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RE: Stocker Street Creative LOCATION: 3701-3761 W. Stocker Street, Los Angeles, CA 90008
CASE NO: ENV-2024-326-MND; CPC-2024-325-CU-MCUP-CUX-SPE-SPP-DRB-SPR-WDI;

PETITION IN SUPPORT OF STOCKER STREET CREATIVE

I/WE, THE UNDERSIGNED, SUPPORT THE DEVELOPMENT OF THE STOCKER STREET CREATIVE PROJECT.
I/We welcome the development of the 5-acre Stocker Street Creative campus which will deliver 256,000 square feet of new facilities, featuring five state-of-the-art sound stages, extensive production and support space, creative offices, community space, eatery spaces and a rooftop dining experience for the local creative community and residents. I/We support the community and economic development benefits of the Stocker Street Creative project:

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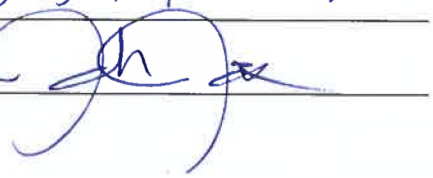
Name: Jos H Jones **Org:** _____ **Date:** 1/20/26

Address: 3750 Santa Rosalia Dr 414 **Zip code:** 90008 **Email:** jsh86jones86@me.com

Signature: 

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Name: Stacy Maspero **Org:** ECSWCA DC **Date:** 1/20/26

Address: PO Box 43053 LA 90043 **Zip code:** 90047 **Email:** Stacidyer2001@yahoo.com

Signature:

TO: Los Angeles City Planning Commission (CPC) **CC:** City Council Planning and Land Use Management (PLUM) Committee
RE: Stocker Street Creative LOCATION: 3701-3761 W. Stocker Street, Los Angeles, CA 90008
CASE NO: ENV-2024-326-MND; CPC-2024-325-CU-MCUP-CUX-SPE-SPP-DRB-SPR-WDI;

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Name: Lisa Tatum **Org:** IATSE **Date:** 1/20/2026

Address: 1271 W. 80th Street **Zip code:** 90044 **Email:** AfloreFabulous YouInc@gmail.com

Signature: [signature]

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Name: Ishmani Baber **Org:** _____ **Date:** 1/20/24

Address: 7320 S. Vermont **Zip code:** 90044 **Email:** ISHMANI BABER @ GMAIL.COM

Signature: Ishmani Baber

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Name: Naomi Suber **Org:** Empowerment Congress **Date:** 1/20/2026

Address: 1828 w 81st **Zip code:** 90047 **Email:** naomi.suber42@gmail.com

Signature: [signature]

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Name: Leonora Anzaldua **Org:** Neigh **Date:** 20 January 2026

Address: 9107 LA SALLE AVE **Zip code:** 90047 **Email:** LEONORA.ANZALDUA@GMAIL.COM

Signature: L Anzaldua

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Name: Aleta Cruel **Org:** College Board **Date:** 1/20/240

Address: 2111 W. 85th St. **Zip code:** 90047 **Email:** aleta.cruel@gmail.com

Signature: Aleta Cruel

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Name: Kerry Harcave **Org:** _____ **Date:** July 20 2026

Address: PO Box 2944, LA CA **Zip code:** 90078 **Email:** kerry

Signature: _____

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Name: Greg Perez **Org:** Alliance Bunker Ted **Date:** 1/20/26

Address: 2111 W. 85th St Los Angeles **Zip code:** 90047 **Email:**

Signature:

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Name: Virgil Grant **Org:** California Connect **Date:** 1-20-26

Address: 7415 Crenshaw Blvd **Zip code:** 90043 **Email:** vg@californiaconnect

Signature:

TO: Los Angeles City Planning Commission (CPC) **CC:** City Council Planning and Land Use Management (PLUM) Committee
RE: Stocker Street Creative LOCATION: 3701-3761 W. Stocker Street, Los Angeles, CA 90008
CASE NO: ENV-2024-326-MND; CPC-2024-325-CU-MCUP-CUX-SPE-SPP-DRB-SPR-WDI;

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Name: Nechele Hammock **Org:** ECWSW **Date:** 1-20-26

Address: 9415 LA Salle Ave LA 90047 **Zip code:** 90047 **Email:** Nechele@me.com

Signature:

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Name: Patrice Thomas **Org:** _____ **Date:** 1/20/26

Address: 9115 La Salle Ave **Zip code:** 90047 **Email:** Lilsqueeksen98@yahoo.com

Signature: Patrice Lily Thomas

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Name: JAMES REED **Org:** ECSWANDC **Date:** 1/20/26

Address: _____ **Zip code:** 90047 **Email:** jamesareed@yahoo.com

Signature: _____

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Name: Alicia M. Grant **Org:** _____ **Date:** 1-20-26

Address: 3406 La Salle Ave **Zip code:** 90019 **Email:** _____

Signature: [signature]

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Name: Tunisia Johnson **Org:** _____ **Date:** 1/20/26

Address: 3608 W. 118th **Zip code:** 90303 **Email:** tunisiajohnson@gmail.com

Signature: _____

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Name: Sherry Bailey **Org:** _____ **Date:** 1-23-2026

Address: 5616 Springhill Place **Zip code:** 90043 **Email:** Chauteamcsbc global.net

Signature: Sherry Bailey

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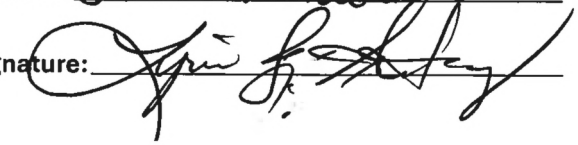
Name: Lyric Joseph-Armstrong **Org:** _____ **Date:** Jan 23, 2026

Address: 5632 Wenlock St **Zip code:** 90016 **Email:** lyricarmstrong@gmail.com

Signature: 

TO: Los Angeles City Planning Commission (CPC) **CC:** City Council Planning and Land Use Management (PLUM) Committee
RE: Stocker Street Creative LOCATION: 3701-3761 W. Stocker Street, Los Angeles, CA 90008
CASE NO: ENV-2024-326-MND; CPC-2024-325-CU-MCUP-CUX-SPE-SPP-DRB-SPR-WDI;

PETITION IN SUPPORT OF STOCKER STREET CREATIVE

I/WE, THE UNDERSIGNED, SUPPORT THE DEVELOPMENT OF THE STOCKER STREET CREATIVE PROJECT.
I/We welcome the development of the 5-acre Stocker Street Creative campus which will deliver 256,000 square feet of new facilities, featuring five state-of-the-art sound stages, extensive production and support space, creative offices, community space, eatery spaces and a rooftop dining experience for the local creative community and residents. I/We support the community and economic development benefits of the Stocker Street Creative project:

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- Other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, temporary street closure permits, grading permits, excavation permits, foundation permits, building permits, and sign permits.

Name: Carl Brackens **Org:** _____ **Date:** 1/23/2026

Address: 3725 Don Felipe Dr **Zip code:** 90008 **Email:** Carl@LoansByCARL.c

Signature: _____

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Name: Harriette Middleton **Org:** _____ **Date:** 6/29/26

Address: 3820 Stocker St #2 **Zip code:** 90008 **Email:** harriettemiddleton@sbcglobal.net

Signature: Harriette Middleton

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Name: Roderick A. Smith **Org:** _____ **Date:** 1/29/26

Address: 3824 Stocker St., #1 **Zip code:** 90008 **Email:** rod1smith@yahoo.com

Signature: [signature]

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Name: Kindy Williams **Org:** 208 **Date:** 1/29/26

Address: 3764 Stocker St. **Zip code:** 90008 **Email:**

Signature:

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
Case No.: ENV-2024-326-MND
Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston:

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Please feel free to contact me at 323-299-5054 or by email at propiano@aol.com should you require additional information.

