604		5,821.4028	5,821.4028	0.1529		5,825.2254
Total	**2.5807**	**11.3809**	**22.5017**	**0.0936**	**7.0088**	**0.0595**	**7.0682**	**1.8799**	**0.0552**	**1.9350**		**9,595.2790**	**9,595.2790**	**0.3511**		**9,604.0554**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**	**0.0000**	**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

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/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	0.3027	10.0181	3.1014	0.0352	0.9156	0.0116	0.9271	0.2636	0.0111	0.2747		3,773.8762	3,773.8762	0.1982		3,778.8300
Worker	2.2780	1.3628	19.4002	0.0584	6.0932	0.0479	6.1411	1.6163	0.0441	1.6604		5,821.4028	5,821.4028	0.1529		5,825.2254
Total	**2.5807**	**11.3809**	**22.5017**	**0.0936**	**7.0088**	**0.0595**	**7.0682**	**1.8799**	**0.0552**	**1.9350**		**9,595.2790**	**9,595.2790**	**0.3511**		**9,604.0554**

3.6 Paving - 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/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.5841	2,207.5841	0.7140		2,225.4336
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**		**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

3.6 Paving - 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	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	0.0427	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	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336
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**	**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

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/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	0.0427	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/day										lb/day					
Off-Road	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310		2,207.5472	2,207.5472	0.7140		2,225.3963
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**		**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

3.6 Paving - 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	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	0.0403	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	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310	0.0000	2,207.5472	2,207.5472	0.7140		2,225.3963
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**	**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

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/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	0.0403	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

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	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**

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	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	0.4296	0.2481	3.6098	0.0113	1.2171	9.4300e-003	1.2266	0.3229	8.6800e-003	0.3315		1,126.7583	1,126.7583	0.0280		1,127.4583
Total	**0.4296**	**0.2481**	**3.6098**	**0.0113**	**1.2171**	**9.4300e-003**	**1.2266**	**0.3229**	**8.6800e-003**	**0.3315**		**1,126.7583**	**1,126.7583**	**0.0280**		**1,127.4583**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	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**

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/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		1,126.7583	1,126.7583	0.0280		1,127.4583
Total	**0.4296**	**0.2481**	**3.6098**	**0.0113**	**1.2171**	**9.4300e-003**	**1.2266**	**0.3229**	**8.6800e-003**	**0.3315**		**1,126.7583**	**1,126.7583**	**0.0280**		**1,127.4583**

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/day										lb/day					
Mitigated	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208
Unmitigated	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208

4.2 Trip Summary Information

	Average Daily Trip Rate			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

	Miles			Trip %			Trip Purpose %		
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

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/day										lb/day					
NaturalGas Mitigated	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
NaturalGas Unmitigated	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/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		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
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)	22759.9	0.2455	2.2314	1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
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**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/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		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
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)	22.7599	0.2455	2.2314	1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
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**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Unmitigated	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	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	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
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**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

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/day										lb/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	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
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**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

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

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

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	9			**Operational Year**	2028
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

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.

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

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	CO	SO2	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	4.2621	46.4460	31.4068	0.0635	18.2032	2.0456	20.2488	9.9670	1.8820	11.8490	0.0000	6,154.3377	6,154.3377	1.9472	0.0000	6,203.0186
2022	4.7966	38.8851	39.6338	0.1195	8.8255	1.6361	10.4616	3.6369	1.5052	5.1421	0.0000	12,035.3440	12,035.3440	1.9482	0.0000	12,060.6013
2023	4.3939	25.8648	37.5031	0.1162	7.0088	0.7598	7.7685	1.8799	0.7142	2.5940	0.0000	11,710.4080	11,710.4080	0.9617	0.0000	11,734.4497
2024	237.0656	9.5503	14.9372	0.0238	1.2171	0.4694	1.2875	0.3229	0.4319	0.4621	0.0000	2,307.0517	2,307.0517	0.7164	0.0000	2,324.9627
Maximum	**237.0656**	**46.4460**	**39.6338**	**0.1195**	**18.2032**	**2.0456**	**20.2488**	**9.9670**	**1.8820**	**11.8490**	**0.0000**	**12,035.3440**	**12,035.3440**	**1.9482**	**0.0000**	**12,060.6013**

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/day					
2021	4.2621	46.4460	31.4068	0.0635	18.2032	2.0456	20.2488	9.9670	1.8820	11.8490	0.0000	6,154.3377	6,154.3377	1.9472	0.0000	6,203.0186
2022	4.7966	38.8851	39.6338	0.1195	8.8255	1.6361	10.4616	3.6369	1.5052	5.1421	0.0000	12,035.3440	12,035.3440	1.9482	0.0000	12,060.6013
2023	4.3939	25.8648	37.5031	0.1162	7.0088	0.7598	7.7685	1.8799	0.7142	2.5940	0.0000	11,710.4080	11,710.4080	0.9617	0.0000	11,734.4497
2024	237.0656	9.5503	14.9372	0.0238	1.2171	0.4694	1.2875	0.3229	0.4319	0.4621	0.0000	2,307.0517	2,307.0517	0.7164	0.0000	2,324.9627
Maximum	**237.0656**	**46.4460**	**39.6338**	**0.1195**	**18.2032**	**2.0456**	**20.2488**	**9.9670**	**1.8820**	**11.8490**	**0.0000**	**12,035.3440**	**12,035.3440**	**1.9482**	**0.0000**	**12,060.6013**

	ROG	NOx	CO	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**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
Mobile	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839
Total	**40.7912**	**67.7872**	**202.7424**	**0.6043**	**45.9592**	**2.4640**	**48.4231**	**12.2950**	**2.4399**	**14.7349**	**0.0000**	**74,422.3787**	**74,422.3787**	**2.8429**	**0.4832**	**74,637.4417**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
Mobile	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839
Total	**40.7912**	**67.7872**	**202.7424**	**0.6043**	**45.9592**	**2.4640**	**48.4231**	**12.2950**	**2.4399**	**14.7349**	**0.0000**	**74,422.3787**	**74,422.3787**	**2.8429**	**0.4832**	**74,637.4417**

	ROG	NOx	CO	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

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	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
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		3,747.9449	3,747.9449	1.0549		3,774.3174
Total	**3.1651**	**31.4407**	**21.5650**	**0.0388**	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**		**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

3.2 Demolition - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1304	4.1454	1.0182	0.0117	0.2669	0.0128	0.2797	0.0732	0.0122	0.0854		1,269.8555	1,269.8555	0.0908		1,272.1252
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**		**1,380.3262**	**1,380.3262**	**0.0941**		**1,382.6791**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					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	3,747.9449	3,747.9449	1.0549		3,774.3174
Total	**3.1651**	**31.4407**	**21.5650**	**0.0388**	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**	**0.0000**	**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

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	lb/day										lb/day					
Hauling	0.1304	4.1454	1.0182	0.0117	0.2669	0.0128	0.2797	0.0732	0.0122	0.0854		1,269.8555	1,269.8555	0.0908		1,272.1252
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**		**1,380.3262**	**1,380.3262**	**0.0941**		**1,382.6791**

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/day										lb/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		3,685.6569	3,685.6569	1.1920		3,715.4573
Total	**3.8882**	**40.4971**	**21.1543**	**0.0380**	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**		**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

3.3 Site Preparation - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	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/day										lb/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	3,685.6569	3,685.6569	1.1920		3,715.4573
Total	**3.8882**	**40.4971**	**21.1543**	**0.0380**	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**	**0.0000**	**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

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/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/day										lb/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		6,007.0434	6,007.0434	1.9428		6,055.6134
Total	**4.1912**	**46.3998**	**30.8785**	**0.0620**	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**		**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

3.4 Grading - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	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/day										lb/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	0.0000	6,007.0434	6,007.0434	1.9428		6,055.6134
Total	**4.1912**	**46.3998**	**30.8785**	**0.0620**	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**	**0.0000**	**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

3.4 Grading - 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/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	CO	SO2	Fugitive 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					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		6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**		**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

3.4 Grading - 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	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	0.0665	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	CO	SO2	Fugitive 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					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	6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**	**0.0000**	**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

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/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	0.0665	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/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**		**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

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	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	0.4284	13.1673	3.8005	0.0354	0.9155	0.0256	0.9412	0.2636	0.0245	0.2881		3,789.0750	3,789.0750	0.2381		3,795.0283
Worker	2.6620	1.6677	19.4699	0.0571	6.0932	0.0493	6.1425	1.6163	0.0454	1.6617		5,691.9354	5,691.9354	0.1602		5,695.9408
Total	**3.0904**	**14.8350**	**23.2704**	**0.0926**	**7.0087**	**0.0749**	**7.0836**	**1.8799**	**0.0699**	**1.9498**		**9,481.0104**	**9,481.0104**	**0.3984**		**9,490.9691**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**	**0.0000**	**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

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/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	0.4284	13.1673	3.8005	0.0354	0.9155	0.0256	0.9412	0.2636	0.0245	0.2881		3,789.0750	3,789.0750	0.2381		3,795.0283
Worker	2.6620	1.6677	19.4699	0.0571	6.0932	0.0493	6.1425	1.6163	0.0454	1.6617		5,691.9354	5,691.9354	0.1602		5,695.9408
Total	**3.0904**	**14.8350**	**23.2704**	**0.0926**	**7.0087**	**0.0749**	**7.0836**	**1.8799**	**0.0699**	**1.9498**		**9,481.0104**	**9,481.0104**	**0.3984**		**9,490.9691**

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/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**		**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

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	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	0.3183	9.9726	3.3771	0.0343	0.9156	0.0122	0.9277	0.2636	0.0116	0.2752		3,671.4007	3,671.4007	0.2096		3,676.6417
Worker	2.5029	1.5073	17.8820	0.0550	6.0932	0.0479	6.1411	1.6163	0.0441	1.6604		5,483.7974	5,483.7974	0.1442		5,487.4020
Total	**2.8211**	**11.4799**	**21.2591**	**0.0893**	**7.0088**	**0.0601**	**7.0688**	**1.8799**	**0.0557**	**1.9356**		**9,155.1981**	**9,155.1981**	**0.3538**		**9,164.0437**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**	**0.0000**	**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

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/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	0.3183	9.9726	3.3771	0.0343	0.9156	0.0122	0.9277	0.2636	0.0116	0.2752		3,671.4007	3,671.4007	0.2096		3,676.6417
Worker	2.5029	1.5073	17.8820	0.0550	6.0932	0.0479	6.1411	1.6163	0.0441	1.6604		5,483.7974	5,483.7974	0.1442		5,487.4020
Total	**2.8211**	**11.4799**	**21.2591**	**0.0893**	**7.0088**	**0.0601**	**7.0688**	**1.8799**	**0.0557**	**1.9356**		**9,155.1981**	**9,155.1981**	**0.3538**		**9,164.0437**

3.6 Paving - 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/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.5841	2,207.5841	0.7140		2,225.4336
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**		**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

3.6 Paving - 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	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	0.0469	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	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336
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**	**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

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/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	0.0469	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/day										lb/day					
Off-Road	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310		2,207.5472	2,207.5472	0.7140		2,225.3963
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**		**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

3.6 Paving - 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	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	0.0444	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	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310	0.0000	2,207.5472	2,207.5472	0.7140		2,225.3963
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**	**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

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/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	0.0444	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	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	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**

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	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	0.4734	0.2743	3.3220	0.0107	1.2171	9.4300e-003	1.2266	0.3229	8.6800e-003	0.3315		1,061.3818	1,061.3818	0.0264		1,062.0410
Total	**0.4734**	**0.2743**	**3.3220**	**0.0107**	**1.2171**	**9.4300e-003**	**1.2266**	**0.3229**	**8.6800e-003**	**0.3315**		**1,061.3818**	**1,061.3818**	**0.0264**		**1,062.0410**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	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**

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/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	0.4734	0.2743	3.3220	0.0107	1.2171	9.4300e-003	1.2266	0.3229	8.6800e-003	0.3315		1,061.3818	1,061.3818	0.0264		1,062.0410
Total	**0.4734**	**0.2743**	**3.3220**	**0.0107**	**1.2171**	**9.4300e-003**	**1.2266**	**0.3229**	**8.6800e-003**	**0.3315**		**1,061.3818**	**1,061.3818**	**0.0264**		**1,062.0410**

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/day										lb/day					
Mitigated	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839
Unmitigated	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839

4.2 Trip Summary Information

	Average Daily Trip Rate			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

	Miles			Trip %			Trip Purpose %		
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

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/day										lb/day					
NaturalGas Mitigated	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
NaturalGas Unmitigated	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/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		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
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)	22759.9	0.2455	2.2314	1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
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**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/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		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
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)	22.7599	0.2455	2.2314	1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
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**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Unmitigated	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	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	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
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**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

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/day										lb/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	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
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**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

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

11.0 Vegetation

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%***

EXHIBIT B

SWAPE Technical Consultation, Data Analysis and Litigation Support for the Environment

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 H_2O 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

Chen, J. A, Zapata A. R., Sutherland A. J., Molmen, D.R., Chow, B. S., Wu, L. E., **Rosenfeld, P. E.,** Hesse, R. C., (2012) Sulfur Dioxide and Volatile Organic Compound Exposure To A Community In Texas City Texas Evaluated Using Aermod and Empirical Data. *American Journal of Environmental Science*, 8(6), 622-632.

Rosenfeld, P.E. & Feng, L. (2011). *The Risks of Hazardous Waste.* Amsterdam: Elsevier Publishing.

Cheremisinoff, N.P., & **Rosenfeld, P.E.** (2011). *Handbook of Pollution Prevention and Cleaner Production: Best Practices in the Agrochemical Industry*, Amsterdam: Elsevier Publishing.

Gonzalez, J., Feng, L., Sutherland, A., Waller, C., Sok, H., Hesse, R., **Rosenfeld, P.** (2010). PCBs and Dioxins/Furans in Attic Dust Collected Near Former PCB Production and Secondary Copper Facilities in Sauget, IL. *Procedia Environmental Sciences*. 113–125.

Feng, L., Wu, C., Tam, L., Sutherland, A.J., Clark, J.J., **Rosenfeld, P.E.** (2010). Dioxin and Furan Blood Lipid and Attic Dust Concentrations in Populations Living Near Four Wood Treatment Facilities in the United States. *Journal of Environmental Health*. 73(6), 34-46.

Cheremisinoff, N.P., & **Rosenfeld, P.E.** (2010). *Handbook of Pollution Prevention and Cleaner Production: Best Practices in the Wood and Paper Industries.* Amsterdam: Elsevier Publishing.

Cheremisinoff, N.P., & **Rosenfeld, P.E.** (2009). *Handbook of Pollution Prevention and Cleaner Production: Best Practices in the Petroleum Industry*. Amsterdam: Elsevier Publishing.

Wu, C., Tam, L., Clark, J., **Rosenfeld, P**. (2009). Dioxin and furan blood lipid concentrations in populations living near four wood treatment facilities in the United States. *WIT Transactions on Ecology and the Environment, Air Pollution,* 123 (17), 319-327.

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.

Tam L. K.., Wu C. D., Clark J. J. and **Rosenfeld, P.E.** (2008). Methods For Collect Samples For Assessing Dioxins And Other Environmental Contaminants In Attic Dust: A Review. *Organohalogen Compounds*, 70, 000527-000530.

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.

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., 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.

Rosenfeld, P.E., and Henry C. L., (2000). Wood ash control of odor emissions from biosolids application. *Journal of Environmental Quality.* 29, 1662-1668.

Rosenfeld, P.E., C.L. Henry and D. Bennett. (2001). Wastewater dewatering polymer affect on biosolids odor emissions and microbial activity. *Water Environment Research*. 73(4), 363-367.

Rosenfeld, P.E., and C.L. Henry. (2001). Activated Carbon and Wood Ash Sorption of Wastewater, Compost, and Biosolids Odorants. *Water Environment Research*, 73, 388-393.

Rosenfeld, P.E., and Henry C. L., (2001). High carbon wood ash effect on biosolids microbial activity and odor. *Water Environment Research*. 131(1-4), 247-262.

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 Conferenc*e. 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 N0. 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

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

EXHIBIT C

SWAPE Technical Consultation, Data Analysis and Litigation Support for the Environment

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Santa Monica, California 90401
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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
CEQA 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 nation-wide 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 aquifer 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. 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.

EXECUTIVE COMMITTEE

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December 2, 2021

Mr. Jeff Pierson
Chair, Planning Commission
City of Irvine
One Civic Center Plaza
Irvine, CA 92606

Dear Chair Pierson and Commission,

The Building Industry Association of Orange County offers comments on the General Plan – Draft 2021 – 2029 Housing Element Update. Specifically, we draw attention to the proposed increase to the Inclusionary Zoning requirements under consideration as part of this proposal.

On October 18, 2021 the California Department of Housing and Community Development (HCD) submitted a comment letter regarding the City of Irvine's 6th Cycle Draft Housing Element. Attached to that letter was an Appendix describing "the revisions needed to comply with State Housing Element Law." In the Appendix, Section B.4 calls for an "analysis of potential and actual governmental constrains upon the … development of housing for all income levels." In specific reference to Fees and Exactions, HCD states that the element must describe all required fees and "analyze their impact as potential constraints on housing supply and affordability."

Inclusionary Zoning is a fee that can be a constraint on housing and therefore requires careful study. To that end, Section PP-E.3 on page 8-10 of the Second Draft 2021-2029 Housing Element, dated November 19, 2021 directly speaks to Irvine's Inclusionary Housing Ordinance and the potential update thereof. Although the first sentence states that the "City will retain a consultant to conduct a feasibility study to evaluate increasing" the requirement, the very next sentence presupposes the outcome of that study and states that updates to the Ordinance "***will*** reflect the 20 precent requirement." Inclusion of this language, presupposing the outcome of a feasibility study, undermines due process and any impartiality, credibility or reliability of the findings resulting from any such commissioned report.

Further, the very idea of increasing the Inclusionary requirement is, on its face, problematic. The proposed increase represents a significant new cost burden on development that will undoubtedly adversely impact the ability for the market to deliver much needed housing. Such an increase would re-write the underlying assumptions within the City of Irvine and provide a chilling effect on the development community's ability to secure adequate financing to pursue home building opportunity.

In short, the proposed increase to the existing Inclusionary Zoning fee doubles down on the idea of making housing more expensive in the hope of making housing more affordable. With a RHNA allocation of 23,610 units, affordability is not something that can be subsidized into

success. Instead of imposing an increased mandate that, by the Housing Element's own narrative, will be impossible to achieve without significant government subsidies, the city has the power to change that dynamic through incentive-based approaches. Reducing the cost of developing housing will activate the power of the Free Market and housing at the desired levels becomes feasible.

In summation, the Building Industry Association of Orange County requests amendments to the Inclusionary Zoning language that presupposes an increase to 20%, a comprehensive review of incentive-based approaches to achieving affordable housing (as opposed to punitive fees), and a comprehensive discussion of the constraints that limit housing production in light of the aforementioned.

We appreciate Irvine's commitment to housing and the proud tradition of the city in producing one of the nation's most desirable places to call Home. BIAOC looks forward to our continued work with the City Council, Planning Commission and Staff to ensure Irvine remains an exceptional place to live, work, and play.

Sincerely,



Adam Wood
Vice President
BIA/SC – Orange County Chapter

December 2, 2021

City of Irvine Planning Commission
City Council Chamber
One Civic Center Plaza
Irvine, CA 92606

RE: Agenda Item 2. GENERAL PLAN - DRAFT 2021 - 2029 HOUSING ELEMENT UPDATE

Chair Jeff Pierson and Planning Commission Members:

My name is Tim Shaw and I am a resident of the City of Irvine. I've lived here since 2002 and I served as the CEO of the Irvine Public Schools Foundation between 2001 and 2007. I currently serve as Chair of the Orange County Continuum of Care Board and as the lead consultant for Orange County United Way's Housing Champions Advocacy Network. I've previously served as the Executive Director of the Orange County Homeless Issues Task Force and I've been involved in homeless services and affordable housing advocacy for over 30 years in Orange County.

I urge you to ensure the City of Irvine includes in their 6th Cycle Housing Element policies and programs that will effectively produce affordable housing at the extremely low-, very low-, and low-income level.

During the 5th Cycle Planning Period (2014-2021) the City approach to meeting its Regional Housing Needs Assessment allocation (RHNA) has not met housing needs in a balanced manner. In the current period, moderate and above moderate housing production has been greatly incentivized as compared to production at the lower income levels. For the 2014-2021 planning period, the city had a RHNA of 2,817 very low- and 2,034 low-income units. To date, the City has built 1,149 of the 2,817 very low-income units and 37 of the 2,034 low- income units. At the moderate income level the city has greatly exceeded RHNA goals by approving 12,998 units at moderate and 16,825 units at above moderate. **The number of moderate and above moderate units approved in the last seven years was 25 times more than those at low and very low income.** This unbalanced housing production identifies that affordable housing policies need to be strengthened and updated to prioritize affordable housing development along with market rate housing.

The deficit of affordable housing in Irvine is unfortunate given that Irvine residents are in urgent need of housing at the lower income levels. According to SCAG's pre-certified housing data, there are a total of 50,263 renter households in Irvine, with 24,945 or 49.6% of those households spending thirty percent or more of gross income on housing costs. Additionally, 13,285 or 26.4% renter households are extremely rent burdened and are paying fifty percent or more of gross income on housing costs. The City of Irvine should consider its local economy and offer healthy and affordable housing options that the current market-rate housing development is not offering. Considering that the City of Irvine is a large regional employment center and that its daytime

population almost doubles during the typical work week, the city must recognize that affordable housing is needed to support the local business economy to have more people living in the city versus commuting from cities in Orange County and nearby counties.

To effectively produce housing at the extremely low-, very low-, and low-income levels, I recommend that the city:

1. Strengthen the existing Inclusionary Housing Ordinance with a 20% requirement of affordable housing production at the extremely low, very low- and low-income categories.
2. Increase the affordable housing in-lieu fee to reflect current development costs.
3. Prioritize affordable housing funding and programs to increase affordable housing options for families of lower incomes, especially at very low and extremely low-income.
4. Identify city-owned sites and prioritize these sites for the development of 100% affordable housing in Irvine.
5. Ensure opportunity sites are not simply upzoned or rezoned without including affordable housing policies that will capture the financial and land use incentives being given to property owners and market rate developers. An Affordable Housing program is also needed.
6. Coordinate efforts with the Irvine Community Land Trust to increase extremely, very low and low income housing.
7. Incentivize residential uses in targeted retail centers in the city to create mixed use and maximize density around the Irvine Transportation Center and IBC for housing development. A minimum of 20% should be included for lower income households.
8. Update Density Bonus Law to prioritize affordable housing development for lower income households in rental developments.
9. Affirmatively Furthering Fair Housing – The City of Irvine should provide adequate recommendations on how the city will Affirmatively Further Fair Housing and promote the production of affordable housing in all communities of the city.

I encourage the City of Irvine to consider these recommendations and to to develop and implement policies that will effectively produce lower income housing. I appreciate you taking the time to read this letter.

Sincerely,

Tim Shaw
11 Misty Run
Irvine, CA 92614
(949) 300-9154

greater irvine chamber
destination irvine

December 1, 2021

Chair Jeff Pierson
Irvine Planning Commission
1 Civic Center Plaza
Irvine, CA 92606

RE: Second Draft - 2021-2029 Housing Element Update

Chair Pierson & Commissioners -

On behalf of the Greater Irvine Chamber of Commerce, we appreciate the opportunity to comment on the 2021-2029 City of Irvine Housing Element Update (HEU), Second Draft. This is an important document that is rooted in the Master Plan's vision to provide a diverse range of housing for current and future Irvine residents. The Chamber supports the City's efforts to plan for and facilitate housing that meets the needs of our growing population.

Irvine's employers need these units, and at all levels of affordability. Chamber members consistently cite the need for homes near employment centers as the most significant hurdle to recruiting and retaining top-tier talent.

That is why the Chamber **supports** the HEU's broad goals and urges the City to prioritize sites near and within key employment centers. These areas offer an extraordinary opportunity to build attainable and affordable housing for Irvine's workforce.

To facilitate these goals, we support policy objectives like PP-A.3 that would allow for residential uses in appropriate non-residential areas. We also encourage the City to build in flexibility to future zoning on these sites. For example, 30 units per acre (as identified in PP-A.3) should be applied as a minimum with flexibility for additional density. This will accommodate the product types supported by younger professionals, recent graduates and their employers.

Overall, we are encouraged by the numerous policies proposed in the HEU that proactively encourage new housing by removing regulatory and cost barriers.

However, the Chamber is **opposed** to increasing affordable housing mandates from 15% to 20%. This would restrict housing of all income levels across Irvine.

The City rightly acknowledges that, "a primary barrier to more affordable housing is a lack of federal, state and local funding." Very low- and low-income units simply cannot be built without substantial

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government funding. Currently, this funding is grossly inadequate and its appropriation is beyond the City's control. Therefore, a new 20% mandate creates an insurmountable barrier to landowners - especially commercial landowners - as they consider residential projects. The consequence is zero units for the city.

Irvine is the region's leader in affordable housing because the Irvine Master Plan calls for - and has delivered - a diverse range of housing. Its visionary principles have fostered public/private partnerships that led to the Irvine Community Land Trust and the delivery of thousands of affordable units, including more than 4,500 affordable housing units in the past 20 years. An additional 1,000 are in planning or construction phases. The City acknowledges that this is "the highest number of affordable housing units in any city in Orange County."

This success strongly affirms Irvine's current approach to affordable housing. It should not be altered in pursuit of arbitrary percentages.

The Chamber is a proud partner with the City. We support its efforts to create housing opportunities near jobs to support our City's employers. We also oppose efforts that will reduce the amount of housing available and create insurmountable barriers to affordability and attainability.

We look forward to continuing this partnership as the HEU continues its public process.