Sincerely,



Byron J Smith, Professor
Home Owner

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

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Please feel free to contact me at 213-610-9563 or by email at hnydot@aol.com should you require additional information.

Sincerely,

Estella Creighton
Home Owner

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

January 18, 2026

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E-mail: kyle.winston@lacity.org

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Please feel free to contact me at 323-294-4911 or by email at donnawisdom@yahoo.com should you require additional information.

Sincerely,

Donna Wilson
Home Owner

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

January 18, 2026

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Please feel free to contact me at 310-348-9172 or by email at stokesgwn@aol.com should you require additional information.

Sincerely,

Gwendolyn Stokes
Home Owner

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

January 18, 2026

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Please feel free to contact me at 213-952-6281 or by email at klassyraft2@yahoo.com should you require additional information.

Sincerely,

Audrey Horton
Home Owner

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

January 18, 2026

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Sincerely,

Jacqueline Cochran

Dr. Jacqueline Cochran
Home Owner

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Lessie Thompson
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Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
Case No.: ENV-2024-326-MND
Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston:

As a home owner in the area, I am writing to express my strong support for the Stocker Street Creative project, a transformative state-of-the-art creative campus planned for 3701-3761 W. Stocker Street.

I believe this project is a vital investment in our area's economic future and will provide much-needed resources for local creatives and businesses. It will provide local employment opportunities for contractors and construction workers, and employment of staff for the completed campus. This locally-led development, designed to create industry-specific jobs and drive our local creative economy, directly aligns with my personal vision for building and positive growth in our community.

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Please feel free to contact me at 805-797-2998 or by email at irenepink@peoplepc.com should you require additional information.

Sincerely,

Dr. Irene Pinkard
Home Owner

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

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Please feel free to contact me at 323-757-7376 or by email at 5ethelwilliams@att.net should you require additional information.

Sincerely,

Ethel Williams
Home Owner

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

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Please feel free to contact me at 213-924-3510 or by email at arvisjon@msn.com should you require additional information.

Sincerely,

Arvis L. Jones

Arvis Jones
Home Owner

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

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Please feel free to contact us at 323-896-0803 or by email at sbswartz@icloud.com should you require additional information.

Sincerely,

Steve & Sylvia Swartz
Home Owners

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

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Please feel free to contact me at 323-687-6716 or by email at bjj1917@ca.rr.com should you require additional information.

Sincerely,

Brenda Jones
Home Owner



CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

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Please feel free to contact me at 310-991-6785 or by email at haynes.rosby@yahoo.com should you require additional information.

Sincerely,

Alberta Rosby
Home Owner

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

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Please feel free to contact me at 323-527-6520 or by email at ssmith3066@aol.com.com should you require additional information.

Sincerely,

Shirley Smith

Shirley Smith
Home Owner

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

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Please feel free to contact me at 323-292-0067 or by email at carol_smith041@yahoo.com should you require additional information.

Sincerely,

Carol Smith

Dr. Carol Smith
Home Owner

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

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Please feel free to contact me at 310-944-6425 or by email at cbaylark@aol.com should you require additional information.

Sincerely,

Cheryl Baylark
Home Owner

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

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Please feel free to contact me at 323-564-2041 should you require additional information.

Sincerely,

Brenda L. Barton

Brenda Barton
Home Owner

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

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Please feel free to contact me at 714-222-6913 or by email at tony@fitgroup.com should you require additional information.

Sincerely,

Rev, Everton Robinson
Home Owner

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

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Please feel free to contact me at 323-632-3644 or by email at mr.curry1@sbcglobal.net should you require additional information.

Sincerely,



Victor Curry
Home Owner

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

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Please feel free to contact me at 310-415-5925 or by email at leticiahalsey@yahoo.com should you require additional information.

Sincerely,

Leticia Halsey
Home Owner

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

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Please feel free to contact me at 310-344-3621 or by email at aletaboston@yahoo.com should you require additional information.

Sincerely,

Aleta Boston
Home Owner

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

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Please feel free to contact me at 323-296-1547 or by email at debby5233@gmail.com should you require additional information.

Sincerely,

Debra Williams
Home Owner

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
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Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

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As a home owner in the area, I am writing to express our strong support for the Stocker Street Creative project, a transformative state-of-the-art creative campus planned for 3701-3761 W. Stocker Street.

I believe this project is a vital investment in our area's economic future and will provide much-needed resources for local creatives and businesses. It will provide local employment opportunities for contractors and construction workers, and employment of staff for the completed campus. This locally-led development, designed to create industry-specific jobs and drive our local creative economy, directly aligns with my personal vision for building and positive growth in our community.

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Please feel free to contact me at 310-714-3985 or by email at rossange@gmail.com should you require additional information.

Sincerely,

Angela M. Ross

Angela Ross
Home Owner

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
Case No.: ENV-2024-326-MND
Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston:

As a home owner in the area, I am writing to express our strong support for the Stocker Street Creative project, a transformative state-of-the-art creative campus planned for 3701-3761 W. Stocker Street.

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Please feel free to contact me at 310-613-4954 or by email at janicehinton71@yahoo.com should you require additional information.

Sincerely,

Janice Hinton
Home Owner

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
Case No.: ENV-2024-326-MND
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Please feel free to contact me at 310-515-1502 or by email at asberrysa@aol.com should you require additional information.

Sincerely,

Sharon Asberry

Sharon Asberry
Home Owner

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
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Please feel free to contact me at 310-326-1726 or by email at jpinc1226@aol.com should you require additional information.

Sincerely,

Patricia Carr-Harris

Patricia Carr Harris
Home Owner

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
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Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

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Please feel free to contact me at 310-720-4936 or by email at marshall.wanda@hitco.com should you require additional information.

Sincerely,

Wanda Marshall

Wanda Marshall
Home Owner

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
Case No.: ENV-2024-326-MND
Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

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Please feel free to contact me at 310-418-0278 or by email at elainemarcia@yahoo.com should you require additional information.

Sincerely,

Dr. Elaine Thompson
Home Owner



CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

January 24, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
Case No.: ENV-2024-326-MND
Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston:

On behalf of our local business, Le Chic Hair Design, I am writing to express our strong support for the Stocker Street Creative project, a transformative state-of-the-art creative campus planned for 3701-3761 W. Stocker Street.

Our business has served the Baldwin Hills / View Park / Leimert Park / South Los Angeles community for several decades. We believe this project is a vital investment in our area's economic future and will provide much-needed resources for local creatives and businesses. This locally-led development, designed to create industry-specific jobs and drive our local creative economy, directly aligns with our mission to support community development.

We are in full support of the entitlements requested to make this project a reality. We understand these include:

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Please feel free to contact us at (310) 739-1277 should you require additional information.

Sincerely,

Geridetta Walker
Owner
Le Chic Hair Design

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
Case No.: ENV-2024-326-MND
Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston:

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Please feel free to contact me at (✓) 3237609690 or by email at MaxandClaude@Verizon.Net should you require additional information.

Sincerely,

Maxine Harrison

MAXINE HARRISON

Home Owner

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
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Please feel free to contact me at (310) 886-0068 or by email at
should you require additional information.