Sincerely,

Bryan Starr
President/CEO
Greater Irvine Chamber of Commerce

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IRVINE COMPANY
Since 1864

December 1, 2021

Marika Poynter, Principal Planner
City of Irvine
Community Development Department
1 Civic Center Plaza
Irvine, CA 92606

RE: City of Irvine - Second Draft 2021 – 2029 Housing Element

Dear Ms. Poynter,

Thank you for the opportunity to review and comment on the City's Second Draft 2021 – 2029 Housing Element dated November 19, 2021 (the "draft element") and for your time in answering a number of questions for me. Irvine Company appreciates the significant effort of the City and its staff in preparing this mandated document addressing housing needs on the one hand while balancing a variety of other policy issues (with sometimes seemingly conflicting objectives) on the other. With this in mind, Irvine Company has the following comments and suggestions for the City's consideration.

- Page 7-22, Section 7.8.1 and Page 8-9, PP-D.3: Under the provisions of California Government Code Section 65583.2(g)(3), the draft element identifies a lower-income replacement need of 465 units at the Park West Apartments. PP-D.3 indicates City staff will review available information and survey residents in the event of a redevelopment proposal at the site. This proposed program indicates the replacement need could be higher depending on the results of staff's analysis, but does not account for the possibility that the number could also be lower. *In either case, Irvine Company considers it premature to include an exact replacement count prior to completion of a resident income analysis and that the number should be solely determined by the result of said analysis*. Moreover, it is also unclear why a single site should be called out in the Housing Element when the applicable Government Code applies to all relevant residential redevelopment. Instead, applicable sections of the Housing Element should be revised to simply state that "the City will ensure the appropriate number of affordable units is built with any residential redevelopment project pursuant to California Government Code 65583.2(g)(3)."

- Appendix D. Sites Inventory Form: Regarding Lots 103 and 106 within Planning Area 33, the second draft identifies Lot 103 (APN# 585-082-01) for lower-income housing and Lot 106 (APN# 585-081-02) for market-rate housing. We are requesting clarification that the proposed element would not necessarily limit affordable housing

housing and Lot 106 (APN# 585-081-02) for market-rate housing. We are requesting clarification that the proposed element would not necessarily limit affordable housing to Lot 103 or, for that matter, necessarily require affordable housing on either site if the required number of affordable units were to be provided in an alternative location acceptable to the City. In other words, we are seeking clarification that the ultimate location of future lower-income housing will remain flexible in keeping with the number of units assumed as necessary to meet RHNA goals, the Inclusionary Housing Ordinance and otherwise subject to City approval.

- Page 8-2, Section PP-A.3: The second draft proposes implementation of a residential overlay zone to be included in the subsequent General Plan Update and, through Appendix D, includes a limited number of staff-selected sites. Irvine Company supports this approach as a means to consider and facilitate the development of residential uses on sites where residents can take advantage of the benefits of living close to grocery stores, retail uses and restaurants, as well as jobs. To address evolving market conditions and other externalities (proximity to schools, services and/or job centers), *Irvine Company recommends that the residential overlay for commercial areas* eventually *be expanded beyond the limited number of centers in Appendix D*.

  Additionally, PP-A.3 indicates the residential overlay will allow residential densities of 30 units/acre and require residential uses to occupy 50 percent of the floor area of mixed-use projects. These somewhat arbitrary figures are potentially concerning. Regarding density, for these types of relatively small-scale, mixed-use infill projects, the market does not support true densities below 50-60 units/acre. Densities much lower than this are not viable unless the entire site area can be used to determine residential densities. Regarding floor area ratios, the proposed percentage may be acceptable in a vertically-integrated mixed-use project, but it may be challenging for horizontal mixed-use projects. Based on these concerns, *residential densities exceeding the proposed 30 units/acre should be allowed in the residential overlay consistent with all other non-vacant sites in the Housing Element and the document should be clarified such that the 50 percent minimum floor area ratio only applies to vertically-integrated mixed-use projects*.

- Page 8-10, Section PP-E.3: As the second draft indicates, the City, in partnership with the local development community, has successfully implemented an Inclusionary Housing Ordinance since 2003. In fact, Section 1.2.2 indicates that Irvine leads Orange County in the production of affordable housing. The current Inclusionary Housing Ordinance requiring that 15 percent of new housing developed be affordable to lower-income and moderate income households (5 percent each at very low, low and moderate income levels) has worked well.

  Through PP-E.3 the City is proposing to retain a consultant to conduct a feasibility study to evaluate increasing the inclusionary housing requirement from 15 percent (5

percent each at very low, low and moderate income levels) to 20 percent (9 percent very low, 6 percent low and 5 percent moderate income levels). Roughly speaking, this proposal would not result in the apparent one-third increase in the requirement, but rather would increase the cost to meet this mandate by almost two-thirds above the existing requirement. While this proposed program purports to study feasibility of the proposed increase, it actually discusses the increase as already determined (e.g. later in this program it states "updates to the Inclusionary Housing Ordinance will reflect the 20 percent requirement..." and in PP-L.1 which indicates "The City will update its Land Use Element and amend the Zoning Ordinance by October 2024 to update the Zoning Code to be consistent with State laws enacted over the past eight years, increase the inclusionary housing requirement to 20 percent affordable units required for all market rate housing developments, ..."). *At a minimum the Housing Element should be revised to reflect that only if justified by the feasibility study will there be any increase in the current inclusionary housing requirements.*

As to the concept of increasing the inclusionary requirement at all, it is clear to us that the resulting significant increase in the cost of meeting such a mandate will ultimately upset the proven model dampening incentives for residential development. This is especially true as is acknowledged in this and the prior Housing Element that provision of very low income units is not likely without government subsidies. Moreover, in job centers, where housing is perhaps most needed yet there remain options for land uses other than housing, the added cost to market rate residential development makes such a conversion far less economically viable. Irvine Company, therefore, recommends the City reconsider the proposed increase and leave the requirement at its current level.

General Comments:

- The second draft clearly addresses 100 percent affordable developments on public parcels. Furthermore, regarding Site 1 at the Marketplace, the document implies that 100 percent affordable projects can be acceptable on private sites, where a for-profit developer would likely partner with a non-profit developer to develop a separate parcel within a larger market-rate development. In allowing for 100 percent affordable development on City/government-owned sites, the City recognizes that this type of development and its accompanying ability to leverage state and federal tax credits can be an important and often necessary tool in the development of affordable housing. However, the document is not completely clear that 100 percent affordable projects will be allowed or potentially allowed to address the inclusionary requirements of market-rate development. Because of the ability to leverage critical governmental funding sources, *Irvine Company recommends that the City not foreclose this important tool as a means to effectively provide affordable housing in conjunction with all types of residential development.*

- In our discussions, you explained why affordable sites were identified in some areas, but not others. Specifically, in areas where residential uses are currently prohibited, no affordable sites were assumed. For example, while a significant number of new units are proposed for Planning Area 32, no affordable units are assumed in that area as residential units are not currently permitted at all within Planning Area 32. In that regard, it would be helpful to acknowledge somewhere in the Housing Element my understanding that to the extent housing for lower-income households is developed on sites not currently identified for affordable housing (e.g. with PA 32) those units would count towards satisfaction of the applicable RHNA income category and could otherwise potentially obviate the need for affordable housing at other sites identified in the Housing Element. Confirmation of my understanding of this important flexibility would be appreciated.

- Meeting the Housing Element's RHNA goals will be very difficult. As such, it is imperative that the Housing Element and its subsequent implementation include the maximum amount of flexibility and creative incentives beyond those currently offered by the City. These tools will be necessary to help offset the high cost of development of lower-income housing while at the same time not discouraging new housing development.

Again, thank you so much for your assistance and the opportunity for Irvine Company to review and comment on this critical long-term policy document. Irvine Company looks forward to the opportunity to continue working with the City to assist it in addressing its RHNA goals.

Sincerely,

Barry Curtis, AICP
Senior Director, Entitlement

cc: Peter Carmichael, Director of Community Development
Tim Gehrich, Deputy Director of Community Development

December 2, 2021

www.kennedycommission.org
17701 Cowan Ave., Suite 200
Irvine, CA 92614
949 250 0909

City of Irvine Planning Commission
City Council Chamber
One Civic Center Plaza
Irvine, CA 92606

RE: Agenda Item 2. GENERAL PLAN - DRAFT 2021 - 2029 HOUSING ELEMENT UPDATE

Dear Chair Jeff Pierson and Planning Commission Members:

The Kennedy Commission (the Commission) is a broad based coalition of residents and community organizations that advocates for the production of homes affordable for families earning less than $27,000 annually in Orange County. Formed in 2001, the Commission has been successful in partnering and working with Orange County jurisdictions to create effective housing and land-use policies that has led to the new construction of homes affordable to lower income working families.

We are writing today to ask that you ensure the City of Irvine includes in their 6th Cycle Housing Element policies and programs that will effectively produce affordable housing at the extremely low-, very low-, and low-income levels.

During the 5th Cycle Planning Period (2014-2021) the City approach to meeting its Regional Housing Needs Assessment allocation (RHNA) has not met housing needs in a balanced manner. In the current period, moderate and above moderate housing production has been greatly incentivized as compared to production at the lower income levels. For the 2014-2021 planning period, the City had a Regional Housing Needs Assessment (RHNA) of 2,817 very low- and 2,034 low-income units. To date, the City has built 1,149 of the 2,817 very low-income units and 37 of the 2,034 low- income units. At the moderate income level the city has greatly exceeded RHNA goals by approving 12,998 units at moderate and 16,825 units at above moderate. **The number of moderate and above moderate units approved in the last seven years was 25 times more than those at low and very low income.** This unbalanced housing production identifies that affordable housing policies need to be strengthened and updated to prioritize affordable housing development along with market rate housing.

The deficit of affordable housing in the City is unfortunate given that Irvine residents are in urgent need of housing at the lower income levels. According to SCAG's pre-certified housing data, there are a total of 50,263 renter households in Irvine, with 24,945 or 49.6% of those households spending thirty percent or more of gross income on housing costs. Additionally, 13,285 or 26.4% renter households are extremely rent burdened and are paying fifty percent or more of gross income on housing costs. The City of Irvine should take into account its local economy and offer healthy and affordable housing options that the current market-rate housing

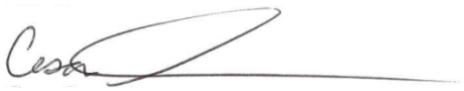
development is not offering. Considering that the City of Irvine is a large regional employment center and that its daytime population almost doubles during the typical work week, the City must recognize that affordable housing is needed to support the local business economy to have more people living in the city versus commuting from cities in Orange County and nearby counties.

To effectively produce housing at the extremely low-, very low-, and low-income levels, I recommend that the City:

1. Strengthen the existing Inclusionary Housing Ordinance with a 20% requirement of affordable housing production at the extremely low-, very low- and low-income categories.
2. Increase the affordable housing in-lieu fee to reflect current development costs.
3. Prioritize affordable housing funding and programs to increase affordable housing options for families of lower incomes, especially at very low and extremely low-income.
4. Identify city-owned sites and prioritize these sites for the development of 100% affordable housing in Irvine.
5. Ensure opportunity sites are not simply upzoned or rezoned without including affordable housing policies that will capture the financial and land use incentives being given to property owners and market rate developers. An Affordable Housing program is also needed.
6. Coordinate efforts with the Irvine Community Land Trust to increase extremely, very low- and low-income housing.
7. Incentivize residential uses in targeted retail centers in the City to create mixed use and maximize density around the Irvine Transportation Center and IBC for housing development. A minimum of 20% should be included for lower income households.
8. Update Density Bonus Law to prioritize affordable housing development for lower income households in rental developments.
9. Affirmatively Furthering Fair Housing – The City of Irvine should provide adequate recommendations on how the City will Affirmatively Further Fair Housing and promote the production of affordable housing in all communities of the city.

The Commission looks forward to partnering with the City of Irvine to create opportunities to increase affordable homes for lower income households in the City. If you have any questions, please feel free to contact me at (949) 250-0909 or cesarc@kennedycommission.org.

Sincerely,



Cesar Covarrubias
Executive Director

CC:
gpUpdate@cityofirvine.org
HousingElements@hcd.ca.gov

4. Draft IS/ND Public Comment Letters

From:	Melissa Chao
To:	Jo Ann Corey
Subject:	RE: IRWD Comment Letter - Irvine"s General Housing Element 2021-2029 Update Initial Study/Negative Declaration
Date:	Tuesday, December 7, 2021 11:08:46 AM

Hi Jo Ann,

This email confirms receipt of this transmittal email and comment letter.

Thank you,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Jo Ann Corey <Corey@irwd.com>
Sent: Tuesday, December 7, 2021 8:47 AM
To: Melissa Chao <MChao@cityofirvine.org>
Subject: IRWD Comment Letter - Irvine's General Housing Element 2021-2029 Update Initial Study/Negative Declaration
Importance: High

CAUTION: EXTERNAL EMAIL

Melissa,

On behalf of Irvine Ranch Water District (IRWD), please find the attached comment letter for the Initial Study/Negative Declaration (IS/ND) for the City of Irvine's General Plan Housing Element 2021-2029 Update. Please confirm receipt of this email and its attached comment letter.

IRWD appreciates the opportunity to review and comment on the draft IS/ND.

Regards,

Jo Ann Corey, MPA
Environmental Compliance Analyst
corey@irwd.com
949-453-5326 (direct)
949-636-1704 (mobile)
15600 Sand Canyon Avenue
Irvine, CA 92618

Irvine Ranch
WATER DISTRICT

December 7, 2021

Melissa Chao
Senior Planner
City of Irvine
Community Development Department
1 Civic Center Plaza
Irvine, CA 92606

Via Email:
mchao@cityofirvine.org

Re: NOI – IS/ND General Plan Housing Element 2021-2029 Update

Dear Ms. Chao:

Irvine Ranch Water District (IRWD) has received the City of Irvine's Notice of Intent (NOI) to prepare an Initial Study/Negative Declaration (IS/ND) for the City of Irvine General plan Housing Element 2021-2029 Update. IRWD has reviewed the draft IS/ND and offers the following comments.

The draft IS/ND correctly indicates that IRWD is the water purveyor for the City of Irvine. IRWD provides potable, and non-potable water supply, as well as sewage collection, treatment and disposal services for the City of Irvine. IRWD understands that the Housing Element Update (HUE) does not propose any development at this time. Future housing development facilitated by the HEU would be expected to connect to the existing domestic water supply system, sewer infrastructure and stormwater infrastructure. Any new residential development would be required to undergo separate environmental review, including an analysis of the water supply impacts. Overall, future housing development construction and operation would result in increased water, wastewater treatment, electric power, natural gas, and telecommunications demands and wastewater and solid waste generation, which would require the expansion or construction of utility infrastructure. Specific projects are unknown at this time and would require additional CEQA review.

In Section 2.4.19 Utilities and Service Systems, the draft IS/ND references the **2015** IRWD Urban Water Management Plan (UWMP). In accordance with the California Urban Water Management Planning Act and other applicable laws, IRWD, as an urban water supplier, is required to prepare and adopt a UWMP, which analyzes and projects IRWD's water supply reliability during normal, single dry, and multiple dry years over the next 20 years. The UWMP is updated every five years and submitted to the California Department of Water Resources. On June 28, 2021, IRWD's Board of Directors adopted IRWD's **2020** UWMP. IRWD requests that the draft IS/ND be revised to reference IRWD's **2020** UWMP. A copy of IRWD's 2020 UWMP can be obtained from IRWD's website at the following location: https://www.irwd.com/doing-business/urban-water-management-plan.

IRWD appreciates the opportunity to review and comment on this draft NOI/ND. IRWD looks forward to reviewing all future CEQA documents, which pertain to any new residential developments in the City of Irvine, as they become available. If you have any questions or require additional information, please contact the undersigned at (949) 453-5325 or Jo Ann Corey, Environmental Compliance Analyst at (949) 453-5326.

Sincerely,

Fiona M. Sanchez
Director of Water Resources

cc: Jo Ann Corey, IRWD

From:	IGR – Intergovernmental Review
To:	Melissa Chao
Cc:	Anita Au; Frank Wen; Jessica Guillen
Subject:	SCAG Comments on the IS/ND for the City of Irvine General Plan Housing Element 2021-2029 Update [SCAG NO. IGR10521]
Date:	Tuesday, December 14, 2021 8:11:28 AM
Attachments:	image001.png image002.png image003.png image004.png IGR10521 ND City of Irvine General Plan Housing Element 2021-2029 Update.pdf

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CAUTION: EXTERNAL EMAIL

Good morning Melissa,

Please find attached SCAG Comments on the Initial Study/Negative Declaration for the City of Irvine General Plan Housing Element 2021-2029 Update [SCAG NO. IGR10521].

Please contact me at (213) 630-1427 or IGR@scag.ca.gov if you have any questions or difficulties with the attached file.

In light of the coronavirus and other public health concerns, please be advised that a majority of SCAG staff are teleworking with limited access to the SCAG offices. Therefore, if you wish to submit documents for IGR review, please submit it online via the IGR webpage or via email to IGR@scag.ca.gov.

Thank you!

SCAG
INNOVATING FOR A BETTER TOMORROW

Intergovernmental Review (IGR) Program
Annaleigh Ekman (she/her), Assistant Regional Planner
Tel: (213) 630-1427
IGR@scag.ca.gov

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS
900 Wilshire Blvd., Ste. 1700, Los Angeles, CA 90017

SCAG
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Transportation
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December 14, 2021

Ms. Melissa Chao, Senior Planner
City of Irvine, Community Development Department
1 Civic Center
Irvine, California 92606
Phone: (949) 724-6395
E-mail: mchao@cityofirvine.org

RE: SCAG Comments on the Initial Study/Negative Declaration for the City of Irvine General Plan Housing Element 2021-2029 Update [SCAG NO. IGR10521]

Dear Ms. Chao,

Thank you for submitting the Notice of Intent to Adopt a Negative Declaration for the City of Irvine General Plan Housing Element 2021-2029 Update ("proposed project") to the Southern California Association of Governments (SCAG) for review and comment. The proposed project consists of the Housing Element Update for the 2021-2029 planning cycle, which includes a comprehensive analysis of the community's current and future housing needs.

Based on SCAG staff's review, the Initial Study/Negative Declaration (IS/ND) does not reference the most recently adopted 2020 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS or Connect SoCal). SCAG staff comments are detailed in the attachment to this letter.

When available, please send project related documents and notices to IGR@scag.ca.gov. If you have any questions regarding the attached comments, please contact the Intergovernmental Review (IGR) Program, attn.: Anita Au, Senior Regional Planner, at (213) 236-1874 or IGR@scag.ca.gov. Thank you.

Sincerely,

Frank Wen, Ph.D.
Manager, Planning Strategy Department

COMMENTS ON THE NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION FOR THE CITY OF IRVINE GENERAL PLAN HOUSING ELEMENT 2021-2029 UPDATE [SCAG NO. IGR10521]

SUMMARY

Pursuant to Senate Bill (SB) 375, SCAG is the designated Regional Transportation Planning Agency under state law and is responsible for preparation of the Regional Transportation Plan (RTP) including the Sustainable Communities Strategy (SCS). SCAG's feedback is intended to assist local jurisdictions and project proponents to implement projects that have the potential to contribute to attainment of Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) goals and align with RTP/SCS policies.

Based on SCAG staff review, the IS/ND does not reference the most recently adopted 2020 Connect SoCal. SCAG staff recommends including references to Connect SoCal as described in the following sections.

CONNECT SOCAL GOALS

The SCAG Regional Council fully adopted Connect SoCal in September 2020. Connect SoCal, also known as the 2020 – 2045 RTP/SCS, builds upon and expands land use and transportation strategies established over several planning cycles to increase mobility options and achieve a more sustainable growth pattern. The long-range visioning plan balances future mobility and housing needs with goals for the environment, the regional economy, social equity and environmental justice, and public health. The goals included in Connect SoCal may be pertinent to the proposed project. These goals are meant to provide guidance for considering the proposed project. Among the relevant goals of Connect SoCal are the following:

SCAG CONNECT SOCAL GOALS	
Goal #1:	*Encourage regional economic prosperity and global competitiveness*
Goal #2:	*Improve mobility, accessibility, reliability and travel safety for people and goods*
Goal #3:	*Enhance the preservation, security, and resilience of the regional transportation system*
Goal #4:	*Increase person and goods movement and travel choices within the transportation system*
Goal #5:	*Reduce greenhouse gas emissions and improve air quality*
Goal #6:	*Support healthy and equitable communities*
Goal #7:	*Adapt to a changing climate and support an integrated regional development pattern and transportation network*
Goal #8:	*Leverage new transportation technologies and data-driven solutions that result in more efficient travel*
Goal #9:	*Encourage development of diverse housing types in areas that are supported by multiple transportation options*
Goal #10:	*Promote conservation of natural and agricultural lands and restoration of habitats*

Connect SoCal Strategies

To achieve the goals of Connect SoCal, a wide range of land use and transportation strategies are included in the accompanying twenty (20) technical reports. Of particular note are multiple strategies included in Chapter 3 of Connect SoCal intended to support implementation of the regional Sustainable Communities Strategy (SCS) framed within the context of focusing growth near destinations and mobility options; promoting diverse housing choices; leveraging technology innovations; supporting implementation of sustainability policies; and promoting a Green Region. To view Connect SoCal and the accompanying technical reports, please visit the Connect SoCal webpage. Connect SoCal builds upon the progress from previous RTP/SCS cycles and continues to focus on integrated, coordinated, and balanced planning for land use and transportation that helps the SCAG region strive towards a more sustainable region, while meeting statutory requirements pertinent to RTP/SCSs. These strategies within the regional context are provided as guidance for lead agencies such as local jurisdictions when the proposed project is under consideration.

SCAG Staff Comments

SCAG staff recommends that you review 2020 Connect SoCal and consider its adopted goals and policies when finalizing the proposed project.

DEMOGRAPHICS AND GROWTH FORECASTS

A key, formative step in projecting future population, households, and employment through 2045 for Connect SoCal was the generation of a forecast of regional and county level growth in collaboration with expert demographers and economists on Southern California. From there, jurisdictional level forecasts were ground-truthed by subregions and local agencies, which helped SCAG identify opportunities and barriers to future development. This forecast helps the region understand, in a very general sense, where we are expected to grow, and allows SCAG to focus attention on areas that are experiencing change and may have increased transportation needs. After a year-long engagement effort with all 197 jurisdictions one-on-one, 82 percent of SCAG's 197 jurisdictions provided feedback on the forecast of future growth for Connect SoCal. SCAG also sought feedback on potential sustainable growth strategies from a broad range of stakeholder groups – including local jurisdictions, county transportation commissions, other partner agencies, industry groups, community-based organizations, and the general public. Connect SoCal utilizes a bottom-up approach in that total projected growth for each jurisdiction reflects feedback received from jurisdiction staff, including city managers, community development/planning directors, and local staff. Growth at the neighborhood level (i.e., transportation analysis zone (TAZ) reflects entitled projects and adheres to current general and specific plan maximum densities as conveyed by jurisdictions (except in cases where entitled projects and development agreements exceed these capacities as calculated by SCAG). Neighborhood level growth projections also feature strategies that help to reduce greenhouse gas emissions (GHG) from automobiles and light trucks to achieve Southern California's GHG reduction target, approved by the California Air Resources Board (CARB) in accordance with state planning law. Connect SoCal's Forecasted Development Pattern is utilized for long range modeling purposes and does not supersede actions taken by elected bodies on future development, including entitlements and development agreements. SCAG does not have the authority to implement the plan -- neither through decisions about what type of development is built where, nor what transportation projects are ultimately built, as Connect SoCal is adopted at the jurisdictional level. Achieving a sustained regional outcome depends upon informed and intentional local action. To access jurisdictional level growth estimates and forecasts for years 2016 and 2045, please refer to the Connect SoCal Demographics and Growth Forecast Technical Report. The growth forecasts for the region and applicable jurisdictions are below.

	Adopted SCAG Region Wide Forecasts				Adopted City of Irvine Forecasts			
	Year 2020	**Year 2030**	**Year 2035**	**Year 2045**	**Year 2020**	**Year 2030**	**Year 2035**	**Year 2045**
Population	19,517,731	20,821,171	21,443,006	22,503,899	281,534	309,759	316,609	327,664
Households	6,333,458	6,902,821	7,170,110	7,633,451	103,382	112,404	115,305	121,739
Employment	8,695,427	9,303,627	9,566,384	10,048,822	282,215	312,288	322,674	330,170

SCAG Staff Comments

SCAG staff recommends including a reference to the population, housing, and employment trends and forecasts based on the most recently adopted SCAG 2020 Connect SoCal Regional Growth Forecasts to recognize the city's planned growth.

REGIONAL HOUSING NEEDS ALLOCATION

On March 4, 2021 SCAG's Regional Council adopted the 6th cycle Final Regional Housing Needs Assessment (RHNA) Allocation Plan which covers the planning period October 2021 through October 2029. The 6th cycle Final RHNA allocation for the applicable jurisdiction is below.

SCAG 6th Cycle Final RHNA Allocation for City of Irvine	
Income Category	**RHNA Allocation (Units)**
Very low income	6,396
Low income	4,235
Moderate income	4,308
Above moderate income	8,671
Total RHNA Allocation	23,610

Sixth cycle housing elements were due to the California Department of Housing and Community Development (HCD) by October 15, 2021. SCAG encourages jurisdictions to adopt a housing element in compliance with State housing law as determined by review from HCD. Jurisdictions that do not have an adopted compliant housing element may be ineligible for certain State funding and grant opportunities and may be at risk for legal action from stakeholders or HCD.

SCAG staff would like to call your attention to SCAG's HELPR 2.0, a web-mapping tool developed by SCAG to help local jurisdictions and stakeholders understand local land use, site opportunities, and environmental sensitivities for aligning housing planning with the state Department of Housing and Community Development's (HCD) 6th cycle housing element requirements.

SCAG Staff Comments

Table 1. Irvine 6th Cycle Regional Housing Needs Assessment Allocation by Household Income 2021-2029 on page 4 of the IS/ND includes the correct Final RHNA Allocation numbers.

From:	Melissa Chao
To:	Kelvin Okino
Cc:	John Fogarty; Jesse Barron
Subject:	RE: Response to NOI to Adopt an Initial Study/Negative Declaration Housing Element 2021-2029
Date:	Wednesday, December 15, 2021 9:24:23 AM
Attachments:	image001.png

Hi Kelvin,

Thank you for the comment letter.

After Housing Element adoption, we look forward to working with IUSD on the subsequent General Plan Update, Zoning Ordinance Amendment, and EIR work effort.

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Kelvin Okino <KelvinOkino@iusd.org>
Sent: Wednesday, December 15, 2021 8:44 AM
To: Melissa Chao <MChao@cityofirvine.org>
Cc: John Fogarty <JohnFogarty@iusd.org>; Jesse Barron <JesseBarron@iusd.org>
Subject: Response to NOI to Adopt an Initial Study/Negative Declaration Housing Element 2021-2029

CAUTION: EXTERNAL EMAIL

Good Morning Melissa:

Please see our response to the General Plan Housing Element 2021-2029 Update. If you have any questions, please contact me.

Kelvin Okino
Executive Director, Facilities Planning and Construction | Irvine Unified School District
949-936-5305 | kelvinokino@iusd.org | 2015 Roosevelt | Irvine, CA 92620 | iusd.org



December 15, 2021 VIA EMAIL: mchao@cityofirvine.org

City of Irvine
ATT: Melissa Chao, Senior Planner
1 Civic Center Plaza
Irvine, CA 92606

Subject: City of Irvine General Plan Housing Element 2021-2029 Update Notice of Intent to Adopt an Initial Study/Negative Declaration

Thank you for the opportunity to review and comment on the City of Irvine 2021-2029 Housing Element. The City of Irvine is within the Irvine Unified School District (IUSD) boundaries; however, a portion of the City also lies within the Tustin and Santa Ana Unified School Districts.

The Draft 2021-2029 Housing Element includes provisions to accommodate 25,722 new housing units (including a 2,112-unit surplus over the State-allocated number of 23,610 units) at all income levels within current zoning code. In compliance with State law, the City must identify adequate sites with appropriate density and development standards to accommodate these units. It is our understanding that the City believes that CEQA review has been completed for these sites. In addition, the HEU identifies additional sites that would require rezoning before they can be developed. The sites, if rezoned, could accommodate an additional 31,934 dwelling units.

Moreover, it is our understanding that given that the proposed Housing Element does not include the necessary amendments to the City's Zoning Code and General Plan elements that allow for future housing development, no actual development on these potential sites could occur and result in environmental impacts, including impacts to schools. We assume that after the State certifies the 2021-2029 Housing Element, a separate environmental study will be prepared to address the regulatory changes described above.

We respectfully request that this subsequent environmental study include an analysis of the proposed project's impacts on IUSD's school facilities. Please continue to notify us of all actions on the 2021-2029 Housing Element and other resulting development projects provide us with the opportunity to review future environmental documents.

We look forward to working cooperatively with the City to create the best environment for our students and staff. If you have any questions, please contact me at (949) 936-5305 or kelvinokino@iusd.org.

Sincerely,

Kelvin K. Okino
Executive Director, Facilities and Construction

cc: John Fogarty, Irvine USD
Jesse Barron, Irvine USD

From:	Melissa Chao
To:	Choum, Lea [JWA]
Cc:	Mailbox, ALUC; Fitch, Julie [JWA]
Subject:	RE: ALUC comments on IS ND
Date:	Wednesday, December 15, 2021 12:40:00 PM
Attachments:	image001.png

Hi Lea,

This email confirms receipt of the comment letter.

Thank you,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Choum, Lea [JWA] <LChoum@ocair.com>
Sent: Wednesday, December 15, 2021 11:49 AM
To: Melissa Chao <MChao@cityofirvine.org>
Cc: Mailbox, ALUC <alucinfo@ocair.com>; Fitch, Julie [JWA] <JFitch@ocair.com>
Subject: ALUC comments on IS ND

CAUTION: EXTERNAL EMAIL

Hello Melissa,

Attached are ALUC comments on the IS ND for the Housing Element Update.

Thank you,
Lea

Lea U Choum | Planning Manager
John Wayne Airport, Orange County
3160 Airway Avenue | Costa Mesa, CA 92626
O 949.252.5123 **C** 949.351.8947
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JOHN WAYNE AIRPORT
ORANGE COUNTY

AIRPORT LAND USE COMMISSION
FOR ORANGE COUNTY
3160 Airway Avenue • Costa Mesa, California 92626 • 949.252.5170 fax: 949.252.6012

December 15, 2021

Melissa Chao, Senior Planner
City of Irvine, Community Development Department
1 Civic Center Plaza
Irvine, CA 92606

Subject: City of Irvine IS/ND for Proposed General Plan 6th Cycle Housing Element 2021-2029 Update

Dear Ms. Chao:

Thank you for the opportunity to review the Initial Study/Negative Declaration (IS/ND), prepared in accordance with the California Environmental Quality Act (CEQA), for the City of Irvine Housing Element Update 2021–2029 (Update). In the context of the Airport Environs Land Use Plan for John Wayne Airport *(AELUP for JWA)*, the Airport Land Use Commission for Orange County (ALUC) offers the following comments and respectfully requests consideration of these comments prior to City action on the proposed Negative Declaration and Housing Element Update.

The Housing Element, as part of the Irvine General Plan, establishes housing-related actionable programs intended to guide decision-making related to land use planning and development activities for this planning period in accordance with the City's stated housing goals and state law.

Portions of the City of Irvine fall within the 60 and 65 dB CNEL noise contours for JWA including sections of the Irvine Business Complex (Planning Area 36) located to the north and west of the Airport. ALUC does not support residential uses within the 65 dB CNEL contour. In accordance with the *AELUP for JWA* Section 3.2.3, all residential units within the 65 dB CNEL contour are inconsistent in this area unless it can be shown conclusively that such units are sufficiently sound attenuated for present and projected noise exposure so as not to exceed an interior standard of 45 dB CNEL. As for residential development within the 60 dB CNEL contour, the ALUC may not find residential units incompatible in this area but would strongly recommend that residential units be limited or excluded from this area unless sufficiently sound attenuated not to exceed an interior level of 45 db.

The City's IS/ND for the proposed Update project has found that no adverse environmental impacts to either the human-made or physical environmental setting would occur, and no mitigation measures would be required. However, as part of our ALUC review, we have noted areas that have not been addressed in the IS/ND prepared for the proposed Update, as follows:

1. Update, Section 5.3.3.7 states, "Please note that the 5.2 IBC Industrial area is subject to a 35-foot maximum height, but there are no sites in this portion of the IBC, (and no units are planned in the 5.2 zone)." However, Figure 7-1, Area B1, shows a small area at the north end of the Airport on Red Hill Avenue within an industrial area that is shaded, and the corresponding legend shows "No Project Type Designation." It is unclear if this designation allows for a future project type to be designated or not. An explanation should be included that clarifies the intent of this small area and specifically states that this area is under the JWA primary aircraft approach corridor, within the 65 dB CNEL and within Safety Zone 5, as identified in the AELUP for JWA. The IS/ND for the Update should make clear that, in the future, this site will not be considered for any type of housing development due to aircraft noise and safety impacts.

2. Figure 7-1, Area C-1 on the western edge of JWA shows a portion shaded in light brown adjacent to MacArthur Blvd. that is labeled "Affordable Housing." (This area appears to include Sites 76, 78 and 82 noted in the Update Chapter 7 *Adequate Sites Inventory Analysis and Methodology* table.) However, the City of Irvine General Plan IBC Element (Supplement No. 8, June 2012), Page N-12, states that "The Business Complex District is applied to portions of the IBC characterized by existing longstanding office and industrial uses that are expected to remain. This District accommodates new industrial uses and an expansion of existing uses. Residential uses are not permitted in this area. [Underlining added.] The land use types and standards allowed in the district are determined by the base zoning designation." This "Business Complex District" along MacArthur Boulevard is also shown on the City's General Plan IBC Element Figure N-3. Additionally, please note that this area is immediately adjacent to, but outside the 65 dB CNEL noise contour for JWA, and within the 60 dB CNEL contour. The IS/ND should address the conflict between the proposed Update and the IBC Element. (IS/ND Checklist question 2.4.11 b (*Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?*))

3. Because of the IBC proximity to airport noise, any prospective resident should be notified of the presence of aircraft overflight. We recommend that the IS/ND include reference to where in the City's General Plan or Zoning Code this notification requirement can be found, since the Housing Element is the primary

General Plan document for regulating new residential development in the City, and specifically within the IBC and Planning Area 36.

4. Generally, it seems that there would be potential CEQA impacts if sites that have not previously been identified for residential housing uses will now be designated as such. This is especially true for areas that may be affected by airport noise and safety requirements and should be addressed in the IS/ND.

5. Pease clarify in the IS/ND that any future land use amendments and zone changes within the Airport Influence Area of JWA would be subject to ALUC review.

A referral by the City to the ALUC is required for this project due to the location of the proposal within an AELUP Planning Area and due to the nature of the required City approvals (i.e. Housing Element Update) under PUC Section 21676(b). With respect to project submittals, please note that the Commission requests that referrals be submitted to the ALUC for a determination between the Local Agency's Planning Commission and City Council hearings. Since the ALUC meets on the third Thursday afternoon of each month, complete submittals must be received in the ALUC office by the first of the month to ensure sufficient time for review, analysis, and agendizing. A Housing Element Submittal form is available at:

https://www.ocair.com/about/administration/airport-governance/commissions/airport-land-use-commission/

Thank you for the opportunity to comment on this Draft Initial Study/Negative Declaration. Please contact Julie Fitch at (949) 252-5284 or via email at jfitch@ocair.com should you require additional information.

Sincerely,

Lea U. Choum

Lea U. Choum
Executive Officer

From:	Melissa Chao
To:	Brandon Young
Cc:	Mitchell Tsai; Greg Sonstein; Hind Baki; Rebekah Youngblood; Melissa Chao
Subject:	RE: SWRCC - [City of Irvine, 6th Cycle Housing Element Update] - IS/MND Comment Letter
Date:	Wednesday, December 15, 2021 5:06:26 PM

Hi Brandon,

This email confirms receipt of the email transmittal and attached comment letter.

Thank you,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Brandon Young <brandon@mitchtsailaw.com>
Sent: Wednesday, December 15, 2021 4:35 PM
To: Melissa Chao <MChao@cityofirvine.org>
Cc: Mitchell Tsai <mitch@mitchtsailaw.com>; Greg Sonstein <greg@mitchtsailaw.com>; Hind Baki <hind@mitchtsailaw.com>; Rebekah Youngblood <rebekah@mitchtsailaw.com>
Subject: SWRCC - [City of Irvine, 6th Cycle Housing Element Update] - IS/MND Comment Letter

CAUTION: EXTERNAL EMAIL

Dear Ms. Chao,

Please see the attached comment letter on City of Irvine's Initial Study / Mitigated Negative Declaration for the above referenced Project and confirm receipt of this email and its attachment.

Thank you,

Brandon Young
Office Manager
Mitchell M. Tsai, Attorney At Law
139 South Hudson Avenue, Suite 200
Pasadena, CA 91101
Office: (626) 381-9248
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*** Our Office Has Recently Moved. Please Note New Mailing Address ****

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VIA E-MAIL

December 15, 2021

Melinda Chao
Senior Planner
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606
Em: mchao@cityofirvine.org

RE: GENERAL PLAN - DRAFT 2021 - 2029 HOUSING ELEMENT UPDATE – Initial Study/Mitigated Negative Declaration

Dear Melissa Chao,

On behalf of the Southwest Regional Council of Carpenters ("**Southwest Carpenters**" or "**SWRCC**"), my Office is submitting these comments on the City of Irvine's ("**City**" or "**Lead Agency**") Initial Study/Mitigated Declaration for the 2021-2029 update to the City's General Plan Housing Element ("**Project**").

The Southwest Carpenters is a labor union representing more than 50,000 union carpenters in six states and has a strong interest in well ordered land use planning and addressing the environmental impacts of development projects.

Individual members of the Southwest Carpenters live, work and recreate in the City and surrounding communities and would be directly affected by the Project's environmental impacts.

SWRCC expressly reserves the right to supplement these comments at or prior to hearings on the Project, and at any later hearings and proceedings related to this Project. Cal. Gov. Code § 65009(b); Cal. Pub. Res. Code § 21177(a); *Bakersfield Citizens for Local Control v. Bakersfield* (2004) 124 Cal. App. 4th 1184, 1199-1203; see *Galante Vineyards v. Monterey Water Dist.* (1997) 60 Cal. App. 4th 1109, 1121.

SWRCC incorporates by reference all comments raising issues regarding the EIR submitted prior to certification of the EIR for the Project. *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, SWRCC requests that the Lead Agency provide notice for any and all notices referring or related to the Project issued under the California Environmental Quality Act ("**CEQA**"), Cal Public Resources Code ("**PRC**") § 21000 *et seq*, and the California Planning and Zoning Law ("**Planning and Zoning Law**"), Cal. Gov't Code §§ 65000–65010. California Public Resources Code Sections 21092.2, and 21167(f) and 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.

The City should require the use of a local skilled and trained workforce to benefit the community's economic development and environment. The City should require the use of workers who have graduated from a Joint Labor Management apprenticeship training program approved by the State of California, or 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 an apprenticeship training program approved by the State of California.

Community benefits such as local hire and skilled and trained workforce requirements 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 emissions and providing localized economic benefits. 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 emissions and providing 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.

Skilled and trained workforce requirements promote the development of skilled trades that yield sustainable economic development. As the California Workforce Development Board and the UC Berkeley Center for Labor Research and Education concluded:

> . . . labor 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]

Local skilled and trained workforce requirements and policies have significant environmental benefits since they improve an area's jobs-housing balance, decreasing the amount of and length of job commutes and their associated greenhouse gas emissions. Recently, on May 7, 2021, the South Coast Air Quality Management District found that that the "[u]se of a local state-certified apprenticeship program or a skilled and trained workforce with a local hire component" can result in air pollutant reductions.[2]

Cities are increasingly adopting local skilled and trained workforce policies and requirements into general plans and municipal codes. For example, the City of Hayward 2040 General Plan requires the City to "promote local hiring . . . to help achieve a more positive jobs-housing balance, and reduce regional commuting, gas consumption, and greenhouse gas emissions."[3]

[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.

[2] 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

[3] City of Hayward (2014) Hayward 2040 General Plan Policy Document at p. 3-99, *available at* https://www.hayward-ca.gov/sites/default/files/documents/General_Plan_FINAL.pdf.

In fact, the City of Hayward has gone as far as to adopt a Skilled Labor Force policy into its Downtown Specific Plan and municipal code, requiring developments in its Downtown area to requiring that the City "[c]ontribute to the stabilization of regional construction markets by spurring applicants of housing and nonresidential developments to require contractors to utilize apprentices from state-approved, joint labor-management training programs, . . ."[4] In addition, the City of Hayward requires all projects 30,000 square feet or larger to "utilize apprentices from state-approved, joint labor-management training programs."[5]

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.[6]

In addition, local hire mandates as well as skill training are critical facets of a strategy to reduce vehicle miles traveled. As planning experts Robert Cervero and Michael Duncan noted, simply placing jobs near housing stock is insufficient to achieve VMT reductions since the skill requirements of available local jobs must be matched to those held by local residents.[7] Some municipalities have tied local hire and skilled and trained workforce policies to local development permits to address transportation issues. As Cervero and Duncan note:

> 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,

[4] City of Hayward (2019) Hayward Downtown Specific Plan at p. 5-24, *available at* https://www.hayward-ca.gov/sites/default/files/Hayward%20Downtown%20Specific%20Plan.pdf.

[5] City of Hayward Municipal Code, Chapter 10, § 28.5.3.020(C).

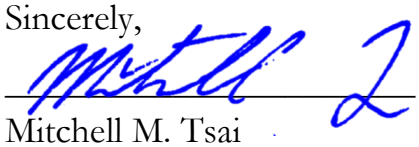
[6] California Planning Roundtable (2008) Deconstructing Jobs-Housing Balance at p. 6, *available at* https://cproundtable.org/static/media/uploads/publications/cpr-jobs-housing.pdf

[7] 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.

> 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.

The City should consider utilizing skilled and trained workforce policies and requirements to benefit the local area economically and mitigate greenhouse gas, air quality and transportation impacts.

Sincerely,



Mitchell M. Tsai
Attorneys for Southwest 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).

EXHIBIT A

SWAPE Technical Consultation, Data Analysis and Litigation Support for the Environment

2656 29th Street, Suite 201
Santa Monica, CA 90405

Matt Hagemann, P.G, C.Hg.
(949) 887-9013
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Paul E. Rosenfeld, PhD
(310) 795-2335
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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."[1] 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):

> "$VMT_d = \Sigma(\text{Average Daily Trip Rate}_i * \text{Average Overall Trip Length}_i)_n$
>
> 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):

> "$\text{Emissions}_{pollutant} = VMT * EF_{running,pollutant}$
>
> Where:
>
> $\text{Emissions}_{pollutant}$ = 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.[7] 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.[8] 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.[9] 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."[10] Finally, the default worker trip length is consistent with the length of the operational home-to-work vehicle trips.[11] The operational home-to-work vehicle trip lengths are:

> "[B]ased on the *location* and *urbanization* selected on the project characteristic screen. These values were *supplied by the air districts or use a default average for the state*. 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.aqmd.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 CO_2e)	3,623
Amortized Construction GHG Emissions (MT CO_2e/year)	120.77
With Local Hire Provision	
Total Construction GHG Emissions (MT CO2e)	3,024
Amortized Construction GHG Emissions (MT CO_2e/year)	100.80
% Decrease in Construction-related GHG Emissions	***17%***

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.

Sincerely,



Matt Hagemann, P.G., C.Hg.



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**

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

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	9			**Operational Year**	2028
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

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

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

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
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	1,721.6826	1,721.6826	0.1294	0.0000	1,724.9187
2023	0.6148	3.3649	5.6747	0.0178	1.1963	0.0996	1.2959	0.3203	0.0935	0.4138	0.0000	1,627.5295	1,627.5295	0.1185	0.0000	1,630.4925
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**	**1,721.6826**	**1,721.6826**	**0.1294**	**0.0000**	**1,724.9187**

2.1 Overall Construction

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
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	1,721.6823	1,721.6823	0.1294	0.0000	1,724.9183
2023	0.6148	3.3648	5.6747	0.0178	1.1963	0.0996	1.2959	0.3203	0.0935	0.4138	0.0000	1,627.5291	1,627.5291	0.1185	0.0000	1,630.4921
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**	**1,721.6823**	**1,721.6823**	**0.1294**	**0.0000**	**1,724.9183**

	ROG	NOx	CO	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

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	CO	SO2	Fugitive 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	3,896.0732	3,896.0732	0.1303	0.0468	3,913.2833
Mobile	1.5857	7.9962	19.1834	0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162
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**	**12,294.1807**	**12,531.1519**	**15.7904**	**0.1260**	**12,963.4751**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	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	3,896.0732	3,896.0732	0.1303	0.0468	3,913.2833
Mobile	1.5857	7.9962	19.1834	0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162
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**	**12,294.1807**	**12,531.1519**	**15.7904**	**0.1260**	**12,963.4751**

	ROG	NOx	CO	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

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

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

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

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

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	tons/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**

3.2 Demolition - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0496	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**

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	tons/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	CO	SO2	Fugitive 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					0.1807	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**

3.3 Site Preparation - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	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	tons/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**

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	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	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	tons/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**

3.4 Grading - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	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	CO	SO2	Fugitive 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					0.1741	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**

3.4 Grading - 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	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	1.6400e-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	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
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**

3.4 Grading - 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	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	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	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
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**

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	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	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	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2158	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**

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	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	0.0527	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**	**1,408.7952**	**1,408.7952**	**0.0530**	**0.0000**	**1,410.1208**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2158	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**

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	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	0.0527	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**	**1,408.7952**	**1,408.7952**	**0.0530**	**0.0000**	**1,410.1208**

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	tons/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**

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	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	0.0382	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**	**1,327.3369**	**1,327.3369**	**0.0462**	**0.0000**	**1,328.4916**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1942	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**

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	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	0.0382	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**	**1,327.3369**	**1,327.3369**	**0.0462**	**0.0000**	**1,328.4916**

3.6 Paving - 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	tons/yr										MT/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**

3.6 Paving - 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	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	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

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

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	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	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

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0109	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**

3.6 Paving - 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	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	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	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0109	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**

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	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	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	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	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**

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	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	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	tons/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**

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	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	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**

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	tons/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	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162
Unmitigated	1.5857	7.9962	19.1834	0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162

4.2 Trip Summary Information

	Average Daily Trip Rate			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

	Miles			Trip %			Trip Purpose %		
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

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	2,512.6465	2,512.6465	0.1037	0.0215	2,521.6356
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	2,512.6465	2,512.6465	0.1037	0.0215	2,521.6356
NaturalGas Mitigated	0.1398	1.2312	0.7770	7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	1,383.4267	1,383.4267	0.0265	0.0254	1,391.6478
NaturalGas Unmitigated	0.1398	1.2312	0.7770	7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	1,383.4267	1,383.4267	0.0265	0.0254	1,391.6478

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/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)	8.30736e+006	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**	**1,383.4268**	**1,383.4268**	**0.0265**	**0.0254**	**1,391.6478**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/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)	8.30736e+006	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**	**1,383.4268**	**1,383.4268**	**0.0265**	**0.0254**	**1,391.6478**

5.3 Energy by Land Use - Electricity

Unmitigated

	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	1,257.5879	0.0519	0.0107	1,262.0869
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		**2,512.6465**	**0.1037**	**0.0215**	**2,521.6356**

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	1,257.5879	0.0519	0.0107	1,262.0869
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		**2,512.6465**	**0.1037**	**0.0215**	**2,521.6356**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	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	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.4137					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		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**

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	tons/yr										MT/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		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

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	585.8052	3.0183	0.0755	683.7567
Unmitigated	585.8052	3.0183	0.0755	683.7567

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor 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
Quality Restaurant	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/Outdoor 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
Quality Restaurant	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**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	207.8079	12.2811	0.0000	514.8354
Unmitigated	207.8079	12.2811	0.0000	514.8354

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)	428.4	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**

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)	428.4	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

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
Climate Zone	9			**Operational Year**	2028
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

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

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	CO	SO2	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	4.2769	46.4588	31.6840	0.0643	18.2675	2.0461	20.3135	9.9840	1.8824	11.8664	0.0000	6,234.7974	6,234.7974	1.9495	0.0000	6,283.5352
2022	5.3304	38.8967	49.5629	0.1517	9.8688	1.6366	10.7727	3.6558	1.5057	5.1615	0.0000	15,251.5674	15,251.5674	1.9503	0.0000	15,278.5288
2023	4.8957	26.3317	46.7567	0.1472	9.8688	0.7794	10.6482	2.6381	0.7322	3.3702	0.0000	14,807.5269	14,807.5269	1.0250	0.0000	14,833.1521
2024	237.1630	9.5575	15.1043	0.0244	1.7884	0.4698	1.8628	0.4743	0.4322	0.5476	0.0000	2,361.3989	2,361.3989	0.7177	0.0000	2,379.3421
Maximum	**237.1630**	**46.4588**	**49.5629**	**0.1517**	**18.2675**	**2.0461**	**20.3135**	**9.9840**	**1.8824**	**11.8664**	**0.0000**	**15,251.5674**	**15,251.5674**	**1.9503**	**0.0000**	**15,278.5288**

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/day					
2021	4.2769	46.4588	31.6840	0.0643	18.2675	2.0461	20.3135	9.9840	1.8824	11.8664	0.0000	6,234.7974	6,234.7974	1.9495	0.0000	6,283.5352
2022	5.3304	38.8967	49.5629	0.1517	9.8688	1.6366	10.7727	3.6558	1.5057	5.1615	0.0000	15,251.5674	15,251.5674	1.9503	0.0000	15,278.5288
2023	4.8957	26.3317	46.7567	0.1472	9.8688	0.7794	10.6482	2.6381	0.7322	3.3702	0.0000	14,807.5269	14,807.5269	1.0250	0.0000	14,833.1520
2024	237.1630	9.5575	15.1043	0.0244	1.7884	0.4698	1.8628	0.4743	0.4322	0.5476	0.0000	2,361.3989	2,361.3989	0.7177	0.0000	2,379.3421
Maximum	**237.1630**	**46.4588**	**49.5629**	**0.1517**	**18.2675**	**2.0461**	**20.3135**	**9.9840**	**1.8824**	**11.8664**	**0.0000**	**15,251.5674**	**15,251.5674**	**1.9503**	**0.0000**	**15,278.5288**

	ROG	NOx	CO	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**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
Mobile	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208
Total	**41.1168**	**67.2262**	**207.5497**	**0.6278**	**45.9592**	**2.4626**	**48.4217**	**12.2950**	**2.4385**	**14.7336**	**0.0000**	**76,811.1816**	**76,811.1816**	**2.8282**	**0.4832**	**77,025.8786**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
Mobile	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208
Total	**41.1168**	**67.2262**	**207.5497**	**0.6278**	**45.9592**	**2.4626**	**48.4217**	**12.2950**	**2.4385**	**14.7336**	**0.0000**	**76,811.1816**	**76,811.1816**	**2.8282**	**0.4832**	**77,025.8786**

	ROG	NOx	CO	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

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

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/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		3,747.9449	3,747.9449	1.0549		3,774.3174
Total	**3.1651**	**31.4407**	**21.5650**	**0.0388**	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**		**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

3.2 Demolition - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1273	4.0952	0.9602	0.0119	0.2669	0.0126	0.2795	0.0732	0.0120	0.0852		1,292.2413	1,292.2413	0.0877		1,294.4337
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**		**1,463.0568**	**1,463.0568**	**0.0927**		**1,465.3750**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					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	3,747.9449	3,747.9449	1.0549		3,774.3174
Total	**3.1651**	**31.4407**	**21.5650**	**0.0388**	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**	**0.0000**	**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

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	lb/day										lb/day					
Hauling	0.1273	4.0952	0.9602	0.0119	0.2669	0.0126	0.2795	0.0732	0.0120	0.0852		1,292.2413	1,292.2413	0.0877		1,294.4337
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**		**1,463.0568**	**1,463.0568**	**0.0927**		**1,465.3750**

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/day										lb/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		3,685.6569	3,685.6569	1.1920		3,715.4573
Total	**3.8882**	**40.4971**	**21.1543**	**0.0380**	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**		**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