Sincerely,

Annette W. Johnson
ANNETTE W. JOHNSON

Home Owner

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative
(stan@pantheonconsultants.com)

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
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Please feel free to contact me at (323) 758-7282 or by email at dmrobi@msn.com should you require additional information.

Sincerely,

CURTIS W. ROBINSON
D'Etta ROBINSON

D'Etta Robinson

Home Owner

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

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Please feel free to contact me at (424) 202-4181 or by email at TateKTrout@outlook.com should you require additional information.

Sincerely,

Karen Trautman

Home Owner

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
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Please feel free to contact me at (562)676-7163 or by email at cyvonnek73@gmail.com should you require additional information.

Sincerely,

Consta Yvonne Kelly

Consta Yvonne Kelly

Home Owner

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

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Please feel free to contact me at ( ) or by email at yona418@aol.com should you require additional information.

Sincerely,

Yvonne R Jones

Yvonne R. Jones

Home Owner

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

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Please feel free to contact me at (310) 908-2908 or by email at
should you require additional information.

Sincerely,

Clinton Stewart
CLINTON STEWART

Home Owner

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative
(stan@pantheonconsultants.com)

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
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Please feel free to contact me at ( ) or by email at laurenrobinson92@gmail.com should you require additional information.

Sincerely,

Lauren McConnell

Home Owner

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
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Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston:

As a Home Owner in the area, I am writing to express my strong support for the Stocker Street Creative project, a transformative state-of-the-art creative campus planned for 3701-3761 W. Stocker Street.

I believe this project is a vital investment in our area's economic future and will provide much-needed resources for local creatives and businesses. It will provide local employment opportunities for contractors and construction workers, and employment of staff for the completed campus. This locally-led development, designed to create industry-specific jobs and drive our local creative economy, directly aligns with my personal vision for building and positive growth in our community.

I am in full support of the entitlements requested to make this project a reality. We understand these include:

- *Conditional Use Permit* - To allow a Motion Picture Studio with incidental uses. (LAMC Section 12.24.U.15)
- *Project Permit Compliance:* For a conforming development within the Crenshaw Corridor Specific Plan (LAMC Section 11.5.7.C)
- *Waiver of Dedication and Improvements* - To allow existing street and sidewalk configurations to remain on all street frontages, among other items (LAMC Section 12.27)

Granting these requests will allow the Stocker Street Creative team to deliver on their vision for a state-of-the-art campus, acting as a true catalyst for the creative economy in South Los Angeles. This project is a critical step in fostering local talent, creating sustainable industry jobs, and ensuring the continued cultural and economic vibrancy of our community.

Please feel free to contact me at (562) 746-7221 or by email at ANNETTELC@Verizon.Net should you require additional information.

Sincerely,

Annette Langley-Clarke
ANNETTE LANGLEY-CLARKE
Home Owner

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
Case No.: ENV-2024-326-MND
Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston:

As a Home Owner in the area, I am writing to express my strong support for the Stocker Street Creative project, a transformative state-of-the-art creative campus planned for 3701-3761 W. Stocker Street.

I believe this project is a vital investment in our area's economic future and will provide much-needed resources for local creatives and businesses. It will provide local employment opportunities for contractors and construction workers, and employment of staff for the completed campus. This locally-led development, designed to create industry-specific jobs and drive our local creative economy, directly aligns with my personal vision for building and positive growth in our community.

I am in full support of the entitlements requested to make this project a reality. We understand these include:

- *Conditional Use Permit* - To allow a Motion Picture Studio with incidental uses. (LAMC Section 12.24.U.15)
- *Project Permit Compliance:* For a conforming development within the Crenshaw Corridor Specific Plan (LAMC Section 11.5.7.C)
- *Waiver of Dedication and Improvements* - To allow existing street and sidewalk configurations to remain on all street frontages, among other items (LAMC Section 12.27)

Granting these requests will allow the Stocker Street Creative team to deliver on their vision for a state-of-the-art campus, acting as a true catalyst for the creative economy in South Los Angeles. This project is a critical step in fostering local talent, creating sustainable industry jobs, and ensuring the continued cultural and economic vibrancy of our community.

Please feel free to contact me at (310) 926-4676 or by email at
should you require additional information.

Sincerely,

Chuck Sykes

Home Owner

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative
(stan@pantheonconsultants.com)

LOZEAU DRURY LLP

T 510.836.4200
F 510.836.4205

1939 Harrison Street, Ste. 150
Oakland, CA 94612

www.lozeaudrury.com
richard@lozeaudrury.com

VIA EMAIL

February 2, 2024

Kyle Winston, City Planner
City of Los Angeles Planning Department
City of Los Angeles
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
kyle.winston@lacity.org

Vince Bertoni, AICP, Director
City of Los Angeles Planning Department
City of Los Angeles
200 N. Spring Street, Room 525
Los Angeles, CA 90012
vince.bertoni@lacity.org

Holly L. Wolcott, City Clerk
Office of the City Clerk
City of Los Angeles
200 N. Spring Street, Room 360
Los Angeles, CA 90012
cityclerk@lacity.org

Re: CEQA and Land Use Notice Request for the Stocker Street Creative Project (CPC-2024-325-CU-MCUP-CUX-SPE-SPP-DRB-SPR-WDI; ENV-2024-326-EAF)

Dear Mr. Winston, Mr. Bertoni, and Ms. Wolcott,

I am writing on behalf of Supporters Alliance for Environmental Responsibility ("SAFER") regarding the project known as the Stocker Street Creative Project (CPC-2024-325-CU-MCUP-CUX-SPE-SPP-DRB-SPR-WDI; ENV-2024-326-EAF), including all actions referring or related to the proposed development of a film production studio complex consisting of five buildings: the film production studio, an associated office, a general office, a restaurant, and a mill shop totaling 256,700 square feet of building space and a 6-story parking building with 375 parking stalls, located at 3701-3761 Stocker Street on APNs 5032-022-003, -004, -005, 017, and -018 in the City of Los Angeles. ("Project").

We hereby request that the City of Los Angeles ("City") send by electronic mail, if possible, or U.S. Mail to our firm at the address below notice of any and all actions or hearings related to activities undertaken, authorized, approved, permitted, licensed, or certified by the City and any of its subdivisions, and/or supported, in whole or in part, through contracts, grants, subsidies, loans or other forms of assistance from the City, including, but not limited to the following:

- Notice of any public hearing in connection with the Project as required by California Planning and Zoning Law pursuant to Government Code Section 65091.
- Any and all notices prepared for the Project pursuant to the California Environmental Quality Act ("CEQA"), including, but not limited to:
    - Notices of any public hearing held pursuant to CEQA.

- Notices of determination that an Environmental Impact Report ("EIR") is required for the Project, prepared pursuant to Public Resources Code Section 21080.4.
- Notices of any scoping meeting held pursuant to Public Resources Code Section 21083.9.
- Notices of preparation of an EIR or a negative declaration for the Project, prepared pursuant to Public Resources Code Section 21092.
- Notices of availability of an EIR or a negative declaration for the Project, prepared pursuant to Public Resources Code Section 21152 and Section 15087 of Title 14 of the California Code of Regulations.
- Notices of approval and/or determination to carry out the Project, prepared pursuant to Public Resources Code Section 21152 or any other provision of law.
- Notices of any addenda prepared to a previously certified or approved EIR.
- Notices of approval or certification of any EIR or negative declaration, prepared pursuant to Public Resources Code Section 21152 or any other provision of law.
- Notices of determination that the Project is exempt from CEQA, prepared pursuant to Public Resources Code section 21152 or any other provision of law.
- Notice of any Final EIR prepared pursuant to CEQA.
- Notice of determination, prepared pursuant to Public Resources Code Section 21108 or Section 21152.

Please note that we are requesting notices of CEQA actions and notices of any public hearings to be held under any provision of Title 7 of the California Government Code governing California Planning and Zoning Law. **This request is filed pursuant to Public Resources Code Sections 21092.2 and 21167(f), and Government Code Section 65092**, which requires 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.

Please send notice by electronic mail, if possible, or U.S. Mail to:

Richard Drury
Chase Preciado
Madeline Dawson
Layne Fajeau
Lozeau Drury LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612
richard@lozeaudrury.com
chase@lozeaudrury.com
madeline@lozeaudrury.com
layne@lozeaudrury.com

Please call if you have any questions. Thank you for your attention to this matter.

Sincerely,

Chase R Preciado

Chase Preciado
Lozeau | Drury LLP

Ph: (626) 314-3821
Fx: (626) 389-5414
Em: info@mitchtsailaw.com

Mitchell M. Tsai
Law Firm

139 South Hudson Avenue
Suite 200
Pasadena, California 91101

VIA E-MAIL

September 10, 2024

Beatrice Pacheco
Chief Clerk
City of Los Angeles Planning Records Management
1350 North Figueroa Avenue, Suite 1350
Los Angeles, CA 90012
Em: beatrice.pacheco@lacity.org
Em: Planning.custodianofrecords@lacity.org

RE: Public Records Act and Advance Notice List Request Regarding the Stocker Street Creative Campus Project (CPC-2024-325-CU-MCUP-CUX-SPE-SPP-DRB-SPR-WDI; ENV-2024-326-EAF).

Dear Beatrice Pacheco,

On behalf of the Western States Regional Council of Carpenters ("**Western Carpenters**" or "**WSRCC**")and its members, this Office requests that the City of Los Angeles ("**City**") provide any and all information referring or related to the Stocker Street Creative Campus Project ("**Project**") pursuant to the California Public Records Act ("**PRA**"), Cal. Government ("**Gov't**") Code §§ 7920–7931 (collectively "**PRA Request**").

Moreover, WSRCC requests that City 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 Western States Regional Council of Carpenters is a labor union representing almost 90,000 union carpenters in twelve states, including California, and has a strong interest in well-ordered land use planning and addressing the environmental impacts of development projects, such as the Project.

I. PUBLIC RECORDS ACT REQUEST.

Western Carpenters is requesting any and all information referring or related to the Project.

The Public Records Act defines the term "public record" broadly as "any writing containing information relating to the conduct of the public's business . . . regardless of physical form and characteristics." Gov't Code § 7920.530(a). "Records" includes all communications relating to public business regardless of physical form or characteristics, including but not limited to any writing, picture, sound, or symbol, whether paper, magnetic, electronic, text, other media, or written verification of any oral communication. Included in this request are any references in any appointment calendars and applications, phone records, or text records. These "records" are to include, but are not limited to correspondences, e-mails, reports, letters, memorandums, and communications by any employee or elected official of **City** concerning the Project.

Please include in your response to this request the following examples of "records," as well as any similar physical or electronic forms of communication: any form of writing such as correspondence, electronic mail records ("email"), legal and factual memoranda, facsimiles, photographs, maps, videotapes, film, data, reports, notes, audiotapes, or drawings. Cal. Government Code § 7920.545 (defining a writing to including "any record thereby created, regardless of the manner in which the record has been stored"). Responsive correspondence should include, *inter alia*, emails, text messages, or any other form of communication regardless of whether they were sent or received on public or privately-owned electronic devices "relating to the conduct of the public's business." Cal. Government Code § 7920.530; *Citizens for Ceres v. Super. Ct.* ("*Ceres*") (2013) 217 Cal. App. 4th 889, 909; *Citizens for Open Gov't v. City of Lodi ("Lodi")* (2012) 205 Cal.App.4th 296, 307, 311; *City of San Jose v. Superior Court* (2017) 2 Cal. 5th 608, 625 (finding that a public employee or officer's "writings about public business are not excluded" from the California Public Records Act "simply because they have been sent, received, or stored in a personal account.") .

This Office requests any and all information referring or related to the Project, including but not limited to:

(1) All Project application materials;

(2) All staff reports and related documents prepared by the City with respect to its compliance with the substantive and procedural requirements of the California Environmental Quality Act, Public Resources Code § 21000 et seq., and the CEQA Guidelines, title 14, California Code of Regulations, § 15000 et seq. (collectively "**CEQA**") and with respect to the action on the Project;

(3) All staff reports and related documents prepared by the City and written testimony or documents submitted by any person relevant to any findings or statement of overriding considerations adopted by the agency pursuant to CEQA;

(4) Any transcript or minutes of the proceedings at which the decisionmaking body of the City heard testimony on, or considered any environmental document on, the Project, and any transcript or minutes of proceedings before any advisory body to the public agency that were presented to the decisionmaking body prior to action on the environmental documents or on the Project;

(5) All notices issued by the City to comply with CEQA or with any other law governing the processing and approval of the Project;

(6) All written comments received in response to, or in connection with, environmental documents prepared for the Project, including responses to the notice of preparation;

(7) All written evidence or correspondence submitted to, or transferred from, the City with respect to compliance with CEQA or with respect to the Project;

(8) Any proposed decisions or findings submitted to the decisionmaking body of the City by its staff, or the Project proponent, Project opponents, or other persons;

(9) The documentation of the final City decision and approvals, including the final environmental impact report, mitigated negative declaration, negative declaration, or notice of exemption, and all documents, in addition to those referenced in paragraph (3), cited

or relied on in the findings or in a statement of overriding considerations adopted pursuant to CEQA;

(10) Any other written materials relevant to the public agency's compliance with CEQA or to its decision on the merits of the Project, including the initial study, any drafts of any environmental document, or portions thereof, that have been released for public review, and copies of studies or other documents relied upon in any environmental document prepared for the Project and either made available to the public during the public review period or included in the City's files on the Project, and all internal agency communications, including staff notes and memoranda related to the Project or to compliance with CEQA; and

(11) The full written record before any inferior administrative decisionmaking body whose decision was appealed to a superior administrative decisionmaking body prior to the filing of any litigation.

Please respond within 10 days from the date you receive this request as to whether this request specifies identifiable records not exempt from disclosure under the PRA or otherwise privileged or confidential, and are therefore subject to disclosure. Cal. Government Code § 7922.535(a). This Office understands that this time may be extended up to 14 days for unusual circumstances as provided by Cal. Government Code § 7922.535(b), and that we will be notified of any extension and the reasons justifying it.

We request that you provide all documents in electronic format and waive any and all fees associated with this Request. WSRCC is a community-based organization. Please notify and obtain express approval from this Office before incurring any duplication costs.

If any of the above requested documents are available online, please provide us with the URL web address at which the documents may be downloaded. If any of the requested documents are retained by the City in electronic computer-readable format such as PDF (portable document format), please provide us with pdf copies of the

documents via email, or inform us of the location at which we can copy these documents electronically. Cal. Government Code § 7922.570.