3.3 Site Preparation - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	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/day										lb/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	3,685.6569	3,685.6569	1.1920		3,715.4573
Total	**3.8882**	**40.4971**	**21.1543**	**0.0380**	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**	**0.0000**	**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

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/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	CO	SO2	Fugitive 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					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		6,007.0434	6,007.0434	1.9428		6,055.6134
Total	**4.1912**	**46.3998**	**30.8785**	**0.0620**	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**		**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

3.4 Grading - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	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	CO	SO2	Fugitive 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					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	6,007.0434	6,007.0434	1.9428		6,055.6134
Total	**4.1912**	**46.3998**	**30.8785**	**0.0620**	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**	**0.0000**	**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

3.4 Grading - 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/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	CO	SO2	Fugitive 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					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		6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**		**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

3.4 Grading - 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	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	0.0803	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	CO	SO2	Fugitive 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					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	6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**	**0.0000**	**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

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/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	0.0803	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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**		**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

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	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	0.4079	13.2032	3.4341	0.0364	0.9155	0.0248	0.9404	0.2636	0.0237	0.2873		3,896.5482	3,896.5482	0.2236		3,902.1384
Worker	3.2162	2.1318	29.7654	0.0883	8.9533	0.0701	9.0234	2.3745	0.0646	2.4390		8,800.6857	8,800.6857	0.2429		8,806.7582
Total	**3.6242**	**15.3350**	**33.1995**	**0.1247**	**9.8688**	**0.0949**	**9.9637**	**2.6381**	**0.0883**	**2.7263**		**12,697.2339**	**12,697.2339**	**0.4665**		**12,708.8966**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**	**0.0000**	**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

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/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	0.4079	13.2032	3.4341	0.0364	0.9155	0.0248	0.9404	0.2636	0.0237	0.2873		3,896.5482	3,896.5482	0.2236		3,902.1384
Worker	3.2162	2.1318	29.7654	0.0883	8.9533	0.0701	9.0234	2.3745	0.0646	2.4390		8,800.6857	8,800.6857	0.2429		8,806.7582
Total	**3.6242**	**15.3350**	**33.1995**	**0.1247**	**9.8688**	**0.0949**	**9.9637**	**2.6381**	**0.0883**	**2.7263**		**12,697.2339**	**12,697.2339**	**0.4665**		**12,708.8966**

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/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**		**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

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	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	0.3027	10.0181	3.1014	0.0352	0.9156	0.0116	0.9271	0.2636	0.0111	0.2747		3,773.8762	3,773.8762	0.1982		3,778.8300
Worker	3.0203	1.9287	27.4113	0.0851	8.9533	0.0681	9.0214	2.3745	0.0627	2.4372		8,478.4408	8,478.4408	0.2190		8,483.9160
Total	**3.3229**	**11.9468**	**30.5127**	**0.1203**	**9.8688**	**0.0797**	**9.9485**	**2.6381**	**0.0738**	**2.7118**		**12,252.3170**	**12,252.3170**	**0.4172**		**12,262.7460**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**	**0.0000**	**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

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/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	0.3027	10.0181	3.1014	0.0352	0.9156	0.0116	0.9271	0.2636	0.0111	0.2747		3,773.8762	3,773.8762	0.1982		3,778.8300
Worker	3.0203	1.9287	27.4113	0.0851	8.9533	0.0681	9.0214	2.3745	0.0627	2.4372		8,478.4408	8,478.4408	0.2190		8,483.9160
Total	**3.3229**	**11.9468**	**30.5127**	**0.1203**	**9.8688**	**0.0797**	**9.9485**	**2.6381**	**0.0738**	**2.7118**		**12,252.3170**	**12,252.3170**	**0.4172**		**12,262.7460**

3.6 Paving - 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/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.5841	2,207.5841	0.7140		2,225.4336
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**		**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

3.6 Paving - 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	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	0.0566	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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336
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**	**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

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/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	0.0566	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

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310		2,207.5472	2,207.5472	0.7140		2,225.3963
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**		**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

3.6 Paving - 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	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	0.0535	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	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310	0.0000	2,207.5472	2,207.5472	0.7140		2,225.3963
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**	**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

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/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	0.0535	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

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	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**

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	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	0.5707	0.3513	5.1044	0.0165	1.7884	0.0134	1.8018	0.4743	0.0123	0.4866		1,641.0852	1,641.0852	0.0401		1,642.0886
Total	**0.5707**	**0.3513**	**5.1044**	**0.0165**	**1.7884**	**0.0134**	**1.8018**	**0.4743**	**0.0123**	**0.4866**		**1,641.0852**	**1,641.0852**	**0.0401**		**1,642.0886**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	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**

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/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		1,641.0852	1,641.0852	0.0401		1,642.0886
Total	**0.5707**	**0.3513**	**5.1044**	**0.0165**	**1.7884**	**0.0134**	**1.8018**	**0.4743**	**0.0123**	**0.4866**		**1,641.0852**	**1,641.0852**	**0.0401**		**1,642.0886**

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/day										lb/day					
Mitigated	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208
Unmitigated	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208

4.2 Trip Summary Information

	Average Daily Trip Rate			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

	Miles			Trip %			Trip Purpose %		
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

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/day										lb/day					
NaturalGas Mitigated	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
NaturalGas Unmitigated	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/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		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
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)	22759.9	0.2455	2.2314	1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
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**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/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		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
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)	22.7599	0.2455	2.2314	1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
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**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Unmitigated	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	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	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
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**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

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/day										lb/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	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
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**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

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

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

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	9			**Operational Year**	2028
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

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

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	CO	SO2	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	6,221.4937	6,221.4937	1.9491	0.0000	6,270.2214
2022	5.7218	38.9024	47.3319	0.1455	9.8688	1.6366	10.7736	3.6558	1.5057	5.1615	0.0000	14,630.3099	14,630.3099	1.9499	0.0000	14,657.2663
2023	5.2705	26.4914	44.5936	0.1413	9.8688	0.7800	10.6488	2.6381	0.7328	3.3708	0.0000	14,210.3424	14,210.3424	1.0230	0.0000	14,235.9160
2024	237.2328	9.5610	15.0611	0.0243	1.7884	0.4698	1.8628	0.4743	0.4322	0.5476	0.0000	2,352.4178	2,352.4178	0.7175	0.0000	2,370.3550
Maximum	**237.2328**	**46.4651**	**47.3319**	**0.1455**	**18.2675**	**2.0461**	**20.3135**	**9.9840**	**1.8824**	**11.8664**	**0.0000**	**14,630.3099**	**14,630.3099**	**1.9499**	**0.0000**	**14,657.2663**

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/day					
2021	4.2865	46.4651	31.6150	0.0642	18.2675	2.0461	20.3135	9.9840	1.8824	11.8664	0.0000	6,221.4937	6,221.4937	1.9491	0.0000	6,270.2214
2022	5.7218	38.9024	47.3319	0.1455	9.8688	1.6366	10.7736	3.6558	1.5057	5.1615	0.0000	14,630.3099	14,630.3099	1.9499	0.0000	14,657.2663
2023	5.2705	26.4914	44.5936	0.1413	9.8688	0.7800	10.6488	2.6381	0.7328	3.3708	0.0000	14,210.3424	14,210.3424	1.0230	0.0000	14,235.9160
2024	237.2328	9.5610	15.0611	0.0243	1.7884	0.4698	1.8628	0.4743	0.4322	0.5476	0.0000	2,352.4178	2,352.4178	0.7175	0.0000	2,370.3550
Maximum	**237.2328**	**46.4651**	**47.3319**	**0.1455**	**18.2675**	**2.0461**	**20.3135**	**9.9840**	**1.8824**	**11.8664**	**0.0000**	**14,630.3099**	**14,630.3099**	**1.9499**	**0.0000**	**14,657.2663**

	ROG	NOx	CO	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**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
Mobile	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839
Total	**40.7912**	**67.7872**	**202.7424**	**0.6043**	**45.9592**	**2.4640**	**48.4231**	**12.2950**	**2.4399**	**14.7349**	**0.0000**	**74,422.3787**	**74,422.3787**	**2.8429**	**0.4832**	**74,637.4417**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
Mobile	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839
Total	**40.7912**	**67.7872**	**202.7424**	**0.6043**	**45.9592**	**2.4640**	**48.4231**	**12.2950**	**2.4399**	**14.7349**	**0.0000**	**74,422.3787**	**74,422.3787**	**2.8429**	**0.4832**	**74,637.4417**

	ROG	NOx	CO	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

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	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
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/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		3,747.9449	3,747.9449	1.0549		3,774.3174
Total	**3.1651**	**31.4407**	**21.5650**	**0.0388**	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**		**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

3.2 Demolition - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1304	4.1454	1.0182	0.0117	0.2669	0.0128	0.2797	0.0732	0.0122	0.0854		1,269.8555	1,269.8555	0.0908		1,272.1252
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**		**1,430.6932**	**1,430.6932**	**0.0955**		**1,433.0812**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					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	3,747.9449	3,747.9449	1.0549		3,774.3174
Total	**3.1651**	**31.4407**	**21.5650**	**0.0388**	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**	**0.0000**	**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

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	lb/day										lb/day					
Hauling	0.1304	4.1454	1.0182	0.0117	0.2669	0.0128	0.2797	0.0732	0.0122	0.0854		1,269.8555	1,269.8555	0.0908		1,272.1252
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**		**1,430.6932**	**1,430.6932**	**0.0955**		**1,433.0812**

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/day										lb/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		3,685.6569	3,685.6569	1.1920		3,715.4573
Total	**3.8882**	**40.4971**	**21.1543**	**0.0380**	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**		**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

3.3 Site Preparation - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	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/day										lb/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	3,685.6569	3,685.6569	1.1920		3,715.4573
Total	**3.8882**	**40.4971**	**21.1543**	**0.0380**	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**	**0.0000**	**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

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/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/day										lb/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		6,007.0434	6,007.0434	1.9428		6,055.6134
Total	**4.1912**	**46.3998**	**30.8785**	**0.0620**	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**		**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

3.4 Grading - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	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/day										lb/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	0.0000	6,007.0434	6,007.0434	1.9428		6,055.6134
Total	**4.1912**	**46.3998**	**30.8785**	**0.0620**	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**	**0.0000**	**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

3.4 Grading - 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/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	CO	SO2	Fugitive 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					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		6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**		**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

3.4 Grading - 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	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	0.0896	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/day										lb/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	6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**	**0.0000**	**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

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/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	0.0896	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/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**		**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

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	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	0.4284	13.1673	3.8005	0.0354	0.9155	0.0256	0.9412	0.2636	0.0245	0.2881		3,789.0750	3,789.0750	0.2381		3,795.0283
Worker	3.5872	2.3593	27.1680	0.0832	8.9533	0.0701	9.0234	2.3745	0.0646	2.4390		8,286.9013	8,286.9013	0.2282		8,292.6058
Total	**4.0156**	**15.5266**	**30.9685**	**0.1186**	**9.8688**	**0.0957**	**9.9645**	**2.6381**	**0.0891**	**2.7271**		**12,075.9763**	**12,075.9763**	**0.4663**		**12,087.6341**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**	**0.0000**	**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

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/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	0.4284	13.1673	3.8005	0.0354	0.9155	0.0256	0.9412	0.2636	0.0245	0.2881		3,789.0750	3,789.0750	0.2381		3,795.0283
Worker	3.5872	2.3593	27.1680	0.0832	8.9533	0.0701	9.0234	2.3745	0.0646	2.4390		8,286.9013	8,286.9013	0.2282		8,292.6058
Total	**4.0156**	**15.5266**	**30.9685**	**0.1186**	**9.8688**	**0.0957**	**9.9645**	**2.6381**	**0.0891**	**2.7271**		**12,075.9763**	**12,075.9763**	**0.4663**		**12,087.6341**

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/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**		**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

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	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	0.3183	9.9726	3.3771	0.0343	0.9156	0.0122	0.9277	0.2636	0.0116	0.2752		3,671.4007	3,671.4007	0.2096		3,676.6417
Worker	3.3795	2.1338	24.9725	0.0801	8.9533	0.0681	9.0214	2.3745	0.0627	2.4372		7,983.7318	7,983.7318	0.2055		7,988.8683
Total	**3.6978**	**12.1065**	**28.3496**	**0.1144**	**9.8688**	**0.0803**	**9.9491**	**2.6381**	**0.0743**	**2.7124**		**11,655.1325**	**11,655.1325**	**0.4151**		**11,665.5099**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**	**0.0000**	**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

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/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	0.3183	9.9726	3.3771	0.0343	0.9156	0.0122	0.9277	0.2636	0.0116	0.2752		3,671.4007	3,671.4007	0.2096		3,676.6417
Worker	3.3795	2.1338	24.9725	0.0801	8.9533	0.0681	9.0214	2.3745	0.0627	2.4372		7,983.7318	7,983.7318	0.2055		7,988.8683
Total	**3.6978**	**12.1065**	**28.3496**	**0.1144**	**9.8688**	**0.0803**	**9.9491**	**2.6381**	**0.0743**	**2.7124**		**11,655.1325**	**11,655.1325**	**0.4151**		**11,665.5099**

3.6 Paving - 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/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.5841	2,207.5841	0.7140		2,225.4336
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**		**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

3.6 Paving - 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	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	0.0633	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	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336
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**	**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

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/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	0.0633	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	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310		2,207.5472	2,207.5472	0.7140		2,225.3963
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**		**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

3.6 Paving - 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	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	0.0601	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/day										lb/day					
Off-Road	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310	0.0000	2,207.5472	2,207.5472	0.7140		2,225.3963
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**	**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

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/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	0.0601	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/day										lb/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**

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	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	0.6406	0.3886	4.6439	0.0155	1.7884	0.0134	1.8018	0.4743	0.0123	0.4866		1,545.2860	1,545.2860	0.0376		1,546.2262
Total	**0.6406**	**0.3886**	**4.6439**	**0.0155**	**1.7884**	**0.0134**	**1.8018**	**0.4743**	**0.0123**	**0.4866**		**1,545.2860**	**1,545.2860**	**0.0376**		**1,546.2262**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	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**

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/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		1,545.2860	1,545.2860	0.0376		1,546.2262
Total	**0.6406**	**0.3886**	**4.6439**	**0.0155**	**1.7884**	**0.0134**	**1.8018**	**0.4743**	**0.0123**	**0.4866**		**1,545.2860**	**1,545.2860**	**0.0376**		**1,546.2262**

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/day										lb/day					
Mitigated	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839
Unmitigated	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839

4.2 Trip Summary Information

	Average Daily Trip Rate			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

	Miles			Trip %			Trip Purpose %		
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

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/day										lb/day					
NaturalGas Mitigated	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
NaturalGas Unmitigated	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/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		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
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)	22759.9	0.2455	2.2314	1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
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**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/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		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
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)	22.7599	0.2455	2.2314	1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
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**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Unmitigated	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	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	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
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**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

6.2 Area by SubCategory

Mitigated

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day										lb/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	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
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**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

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

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

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	9			**Operational Year**	2028
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

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

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

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
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	1,418.6554	1,418.6554	0.1215	0.0000	1,421.6925
2023	0.5190	3.2850	4.7678	0.0147	0.8497	0.0971	0.9468	0.2283	0.0912	0.3195	0.0000	1,342.4412	1,342.4412	0.1115	0.0000	1,345.2291
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**	**1,418.6554**	**1,418.6554**	**0.1215**	**0.0000**	**1,421.6925**

2.1 Overall Construction

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
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	1,418.6550	1,418.6550	0.1215	0.0000	1,421.6921
2023	0.5190	3.2850	4.7678	0.0147	0.8497	0.0971	0.9468	0.2283	0.0912	0.3195	0.0000	1,342.4409	1,342.4409	0.1115	0.0000	1,345.2287
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**	**1,418.6550**	**1,418.6550**	**0.1215**	**0.0000**	**1,421.6921**

	ROG	NOx	CO	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

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	3,896.0732	3,896.0732	0.1303	0.0468	3,913.2833
Mobile	1.5857	7.9962	19.1834	0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162
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**	**12,294.1807**	**12,531.1519**	**15.7904**	**0.1260**	**12,963.4751**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	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	3,896.0732	3,896.0732	0.1303	0.0468	3,913.2833
Mobile	1.5857	7.9962	19.1834	0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162
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**	**12,294.1807**	**12,531.1519**	**15.7904**	**0.1260**	**12,963.4751**

	ROG	NOx	CO	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

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

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

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

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

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	tons/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**

3.2 Demolition - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	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	tons/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**

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	tons/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	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	tons/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**

3.3 Site Preparation - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	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**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1807	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**

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	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	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	CO	SO2	Fugitive 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					0.1741	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**

3.4 Grading - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	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					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**

3.4 Grading - 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	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
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**

3.4 Grading - 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	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	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	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
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**

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	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	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	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2158	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**

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	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	0.0527	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**	**1,105.9771**	**1,105.9771**	**0.0451**	**0.0000**	**1,107.1039**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2158	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**

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	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	0.0527	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**	**1,105.9771**	**1,105.9771**	**0.0451**	**0.0000**	**1,107.1039**

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	tons/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**

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	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	0.0382	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**	**1,042.5294**	**1,042.5294**	**0.0392**	**0.0000**	**1,043.5090**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1942	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**

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	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	0.0382	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**	**1,042.5294**	**1,042.5294**	**0.0392**	**0.0000**	**1,043.5090**

3.6 Paving - 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	tons/yr										MT/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**

3.6 Paving - 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	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	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	tons/yr										MT/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**

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	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	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

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0109	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**

3.6 Paving - 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	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	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	tons/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**

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	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	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	tons/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**

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	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	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	tons/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**

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	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	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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.5857	7.9962	19.1834	0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162
Unmitigated	1.5857	7.9962	19.1834	0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162

4.2 Trip Summary Information

	Average Daily Trip Rate			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

	Miles			Trip %			Trip Purpose %		
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

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	2,512.6465	2,512.6465	0.1037	0.0215	2,521.6356
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	2,512.6465	2,512.6465	0.1037	0.0215	2,521.6356
NaturalGas Mitigated	0.1398	1.2312	0.7770	7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	1,383.4267	1,383.4267	0.0265	0.0254	1,391.6478
NaturalGas Unmitigated	0.1398	1.2312	0.7770	7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	1,383.4267	1,383.4267	0.0265	0.0254	1,391.6478

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/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)	8.30736e+006	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**	**1,383.4268**	**1,383.4268**	**0.0265**	**0.0254**	**1,391.6478**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/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)	8.30736e+006	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**	**1,383.4268**	**1,383.4268**	**0.0265**	**0.0254**	**1,391.6478**

5.3 Energy by Land Use - Electricity

Unmitigated

	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	1,257.5879	0.0519	0.0107	1,262.0869
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		**2,512.6465**	**0.1037**	**0.0215**	**2,521.6356**

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	1,257.5879	0.0519	0.0107	1,262.0869
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		**2,512.6465**	**0.1037**	**0.0215**	**2,521.6356**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	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	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.4137					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		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**

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	tons/yr										MT/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		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

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	585.8052	3.0183	0.0755	683.7567
Unmitigated	585.8052	3.0183	0.0755	683.7567

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor 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
Quality Restaurant	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/Outdoor 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
Quality Restaurant	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**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	207.8079	12.2811	0.0000	514.8354
Unmitigated	207.8079	12.2811	0.0000	514.8354

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)	428.4	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**

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)	428.4	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

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
Climate Zone	9			**Operational Year**	2028
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

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

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	CO	SO2	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	4.2561	46.4415	31.4494	0.0636	18.2032	2.0456	20.2488	9.9670	1.8820	11.8490	0.0000	6,163.4166	6,163.4166	1.9475	0.0000	6,212.1039
2022	4.5441	38.8811	40.8776	0.1240	8.8255	1.6361	10.4616	3.6369	1.5052	5.1421	0.0000	12,493.4403	12,493.4403	1.9485	0.0000	12,518.5707
2023	4.1534	25.7658	38.7457	0.1206	7.0088	0.7592	7.7679	1.8799	0.7136	2.5935	0.0000	12,150.4890	12,150.4890	0.9589	0.0000	12,174.4615
2024	237.0219	9.5478	14.9642	0.0239	1.2171	0.4694	1.2875	0.3229	0.4319	0.4621	0.0000	2,313.1808	2,313.1808	0.7166	0.0000	2,331.0956
Maximum	**237.0219**	**46.4415**	**40.8776**	**0.1240**	**18.2032**	**2.0456**	**20.2488**	**9.9670**	**1.8820**	**11.8490**	**0.0000**	**12,493.4403**	**12,493.4403**	**1.9485**	**0.0000**	**12,518.5707**

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/day					
2021	4.2561	46.4415	31.4494	0.0636	18.2032	2.0456	20.2488	9.9670	1.8820	11.8490	0.0000	6,163.4166	6,163.4166	1.9475	0.0000	6,212.1039
2022	4.5441	38.8811	40.8776	0.1240	8.8255	1.6361	10.4616	3.6369	1.5052	5.1421	0.0000	12,493.4403	12,493.4403	1.9485	0.0000	12,518.5707
2023	4.1534	25.7658	38.7457	0.1206	7.0088	0.7592	7.7679	1.8799	0.7136	2.5935	0.0000	12,150.4890	12,150.4890	0.9589	0.0000	12,174.4615
2024	237.0219	9.5478	14.9642	0.0239	1.2171	0.4694	1.2875	0.3229	0.4319	0.4621	0.0000	2,313.1808	2,313.1808	0.7166	0.0000	2,331.0955
Maximum	**237.0219**	**46.4415**	**40.8776**	**0.1240**	**18.2032**	**2.0456**	**20.2488**	**9.9670**	**1.8820**	**11.8490**	**0.0000**	**12,493.4403**	**12,493.4403**	**1.9485**	**0.0000**	**12,518.5707**

	ROG	NOx	CO	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**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
Mobile	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208
Total	**41.1168**	**67.2262**	**207.5497**	**0.6278**	**45.9592**	**2.4626**	**48.4217**	**12.2950**	**2.4385**	**14.7336**	**0.0000**	**76,811.1816**	**76,811.1816**	**2.8282**	**0.4832**	**77,025.8786**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
Mobile	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208
Total	**41.1168**	**67.2262**	**207.5497**	**0.6278**	**45.9592**	**2.4626**	**48.4217**	**12.2950**	**2.4385**	**14.7336**	**0.0000**	**76,811.1816**	**76,811.1816**	**2.8282**	**0.4832**	**77,025.8786**

	ROG	NOx	CO	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

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

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		3,747.9449	3,747.9449	1.0549		3,774.3174
Total	**3.1651**	**31.4407**	**21.5650**	**0.0388**	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**		**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

3.2 Demolition - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1273	4.0952	0.9602	0.0119	0.2669	0.0126	0.2795	0.0732	0.0120	0.0852		1,292.2413	1,292.2413	0.0877		1,294.4337
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**		**1,409.5212**	**1,409.5212**	**0.0912**		**1,411.8015**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					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	3,747.9449	3,747.9449	1.0549		3,774.3174
Total	**3.1651**	**31.4407**	**21.5650**	**0.0388**	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**	**0.0000**	**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

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	lb/day										lb/day					
Hauling	0.1273	4.0952	0.9602	0.0119	0.2669	0.0126	0.2795	0.0732	0.0120	0.0852		1,292.2413	1,292.2413	0.0877		1,294.4337
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**		**1,409.5212**	**1,409.5212**	**0.0912**		**1,411.8015**

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/day										lb/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		3,685.6569	3,685.6569	1.1920		3,715.4573
Total	**3.8882**	**40.4971**	**21.1543**	**0.0380**	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**		**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

3.3 Site Preparation - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	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	CO	SO2	Fugitive 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					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	3,685.6569	3,685.6569	1.1920		3,715.4573
Total	**3.8882**	**40.4971**	**21.1543**	**0.0380**	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**	**0.0000**	**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

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/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	CO	SO2	Fugitive 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					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		6,007.0434	6,007.0434	1.9428		6,055.6134
Total	**4.1912**	**46.3998**	**30.8785**	**0.0620**	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**		**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

3.4 Grading - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	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	CO	SO2	Fugitive 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					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	6,007.0434	6,007.0434	1.9428		6,055.6134
Total	**4.1912**	**46.3998**	**30.8785**	**0.0620**	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**	**0.0000**	**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

3.4 Grading - 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/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	CO	SO2	Fugitive 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					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		6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**		**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

3.4 Grading - 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	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	0.0607	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/day										lb/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	6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**	**0.0000**	**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

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/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	0.0607	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/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**		**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

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	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	0.4079	13.2032	3.4341	0.0364	0.9155	0.0248	0.9404	0.2636	0.0237	0.2873		3,896.5482	3,896.5482	0.2236		3,902.1384
Worker	2.4299	1.5074	21.0801	0.0607	6.0932	0.0493	6.1425	1.6163	0.0454	1.6617		6,042.5585	6,042.5585	0.1697		6,046.8000
Total	**2.8378**	**14.7106**	**24.5142**	**0.0971**	**7.0087**	**0.0741**	**7.0828**	**1.8799**	**0.0691**	**1.9490**		**9,939.1067**	**9,939.1067**	**0.3933**		**9,948.9384**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**	**0.0000**	**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

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/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	0.4079	13.2032	3.4341	0.0364	0.9155	0.0248	0.9404	0.2636	0.0237	0.2873		3,896.5482	3,896.5482	0.2236		3,902.1384
Worker	2.4299	1.5074	21.0801	0.0607	6.0932	0.0493	6.1425	1.6163	0.0454	1.6617		6,042.5585	6,042.5585	0.1697		6,046.8000
Total	**2.8378**	**14.7106**	**24.5142**	**0.0971**	**7.0087**	**0.0741**	**7.0828**	**1.8799**	**0.0691**	**1.9490**		**9,939.1067**	**9,939.1067**	**0.3933**		**9,948.9384**

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/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**		**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

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	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	0.3027	10.0181	3.1014	0.0352	0.9156	0.0116	0.9271	0.2636	0.0111	0.2747		3,773.8762	3,773.8762	0.1982		3,778.8300
Worker	2.2780	1.3628	19.4002	0.0584	6.0932	0.0479	6.1411	1.6163	0.0441	1.6604		5,821.4028	5,821.4028	0.1529		5,825.2254
Total	**2.5807**	**11.3809**	**22.5017**	**0.0936**	**7.0088**	**0.0595**	**7.0682**	**1.8799**	**0.0552**	**1.9350**		**9,595.2790**	**9,595.2790**	**0.3511**		**9,604.0554**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**	**0.0000**	**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

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/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	0.3027	10.0181	3.1014	0.0352	0.9156	0.0116	0.9271	0.2636	0.0111	0.2747		3,773.8762	3,773.8762	0.1982		3,778.8300
Worker	2.2780	1.3628	19.4002	0.0584	6.0932	0.0479	6.1411	1.6163	0.0441	1.6604		5,821.4028	5,821.4028	0.1529		5,825.2254
Total	**2.5807**	**11.3809**	**22.5017**	**0.0936**	**7.0088**	**0.0595**	**7.0682**	**1.8799**	**0.0552**	**1.9350**		**9,595.2790**	**9,595.2790**	**0.3511**		**9,604.0554**

3.6 Paving - 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/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.5841	2,207.5841	0.7140		2,225.4336
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**		**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

3.6 Paving - 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	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	0.0427	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	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336
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**	**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

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/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	0.0427	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/day										lb/day					
Off-Road	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310		2,207.5472	2,207.5472	0.7140		2,225.3963
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**		**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

3.6 Paving - 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	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	0.0403	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	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310	0.0000	2,207.5472	2,207.5472	0.7140		2,225.3963
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**	**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

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/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	0.0403	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

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	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**

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	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	0.4296	0.2481	3.6098	0.0113	1.2171	9.4300e-003	1.2266	0.3229	8.6800e-003	0.3315		1,126.7583	1,126.7583	0.0280		1,127.4583
Total	**0.4296**	**0.2481**	**3.6098**	**0.0113**	**1.2171**	**9.4300e-003**	**1.2266**	**0.3229**	**8.6800e-003**	**0.3315**		**1,126.7583**	**1,126.7583**	**0.0280**		**1,127.4583**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	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**

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/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		1,126.7583	1,126.7583	0.0280		1,127.4583
Total	**0.4296**	**0.2481**	**3.6098**	**0.0113**	**1.2171**	**9.4300e-003**	**1.2266**	**0.3229**	**8.6800e-003**	**0.3315**		**1,126.7583**	**1,126.7583**	**0.0280**		**1,127.4583**

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/day										lb/day					
Mitigated	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208
Unmitigated	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208

4.2 Trip Summary Information

	Average Daily Trip Rate			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

	Miles			Trip %			Trip Purpose %		
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

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/day										lb/day					
NaturalGas Mitigated	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
NaturalGas Unmitigated	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/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		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
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)	22759.9	0.2455	2.2314	1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
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**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/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		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
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)	22.7599	0.2455	2.2314	1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
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**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Unmitigated	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	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	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
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**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

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/day										lb/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	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
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**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

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

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

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	9			**Operational Year**	2028
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

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.

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

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	CO	SO2	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	4.2621	46.4460	31.4068	0.0635	18.2032	2.0456	20.2488	9.9670	1.8820	11.8490	0.0000	6,154.3377	6,154.3377	1.9472	0.0000	6,203.0186
2022	4.7966	38.8851	39.6338	0.1195	8.8255	1.6361	10.4616	3.6369	1.5052	5.1421	0.0000	12,035.3440	12,035.3440	1.9482	0.0000	12,060.6013
2023	4.3939	25.8648	37.5031	0.1162	7.0088	0.7598	7.7685	1.8799	0.7142	2.5940	0.0000	11,710.4080	11,710.4080	0.9617	0.0000	11,734.4497
2024	237.0656	9.5503	14.9372	0.0238	1.2171	0.4694	1.2875	0.3229	0.4319	0.4621	0.0000	2,307.0517	2,307.0517	0.7164	0.0000	2,324.9627
Maximum	**237.0656**	**46.4460**	**39.6338**	**0.1195**	**18.2032**	**2.0456**	**20.2488**	**9.9670**	**1.8820**	**11.8490**	**0.0000**	**12,035.3440**	**12,035.3440**	**1.9482**	**0.0000**	**12,060.6013**

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/day					
2021	4.2621	46.4460	31.4068	0.0635	18.2032	2.0456	20.2488	9.9670	1.8820	11.8490	0.0000	6,154.3377	6,154.3377	1.9472	0.0000	6,203.0186
2022	4.7966	38.8851	39.6338	0.1195	8.8255	1.6361	10.4616	3.6369	1.5052	5.1421	0.0000	12,035.3440	12,035.3440	1.9482	0.0000	12,060.6013
2023	4.3939	25.8648	37.5031	0.1162	7.0088	0.7598	7.7685	1.8799	0.7142	2.5940	0.0000	11,710.4080	11,710.4080	0.9617	0.0000	11,734.4497
2024	237.0656	9.5503	14.9372	0.0238	1.2171	0.4694	1.2875	0.3229	0.4319	0.4621	0.0000	2,307.0517	2,307.0517	0.7164	0.0000	2,324.9627
Maximum	**237.0656**	**46.4460**	**39.6338**	**0.1195**	**18.2032**	**2.0456**	**20.2488**	**9.9670**	**1.8820**	**11.8490**	**0.0000**	**12,035.3440**	**12,035.3440**	**1.9482**	**0.0000**	**12,060.6013**

	ROG	NOx	CO	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**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
Mobile	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839
Total	**40.7912**	**67.7872**	**202.7424**	**0.6043**	**45.9592**	**2.4640**	**48.4231**	**12.2950**	**2.4399**	**14.7349**	**0.0000**	**74,422.3787**	**74,422.3787**	**2.8429**	**0.4832**	**74,637.4417**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
Mobile	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839
Total	**40.7912**	**67.7872**	**202.7424**	**0.6043**	**45.9592**	**2.4640**	**48.4231**	**12.2950**	**2.4399**	**14.7349**	**0.0000**	**74,422.3787**	**74,422.3787**	**2.8429**	**0.4832**	**74,637.4417**

	ROG	NOx	CO	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

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	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
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		3,747.9449	3,747.9449	1.0549		3,774.3174
Total	**3.1651**	**31.4407**	**21.5650**	**0.0388**	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**		**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

3.2 Demolition - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1304	4.1454	1.0182	0.0117	0.2669	0.0128	0.2797	0.0732	0.0122	0.0854		1,269.8555	1,269.8555	0.0908		1,272.1252
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**		**1,380.3262**	**1,380.3262**	**0.0941**		**1,382.6791**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					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	3,747.9449	3,747.9449	1.0549		3,774.3174
Total	**3.1651**	**31.4407**	**21.5650**	**0.0388**	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**	**0.0000**	**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

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	lb/day										lb/day					
Hauling	0.1304	4.1454	1.0182	0.0117	0.2669	0.0128	0.2797	0.0732	0.0122	0.0854		1,269.8555	1,269.8555	0.0908		1,272.1252
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**		**1,380.3262**	**1,380.3262**	**0.0941**		**1,382.6791**

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/day										lb/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		3,685.6569	3,685.6569	1.1920		3,715.4573
Total	**3.8882**	**40.4971**	**21.1543**	**0.0380**	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**		**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

3.3 Site Preparation - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	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/day										lb/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	3,685.6569	3,685.6569	1.1920		3,715.4573
Total	**3.8882**	**40.4971**	**21.1543**	**0.0380**	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**	**0.0000**	**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

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/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/day										lb/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		6,007.0434	6,007.0434	1.9428		6,055.6134
Total	**4.1912**	**46.3998**	**30.8785**	**0.0620**	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**		**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

3.4 Grading - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	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/day										lb/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	0.0000	6,007.0434	6,007.0434	1.9428		6,055.6134
Total	**4.1912**	**46.3998**	**30.8785**	**0.0620**	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**	**0.0000**	**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

3.4 Grading - 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/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	CO	SO2	Fugitive 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					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		6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**		**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

3.4 Grading - 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	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	0.0665	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	CO	SO2	Fugitive 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					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	6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**	**0.0000**	**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

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/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	0.0665	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/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**		**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

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	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	0.4284	13.1673	3.8005	0.0354	0.9155	0.0256	0.9412	0.2636	0.0245	0.2881		3,789.0750	3,789.0750	0.2381		3,795.0283
Worker	2.6620	1.6677	19.4699	0.0571	6.0932	0.0493	6.1425	1.6163	0.0454	1.6617		5,691.9354	5,691.9354	0.1602		5,695.9408
Total	**3.0904**	**14.8350**	**23.2704**	**0.0926**	**7.0087**	**0.0749**	**7.0836**	**1.8799**	**0.0699**	**1.9498**		**9,481.0104**	**9,481.0104**	**0.3984**		**9,490.9691**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**	**0.0000**	**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

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/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	0.4284	13.1673	3.8005	0.0354	0.9155	0.0256	0.9412	0.2636	0.0245	0.2881		3,789.0750	3,789.0750	0.2381		3,795.0283
Worker	2.6620	1.6677	19.4699	0.0571	6.0932	0.0493	6.1425	1.6163	0.0454	1.6617		5,691.9354	5,691.9354	0.1602		5,695.9408
Total	**3.0904**	**14.8350**	**23.2704**	**0.0926**	**7.0087**	**0.0749**	**7.0836**	**1.8799**	**0.0699**	**1.9498**		**9,481.0104**	**9,481.0104**	**0.3984**		**9,490.9691**

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/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**		**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

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	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	0.3183	9.9726	3.3771	0.0343	0.9156	0.0122	0.9277	0.2636	0.0116	0.2752		3,671.4007	3,671.4007	0.2096		3,676.6417
Worker	2.5029	1.5073	17.8820	0.0550	6.0932	0.0479	6.1411	1.6163	0.0441	1.6604		5,483.7974	5,483.7974	0.1442		5,487.4020
Total	**2.8211**	**11.4799**	**21.2591**	**0.0893**	**7.0088**	**0.0601**	**7.0688**	**1.8799**	**0.0557**	**1.9356**		**9,155.1981**	**9,155.1981**	**0.3538**		**9,164.0437**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**	**0.0000**	**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

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/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	0.3183	9.9726	3.3771	0.0343	0.9156	0.0122	0.9277	0.2636	0.0116	0.2752		3,671.4007	3,671.4007	0.2096		3,676.6417
Worker	2.5029	1.5073	17.8820	0.0550	6.0932	0.0479	6.1411	1.6163	0.0441	1.6604		5,483.7974	5,483.7974	0.1442		5,487.4020
Total	**2.8211**	**11.4799**	**21.2591**	**0.0893**	**7.0088**	**0.0601**	**7.0688**	**1.8799**	**0.0557**	**1.9356**		**9,155.1981**	**9,155.1981**	**0.3538**		**9,164.0437**

3.6 Paving - 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/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.5841	2,207.5841	0.7140		2,225.4336
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**		**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

3.6 Paving - 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	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	0.0469	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	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336
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**	**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

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/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	0.0469	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/day										lb/day					
Off-Road	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310		2,207.5472	2,207.5472	0.7140		2,225.3963
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**		**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

3.6 Paving - 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	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	0.0444	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	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310	0.0000	2,207.5472	2,207.5472	0.7140		2,225.3963
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**	**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

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/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	0.0444	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	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	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**

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	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	0.4734	0.2743	3.3220	0.0107	1.2171	9.4300e-003	1.2266	0.3229	8.6800e-003	0.3315		1,061.3818	1,061.3818	0.0264		1,062.0410
Total	**0.4734**	**0.2743**	**3.3220**	**0.0107**	**1.2171**	**9.4300e-003**	**1.2266**	**0.3229**	**8.6800e-003**	**0.3315**		**1,061.3818**	**1,061.3818**	**0.0264**		**1,062.0410**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	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**

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/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	0.4734	0.2743	3.3220	0.0107	1.2171	9.4300e-003	1.2266	0.3229	8.6800e-003	0.3315		1,061.3818	1,061.3818	0.0264		1,062.0410
Total	**0.4734**	**0.2743**	**3.3220**	**0.0107**	**1.2171**	**9.4300e-003**	**1.2266**	**0.3229**	**8.6800e-003**	**0.3315**		**1,061.3818**	**1,061.3818**	**0.0264**		**1,062.0410**

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/day										lb/day					
Mitigated	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839
Unmitigated	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839

4.2 Trip Summary Information

	Average Daily Trip Rate			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

	Miles			Trip %			Trip Purpose %		
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

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/day										lb/day					
NaturalGas Mitigated	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
NaturalGas Unmitigated	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/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		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
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)	22759.9	0.2455	2.2314	1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
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**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/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		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
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)	22.7599	0.2455	2.2314	1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
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**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Unmitigated	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	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	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
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**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

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/day										lb/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	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
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**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

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

11.0 Vegetation

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%***

EXHIBIT B

SWAPE Technical Consultation, Data Analysis and Litigation Support for the Environment

SOIL WATER AIR PROTECTION ENTERPRISE
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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 H_2O 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

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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 Conferenc*e. 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 N0. 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

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

EXHIBIT C

SWAPE Technical Consultation, Data Analysis and Litigation Support for the Environment

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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
CEQA 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 nation-wide 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 aquifer 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.

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Hagemann, M.F., 1999, Is Dilution the Solution to Pollution in National Parks? The George Wright Society Biannual Meeting, Asheville, North Carolina.

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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. 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.

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Other Experience:

Selected as subject matter expert for the California Professional Geologist licensing examination, 2009-2011.

5a. Planning Commission December 2, 2021 Meeting Agenda

AGENDA

PLANNING COMMISSION
REGULAR MEETING

December 2, 2021
5:30 PM
City Council Chamber
One Civic Center Plaza
Irvine, CA 92606

Jeff Pierson
Chair

Stephen Huang
Vice Chair

Christine Knowland
Chair Pro Tem

Jong Limb
Commissioner

Mary Ann Gaido
Commissioner

PARTICIPATION AT PLANNING COMMISSION MEETINGS

MEETINGS ARE AVAILABLE TO ATTEND IN-PERSON IN THE CITY COUNCIL CHAMBER OR WATCHED LIVE THROUGH THE "ZOOM" APPLICATION. INFORMATION FOR "ZOOM" CAN BE FOUND ONLINE AT CITYOFIRVINE.ORG/PLANNINGCOMMISSION. YOU MAY SUBMIT COMMENTS ON ANY AGENDA ITEM OR ON ANY ITEM NOT ON THE AGENDA, IN WRITING VIA MAIL TO "ATTN: PLANNING COMMISSION," ONE CIVIC CENTER PLAZA, IRVINE, CA 92606; BY EMAIL TO PLANNINGCOMMISSION@CITYOFIRVINE.ORG; OR THROUGH E-COMMENT AT CITYOFIRVINE.ORG/PLANNINGCOMMISSION. E-COMMENTS SUBMITTED AT LEAST TWO HOURS PRIOR TO THE COMMENCEMENT OF THE MEETING WILL BE DISTRIBUTED TO THE PLANNING COMMISSION AT THE MEETING. YOU MAY ALSO PROVIDE LIVE COMMENTS VIA "ZOOM." FOR MORE INFORMATION, VISIT CITYOFIRVINE.ORG/PLANNINGCOMMISSION.

REQUEST TO SPEAK IN PERSON: IF YOU WOULD LIKE TO ADDRESS THE PLANNING COMMISSION ON A SCHEDULED AGENDA ITEM – INCLUDING A REGULAR BUSINESS ITEM, A PUBLIC HEARING ITEM, OR PUBLIC COMMENTS – PLEASE REGISTER BY COMPLETING THE ELECTRONIC FORM AVAILABLE ON THE KIOSK AT THE ENTRANCE TO THE CITY COUNCIL CHAMBER. PLEASE IDENTIFY ON THE FORM YOUR NAME AND THE ITEM ON WHICH YOU WOULD LIKE TO SPEAK. THE REQUEST TO SPEAK FORM ON THE KIOSK ASSISTS THE CHAIR IN ENSURING THAT ALL PERSONS WISHING TO ADDRESS THE PLANNING COMMISSION ARE RECOGNIZED. IT ALSO ENSURES THE ACCURATE IDENTIFICATION OF MEETING PARTICIPANTS IN THE PLANNING COMMISSION MINUTES. YOUR NAME WILL BE CALLED AT THE TIME THE MATTER IS HEARD BY THE PLANNING COMMISSION. CITY POLICY IS TO LIMIT PUBLIC TESTIMONY TO UP TO FIVE MINUTES PER SPEAKER ON AGENDIZED ITEMS, AND THREE MINUTES DURING GENERAL PUBLIC COMMENTS (UNLESS THE TIME LIMIT IS EXTENDED BY THE CHAIR), WHICH INCLUDES THE PRESENTATION OF ELECTRONIC OR AUDIO-VISUAL INFORMATION. SPEAKERS MAY NOT YIELD THEIR TIME TO OTHER PERSONS.

PLEASE TAKE NOTICE THAT THE ORDER OF SCHEDULED AGENDA ITEMS BELOW AND/OR THE TIME THEY ARE ACTUALLY HEARD, CONSIDERED AND DECIDED MAY BE MODIFIED BY THE CHAIR DURING THE COURSE OF THE MEETING, SO PLEASE STAY ALERT.

PLEASE NOTE: THE PLANNING COMMISSION IS MAKING EVERY EFFORT TO FOLLOW THE SPIRIT AND INTENT OF THE BROWN ACT AND OTHER APPLICABLE LAWS REGULATING THE CONDUCT OF PUBLIC MEETINGS, IN ORDER TO MAXIMIZE TRANSPARENCY AND PUBLIC ACCESS. FOR QUESTIONS OR ASSISTANCE, PLEASE CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT 949-724-6465, OR VIA EMAIL AT PLANNINGCOMMISSION@CITYOFIRVINE.ORG. IT WOULD BE APPRECIATED IF WRITTEN COMMUNICATIONS OF PUBLIC COMMENTS RELATED TO ITEMS ON THE AGENDA, OR ITEMS NOT ON THE AGENDA, ARE PROVIDED PRIOR TO THE COMMENCEMENT OF THE MEETING.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

INTRODUCTIONS

ADDITIONS AND DELETIONS TO THE AGENDA

Additions to the agenda are limited by the California Government Code Section 54954.2 of the Brown Act and for those items that arise after the posting of the Agenda must be acted upon prior to the next Planning Commission meeting.

PUBLIC COMMENTS

COMMISSION BUSINESS

1. MINUTES

RECOMMENDED ACTION:
Approve Minutes of the November 4, 2021 Regular Planning Commission Meeting

PUBLIC HEARINGS

2. GENERAL PLAN - DRAFT 2021 - 2029 HOUSING ELEMENT UPDATE

RECOMMENDED ACTION:
1) Conduct the public hearing.
2) Continue the public hearing to December 16, 2021.

STAFF REPORTS

PLANNING COMMISSION REPORTS

ADJOURNMENT

NOTICE TO THE PUBLIC

The Irvine Planning Commission consists of five residents of the City who are appointed by Irvine City Councilmembers. The Commission meets regularly on the first and third Thursday of each month in the City Council Chamber at the Irvine Civic Center located at One Civic Center Plaza. Meetings begin at 5:30 p.m., unless otherwise noted. Meeting agendas and approved minutes are kept current on the City website at cityofirvine.org/planningcommission

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The Planning Commission is responsible for providing input to the City Council on long-range planning. Irvine's long-range planning goals are embodied in the General Plan. The General Plan and the amendments to it are reviewed by the Planning Commission and adopted by the City Council. The General Plan is implemented through the City's development regulations.

The Planning Commission has the authority to approve or deny applications concerning development within the City. The category of applications includes Tentative Tract Maps, Conditional Use Permits, Master Plans, Administrative Relief and Variances. The Planning Commission also makes recommendations to the City Council on all applications for amendments to the Zoning Ordinance.

An agenda is provided for each Planning Commission meeting, which lists the items submitted for consideration. Prior to the listed agenda items, the Commission may hold a study session to receive information or meet with another committee. A study session is open to the public; however, no public testimony is taken and no decisions are made. Following a study session, the regular meeting will begin at 5:30 p.m. At this time, the Commission allows oral communication from the public to address the Commission on items not listed on the agenda. See information for Speaker's Card/Request to Speak on the first page.

The items on the agenda are arranged in three categories: Consent Calendar: These are relatively minor in nature, do not have any outstanding issues or concerns, and do not require a public hearing. All consent calendar items are considered by the Commission as one item and a single vote is taken for their approval, unless an item is pulled from the consent calendar for individual discussion. There is no public discussion of consent calendar items unless requested by the Commission. Public Hearings: This category is for case applications that require, by law, a hearing open to public comment because of the discretionary nature of the request. Public hearings are formally conducted and public input/testimony is requested at a specific time. This is your opportunity to speak on the item(s) that concern you. If, in the future, you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the City at or before the hearing. Commission Business: Items in this category are general in nature and may require Commission action. Public input may be received at the request of the Commission. See information for Speaker's Card/Request to Speak on the first page.

At 10 p.m., the Planning Commission will determine which of the remaining agenda items can be considered and acted upon prior to 11 p.m., and will continue all other items for which additional time is required until a future Commission meeting. All meetings are scheduled to terminate at 11 p.m.

STAFF REPORTS

As a general rule, staff reports or other written documentation have been prepared or organized with respect to each item of business listed on the agenda. Copies of these materials are on file with the Community Development Department and are available for public inspection and copying once the agenda is publicly posted, (at least 12 days prior to a regular Planning Commission meeting). Staff reports can also be

downloaded from the City's website at *cityofirvine.org/planningcommission* at least 12 days prior to the scheduled Planning Commission meeting.

APPEALS

Planning Commission decisions may be appealed to the City Council in accordance with Zoning Ordinance Chapter 2-5. Planning Commission actions on a subdivision map may be appealed to the City Council in accordance with Irvine Municipal Code Section 5-5-110. Planning Commission determinations regarding an interpretation of the City's Subdivision Ordinance may be appealed to the City Council in accordance with Irvine Municipal Code Section 5-5-1004.H.

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

Any supplemental writings or documents distributed to a majority of the Planning Commission regarding any item on this agenda after the posting of the agenda will be available for public review in the Community Development Department during normal business hours. In addition, such writings or documents will be made available for public review at the respective public meeting.

SUBMITTAL OF INFORMATION BY MEMBERS OF THE PUBLIC FOR DISSEMINATION OR PRESENTATION AT PUBLIC MEETINGS

MEDIA TYPES AND GUIDELINES

1. Written Materials/Handouts: Any member of the public who desires to submit documentation in hard copy form may do so prior to the meeting or at the time he/she addresses the Planning Commission. Please provide 10 copies of the information to be submitted and file with the Recording Secretary at the time of arrival to the meeting. This information will be disseminated to the Planning Commission at the time testimony is given.

2. Large Displays/Maps/Renderings: Any member of the public who desires to display freestanding large displays or renderings in conjunction with their public testimony is asked to notify the Community Development Department at 949-724-6465 no later than noon on the day of the scheduled meeting.

3. Electronic Documents/Audio-Visuals: Any member of the public who desires to display information electronically in conjunction with their public testimony is asked to submit the information to the Community Development Department at 949-724-6465 no later than noon on the day of the scheduled meeting.

CITY SERVICES TO FACILITATE ACCESS TO PUBLIC MEETINGS

It is the intention of the City of Irvine to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, you will need special assistance beyond what is normally provided, the City of Irvine will attempt to accommodate you in every reasonable manner. Please contact the Planning Commission liaison at 949-724-6465.

Assisted listening devices are available at the meeting for individuals with hearing impairments. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35. 102-35. 104 ADA Title II).

MEETING SCHEDULE

Regular meetings of the Planning Commission are held on the first and third Thursdays of each month at 5:30 p.m. Agendas are available at the following locations:

- City Clerk's Office
- Police Department

- Front Entrance of City Hall
- University Park Center (Culver/Michelson)
- Walnut Village Center (Culver/Walnut)
- Northwood Town Center (Irvine Blvd./Yale)
- City's web page at cityofirvine.org/planningcommission

I hereby certify that the agenda for the regular Planning Commission meeting was posted in accordance with law in the posting book located in the Public Safety lobby and at the entrance to the Civic Center, One Civic Center Plaza, Irvine, California on November 18, 2021 by 7 p.m. as well as on the City's web page.

Laya Espinosa
Commission Liaison

4b. Planning Commission December 2, 2021 Staff Report

REQUEST FOR PLANNING COMMISSION ACTION

MEETING DATE: December 2, 2021

TITLE: GENERAL PLAN – DRAFT 2021-2029 HOUSING ELEMENT UPDATE

Director of Community Development

RECOMMENDED ACTION

1. Conduct the public hearing.
2. Continue the public hearing to December 16, 2021.

EXECUTIVE SUMMARY

State law requires all cities to update the Housing Element of its General Plan every eight years. It further requires the current update to be completed by October 15, 2021, however, statute allows for a 120-day grace period. The City's Housing Element was adopted by the City Council in 2013 for the 2013-2021 planning period. This update will address the 2021-2029 planning period. The draft 2021-2029 Housing Element was submitted to the California Department of Housing and Community Development (HCD) for the required 60-day review. HCD provided the City with a findings letter on October 18, 2021 that identified modifications required for the draft 2021-2029 Housing Element to be certified by HCD before the February 11, 2022 deadline.

The most significant update included in the draft 2021-2029 Housing Element is the identification of sites to accommodate the Regional Housing Needs Assessment (RHNA) and enhanced housing policies to support housing and affordability consistent with new state statute. The RHNA has been significantly increased from the current 5th Cycle RHNA allocation issued by the Southern California Association of Governments (SCAG). It is important to note that housing element law does not require a city to build housing units, but rather to demonstrate that the city has the land capacity to address RHNA through a required sites inventory analysis.

The content of the draft 2021-2029 Housing Element is structured for consistency with the requirements set forth in state law. In addition to responding to the requirements of state law, the Housing Element demonstrates how the strategies to meet the City's locally determined housing needs are addressed through plans, programs, and projects. This report includes an update on the status of the draft Housing Element, how it complies with

state housing element law, the findings provided to the City by HCD on the initial review of the draft, and how the City has responded to HCD's findings.