In preparing your response, please bear in mind that you have an obligation under Government Code section 7922.600(a) to (1) identify all records and information responsive to our request or the purpose of our request; (2) describe the information technology and physical location in which the records exist; and (3) provide suggestions for overcoming any practical basis for denying access to the records or information sought.

In responding to this request, please bear in mind that any exemptions from disclosure you may believe to be applicable are to be narrowly construed. *Marken v. Santa Monica-Malibu Unif. Sch. Dist.* (2012) 202 Cal. App. 4th 1250,1262; and may be further narrowed or eliminated by the adoption of Proposition 59, which amended article I, section 3(b)(2) of the California Constitution to direct that any "statute ... or other authority ... [that] limits the right of access" to "information concerning the conduct of the people's business" must be "narrowly construed."

As for any records that you nonetheless decline to produce on the grounds of an exemption, please bear in mind that the case law under the Public Records Act imposes a duty on you to distinguish between the exempt and the non-exempt portion of any such records, and to attempt in good faith to redact the exempt portion and to disclose the balance of such documents.

Please bear in mind further that should you choose to withhold any document from disclosure, you have a duty under Government Code section 7923.750, subd. (a) to "justify withholding any record by demonstrating that the record in question is exempt under express provisions" of the Public Records Act or that "the public interest served by not disclosing the record clearly outweighs the public interest served by disclosure of the record."

Finally, please note that you must retain and not destroy any and all records, notwithstanding any local record retention or document destruction policies. As the Court noted in *Golden Door Properties, LLC v. Superior Court of San Diego County* (2020) 53 Cal.App.5th 733 that a public agency "must retain '[a]ll written evidence or correspondence submitted to, or transferred from' . . . with respect to" CEQA compliance or "with respect to the project."

II. ADVANCE NOTICE LIST REQUEST.

We also ask that you put this Office on its notice list for any and all notices issued under the CEQA and the Planning and Zoning Law.

In particular, we request that the City send by mail or electronic mail notice of any and all actions or hearings related to activities undertaken, authorized, approved, permitted, licensed, or certified by the City and any of its subdivision for the Project, or supported, in whole or in part, through permits, contracts, grants, subsidies, loans, or other forms of approvals, actions or assistance, including but not limited to the following:

- Notices of any public hearing held in connection with the Project; as well as
- Any and all notices prepared pursuant to CEQA, including but not limited to:
- Notices of determination that an Environmental Impact Report ("EIR") or supplemental EIR is required for a project, prepared pursuant to Public Resources Code Section 21080.4;
- Notices of availability of an EIR or a negative declaration for a project prepared pursuant to Public Resources Code Section 21152 and Section 15087 of Title 14 of the California Code of Regulations;
- Notices of approval or determination to carry out a project, prepared pursuant to Public Resources Code Section 21152 or any other provision of law;
- Notice of approval or certification of any EIR or negative declaration prepared pursuant to Public Resources Code Section 21152 or any other provision of law;
- Notice of exemption from CEQA prepared pursuant to Public Resources Code section 21152 or any other provision of law; and
- Notice of any Final EIR prepared pursuant to CEQA.

This Office is requesting notices of any approvals or public hearings under CEQA and the California Planning and Zoning Law. This request is filed pursuant to California

Public Resources Code Sections 21092.2, and 21167(f) and Government Code Section 65092 requiring 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.

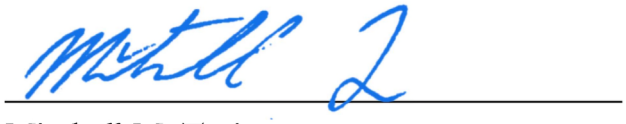
Please send notice by regular or electronic mail to:

Mitchell M. Tsai Law Firm
139 South Hudson Avenue
Suite 200
Pasadena, California 91101

Em: info@mitchtsailaw.com
Em: mitch@mitchtsailaw.com
Em: graceh@mitchtsailaw.com

We look forward to working with you. If you have any questions or concerns, please do not hesitate to contact our Office.

Sincerely,



Mitchell M. Tsai
Attorneys for Western States Regional Council of Carpenters

Ph: (626) 314-3821
Fx: (626) 389-5414
Em: info@mitchtsailaw.com

Mitchell M. Tsai
Law Firm

139 South Hudson Avenue
Suite 200
Pasadena, California 91101

VIA E-MAIL

November 6, 2024

Crenshaw Corridor Design Review Board
200 N. Spring St., Room 720
(Attn. Isaiah Ross)
Los Angeles, CA 90012
Tel. (213) 238-7731
E-mail: isaiah.ross@lacity.org

RE: City of Los Angeles, 3701 – 3761 Stocker Street Project (Agenda Item No. 3.a.)

Dear Isaiah Ross,

On behalf of the Western States Regional Council of Carpenters ("Western Carpenters" or "WSRCC"), my Office is submitting these comments for the City of Los Angeles's 3701 – 3761 Stocker Street Project ("**Project**"), which will be discussed at the November 7, 2024 Crenshaw Corridor Design Review Board meeting.

The Western States Regional Council of Carpenters is a labor union representing almost 90,000 union carpenters in 12 states, including California, and has a strong interest in well-ordered land use planning and in addressing the environmental impacts of development projects.

The proposed Project would consist of a 5-acre, 222,156 square-foot motion picture production studio campus including the new construction of five buildings totaling 256,700 square-feet and a total Floor Area Ratio (FAR) of 1.16:1. The Project also includes four production sound stages of totaling 49,200 square-feet, 6,500 square-feet of back house space, 44,000 square-feet of production support office space, a 13,400 square-foot mill shop for set production, a 31,000 square-foot open plaza courtyard, 112,150 square feet of leasable commercial office space with conference rooms, 11,560 square feet of restaurant space, 300 square foot security building, 3,100 square-feet of dedicated campus management space, a 6-story parking building with 375 automobile parking spaces and 3,000 square-feet of ground level retail space.

Individual members of the Western Carpenters live, work, and recreate in the City and surrounding communities and would be directly affected by the Project's environmental impacts.

The Western Carpenters expressly reserves the right to supplement these comments at or prior to hearings on the Project, and at any later hearing and proceeding related to this Project. Gov. Code, § 65009, subd. (b); Pub. Res. Code, § 21177, subd. (a); see *Bakersfield Citizens for Local Control v. Bakersfield* (2004) 124 Cal.App.4th 1184, 1199-1203; see also *Galante Vineyards v. Monterey Water Dist.* (1997) 60 Cal.App.4th 1109, 1121.

The Western Carpenters incorporates by reference all comments raising issues regarding the Environmental Impact Report (EIR) submitted prior to certification of the EIR for the Project. See *Citizens for Clean Energy v City of Woodland* (2014) 225 Cal.App.4th 173, 191 (finding that any party who has objected to the project's environmental documentation may assert any issue timely raised by other parties).

Moreover, the Western Carpenters requests that the City provide notice for any and all notices referring or related to the Project issued under the California Environmental Quality Act (**CEQA**) (Pub. Res. Code, § 21000 *et seq.*), and the California Planning and Zoning Law ("**Planning and Zoning Law**") (Gov. Code, §§ 65000–65010). California Public Resources Code Sections 21092.2, and 21167(f) and California Government Code Section 65092 require agencies to mail such notices to any person who has filed a written request for them with the clerk of the agency's governing body.