COMMISSION/BOARD/COMMITTEE RECOMMENDATION

At its July 1 and 15, 2021 meetings, the Planning Commission considered the preliminary draft 2021-2029 Housing Element. The Planning Commission specifically asked Community Development staff to strengthen policies and programs associated with the development of affordable housing. Where feasible and appropriate, staff revised the policies and programs to include language that is more definitive, establishes more detailed timeframes for fee programs, and strengthens the support for services to renters and homeowners.

At its August 5, 2021 meeting, the Planning Commission unanimously authorized the release of the preliminary draft 2021-2029 Housing Element to HCD for the required 60-day review.

ANALYSIS

Background

Under California law (Government Code Section 65580 et seq.), cities must update their housing element every eight years. As prescribed by law, the current update must be completed by October 2021. The City transmitted the draft 2021-2029 Housing Element to HCD for a mandatory 60-day preliminary review on August 19, 2021. The City received HCD's initial findings on October 18, 2021 and revised the draft 2021-2029 Housing Element to address these findings. The revised version was resubmitted to HCD for "informal review" on November 19, 2021. The document will be available for an initial public review two weeks before the document is officially resubmitted to HCD for another 60-day review period, December 3, 2021. However, the revised draft Housing Element update will be available for public review through the adoption of the plan by the City Council. To meet the statutory timelines for the Housing Element, including the permitted 120 day grace period, the draft Housing Element must be reviewed and adopted while HCD continues to work with the City on the necessary revisions needed for certification.

Irvine's Housing Element for the planning period 2013-2021 was adopted by the City Council in September 2013 and it was found by HCD to be in full compliance with state housing element law. The Housing Element update will cover the state-required eight-year planning period between October 15, 2021 and October 15, 2029. The update will address various state mandates including the RHNA, which has been significantly increased from the current 12,149 units to 23,610 units. In addition to this increase, a significant change to state housing element statute is the requirement to demonstrate adequate sites to accommodate the RHNA at all affordability levels.

Housing Element Requirements

State law requires each city to prepare and adopt a housing element as part of its General Plan. According to state law, the Housing Element must: provide goals, policies, quantified objectives, and scheduled programs to preserve, improve, and develop housing. The Housing Element must identify and analyze existing and projected housing needs for all economic segments of the community.

Housing Needs Assessment

The state develops housing demand projections and apportions these projections to each of the state's regions. In Orange County, SCAG allocates the state's regional projected demand to individual jurisdictions. This allocation is referred to as the 6th Cycle RHNA, and is intended to reflect the projected housing demand of each jurisdiction. State law requires that jurisdictions incorporate this allocation into their Housing Element update. To assess projected housing needs, a complete description of the City's most recent population estimate, and general characteristics of the employment market is provided. This information offers insight into the types of jobs in the community and the incomes associated with such jobs. It also identifies proposed development activities and future housing needs generated by new employment opportunities.

The "Housing Needs" section of the Housing Element identifies and analyzes the existing and projected housing need of the community pursuant to the RHNA. This is different from previous cycles where the RHNA only included the projected need. An assessment must be undertaken of the community's existing and projected housing needs based on household characteristics, housing stock conditions, special housing needs, and demographic and employment trends. The City's total final RHNA allocation is 23,610. According to the methodology approved by SCAG, the projected need for the City, which is based on planned development and the City's official growth forecast, is 7,690 units. The existing need for the City is 15,864 and is solely based on a jurisdiction's access to jobs and transit. The existing need also included additional units that were reallocated from disadvantaged communities (DACs) in Orange County. An additional 56 units were allocated to the City as a result of any successful RHNA appeal. The assessment of existing housing needs includes current demographic information, such as the total population, the number of households over-burdened by housing costs (households paying more than 30% of income for housing), the number of households living in overcrowded conditions, and special housing needs. It also includes the number of housing units that need rehabilitation, as well as assisted affordable units at risk of converting to market rate. The majority of the data included in this section has been pre-certified by HCD for the SCAG region.

Projected need is the household growth for jurisdictions between July 1, 2021 and October 1, 2029. Existing need is considered the remainder of the regional determination after projected need is subtracted. The allocation establishes the number of new units

anticipated to be needed, by income category, to accommodate the expected population growth over the planning period of the Housing Element. The housing needs findings are used to inform and develop the Housing Element policies and programs to ensure that the City focuses its efforts on the community's identified needs.

Sites Inventory, Analysis, and Goals and Policies

State law requires jurisdictions to provide an inventory of land suitable for residential development that will allow for, and facilitate production of, the City's regional share of housing as determined by the RHNA.

To determine whether the City has sufficient land to accommodate its share of regional housing needs for all income groups, the City must identify "adequate sites" in the Housing Element site inventory. The purpose of the housing element's site inventory is to identify and analyze specific land (sites) that is available and suitable for residential development in order to determine the jurisdiction's capacity to accommodate residential development and reconcile that capacity with the jurisdiction's RHNA. The site inventory enables the jurisdiction to determine whether there are sufficient adequate sites to accommodate the RHNA by income category. A site inventory and analysis will determine whether program actions must be adopted to "make sites available" with appropriate zoning, development standards, and infrastructure capacity to accommodate the new housing need.

Other characteristics to consider when evaluating the appropriateness of sites include physical features (e.g., size and shape of the site, improvements currently on the site, slope instability or erosion, or environmental and pollution considerations), location (e.g., proximity and access to infrastructure, transit, job centers, and public or community services), competitiveness for affordable housing funding (e.g., Low Income Housing Tax Credit score criteria), and likelihood or interest in development due to access to opportunities such as jobs and high performing schools. When determining sites to include in the inventory to meet the lower income housing need, HCD recommends that a local government first identify development potential in high opportunity neighborhoods. High opportunity areas are places that currently have strong economic, environmental, and educational outcomes. Locating affordable housing in high opportunity areas would result in more racial integration of neighborhoods and offer new economic opportunities to lower income segments of the population. This will assist the local government in meeting its requirements to affirmatively further fair housing and ensure developments are more competitive for development financing.

Sites are considered suitable for residential development if zoned appropriately and available for residential use during the planning period. Housing Element law does not require a jurisdiction to build housing units, but rather to demonstrate that the jurisdiction has the land capacity to address its RHNA. If a jurisdiction cannot demonstrate that the existing zoning and General Plan designations can accommodate its RHNA allocation,

the jurisdiction is required to re-zone land in order to have sufficient capacity, among other programs that may also be required. Even if a city re-zones the land to accommodate residential, market and development trends will ultimately dictate the approval and construction of residential units. The City's draft 2021-2029 Housing Element demonstrates that Irvine does not have sufficient capacity under the current General Plan to meet the new RHNA through vacant land capacity and will need to re-zone land and update the Genera Plan and Zoning Ordinance to accommodate the RHNA. With the proposed re-zoning and inclusion of new policies and programs, the City is able to identify sufficient capacity to accommodate the 6th Cycle RHNA.

The City's 6th Cycle RHNA has been significantly increased from the 5th Cycle RHNA of 12,149 units to 23,610 total units. The 6th Cycle RHNA will replace the current allocation when the Housing Element is updated, adopted by the City Council, and certified by the state before the statutory deadline. Table 1 below shows Irvine's RHNA allocation of housing units broken down by income category for the 2021-2029 planning period.

Table 1
2021-2029 Irvine Regional Housing Needs Allocation

Income Category	RHNA
Category 1 (0% - 50% AMI[1]) (Extremely Very Low/Very Low)	6,396
Category 2 (51% - 80% AMI) (Low)	4,235
Category 3 (81% - 120% AMI) (Moderate)	4,308
Category 4 (over 120% AMI) (Above Moderate)	8,671
Total Units	23,610

Note: [1] AMI refers to Area Median Income for Orange County.

Housing Element statute has been modified the past several years, adding new requirements that must be included in a jurisdiction's Housing Element update. This includes the addition of the Affirmatively Further Fair Housing (AFFH) section and the "no net loss" requirement in the site inventory. "No net loss" requires a jurisdiction to continuously maintain adequate sites throughout the planning period to accommodate its remaining unmet RHNA by each income category. Specifically, if a jurisdiction approves a development of a parcel identified in its Housing Element sites inventory with fewer units than shown in the Housing Element, it must either make findings that the Housing Element's remaining sites have sufficient capacity to accommodate the remaining unmet RHNA by each income level, or identify and make available sufficient sites to accommodate the remaining unmet RHNA for each income category. In addition to the "no net loss" requirement, the City must identify an adequate supply of above moderate or "market rate" units to ensure the affordable units are constructed. As a result of this requirement, the City must identify more sites and units than identified in the RHNA.

Constraints

A number of factors can constrain the development and improvement of housing. These include both governmental and non-governmental constraints, which are reviewed in the Housing Constraints section of the draft 2021-2029 Housing Element. State law requires the City to analyze land use controls, fees and exactions, on- and off-site improvement requirements, building codes, and enforcement thereof, permit and processing procedures, and potential constraints on the development or improvement of housing for persons with disabilities. The draft 2021-2029 Housing Element generally finds that the City land use controls do not create unnecessary constraints to housing development.

Non-governmental constraints must also be analyzed, including the availability and cost of land, as well as construction costs. These constraints are often out of the City's control but can result in housing that is not affordable to low- and moderate-income households.

Goals, Policies, and Programs

Based on the results of the public participation, housing needs assessment, sites inventory and analysis, and constraints, the draft 2021-2029 Housing Element establishes goals, policies, and programs to facilitate the provision of housing that fulfills the diverse needs of the community.

The draft 2021-2029 Housing Element establishes six goals, which are statements of community desires that are broad in both purpose and aim but are designed specifically to establish direction. Policies provide specific standards for achieving each goal, and are further articulated in the programs, which identify actions the City will implement to achieve each goal and policy.

Many of the goals, policies, and programs have not changed from the 2013-2021 Housing Element. Some have been modified to simplify, avoid redundancy, or reflect current practice, and are outlined in the Goals, Policies and Programs section. New goals, policies, and programs have been added to build upon Irvine's success in building affordable housing throughout the community and address the City's significant RHNA allocation. Some of the key proposed policies being considered include:

- An increase to the inclusionary zoning ordinance to mandate 20 percent of new housing projects are at affordable price points, rather than the current 15 percent mandate
- Target City, county, state, and certain privately owned sites for 100 percent affordable residential projects

- Coordinate efforts and enhance partnership with the Irvine Community Land Trust (ICLT)
- Increase the affordable in-lieu fee to reflect current costs
- Extend the term of affordability on affordable units set to expire in the next Housing Element Cycle (2021-2029)
- Introduce residential uses in targeted retail centers in the City to create mixed use environments
- Maximize density near the Irvine Transportation Center with a residential overlay, for transit-oriented development
- Expand the residential overlay and unit cap in the Irvine Business Complex
- Introduce residential overlay at religious and school sites
- Allow conversion of hotel and motel to residential units

Site Inventory

State law mandates that cities develop a sites inventory analysis to identify vacant land or land that can be redeveloped during the planning period. The inventory must include a map identifying parcels, general plan and zoning designation, acreage and unit capacity across affordability levels. The sites inventory analysis included in the draft 2021-2029 Housing Element demonstrates that the RHNA of 23,610 total housing units can be accommodated through a combination of the remaining vacant residential sites in Irvine and non-vacant sites that can be redeveloped with a residential component. This will require the City to complete a comprehensive update to the General Plan and Zoning Ordinance following the adoption of the Housing Element.

Per Housing Element statute and HCD's "Housing Element Site Inventory Guidebook", the City must identify adequate sites at the parcel level. Additionally, according to the guidebook, "the analysis of 'appropriate zoning' should not include residential buildout projections resulting from the implementation of a jurisdiction's inclusionary program or potential increase in density bonus, because these tools are not a substitute for addressing whether the underlying (base) zoning densities are appropriate to accommodate the RHNA for lower income households." This means, the City, despite having a successful inclusionary housing program, is unable to utilize the existing or proposed inclusionary housing program to meet the affordable RHNA allocation. Additional constraints to developing the site inventory include, but are not limited to:

- Density Realism: The City must show precedent for high density residential assumptions by providing documentation that nearby developments are at similar densities.
- Parcel Size: HCD will scrutinize affordable units on sites that are less than 0.5 acres or more than 10 acres.
- Affirmatively Furthering Fair Housing (AFFH): The City is required to spread affordable units throughout the City to ensure there is not a concentration of affordable units in one area.

A detailed breakdown of the residential development capacity by income category is provided in the Projected Housing Needs section of the draft 2021-2029 Housing Element. The City will accomplish this task while continuing Irvine's tradition of strategic and thoughtful planning. Additionally, the draft 2021-2029 Housing Element continues the community's commitment to a full spectrum of housing opportunities for all income groups at all stages of life.

Quantified Objectives

A component of the Housing Element includes quantified objectives for achieving the maximum number of units, by income level, to be constructed, rehabilitated, and conserved over the planning period. Staff has identified the City's housing needs, surveyed developable parcels, identified financial resources, analyzed constraints, and assessed appropriate programs and policies. As a result of this analysis an estimate was made of the maximum number of units that can reasonably be expected to be developed by the private sector. It is important to note that quantified objectives need not equal the RHNA allocation.

Review of Past Programs in the Previous Housing Element

The City must evaluate the results from housing programs implemented during the previous Housing Element. The review of past programs discusses the progress, effectiveness, and appropriateness of the previous Housing Element goals, objectives, policies, and programs.

Public Participation

Pursuant to California Government Code Section 65583(c)(9), local governments are required to "make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element." To meet these requirements, the City of Irvine has organized multiple activities over the last 10 months to engage with all economic segments of the community through a community outreach survey, two focus groups, three community workshops, a Planning Commission study session, a City Council scoping session, and stakeholder meetings with the development

community, property owners, non-profit organizations, public agencies, such as the Irvine Unified School District, affordable housing providers including the Irvine Community Land Trust, and special interest groups.

To promote the community engagement activities and events, the City used its website, social media accounts, press releases, mailers, interest list notifications, fliers, and public email system. The City also provided outreach materials in English and seven additional languages: Chinese (Traditional and Simplified), Korean, Vietnamese, Japanese, Farsi, Arabic, and Spanish to ensure the outreach materials reached the diverse segments of the community.

The City Council conducted a scoping session on February 9, 2021, and the Planning Commission conducted a study session on February 18, 2021, on the Housing Element update process. Input from the workshops and meetings with the public, City Council, and Planning Commission, as well as staff review of the current Housing Element and changes in state housing law were used to develop the draft document presented to the Planning Commission.

In preparing for the Sites Inventory Analysis, staff identified potential opportunity sites and mailed outreach letters to those property owners. The purpose of these mailers was to gauge interest of property owners in either converting their site for residential purposes or developing residential homes in combination with their existing use within the next eight years. In addition, staff met with major property owners, Irvine Company and FivePoint, to discuss potential opportunity sites for the Housing Element.

City staff held meetings with a variety of stakeholders including affordable housing developers and several meetings with the Irvine Community Land Trust (ICLT) on opportunities to coordinate and collaborate. The City hosted three community workshops throughout the month of April. On April 5, 2021, the City held a virtual community workshop with stakeholders in the Irvine Business Complex (IBC) and Spectrum areas, specifically property owners, commercial real estate brokers, the Building Industry Association (BIA), Irvine Chamber of Commerce, and the general public with an interest in these neighborhoods. On April 22, 2021, and April 29, 2021, the City held virtual community-wide workshops to present the 6th Cycle Housing Element Update. On April 22, 2021, 105 participants attended the workshop and on April 29, 2021, 92 participates attended the workshop.

In addition, staff utilized community survey and focus group results from City residents that are part of the City's, separate and ongoing, General Plan Update. The survey included questions focused on housing issues to support the Housing Element public engagement effort. The focus groups allowed for dedicated discussions that highlighted residents' perspectives on housing topics, including state-mandated housing and where such housing will be compatible in the City.

The City gathered feedback from all outreach activities and evaluated the findings to identify the issues and topics that were most pressing to the Irvine community. The City then used this information to help develop goals, policies, and proposed activities for the planning period.

Review Process

The Housing Element was forwarded to HCD for a mandatory 60-day review for consistency with state law and provisional certification on August 19, 2021. On October 18, 2021, the City received HCD's findings letter that outlined changes to the draft 2021-2029 Housing Element that are necessary to bring the housing element into compliance with Article 10.6 of the Government Code. HCD's required changes are outlined below including information on how staff has responded to ensure compliance with the Government Code. For full details, please reference HCD's findings letter for the City of Irvine dated October 18, 2021 (Attachment 1).

A. Additional Narrative

HCD finding: HCD has requested that the City provide additional narrative in the housing element on a variety of topics including the past performance of the 5th Cycle housing programs.

City response: The City has provided a more detailed narrative regarding the past performance of the 5th Cycle housing programs.

B. Additional Documentation/Findings

HCD finding: HCD has requested the City provide additional documentation of public outreach to affordable housing advocates and affordable housing property owners and operators.

City response: The City has provided additional documentation regarding the outreach conducted with affordable housing developers and operators. In addition, the City has included input pertaining to affordable housing and housing opportunities provided during focus groups conducted in February 2021. The City has also provided attendance records for the public workshops that documents the attendance and participation by affordable housing advocates.

HCD finding: HCD has requested the City provide additional documentation that there is sufficient dry utilities to meet the RHNA.

City response: The City has included the input received from the dry utility companies that there is sufficient capacity to meet the RHNA.

C. Site Inventory

HCD finding: HCD has determined that existing graduate student, family, and faculty residential at the University of California, Irvine (UCI) cannot be used toward meeting the 6th Cycle RHNA. These units must be removed from the site inventory. However, HCD has noted that future graduate student, family, and faculty residential can be counted toward the RHNA subject to the provision of proper documentation and agreements between UCI and the City,

City response: The City has removed the existing UCI units from the site inventory. A draft agreement between the City and UCI will be provided to HCD prior to final approval of the Housing Element.

HCD finding: HCD has requested the City provide documentation that demonstrates non-vacant sites will transition to residential in the next planning period.

City response: The City has provided trend analysis to demonstrate that during the 5th Cycle Housing Element planning period that non-vacant sites transitioned to residential. The City provided data from the Irvine Business Complex as documentation. Additionally, the City has identified emails and letters from property owners who have expressed interest in redeveloping non-residential sites to residential.

HCD finding: HCD has requested the City provide documentation that affordable housing units have been developed from parcels larger than 10 acres in size.

City response: The city has provided information on existing affordable housing projects that have been subdivided and developed from parcels larger than 10 acres in size.

D. Revisions to the Housing Programs

HCD finding: HCD has requested the City's programs be modified to include specific and clear commitments.

City response: The City has revised the housing programs to be more specific and clear in its commitments.

HCD finding: HCD has requested the City provide discrete timelines for selected programs in the draft Housing Element.

City response: The City has provided discrete timelines for the programs highlighted by HCD in the draft Housing Element.

HCD finding: HCD has requested that the City provide clear and specific commitments to ensure the units at-risk of converting to market-rate units in the planning period are preserved.

City response: The City has provided additional documentation on how the City will pursue clear and specific commitments to ensure the units at-risk of converting to market-units in the planning period are preserved.

The initial review by HCD must occur at least 90 days prior to the City Council taking final action on the Housing Element. The City is consistent with this requirement, as the initial submittal of the draft occurred on August 19, 2021. Upon incorporation of HCD feedback, staff is presenting the final draft 2021-2029 Housing Element to the Planning Commission followed by final review and City Council consideration of formal adoption concurrent with the resubmittal to HCD for its review. The City is taking advantage of the 120-day grace period following the October 15, 2021, deadline to adopt the final Housing Element. The entire 6th Cycle Housing Element cycle has been delayed at several levels, including the six-month delay at SCAG for the adoption of the final RHNA (March 2021), the delayed release of the Affirmatively Furthering Fair Housing (AFFH) guidelines by HCD (April 2021), and COVID. Upon submittal of the final Housing Element to HCD for certification, the state will have 90 days to confirm whether the Housing Element is consistent with HCD's provisional certification and thereby complies with state law.

ENVIRONMENTAL REVIEW

The project requires environmental review consistent with the California Environmental Quality Act (CEQA). The Housing Element is a policy-level document that does not create physical residential growth, but only identifies adequate and available sites for residential development during the 2021-2029 planning period. Therefore, a Negative Declaration has been prepared (Attachment 2).

A Notice of Intent to adopt the Initial Study/Negative Declaration was posted on November 15, 2021 for a thirty-day public review that will conclude on December 15, 2021.

A comprehensive Program Environmental Impact Report (PEIR) will be part of the forthcoming comprehensive General Plan Update that will address the required rezoning identified in the draft Housing Element update.

ALTERNATIVES CONSIDERED

The Planning Commission can provide feedback to be incorporated into the draft document, prior to the transmittal to HCD for the required 60-day review.

FINANCIAL IMPACT

The Community Development Department budget includes a work program to update the Housing Element. The program includes staff time and consultant services to research and prepare the updated Housing Element. The City will also rely on reimbursement from Senate Bill 2 and Local Early Action Plan (LEAP) grants to fund a portion of the Housing Element.

REPORT PREPARED BY: Marika Poynter, Principal Planner

PC ATTACHMENTS:

1. HCD Finding Letter dated October 18, 2021
2. Notice of Intent to adopt an Initial Study/Negative Declaration

NOTICE OF INTENT TO ADOPT AN INITIAL STUDY/NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that the City of Irvine is considering a recommendation that the project herein identified will have no significant environmental impact in compliance with Section 15070 of the California Environmental Quality Act (CEQA) Guidelines. Copies of the **PROPOSED NEGATIVE DECLARATION (ND)** and **INITIAL STUDY (IS)**, which support the proposed findings, are on file at the City of Irvine.

State Clearinghouse No.: (if applicable) N/A

Project Title and File No.: City of Irvine General Plan Housing Element 2021–2029 Update
File No. 00832121-PGA

Project Applicant: City of Irvine Community Development Department
1 Civic Center Plaza
Irvine, California 92606

Project Location: Citywide

Project Description: The City of Irvine Community Development Department is currently preparing a 6th Cycle update of its Housing Element for the 2021–2029 planning period pursuant to state requirements. The Housing Element Update includes a comprehensive analysis of the community's current and future housing needs and includes policies and actions to help facilitate the preservation, improvement, and development of housing to accommodate the City's share of the state-mandated Regional Housing Needs Assessment (RHNA) allocation by income levels. Although the City does not build the housing, the City's Housing Element creates a plan and regulatory framework, which provide opportunities for the private sector to do so where market conditions determine when and where housing is built.

Information Available: Copies of the **Draft ND** are available for your review at the Community Development Department, 1 Civic Center Plaza, Irvine (City Hall), during normal work hours. In addition, the IS/ND and other project information is accessible online at **www.cityofirvine.org/HEUpdate**.

Citizen Involvement: The Draft IS/ND is being circulated for a 30-day public review period as follows: **beginning on November 15, 2021, and ending on December 15, 2021.** All written comments on the Draft IS/ND must be received by the close of business on December 15, 2021, and can be emailed and/or mailed to:

Melissa Chao, Senior Planner
City of Irvine, Community Development Department
1 Civic Center Plaza
Irvine, CA 92606
mchao@cityofirvine.org

Following the close of the public review period, the Community Development Department will incorporate responses to comments received and prepare a Final IS/ND. The Final IS/ND and the Housing Element Update will be considered by the Planning Commission and City Council at noticed public hearings in the coming months.