I. THE CITY SHOULD REQUIRE THE USE OF A LOCAL WORKFORCE TO BENEFIT THE COMMUNITY'S ECONOMIC DEVELOPMENT AND ENVIRONMENT

The City should require the Project to be built using a local workers who have graduated from a Joint Labor-Management Apprenticeship Program approved by the State of California, have at least as many hours of on-the-job experience in the applicable craft which would be required to graduate from such a state-approved apprenticeship training program, or who are registered apprentices in a state-approved apprenticeship training program.

Community benefits such as local hire can also be helpful to reduce environmental impacts and improve the positive economic impact of the Project. Local hire

provisions requiring that a certain percentage of workers reside within 10 miles or less of the Project site can reduce the length of vendor trips, reduce greenhouse gas emissions, and provide localized economic benefits. As environmental consultants Matt Hagemann and Paul E. Rosenfeld note:

> [A]ny local hire requirement that results in a decreased worker trip length from the default value has the potential to result in a reduction of construction-related GHG emissions, though the significance of the reduction would vary based on the location and urbanization level of the project site.

March 8, 2021 SWAPE Letter to Mitchell M. Tsai re Local Hire Requirements and Considerations for Greenhouse Gas Modeling.

Workforce requirements promote the development of skilled trades that yield sustainable economic development. As the California Workforce Development Board and the University of California, Berkeley Center for Labor Research and Education concluded:

> [L]abor should be considered an investment rather than a cost—and investments in growing, diversifying, and upskilling California's workforce can positively affect returns on climate mitigation efforts. In other words, well-trained workers are key to delivering emissions reductions and moving California closer to its climate targets.[1]

Furthermore, workforce policies have significant environmental benefits given that they improve an area's jobs-housing balance, decreasing the amount and length of job commutes and the associated greenhouse gas (GHG) emissions. In fact, on May 7, 2021, the South Coast Air Quality Management District found that that the "[u]se of a local state-certified apprenticeship program" can result in air pollutant reductions.[2]

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[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.

Locating jobs closer to residential areas can have significant environmental benefits. As the California Planning Roundtable noted in 2008:

> People who live and work in the same jurisdiction would be more likely to take transit, walk, or bicycle to work than residents of less balanced communities and their vehicle trips would be shorter. Benefits would include potential reductions in both vehicle miles traveled and vehicle hours traveled.[3]

Moreover, local hire mandates and skill-training are critical facets of a strategy to reduce vehicle miles traveled (VMT). As planning experts Robert Cervero and Michael Duncan have noted, simply placing jobs near housing stock is insufficient to achieve VMT reductions given that the skill requirements of available local jobs must match those held by local residents.[4] Some municipalities have even tied local hire and other workforce policies to local development permits to address transportation issues. Cervero and Duncan note that:

> In nearly built-out Berkeley, CA, the approach to balancing jobs and housing is to create local jobs rather than to develop new housing. The city's First Source program encourages businesses to hire local residents, especially for entry- and intermediate-level jobs, and sponsors vocational training to ensure residents are employment-ready. While the program is voluntary, some 300 businesses have used it to date, placing more than 3,000 city residents in local jobs since it was launched in 1986. When needed, these carrots are matched by sticks, since the city is not shy about negotiating corporate participation in First Source as a condition of approval for development permits.

Recently, the State of California verified its commitment towards workforce development through the Affordable Housing and High Road Jobs Act of 2022, otherwise known as Assembly Bill No. 2011 ("**AB2011**"). AB2011 amended the Planning and Zoning Law to allow ministerial, by-right approval for projects being built alongside commercial corridors that meet affordability and labor requirements.

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[3] California Planning Roundtable (2008) Deconstructing Jobs-Housing Balance at p. 6, *available at* https://cproundtable.org/static/media/uploads/publications/cpr-jobs-housing.pdf

[4] Cervero, Robert and Duncan, Michael (2006) Which Reduces Vehicle Travel More: Jobs-Housing Balance or Retail-Housing Mixing? Journal of the American Planning Association 72 (4), 475-490, 482, *available at* http://reconnectingamerica.org/assets/Uploads/UTCT-825.pdf.

The City should consider utilizing local workforce policies and requirements to benefit the local area economically and to mitigate greenhouse gas, improve air quality, and reduce transportation impacts.

II. THE CITY SHOULD IMPOSE TRAINING REQUIREMENTS FOR THE PROJECT'S CONSTRUCTION ACTIVITIES TO PREVENT COMMUNITY SPREAD OF COVID-19 AND OTHER INFECTIOUS DISEASES

Construction work has been defined as a Lower to High-risk activity for COVID-19 spread by the Occupations Safety and Health Administration. Recently, several construction sites have been identified as sources of community spread of COVID-19.[5]

Western Carpenters recommend that the Lead Agency adopt additional requirements to mitigate public health risks from the Project's construction activities. Western Carpenters requests that the Lead Agency require safe on-site construction work practices as well as training and certification for any construction workers on the Project Site.

In particular, based upon Western Carpenters' experience with safe construction site work practices, Western Carpenters recommends that the Lead Agency require that while construction activities are being conducted at the Project Site:

Construction Site Design:

- The Project Site will be limited to two controlled entry points.
- Entry points will have temperature screening technicians taking temperature readings when the entry point is open.
- The Temperature Screening Site Plan shows details regarding access to the Project Site and Project Site logistics for conducting temperature screening.

[5] Santa Clara County Public Health (June 12, 2020) COVID-19 CASES AT CONSTRUCTION SITES HIGHLIGHT NEED FOR CONTINUED VIGILANCE IN SECTORS THAT HAVE REOPENED, *available at* https://www.sccgov.org/sites/covid19/Pages/press-release-06-12-2020-cases-at-construction-sites.aspx.

- A 48-hour advance notice will be provided to all trades prior to the first day of temperature screening.
- The perimeter fence directly adjacent to the entry points will be clearly marked indicating the appropriate 6-foot social distancing position for when you approach the screening area. Please reference the Apex temperature screening site map for additional details.
- There will be clear signage posted at the project site directing you through temperature screening.
- Provide hand washing stations throughout the construction site.

Testing Procedures:

- The temperature screening being used are non-contact devices.
- Temperature readings will not be recorded.
- Personnel will be screened upon entering the testing center and should only take 1-2 seconds per individual.
- Hard hats, head coverings, sweat, dirt, sunscreen or any other cosmetics must be removed on the forehead before temperature screening.
- Anyone who refuses to submit to a temperature screening or does not answer the health screening questions will be refused access to the Project Site.
- Screening will be performed at both entrances from 5:30 am to 7:30 am.; main gate [ZONE 1] and personnel gate [ZONE 2]
- After 7:30 am only the main gate entrance [ZONE 1] will continue to be used for temperature testing for anybody gaining entry to the project site such as returning personnel, deliveries, and visitors.

- If the digital thermometer displays a temperature reading above 100.0 degrees Fahrenheit, a second reading will be taken to verify an accurate reading.
- If the second reading confirms an elevated temperature, DHS will instruct the individual that he/she will not be allowed to enter the Project Site. DHS will also instruct the individual to promptly notify his/her supervisor and his/her human resources (HR) representative and provide them with a copy of Annex A.

Planning

- Require the development of an Infectious Disease Preparedness and Response Plan that will include basic infection prevention measures (requiring the use of personal protection equipment), policies and procedures for prompt identification and isolation of sick individuals, social distancing (prohibiting gatherings of no more than 10 people including all-hands meetings and all-hands lunches) communication and training and workplace controls that meet standards that may be promulgated by the Center for Disease Control, Occupational Safety and Health Administration, Cal/OSHA, California Department of Public Health or applicable local public health agencies.[6]

The United Brotherhood of Carpenters and Carpenters International Training Fund has developed COVID-19 Training and Certification to ensure that Carpenter union members and apprentices conduct safe work practices. The Agency should require that all construction workers undergo COVID-19 Training and Certification before being allowed to conduct construction activities at the Project Site.