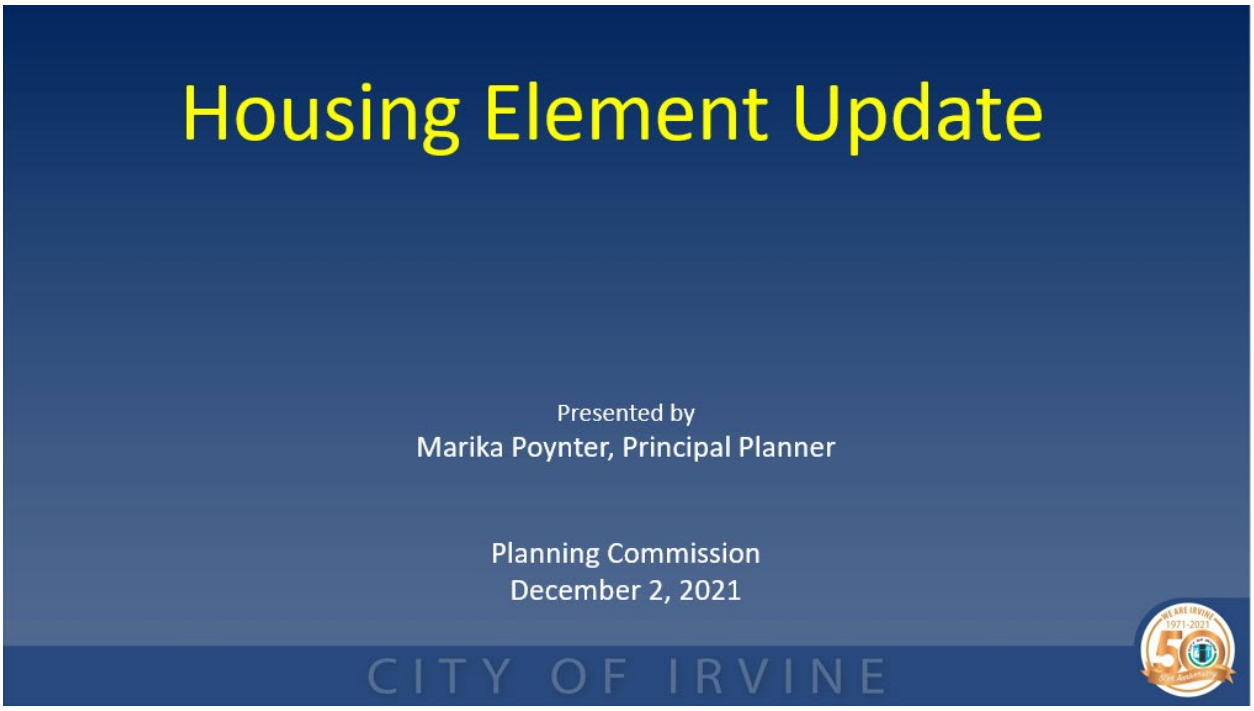
City Contact: Melissa Chao, Senior Planner
(949) 724-6395; mchao@cityofirvine.org

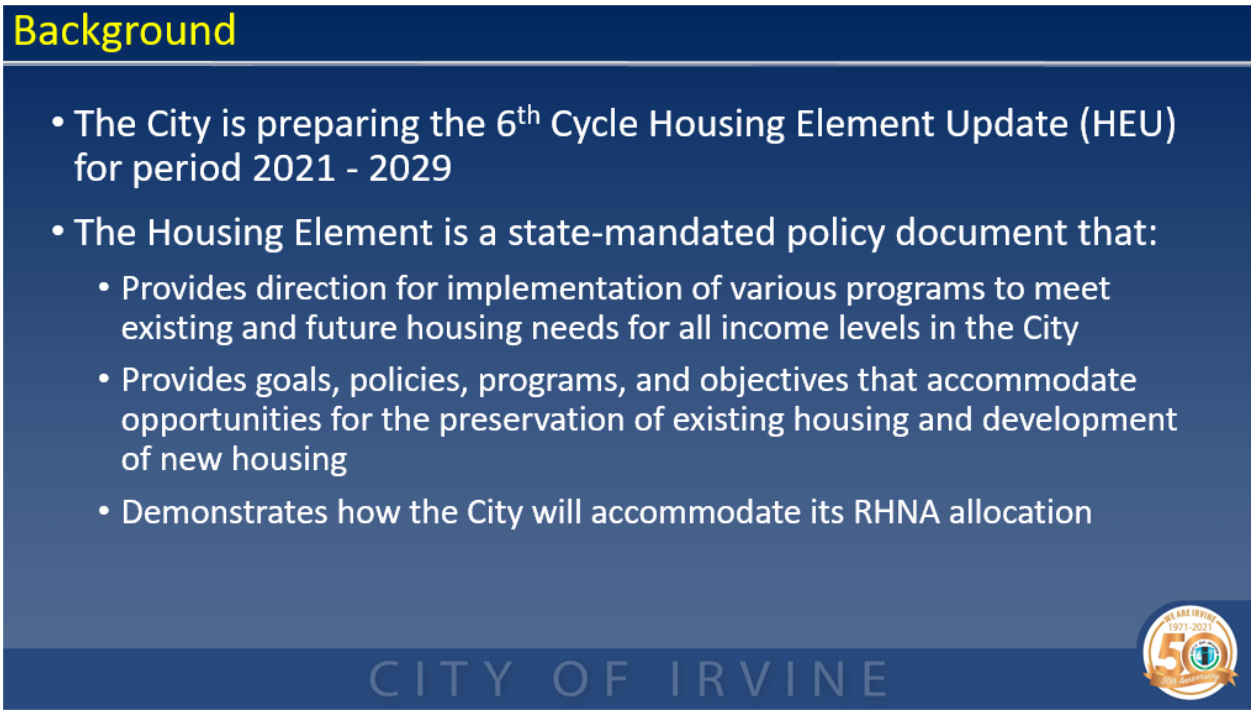
Notice Date: November 12, 2021

PC ATTACHMENT 2

FORM 45-05 (Rev. 10/2006)

4c. Presentation





Background

- A city adopted HEU must be submitted to HCD by February 11, 2022 or face penalties.
- The City submitted the draft HEU on August 19, 2021, following three Planning Commission meetings, for the mandatory 60-day review by HCD.
- HCD provided the City with the findings letter on October 18, 2021.
- The City has prepared a revised version of the draft HEU to address HCD's findings.

CITY OF IRVINE

Regional Housing Needs Assessment

% of County Area Median Income (AMI)	Units
Category 1 (0 – 50 % AMI)	6,396
Category 2 (51 – 80% AMI)	4,235
Category 3 (81 – 120% AMI)	4,308
Category 4 (120% AMI or above; considered "market rate")	8,671
TOTAL	**23,610**

- Buffer for "no net loss" for Categories 1 and 2 – City will apply it for Categories 1, 2, and 3
- Actual number needed is anticipated to exceed allocation
- Affirmatively Furthering Fair Housing (AFFH)

CITY OF IRVINE

Site Inventory to Meet RHNA

	Very Low	Low	Moderate	Above Moderate	Total
RHNA	6,396	4,235	4,308	8,671	23,610
Total New Units to Meet RHNA (Site Inventory)	**7,230**	**4,801**	**4,898**	**40,727**	**57,656**
Net Surplus	1,850	949			
No-Net Loss Buffer per HCD (15%-30%)	29%	22%			

CITY OF IRVINE

Draft Policy Recommendations

- Promote higher density residential and mixed use
  - Near train station – PA 32
  - Religious and school sites
  - Conversion of hotel / motel
  - I.B.C.
  - Targeted retail centers
- Transit Oriented Development
  - High density residential and mixed use in Great Park Neighborhoods – adjacent to the Irvine Station
- Consider increasing the inclusionary requirement to 20%

CITY OF IRVINE

Draft Policy Recommendations

- Publicly–Owned Sites
  - Target City, County, State, and certain privately owned sites for 100% affordable residential projects
- Extend affordability on existing units
  - About 900 units set to expire in the next cycle
- Consider streamlining the affordable housing development process
  - Expedite the entitlement process
  - Evaluate the costs and benefits of reducing / deferring fees

CITY OF IRVINE

HCD Findings/City Response

A. Additional Narrative:

HCD comment: HCD has requested that the City provide additional narrative in the housing element on a variety of topics, including past performance of the 5th Cycle housing programs.

City response: Provide additional narrative on the identified programs from the 5th Cycle Housing Element.

CITY OF IRVINE

HCD Findings/City Response

B. Additional Documentation/Findings:

- Affirmatively furthering fair housing (AFFH) – Public Outreach

  HCD comment: Provide additional documentation of outreach to affordable housing advocates, affordable housing providers and developers.

  City response: Providing additional narrative on the workshops held with affordable housing developers and comments from the multiple public workshops and General Plan focus groups.

CITY OF IRVINE

HCD Findings/City Response

C. Revisions to the Site Inventory

- University Housing

  HCD request: HCD has determined that existing graduate student, family, and faculty residential at UCI cannot be used toward meeting the 6th Cycle RHNA. These units must be removed from the site inventory.

  City response: The City has removed these units from the site inventory.

CITY OF IRVINE

HCD Findings/City Response

C. Revisions to the Site Inventory

HCD request: HCD has requested the City provide documentation that demonstrates non-vacant sites will transition to residential in the next planning period.

City response: The City has provided trend analysis that demonstrates areas such as the Irvine Business Complex have converted to residential during the previous planning period. The City is also providing emails and letters of interest from property owners.

CITY OF IRVINE

HCD Findings/City Response

C. Revisions to the Site Inventory

HCD request: HCD has requested the City provide documentation that affordable units have been developed from parcels larger than 10 acres in size.

City response: The City has provided documentation that existing affordable projects have been successfully developed from parcels larger than 10 acres.

CITY OF IRVINE

HCD Findings/City Response

D. Revisions to the Housing Programs

HCD request: HCD has requested the City's programs be modified to include specific and clear commitments. Additionally, HCD requested the City provide discrete timelines for selected programs.

City response: The City has updated the programs to include more definitive commitments and provided updated and specific timelines for the selected programs.

CITY OF IRVINE

AB 1398 Impact

- AB 1398 penalizes jurisdictions that do not adopt a HE that is found in substantial compliance by HCD by February 11, 2022.
- If a jurisdiction is unable to have an adopted HEU that is in substantial compliance by HCD by February 11, 2022 and relies on rezoning to meet the RHNA through the site inventory, will be required to complete the rezoning effort by October 15, 2022.
- If a jurisdiction is not able to complete the rezoning and associated environmental in this nine month period, HCD can decertify the jurisdiction's housing element.

CITY OF IRVINE

Penalties for Non-Compliance

- Increased exposure to litigation
- Loss of permitting authority
- Financial penalties, including monthly fines from $10K - $100K
- Loss of eligibility for state and regional funding sources
- Court receivership
- SB 35 streamlined ministerial approval process
- Increased exposure to monitoring by the Housing Accountability Unit

CITY OF IRVINE

Timeline

Date	Action
August 19, 2021	City submits HEU to HCD
August 19, 2021 – October 18, 2021	HCD 60-day review
October 18, 2021	City receives HCD comments on draft HEU
October 18, 2021 to mid-November 2021	City reviews and addresses HCD comments
November 19, 2021	Release of the revised HEU for 2 week public review
December 2 & 16, 2021	Planning Commission public hearing*
December 3, 2021	HCD 60-day review* (second submittal)
January 11 & 25, 2022	City Council adoption hearings*
February 11, 2022	Certification deadline
March 2022 – October 2024	General Plan/Rezoning (with environmental) to support HEU

* HCD 60-day review occurs concurrently with Planning Commission and City Council consideration

CITY OF IRVINE

4d. Comments Summary and Analysis

Comments and Questions Received at December 2 PC Meeting	Who	Responses and How Comment was Addressed in HE (if applicable)
Rpresentative of about 3,500 working class men and women skilled and trained construction workforce. There are about 250 constructions workers in the Regional Council that reside in Irvine. Please consider adding language regarding skilled workforce language to the HEU	Leonard DeLaRosa, representative Southwest Regional Council of Carpenters (in person)	Comment noted.
Looking for several clarifications: 1. Site inventory specifies specific allocations of affordable housing for specific sites. Requesting flexibility to move units around. For example, site in Spectrum area yet no affordable housing is allocated in Planning Area 32 even though about 15,000 units total are assumed. 2. Inclusionary housing ordinance increasing from 15 to 20 percent (9/6/5 breakdown) is pending study. General apprehension, but understand that study will address. Inconsistent wording in the draft HEU document – will change vs. will study. Want clarifcation that the study will be completed before an changes are made to the inclusionary housing.	Jeff Davis, Irvine Company (in person)	Comment noted.

You have our letter which is more detailed.		
Understand that policies and land use are intertwined to make it viable. In comparision to other cities, Irvine has made tremendous progress on developing market and some affordable residential units (City is leader). Current policies have produced approximately 25 percent more moderate and market rate units than very low and low units. Recommend increase in affordable housing in-lieu fee. Ensure the inclusionary housing ordinance is raised to ensure parity with affordable housing moving forward with market rate given the incentives provided for market rate housing. Recognize the challenges to make housing opportunities for everybody in the community. People can't afford to live in the community. Encouraging and making policies stronger for affordable housing for everybody.	Cesar Covarrubias, Executive Director of the Kennedy Commission (via Zoom)	Comment noted
Irivne is a top housing builder in the State (only LA and San Diego surpasses Irvine). Irvine is less dense than its northern counterparts and is less affordable. Believes Irvine is overproducing market rate units and underproducing affordable rate housing. A bit of a monopoly on the market rate units.	Alejandra Reyes, Irvine resident and UCI faculty member specializing on housing policy topics (via Zoom)	Comment noted.

Irvine has got to do better and provide more affordable housing options. Daughters have grown up in Irvine, but don't know the world. Need exposure to all people. We have ethnic diversity, but our youth are diisadvantaged because of lack of exposure to socioeconomic diversity. Need an Irvine that appeals to everyone and is affordable. Make Irvine a much better, fairer, more interesting, and more diverse City.	John Irvine, Irvine resident of Woodbridge with two daughters in middle school and Woodbridge High School (via Zoom)	Comment noted.
Did we receive the skilled workfoce language on the dias tonight? Asked Leonard DeLaRosa what skilled and trained workforce means. Support flexibility in site inventory if it doesn't mess up our timeline to meet the Feb. 11, 2022 deadline. Please highlight language in draft HEU. Irvine moderate and above Moderate units approved 25 time more than very low and Low units.	Commissioner Gaido	Leonard DeLaRosa responded that skilled and trained workforce is one that has gone through an accredited apprenticeship program where the SWCCC program is recognized from the State (safety procedures, construction, development, engineering, and blue print reading). Southwest Regional Council developed Career Connection which is training program for high schoolers. Teach cirriculum covering wood framing, metal stud framing, dry wall, acoustical, and doors. Giving someone the ability to work in construciton with a good job in terms of wages and benefits. Staff responded that the State requires jurisdictions to identify specific sites and can only use for two HEU cycles. Only viable possibilities we identified. The flexibility in the existing language in the draft HEU can be highlighted.

		Staff reponded that Irvine's HE Annual Progress Report shows we constructed approximately 907 very low units. In comparision, approximately 1,000 very low affordable units were constructed by 34 other jurisdictions in the region during the same period. However, progress is measured against RHNA, not in comparision with other jurisdictions. Staff responded we can address the Southwest Regional Council's request regarding skilled workforce separate from the HEU such as during the General Plan Update, Zoning Ordinance Amendement, or future implementation plan.
HEU is a goal Irvine is striving for. The upcoming GPU work effort can contemplate skilled labor and the inclusionary housing study that is forthcoming. Today we are addressing HCD's exceptions (comments) letter. City must meet the deadline at this point and cannot afford any interuptions because we can no longer issue any building permits and that would hurt everyone.	Chair Pierson	Comment noted.
Confirm that there is a fair amount of flexibiltiy such as changing sites. Financially it makes more sense to concentrate affordable housing. Cap and trade funds are available for TOD developments (e.g., 100 units of high density) . Need to be	Commissioner Limb	Staff reponded that sites can be mixed and matched including different levels of affordability. Greater detail will be provided in the upcoming GPU work effort. Leonard DeLaRosa responded generally skilled workforce involves prevailing wages and

flexible to take advantage of funding and maximize resources to get more units. Presume that skilled workforce generally involves prevailing wages and union jobs. Not sure the City has authority to require skilled labor.		union jobs. It depends on the funding source. Federal and State funding generally involves prevailing wage vs. private.
Strict timeline to meet the February 11, 2022 deadline (i.e., adopted by City Council and receive certification by HCD) to meet AB 1398. Hence the concurrent review process between Planning Commission and City Council. Why UCI housing not counted? Does extending the term of affordability count? Flexibility for City and developer in dealing with the State agency	Vice Chair Huang	Staff responded that if we make changes then we would have to re-release for public review. We can amend the adopted HEU within certain limits in the future. Staff responded that HCD's rationale for not counting UCI units is that SCAG already reduced the number of units related to university housing in the RHNA allocation. So it would be double counting. Staff responded extending the term of affordability for existing units is credited against the RHNA (i.e., decrease from initial allocation).
It is obvious we are on a split critical path withconcurrent review by the Planning Commission and City Council and HCD. Understand flexibility in the HEU document. Concerned that this flexibility will be continued forward in the GPU and related ZOA where we will have tremondous time to talk through the actual details of implementation, inclusionary housing, negotiate skilled and trained workforce (where we don't step over the line of our authority)	Chair Pierson	Comment noted.

Don’t like State saying we can not take advantage of the Unviersity Housing despite it impacts everything in the City. Continued the public hearing to December 16, 2021 meeting (voted 4-0 with Commissioner Knowland absent)		

4e. Public Notice

PUBLIC NOTICE
PLANNING COMMISSION HEARING
December 2, 2021

DESCRIPTION: The draft 2021-2029 Housing Element is Irvine's "housing plan" and is a required chapter in the General Plan. Irvine, along with all California cities and counties, is required to adequately plan and meet the housing needs of everyone in the community. All cities and counties are required to update their Housing Element every eight years for certification by the California Department of Housing and Community Development. The 2021-2029 Housing Element cycle must identify enough potentially developable sites suitable for residential use to meet Irvine's Regional Housing Needs Assessment allocation of 23,610 housing units. The Housing Element must provide goals, objectives, policies, and implementation programs demonstrating how Irvine will meet its existing and future housing needs for all income levels. The Housing Element must also address recent housing legislation adopted in response to the state's housing crisis.

LOCATION: Citywide.

INFORMATION: Copies of the staff report will be available for review after 5 p.m. on Thursday, **November 18, 2021**, online at *cityofirvine.org/planningcommission.* Copies of the draft 2021-2029 Housing Element and associated Initial Study/Negative Declaration are available at the City's dedicated Housing Element webpage at *cityofirvine.org/housing-element-update*.

INVOLVEMENT: Do you have any comments? Questions? Concerns? You are invited to participate in a public hearing to be held by the City of Irvine Planning Commission on **Thursday, December 2, 2021, at 5:30 p.m.** or soon thereafter, in the City Council Chamber at Irvine City Hall, One Civic Center Plaza, Irvine. You may also participate through the "Zoom" application. Details for "Zoom" will be posted online at least 24 hours in advance of the hearing at *cityofirvine.org/planningcommission*.

For any public hearing or public meeting that is scheduled after September 30, 2021, a person's ability to participate and provide verbal comments via teleconference will be contingent on the Governor of California extending teleconferencing accommodations by new executive order or contingent on the California Legislature enacting a statute authorizing the same. Members of the public are encouraged to be informed as to teleconferencing accommodations, if any, available after September 30, 2021. If teleconferencing accommodations are not extended, any person may participate in a public hearing or public meeting, and provide verbal comments therefor, by attending the meeting in person at Irvine City Hall.

NOTE: If, in the future, you wish to challenge this application in court, you may be limited to raising only those issues that you or someone else raised in written correspondence received by the City at, or before, the public hearing.

CONTACT: For more information or to submit comments in advance of the meeting, please contact Marika Poynter, Principal Planner, by email at mpoynter@cityofirvine.org or by phone at 949-724-6456.

AMERICANS WITH DISABILITIES ACT COMPLIANCE: It is the intention of the City of Irvine to comply with the Americans with Disabilities Act in all respects. If you will need special assistance beyond what is normally provided, the City of Irvine will attempt to accommodate you in every reasonable manner. Please contact the Community Development Department at 949-724-6465 or planningcommission@cityofirvine.org. Notification 48 hours prior to the hearing will enable the City to make reasonable arrangements ensuring accessibility to the hearing. (28 CFR 35. 102-35. 104 ADA Title II)

CASE NUMBER(s): 00832121-PGA

PUBLICATION: *Irvine World News*
Orange County Register

PUBLICATION DATE: November 11, 2021
November 15, 2021

4f. Affidavits of Publication

Irvine World News
1771 S. Lewis Street
Anaheim, CA 92805
714-796-2209

5191001

IRVINE, CITY OF- LEGALS
1 CIVIC CENTER PLZ
ATTN: ACCOUNTS PAYABLE
IRVINE, CA 92606-5208

AFFIDAVIT OF PUBLICATION

STATE OF CALIFORNIA, } **SS.**
County of Orange

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the Irvine World News, a newspaper that has been adjudged to be a newspaper of general circulation by the Superior Court of the County of Orange, State of California, on August 23, 1990, Case No. A-154653 in and for the City of Irvine, County of Orange, State of California; that the notice, of which the annexed is a true printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

11/11/2021

I certify (or declare) under the penalty of perjury under the laws of the State of California that the foregoing is true and correct:

Executed at Anaheim, Orange County, California, on Date: November 11, 2021.

Signature

PROOF OF PUBLICATION

Legal No. **0011499675**

AFFIDAVIT OF PUBLICATION

STATE OF CALIFORNIA,)
) ss.
County of Orange)

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of **The Orange County Register**, a newspaper of general circulation, published in the city of Santa Ana, County of Orange, and which news-paper has been adjudged to be a newspaper of general circulation by the Superior Court of the County of Orange, State of California, under the date of November 19, 1905, Case No. A-21046, that the notice, of which the annexed is a true printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

November 15, 2021

"I certify (or declare) under the penalty of perjury under the laws of the State of California that the foregoing is true and correct":

Executed at Santa Ana, Orange County, California, on

Date: November 15, 2021

Sandra Campos

Signature

The Orange County Register
2190 S. Towne Centre Pl.
Anaheim, CA 92806

PROOF OF PUBLICATION

PUBLIC NOTICE
PLANNING COMMISSION HEARING
December 2, 2021

DESCRIPTION: The draft 2021-2029 Housing Element is Irvine's "housing plan" and is a required chapter in the General Plan. Irvine, along with all California cities and counties, is required to adequately plan and meet the housing needs of everyone in the community. All cities and counties are required to update their Housing Element every eight years for certification by the California Department of Housing and Community Development. The 2021-2029 Housing Element cycle must identify enough potentially developable sites suitable for residential use to meet Irvine's Regional Housing Needs Assessment allocation of 23,610 housing units. The Housing Element must provide goals, objectives, policies, and implementation programs demonstrating how Irvine will meet its existing and future housing needs for all income levels. The Housing Element must also address recent housing legislation adopted in response to the state's housing crisis.

LOCATION: City wide.

INFORMATION: Copies of the staff report will be available for review after 5 p.m. on Thursday, November 18, 2021, online at cityofirvine.org/planningcommission. Copies of the draft 2021-2029 Housing Element and associated Initial Study/Negative Declaration are available at the City's dedicated Housing Element webpage at cityofirvine.org/housing-element-update.

INVOLVEMENT: Do you have any comments? Questions? Concerns? You are invited to participate in a public hearing to be held by the City of Irvine Planning Commission on **Thursday, December 2, 2021, at 5:30 p.m.** or soon thereafter, in the City Council Chamber at Irvine City Hall, One Civic Center Plaza, Irvine. You may also participate through the "Zoom" application. Details for "Zoom" will be posted online at least 24 hours in advance of the hearing at cityofirvine.org/planningcommission.

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NOTE: If, in the future, you wish to challenge this application in court, you may be limited to raising only those issues that you or someone else raised in written correspondence received by the City at, or before, the public hearing.

CONTACT: For more information or to submit comments in advance of the meeting, please contact Marika Poynter, Principal Planner, by email at mpoynter@cityofirvine.org or by phone at 949-724-6456.

AMERICANS WITH DISABILITIES ACT COMPLIANCE: It is the intention of the City of Irvine to comply with the Americans with Disabilities Act in all respects. If you will need special assistance beyond what is normally provided, the City of Irvine will attempt to accommodate you in every reasonable manner. Please contact the Community Development Department at 949-724-6465 or planningcommissioners@cityofirvine.org. Notification 48 hours prior to the hearing will enable the City to make reasonable arrangements ensuring accessibility to the hearing. (28 CFR 35. 102-35. 104 ADA Title II)

CASE NUMBER(s): 03832121-PGA

PUBLICATION: Irvine World News OC Register **PUBLICATION DATE:** Nov. 11, 2021 Nov. 15, 2021

5a. Planning Commission December 16, 2021 Meeting Agenda

AGENDA

PLANNING COMMISSION
REGULAR MEETING

December 16, 2021
5:30 PM
City Council Chamber
One Civic Center Plaza
Irvine, CA 92606

Jeff Pierson
Chair

Stephen Huang
Vice Chair

Christine Knowland
Chair Pro Tem

Jong Limb
Commissioner

Mary Ann Gaido
Commissioner

PARTICIPATION AT PLANNING COMMISSION MEETINGS

MEETINGS ARE AVAILABLE TO ATTEND IN-PERSON IN THE CITY COUNCIL CHAMBER OR WATCHED LIVE THROUGH THE "ZOOM" APPLICATION. INFORMATION FOR "ZOOM" CAN BE FOUND ONLINE AT CITYOFIRVINE.ORG/PLANNINGCOMMISSION. YOU MAY SUBMIT COMMENTS ON ANY AGENDA ITEM OR ON ANY ITEM NOT ON THE AGENDA, IN WRITING VIA MAIL TO "ATTN: PLANNING COMMISSION," ONE CIVIC CENTER PLAZA, IRVINE, CA 92606; BY EMAIL TO PLANNINGCOMMISSION@CITYOFIRVINE.ORG; OR THROUGH E-COMMENT AT CITYOFIRVINE.ORG/PLANNINGCOMMISSION. E-COMMENTS SUBMITTED AT LEAST TWO HOURS PRIOR TO THE COMMENCEMENT OF THE MEETING WILL BE DISTRIBUTED TO THE PLANNING COMMISSION AT THE MEETING. YOU MAY ALSO PROVIDE LIVE COMMENTS VIA "ZOOM." FOR MORE INFORMATION, VISIT CITYOFIRVINE.ORG/PLANNINGCOMMISSION.

REQUEST TO SPEAK IN PERSON: IF YOU WOULD LIKE TO ADDRESS THE PLANNING COMMISSION ON A SCHEDULED AGENDA ITEM – INCLUDING A REGULAR BUSINESS ITEM, A PUBLIC HEARING ITEM, OR PUBLIC COMMENTS – PLEASE REGISTER BY COMPLETING THE ELECTRONIC FORM AVAILABLE ON THE KIOSK AT THE ENTRANCE TO THE CITY COUNCIL CHAMBER. PLEASE IDENTIFY ON THE FORM YOUR NAME AND THE ITEM ON WHICH YOU WOULD LIKE TO SPEAK. THE REQUEST TO SPEAK FORM ON THE KIOSK ASSISTS THE CHAIR IN ENSURING THAT ALL PERSONS WISHING TO ADDRESS THE PLANNING COMMISSION ARE RECOGNIZED. IT ALSO ENSURES THE ACCURATE IDENTIFICATION OF MEETING PARTICIPANTS IN THE PLANNING COMMISSION MINUTES. YOUR NAME WILL BE CALLED AT THE TIME THE MATTER IS HEARD BY THE PLANNING COMMISSION. CITY POLICY IS TO LIMIT PUBLIC TESTIMONY TO UP TO FIVE MINUTES PER SPEAKER ON AGENDIZED ITEMS, AND THREE MINUTES DURING GENERAL PUBLIC COMMENTS (UNLESS THE TIME LIMIT IS EXTENDED BY THE CHAIR), WHICH INCLUDES THE PRESENTATION OF ELECTRONIC OR AUDIO-VISUAL INFORMATION. SPEAKERS MAY NOT YIELD THEIR TIME TO OTHER PERSONS.

PLEASE TAKE NOTICE THAT THE ORDER OF SCHEDULED AGENDA ITEMS BELOW AND/OR THE TIME THEY ARE ACTUALLY HEARD, CONSIDERED AND DECIDED MAY BE MODIFIED BY THE CHAIR DURING THE COURSE OF THE MEETING, SO PLEASE STAY ALERT.

PLEASE NOTE: THE PLANNING COMMISSION IS MAKING EVERY EFFORT TO FOLLOW THE SPIRIT AND INTENT OF THE BROWN ACT AND OTHER APPLICABLE LAWS REGULATING THE CONDUCT OF PUBLIC MEETINGS, IN ORDER TO MAXIMIZE TRANSPARENCY AND PUBLIC ACCESS. FOR QUESTIONS OR ASSISTANCE, PLEASE CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT 949-724-6465, OR VIA EMAIL AT PLANNINGCOMMISSION@CITYOFIRVINE.ORG. IT WOULD BE APPRECIATED IF WRITTEN COMMUNICATIONS OF PUBLIC COMMENTS RELATED TO ITEMS ON THE AGENDA, OR ITEMS NOT ON THE AGENDA, ARE PROVIDED PRIOR TO THE COMMENCEMENT OF THE MEETING.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

INTRODUCTIONS

ADDITIONS AND DELETIONS TO THE AGENDA

Additions to the agenda are limited by the California Government Code Section 54954.2 of the Brown Act and for those items that arise after the posting of the Agenda must be acted upon prior to the next Planning Commission meeting.

PUBLIC COMMENTS

COMMISSION BUSINESS

1. MINUTES

RECOMMENDED ACTION:
Approve minutes of the November 18, 2021 Regular Planning Commission Meeting.

PUBLIC HEARINGS

2. GENERAL PLAN – DRAFT 2021-2029 HOUSING ELEMENT UPDATE

RECOMMENDED ACTION:
1. Conduct the public hearing.
2. Adopt RESOLUTION NO. 21-3846 - A RESOLUTION OF THE IRVINE PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL APPROVE THE 2021-2029 HOUSING ELEMENT IN ITS CURRENT FORM, AND RECOMMENDING THAT THE CITY COUNCIL APPROVE CORRESPONDING GENERAL PLAN AMENDMENT 00832121–PGA IN FURTHERANCE THEREOF

3. CONDITIONAL USE PERMIT MODIFICATION WITH ADMINISTRATIVE RELIEF FROM PARKING STANDARDS FOR MOMENTOUS SPORTS CENTER IN PLANNING AREA 10 (WALNUT)

RECOMMENDED ACTION:

1. Conduct the public hearing.
2. Adopt Resolution No. 21-3847 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE, APPROVING CONDITIONAL USE PERMIT 00789713-PCPM WITH ADMINISTRATIVE RELIEF FROM PARKING STANDARDS FOR MOMENTOUS SPORTS CENTER, A COMMUNITY FACILITY LOCATED AT 14522 AND 14524 MYFORD ROAD IN PLANNING AREA 10 (WALNUT); FILED BY MOMENTOUS SPORTS CENTER, LP

4. MODIFICATION TO AN APPROVED MASTER PLAN, SPECIFIC TO 45 RESIDENTIAL LOTS, INCLUDING A REQUEST FOR AN ALTERNATIVE REAR SETBACK STANDARD FOR CERTAIN LOTS, LOCATED IN TRACT 17798, NEIGHBORHOOD 1 OF PLANNING AREA 1 (ORCHARD HILLS)

RECOMMENDED ACTION:

1. Conduct the public hearing.
2. Adopt Resolution No. 21-3844 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE, CALIFORNIA, APPROVING MASTER PLAN MODIFICATION 00850498-PMP, SPECIFIC TO 45 RESIDENTIAL LOTS, INCLUDING A REQUEST FOR AN ALTERNATIVE REAR SETBACK STANDARD FOR CERTAIN LOTS, LOCATED IN TRACT 17798, NEIGHBORHOOD 1 OF PLANNING AREA 1 (ORCHARD HILLS); FILED BY HUNSAKER & ASSOCIATES ON BEHALF OF IRVINE COMPANY COMMUNITY DEVELOPMENT

5. PARK PLAN MODIFICATION FOR THE SOFI IRVINE APARTMENT COMPLEX LOCATED IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX)

RECOMMENDED ACTION:

1. Conduct the public hearing.
2. Adopt RESOLUTION NO. 21-3845 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE, CALIFORNIA, APPROVING PARK PLAN MODIFICATION (FILE NO. 00850219-PPK) FOR THE SOFI IRVINE APARTMENT COMPLEX LOCATED IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX); FILED BY PROGRESSIVE IMAGES IN ARCHITECTURE AND PLANNING, ON BEHALF OF PMI SUMMERLYN LLC

STAFF REPORTS

PLANNING COMMISSION REPORTS

ADJOURNMENT

NOTICE TO THE PUBLIC

The Irvine Planning Commission consists of five residents of the City who are appointed by Irvine City Councilmembers. The Commission meets regularly on the first and third Thursday of each month in the City Council Chamber at the Irvine Civic Center located at One Civic Center Plaza. Meetings begin at 5:30 p.m., unless otherwise noted. Meeting agendas and approved minutes are kept current on the City website at cityofirvine.org/planningcommission
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The Planning Commission is responsible for providing input to the City Council on long-range planning. Irvine's long-range planning goals are embodied in the General Plan. The General Plan and the amendments to it are reviewed by the Planning Commission and adopted by the City Council. The General Plan is implemented through the City's development regulations.

The Planning Commission has the authority to approve or deny applications concerning development within the City. The category of applications includes Tentative Tract Maps, Conditional Use Permits, Master Plans, Administrative Relief and Variances. The Planning Commission also makes recommendations to the City Council on all applications for amendments to the Zoning Ordinance.

An agenda is provided for each Planning Commission meeting, which lists the items submitted for consideration. Prior to the listed agenda items, the Commission may hold a study session to receive information or meet with another committee. A study session is open to the public; however, no public testimony is taken and no decisions are made. Following a study session, the regular meeting will begin at 5:30 p.m. At this time, the Commission allows oral communication from the public to address the Commission on items not listed on the agenda. See information for Speaker's Card/Request to Speak on the first page.

The items on the agenda are arranged in three categories: Consent Calendar: These are relatively minor in nature, do not have any outstanding issues or concerns, and do not require a public hearing. All consent calendar items are considered by the Commission as one item and a single vote is taken for their approval, unless an item is pulled from the consent calendar for individual discussion. There is no public discussion of consent calendar items unless requested by the Commission. Public Hearings: This category is for case applications that require, by law, a hearing open to public comment because of the discretionary nature of the request. Public hearings are formally conducted and public input/testimony is requested at a specific time. This is your opportunity to speak on the item(s) that concern you. If, in the future, you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the City at or before the hearing. Commission Business: Items in this category are general in nature and may require Commission action. Public input may be received at the request of the Commission. See information for Speaker's Card/Request to Speak on the first page.

At 10 p.m., the Planning Commission will determine which of the remaining agenda items can be considered and acted upon prior to 11 p.m., and will continue all other items for which additional time is required until a future Commission meeting. All meetings are scheduled to terminate at 11 p.m.

STAFF REPORTS

As a general rule, staff reports or other written documentation have been prepared or organized with respect to each item of business listed on the agenda. Copies of these materials are on file with the Community Development Department and are available for public inspection and copying once the agenda is publicly posted, (at least 12 days prior to a regular Planning Commission meeting). Staff reports can also be downloaded from the City's website at *cityofirvine.org/planningcommission* at least 12 days prior to the scheduled Planning Commission meeting.

APPEALS

Planning Commission decisions may be appealed to the City Council in accordance with Zoning Ordinance Chapter 2-5. Planning Commission actions on a subdivision map may be appealed to the City Council in accordance with Irvine Municipal Code Section 5-5-110. Planning Commission determinations regarding an interpretation of the City's Subdivision Ordinance may be appealed to the City Council in accordance with Irvine Municipal Code Section 5-5-1004.H.

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

Any supplemental writings or documents distributed to a majority of the Planning Commission regarding any item on this agenda after the posting of the agenda will be available for public review in the Community Development Department during normal business hours. In addition, such writings or documents will be made available for public review at the respective public meeting.

SUBMITTAL OF INFORMATION BY MEMBERS OF THE PUBLIC FOR DISSEMINATION OR PRESENTATION AT PUBLIC MEETINGS

MEDIA TYPES AND GUIDELINES

1. Written Materials/Handouts: Any member of the public who desires to submit documentation in hard copy form may do so prior to the meeting or at the time he/she addresses the Planning Commission. Please provide 10 copies of the information to be submitted and file with the Recording Secretary at the time of arrival to the meeting. This information will be disseminated to the Planning Commission at the time testimony is given.

2. Large Displays/Maps/Renderings: Any member of the public who desires to display freestanding large displays or renderings in conjunction with their public testimony is asked to notify the Community Development Department at 949-724-6465 no later than noon on the day of the scheduled meeting.

3. Electronic Documents/Audio-Visuals: Any member of the public who desires to display information electronically in conjunction with their public testimony is asked to submit the information to the Community Development Department at 949-724-6465 no later than noon on the day of the scheduled meeting.

CITY SERVICES TO FACILITATE ACCESS TO PUBLIC MEETINGS

It is the intention of the City of Irvine to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, you will need special assistance beyond what is normally provided, the City of Irvine will attempt to accommodate you in every reasonable manner. Please contact the Planning Commission liaison at 949-724-6465.

Assisted listening devices are available at the meeting for individuals with hearing impairments. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35. 102-35. 104 ADA Title II).

MEETING SCHEDULE

Regular meetings of the Planning Commission are held on the first and third Thursdays of each month at 5:30 p.m. Agendas are available at the following locations:

- City Clerk's Office
- Police Department
- Front Entrance of City Hall
- University Park Center (Culver/Michelson)
- Walnut Village Center (Culver/Walnut)
- Northwood Town Center (Irvine Blvd./Yale)
- City's web page at cityofirvine.org/planningcommission

I hereby certify that the agenda for the regular Planning Commission meeting was posted in accordance with law in the posting book located in the Public Safety lobby and at the entrance to the Civic Center, One Civic Center Plaza, Irvine, California on December 2, 2021 by 7 p.m. as well as on the City's web page.

Laya Espinosa
Commission Liaison

5b. Staff Report

REQUEST FOR PLANNING COMMISSION ACTION

MEETING DATE: December 16, 2021

TITLE: GENERAL PLAN – DRAFT 2021-2029 HOUSING ELEMENT UPDATE

Director of Community Development

RECOMMENDED ACTION

1. Conduct the public hearing.
2. Adopt RESOLUTION NO. 21-3846 - A RESOLUTION OF THE IRVINE PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL APPROVE THE 2021-2029 HOUSING ELEMENT IN ITS CURRENT FORM, AND RECOMMENDING THAT THE CITY COUNCIL APPROVE CORRESPONDING GENERAL PLAN AMENDMENT 00832121–PGA IN FURTHERANCE THEREOF

EXECUTIVE SUMMARY

State law requires all cities to update the Housing Element of its General Plan every eight years. It further requires the current update to be completed by October 15, 2021, however, statute allows for a 120-day grace period. The City's Housing Element was adopted by the City Council in 2013 for the 2013-2021 planning period. This update will address the 2021-2029 planning period. The draft 2021-2029 Housing Element was submitted to the California Department of Housing and Community Development (HCD) for the required 60-day review. HCD provided the City with a findings letter on October 18, 2021 that identified modifications required for the draft 2021-2029 Housing Element to be certified by HCD before the February 11, 2022, deadline.

At the time of the agenda publication, the December 2, 2021 meeting has not yet concluded. An update on the December 2, 2021 Irvine Planning Commission discussion will be provided at the December 16, 2021, meeting.

The agenda report from the December 2, 2021, meeting with a more detailed history and analysis of the Housing Element Update is included as PC Attachment 1.

COMMISSION/BOARD/COMMITTEE RECOMMENDATION

Not applicable.

PUBLIC REVIEW

The revised draft Housing Element Update was posted for a two-week public review on Friday, November 19, 2021. Following the two-week review, the revised draft Housing Element was submitted to HCD for a 60-day review on Friday, December 3, 2021. The City will continue to accept public comments on the draft Housing Element Update through the City Council hearings in January 2022.

ENVIRONMENTAL REVIEW

The project requires environmental review consistent with the California Environmental Quality Act (CEQA). The Housing Element is a policy-level document that does not create physical residential growth, but only identifies adequate and available sites for residential development during the 2021-2029 planning period. Therefore, a Negative Declaration has been prepared.

A Notice of Intent to adopt the Initial Study/Negative Declaration was posted on November 15, 2021 for a thirty-day public review that will conclude on December 15, 2021.

A comprehensive Program Environmental Impact Report (PEIR) will be part of the forthcoming comprehensive General Plan Update that will address the required rezoning identified in the draft Housing Element update.

ALTERNATIVES CONSIDERED

The Planning Commission can provide additional feedback to be incorporated into the draft document that was transmitted to HCD for the required 60-day review on December 3, 2021.

FINANCIAL IMPACT

The Community Development Department budget includes a work program to update the Housing Element. The program includes staff time and consultant services to research and prepare the updated Housing Element. The City will also rely on reimbursement from Senate Bill 2 and Local Early Action Plan (LEAP) grants to fund a portion of the Housing Element.

REPORT PREPARED BY: Marika Poynter, Principal Planner

PC ATTACHMENTS:

1. December 2, 2021 Planning Commission Report
2. Resolution 21-3846

PLANNING COMMISSION RESOLUTION NO. 21-3846

A RESOLUTION OF THE IRVINE PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL APPROVE THE DRAFT 2021-2029 HOUSING ELEMENT, AND RECOMMENDING THAT THE CITY COUNCIL APPROVE CORRESPONDING GENERAL PLAN AMENDMENT 00832121-PGA IN FURTHERANCE THEREOF

WHEREAS, Government Code Section 65580 *et seq*. (Housing Element Law) requires that every city prepare and periodically update the housing element of the general plan; every city is mandated to include statutory requirements in the housing element, and every city is required to submit a draft of its housing element to the California Department of Housing and Community Development (HCD) for review and comment as to whether the city's draft 2021-2029 Housing Element substantially complies with Housing Element Law; and

WHEREAS, the City of Irvine's (City's) Housing Element will cover the 2021-2029 planning period and plan for the provision of housing accessible to all income categories; and

WHEREAS, the City's draft 2021-2029 Housing Element was structured to adhere to the Housing Element Building Blocks created by HCD to assist jurisdictions in preparing the document; and

WHEREAS, a Scoping Session for the City's draft 2021-2029 Housing Element, designated as General Plan Amendment 00832121-PGA (General Plan Amendment), was held before the City Council on February 9, 2021; and

WHEREAS, a Study Session for the City's draft 2021-2029 Housing Element, designated as General Plan Amendment 00832121-PGA (General Plan Amendment), was held before the Planning Commission on February 18, 2021; and

WHEREAS, public workshops were held on April 5, 2021, April 22, 2021, and April 29, 2021 to receive input from community stakeholders and residents relative to the Housing Element update; and

WHEREAS, the Planning Commission reviewed the draft 2021-2029 Housing Element on July 1, 2021, July 15, 2021, and August 5, 2021 to provide minor amendments to the draft 2021-2029 Housing Element prior to submitting the document to the California Department of Housing and Community Development (HCD) for a mandatory 60-day review period on August 19, 2021; and

WHEREAS, HCD provided findings to the City of Irvine on the draft 6th Cycle Housing Element on October 18, 2021 that have been addressed by the City in a revised second version of the Housing Element prior to a required 2 week public review

PC ATTACHMENT 2

from November 19, 2021 to December 3, 2021 and resubmittal of the Housing Element for a second mandatory 60-day review period on December 3, 2021; and

WHEREAS, General Plan Amendment 00832121-PGA is considered a "project" under the California Environmental Quality Act , Public Resources Code Section 21000 *et seq*. (CEQA) and implementing regulations in Title 14 of the California Code of Regulations, Section 15000 *et seq*. (CEQA Guidelines); and

WHEREAS, pursuant to Article 6 of the CEQA Guidelines, it has been determined that after reviewing the entire project record, there is no substantial evidence in light of the whole record that the project will have a significant effect on the environment and a Negative Declaration has been prepared in accordance with CEQA, and posted for public review from November 15, 2021 to December 15, 2021; and

WHEREAS, notice of the Planning Commission public hearing on the City's draft 2021-2029 Housing Element was made pursuant to Government Code section 65353 and Sections 2-11-7 and 2-23-4 of the Irvine Zoning Code; and

WHEREAS, the Planning Commission conducted the public hearing on December 2, 2021 and continued the matter to December 16, 2021 to consider the revisions to the draft 2021-2029 Housing Element per HCD's findings; and

WHEREAS, the Planning Commission of the City of Irvine has considered information presented by the Community Development Department, including but not limited to, the draft 2021-2029 Housing Element and all other documents and information referenced in this Resolution, and other interested parties at a public hearing held on December 16, 2021.

NOW, THEREFORE, the Planning Commission of the City of Irvine DOES HEREBY RESOLVE as follows:

SECTION 1. Pursuant to Article 6 and Section 15070 of the CEQA Guidelines, it has been determined that there is no substantial evidence that the project could have a significant effect on the environment. A Negative Declaration has, therefore, been prepared according to CEQA. Prior to approving this project, the Planning Commission, utilizing its independent judgement, has reviewed and considered the information contained in the Negative Declaration and Initial Study. In addition, the Planning Commission considered comments during the public review process.

SECTION 2. In accordance with Section 7 of the City of Irvine CEQA Procedures, the Planning Commission finds that the Negative Declaration has been completed in compliance with CEQA, the State CEQA Guidelines, and the City's CEQA Procedures. The Negative Declaration adequately addresses the general environmental setting of the proposed project, its environmental impacts, alternatives, and mitigation measures (if applicable) related to each impact.

SECTION 3. The Planning Commission recommends that the City Council find that the findings required by Section 2-11-8 of the City of Irvine Zoning Code for approval of a General Plan Amendment have been made as follows:

1. The proposed General Plan Amendment is consistent with other elements of the City's General Plan pursuant to Government Code Section 65300.5:

   The 2021-2029 Housing Element is a general plan amendment required by Housing Element Law. Furthermore, the proposed General Plan Amendment is consistent with the other elements of the City of Irvine General Plan.

2. The proposed General Plan Amendment responds to changes in state and/or federal law pursuant to Government Code Section 65300.9. The 2021-2029 Housing Element has been initiated in response to state law and the requirements of Housing Element Law.

3. The proposed general plan amendment has been referred to the County of Orange and any adjacent cities abutting or affected by the proposed action and any other federal agency whose operations or lands may be affected by the proposed decision pursuant to Government Code Section 65352.

   Notification of a public hearing for the proposed General Plan Amendment was sent to the County of Orange and several adjacent cities that may be affected by the proposed action.

4. The proposed General Plan Amendment will not be detrimental to the public health, safety, and welfare of the community.

   The 2021-2029 Housing Element will not result in any surrounding uses or activities that would impact the public health, safety, or welfare of the community. The General Plan Amendment implementing the Housing Element will ensure the provision of housing accessible to all income categories and will ensure consistency with applicable provisions of the Zoning Code.

SECTION 4. The Planning Commission hereby recommends the City Council approve the 2021-2029 Housing Element in its amended form that has addressed and incorporated the findings from HCD, as presented to the Planning Commission on the date of this Resolution and on file with the Community Development Department.

SECTION 5. The draft 2021-2029 Housing Element is consistent, in accordance with Government Code Section 65302.3, with the Airport Land Use Plan adopted by the airport land use commission of the County of Orange pursuant to Public Utilities Code Section 21675.

SECTION 6. The Planning Commission of the City of Irvine recommends that the City Council approve the 2021-2029 Housing Element in its current form, which has addressed and has incorporated findings from HCD and recommends that the City Council approve the corresponding General Plan Amendment 00832121-PGA in furtherance thereof.

SECTION 7. The Planning Commission directs the Director of Community Development (or his designee) to transmit a copy of this recommendation to the City Council in compliance with Government Code Section 65354.

PASSED AND ADOPTED by the Planning Commission of the City of Irvine at a regular meeting held on the 16th day of December, 2021, by the following roll call vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners:

CHAIR OF THE PLANNING
COMMISSION FOR THE CITY OF IRVINE

SECRETARY OF THE PLANNING
COMMISSION FOR THE CITY OF IRVINE

5c. Presentation

Housing Element Update

Presented by
Marika Poynter, Principal Planner

Planning Commission
December 16, 2021

CITY OF IRVINE

Background

- A city adopted HEU must be submitted to HCD by February 11, 2022 or face penalties (AB 1398).
- The City submitted the draft HEU on August 19, 2021, following three Planning Commission meetings, for the mandatory 60-day review by HCD.
- HCD provided the City with the findings letter on October 18, 2021.
- The City resubmitted the revised version of the HEU to HCD on December 3, 2021.

CITY OF IRVINE

Background

- The HEU was posted and advertised for public review since July 2021. The revised HEU was posted for an exclusive two-week public review on November 19, 2021, prior to resubmittal to HCD.
- The HEU was reviewed at the Planning Commission meetings of:
  - July 1, 2021
  - July 15, 2021
  - August 5, 2021
  - December 2, 2021

CITY OF IRVINE

AB 1398 Impact

- AB 1398 penalizes jurisdictions that do not adopt a HE that is found in substantial compliance by HCD by February 11, 2022.
- If a jurisdiction is unable to have an adopted HEU that is in substantial compliance by HCD by February 11, 2022 and relies on rezoning to meet the RHNA through the site inventory, it will be required to complete the rezoning effort by October 15, 2022.
- If a jurisdiction is not able to complete the rezoning and associated environmental in this nine-month period, HCD can decertify the jurisdiction's housing element.

CITY OF IRVINE

Penalties for Non-Compliance

- Increased exposure to litigation
- Loss of permitting authority
- Financial penalties, including monthly fines from $10K - $100K
- Loss of eligibility for state and regional funding sources
- Court receivership
- SB 35 streamlined ministerial approval process
- Increased exposure to monitoring by the Housing Accountability Unit

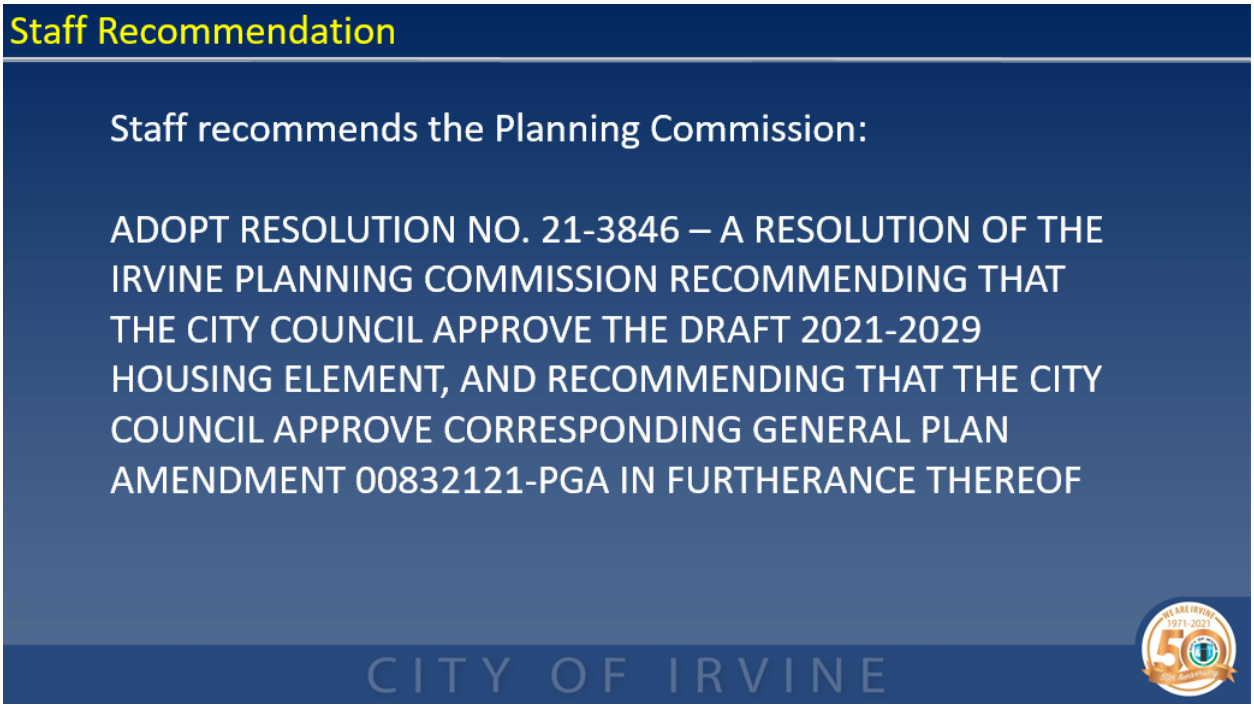
CITY OF IRVINE

Timeline

Date	Action
August 19, 2021	City submits HEU to HCD
August 19, 2021 – October 18, 2021	HCD 60-day review
October 18, 2021	City receives HCD comments on draft HEU
October 18, 2021 to mid-November 2021	City reviews and addresses HCD comments
November 19, 2021	Release of the revised HEU for 2-week public review
December 2 & 16, 2021	Planning Commission public hearing*
December 3, 2021	HCD 60-day review* (second submittal)
January 11 & 25, 2022	City Council adoption hearings*
February 11, 2022	Certification deadline
March 2022 – October 2024	General Plan/Rezoning (with environmental) to support HEU

* HCD 60-day review occurs concurrently with Planning Commission and City Council consideration

CITY OF IRVINE



5d. Comments Summary and Analysis - *DUE TO PUBLICATION DEADLINES, PLEASE SEE PROJECT CASE FILE 00832121-PGA*

6a. City Council January 11, 2022 Meeting Agenda - *DUE TO PUBLICATION DEADLINES, PLEASE SEE PROJECT CASE FILE 00832121-PGA*

6b. Staff Report

6c. Presentation

6d. Comments Summary and Analysis

6e. Public Notice

6f. Affidavit of Publication

7a. City Council January 25, 2022 Meeting Agenda (TBD if needed) - *DUE TO PUBLICATION DEADLINES, PLEASE SEE PROJECT CASE FILE 00832121-PGA*

7b. Staff Report

7c. Presentation