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[6] *See also* The Center for Construction Research and Training, North America's Building Trades Unions (April 27 2020) NABTU and CPWR COVIC-19 Standards for U.S Constructions Sites, *available at* https://www.cpwr.com/sites/default/files/NABTU_CPWR_Standards_COVID-19.pdf; Los Angeles County Department of Public Works (2020) Guidelines for Construction Sites During COVID-19 Pandemic, *available at* https://dpw.lacounty.gov/building-and-safety/docs/pw_guidelines-construction-sites.pdf.

Western Carpenters has also developed a rigorous Infection Control Risk Assessment ("**ICRA**") training program to ensure it delivers a workforce that understands how to identify and control infection risks by implementing protocols to protect themselves and all others during renovation and construction projects in healthcare environments.[7]

ICRA protocols are intended to contain pathogens, control airflow, and protect patients during the construction, maintenance and renovation of healthcare facilities. ICRA protocols prevent cross contamination, minimizing the risk of secondary infections in patients at hospital facilities.

The City should require the Project to be built using a workforce trained in ICRA protocols.

If the City has any questions, feel free to contact my Office.

Sincerely,

Grace Holbrook
Attorneys for Western States
Regional Council of Carpenters

Attached:
March 8, 2021 SWAPE Letter to Mitchell M. Tsai re Local Hire Requirements and Considerations for Greenhouse Gas Modeling (Exhibit A);
Air Quality and GHG Expert Paul Rosenfeld CV (Exhibit B);
Air Quality and GHG Expert Matt Hagemann CV (Exhibit C);

[7] For details concerning Western Carpenter's ICRA training program, *see* https://icrahealthcare.com/.

EXHIBIT A

SWAPE Technical Consultation, Data Analysis and Litigation Support for the Environment

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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

	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

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	458.00	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

	ROG	NOx	CO	SO2	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, 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

	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

Attachment C

Local Hire Provision Net Change	
Without Local Hire Provision	
Total Construction GHG Emissions (MT CO2e)	3,623
Amortized (MT CO2e/year)	120.77
With Local Hire Provision	
Total Construction GHG Emissions (MT CO2e)	3,024
Amortized (MT CO2e/year)	100.80
% Decrease in Construction-related GHG Emissions	***17%***

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.

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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.

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Tam L. K.., Wu C. D., Clark J. J. and **Rosenfeld, P.E.** (2008). A Statistical Analysis Of Attic Dust And Blood Lipid Concentrations Of Tetrachloro-p-Dibenzodioxin (TCDD) Toxicity Equivalency Quotients (TEQ) In Two Populations Near Wood Treatment Facilities. *Organohalogen Compounds*, 70, 002252-002255.

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

1640 5th St.., Suite 204 Santa
Santa Monica, California 90401
Tel: (949) 887-9013
Email: mhagemann@swape.com

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.

Ph: (626) 314-3821
Fx: (626) 389-5414
Em: info@mitchtsailaw.com

Mitchell M. Tsai
Law Firm

139 South Hudson Avenue
Suite 200
Pasadena, California 91101

VIA E-MAIL

April 30, 2025

Beatrice Pacheco
Chief Clerk
City of Los Angeles Planning Records Management
1350 North Figueroa Avenue, Suite 1350
Los Angeles, CA 90012
Em: beatrice.pacheco@lacity.org
Em: Planning.custodianofrecords@lacity.org

RE: Public Records Act and Advance Notice List Request Regarding the Stocker Street Creative Campus Project (CPC-2024-325-CU-MCUP-CUX-SPE-SPP-DRB-SPR-WDI, ENV-2024-326-EAF).

Dear Beatrice Pacheco,

On behalf of the Western States Regional Council of Carpenters ("**Western Carpenters**" or "**WSRCC**")and its members, this Office requests that the City of Los Angeles ("**City**") provide any and all information referring or related to the Stocker Street Creative Campus Project (CPC-2024-325-CU-MCUP-CUX-SPE-SPP-DRB-SPR-WDI, ENV-2024-326-EAF) ("**Project**") pursuant to the California Public Records Act ("**PRA**"), Cal. Government ("**Gov't**") Code §§ 7920–7931 (collectively "**PRA Request**").

Moreover, WSRCC requests that the City 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 Western States Regional Council of Carpenters is a labor union representing almost 90,000 union carpenters in twelve states, including California, and has a strong

interest in well-ordered land use planning and addressing the environmental impacts of development projects, such as the Project.

I. PUBLIC RECORDS ACT REQUEST.

Western Carpenters is requesting any and all information referring or related to the Project dating after September 10, 2024.

The Public Records Act defines the term "public record" broadly as "any writing containing information relating to the conduct of the public's business . . . regardless of physical form and characteristics." Gov't Code § 7920.530(a). "Records" includes all communications relating to public business regardless of physical form or characteristics, including but not limited to any writing, picture, sound, or symbol, whether paper, magnetic, electronic, text, other media, or written verification of any oral communication. Included in this request are any references in any appointment calendars and applications, phone records, or text records. These "records" are to include, but are not limited to correspondences, e-mails, reports, letters, memorandums, and communications by any employee or elected official of the City concerning the Project.

Please include in your response to this request the following examples of "records," as well as any similar physical or electronic forms of communication: any form of writing such as correspondence, electronic mail records ("email"), legal and factual memoranda, facsimiles, photographs, maps, videotapes, film, data, reports, notes, audiotapes, or drawings. Cal. Government Code § 7920.545 (defining a writing to including "any record thereby created, regardless of the manner in which the record has been stored"). Responsive correspondence should include, *inter alia*, emails, text messages, or any other form of communication regardless of whether they were sent or received on public or privately-owned electronic devices "relating to the conduct of the public's business." Cal. Government Code § 7920.530; *Citizens for Ceres v. Super. Ct.* ("*Ceres*") (2013) 217 Cal. App. 4th 889, 909; *Citizens for Open Gov't v. City of Lodi ("Lodi")* (2012) 205 Cal.App.4th 296, 307, 311; *City of San Jose v. Superior Court* (2017) 2 Cal. 5th 608, 625 (finding that a public employee or officer's "writings about public business are not excluded" from the California Public Records Act "simply because they have been sent, received, or stored in a personal account.") .

This Office requests any and all information referring or related to the Project from after September 10, 2024, including but not limited to:

(1) All Project application materials;

(2) All staff reports and related documents prepared by the City with respect to its compliance with the substantive and procedural requirements of the California Environmental Quality Act, Public Resources Code § 21000 et seq., and the CEQA Guidelines, title 14, California Code of Regulations, § 15000 et seq. (collectively "**CEQA**") and with respect to the action on the Project;

(3) All staff reports and related documents prepared by the City and written testimony or documents submitted by any person relevant to any findings or statement of overriding considerations adopted by the agency pursuant to CEQA;

(4) Any transcript or minutes of the proceedings at which the decisionmaking body of the City heard testimony on, or considered any environmental document on, the Project, and any transcript or minutes of proceedings before any advisory body to the public agency that were presented to the decisionmaking body prior to action on the environmental documents or on the Project;

(5) All notices issued by the City to comply with CEQA or with any other law governing the processing and approval of the Project;

(6) All written comments received in response to, or in connection with, environmental documents prepared for the Project, including responses to the notice of preparation;

(7) All written evidence or correspondence submitted to, or transferred from, the City with respect to compliance with CEQA or with respect to the Project;

(8) Any proposed decisions or findings submitted to the decisionmaking body of the City by its staff, or the Project proponent, Project opponents, or other persons;

(9) The documentation of the final City decision and approvals, including the final environmental impact report, mitigated negative declaration, negative declaration, or notice of exemption, and all documents, in addition to those referenced in paragraph (3), cited or relied on in the findings or in a statement of overriding considerations adopted pursuant to CEQA;

(10) Any other written materials relevant to the public agency's compliance with CEQA or to its decision on the merits of the Project, including the initial study, any drafts of any environmental document, or portions thereof, that have been released for public review, and copies of studies or other documents relied upon in any environmental document prepared for the Project and either made available to the public during the public review period or included in the City's files on the Project, and all internal agency communications, including staff notes and memoranda related to the Project or to compliance with CEQA; and

(11) The full written record before any inferior administrative decisionmaking body whose decision was appealed to a superior administrative decisionmaking body prior to the filing of any litigation.

Please respond within 10 days from the date you receive this request as to whether this request specifies identifiable records not exempt from disclosure under the PRA or otherwise privileged or confidential, and are therefore subject to disclosure. Cal. Government Code § 7922.535(a). This Office understands that this time may be extended up to 14 days for unusual circumstances as provided by Cal. Government Code § 7922.535(b), and that we will be notified of any extension and the reasons justifying it.

We request that you provide all documents in electronic format and waive any and all fees associated with this Request. WSRCC is a community-based organization. Please notify and obtain express approval from this Office before incurring any duplication costs.

If any of the above requested documents are available online, please provide us with the URL web address at which the documents may be downloaded. If any of the requested documents are retained by the City in electronic computer-readable format such as PDF (portable document format), please provide us with pdf copies of the documents via email, or inform us of the location at which we can copy these documents electronically. Cal. Government Code § 7922.570.

In preparing your response, please bear in mind that you have an obligation under Government Code section 7922.600(a) to (1) identify all records and information responsive to our request or the purpose of our request; (2) describe the information technology and physical location in which the records exist; and (3) provide suggestions for overcoming any practical basis for denying access to the records or information sought.

In responding to this request, please bear in mind that any exemptions from disclosure you may believe to be applicable are to be narrowly construed. *Marken v. Santa Monica-Malibu Unif. Sch. Dist.* (2012) 202 Cal. App. 4th 1250,1262; and may be further narrowed or eliminated by the adoption of Proposition 59, which amended article I, section 3(b)(2) of the California Constitution to direct that any "statute ... or other authority ... [that] limits the right of access" to "information concerning the conduct of the people's business" must be "narrowly construed."

As for any records that you nonetheless decline to produce on the grounds of an exemption, please bear in mind that the case law under the Public Records Act imposes a duty on you to distinguish between the exempt and the non-exempt portion of any such records, and to attempt in good faith to redact the exempt portion and to disclose the balance of such documents.

Please bear in mind further that should you choose to withhold any document from disclosure, you have a duty under Government Code section 7923.750, subd. (a) to "justify withholding any record by demonstrating that the record in question is exempt under express provisions" of the Public Records Act or that "the public interest served by not disclosing the record clearly outweighs the public interest served by disclosure of the record."

Finally, please note that you must retain and not destroy any and all records, notwithstanding any local record retention or document destruction policies. As the

Court noted in *Golden Door Properties, LLC v. Superior Court of San Diego County* (2020) 53 Cal.App.5th 733 that a public agency "must retain '[a]ll written evidence or correspondence submitted to, or transferred from' . . . with respect to" CEQA compliance or "with respect to the project."

II. ADVANCE NOTICE LIST REQUEST.

We also ask that you put this Office on its notice list for any and all notices issued under the CEQA and the Planning and Zoning Law.

In particular, we request that the City send by mail or electronic mail notice of any and all actions or hearings related to activities undertaken, authorized, approved, permitted, licensed, or certified by the City and any of its subdivision for the Project, or supported, in whole or in part, through permits, contracts, grants, subsidies, loans, or other forms of approvals, actions or assistance, including but not limited to the following:

- Notices of any public hearing held in connection with the Project; as well as
- Any and all notices prepared pursuant to CEQA, including but not limited to:
- Notices of determination that an Environmental Impact Report ("EIR") or supplemental EIR is required for a project, prepared pursuant to Public Resources Code Section 21080.4;
- Notices of availability of an EIR or a negative declaration for a project prepared pursuant to Public Resources Code Section 21152 and Section 15087 of Title 14 of the California Code of Regulations;
- Notices of approval or determination to carry out a project, prepared pursuant to Public Resources Code Section 21152 or any other provision of law;
- Notice of approval or certification of any EIR or negative declaration prepared pursuant to Public Resources Code Section 21152 or any other provision of law;
- Notice of exemption from CEQA prepared pursuant to Public Resources Code section 21152 or any other provision of law; and

- Notice of any Final EIR prepared pursuant to CEQA.

This Office is requesting notices of any approvals or public hearings under CEQA and the California Planning and Zoning Law. This request is filed pursuant to California Public Resources Code Sections 21092.2, and 21167(f) and Government Code Section 65092 requiring 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.

Please send notice by regular or electronic mail to:

Mitchell M. Tsai Law Firm
139 South Hudson Avenue
Suite 200
Pasadena, California 91101

Em: info@mitchtsailaw.com
Em: mitch@mitchtsailaw.com
Em: graceh@mitchtsailaw.com

We look forward to working with you. If you have any questions or concerns, please do not hesitate to contact our Office.

Sincerely,

Mitchell M. Tsai
Attorneys for Western States Regional Council of Carpenters

Isaiah Ross <isaiah.ross@lacity.org>

REQUEST - Join Interested Parties List

1 message

Adler Merveille <amerveille@gmail.com> Sat, Dec 28, 2024 at 3:13 PM
To: isaiah.ross@lacity.org

Isaiah - I'd like to be added to the Interested Parties list for the Crenshaw Corridor board meetings, including the 3701-3761 Stocker Street project.

I am resident living on the 4300 block of Angeles Vista Blvd and have a high interest in staying abreast of all updates and developments.

Please confirm that I have been added. Thanks in advance for your help!

Best,

Adler Merveille

RE: Stocker Street Creative LOCATION: 3701-3761 W. Stocker Street, Los Angeles, CA 90008
CASE NO: ENV-2024-326-MND; CPC-2024-325-CU-MCUP-CUX-SPE-SPP-DRB-SPR-WDI;

PETITION IN SUPPORT OF STOCKER STREET CREATIVE

I/WE, THE UNDERSIGNED, SUPPORT THE DEVELOPMENT OF THE STOCKER STREET CREATIVE PROJECT.

I/We welcome the development of the 5-acre Stocker Street Creative campus which will deliver 256,000 square feet of new facilities, featuring five state-of-the-art sound stages, extensive production and support space, creative offices, community space, eatery spaces and a rooftop dining experience for the local creative community and residents. I/We support the community and economic development benefits of the Stocker Street Creative project:

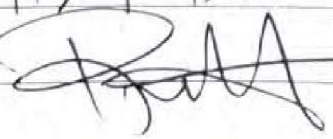
- **Job Creation:** The project commits to creating significant living-wage employment opportunities and skilled labored jobs during both construction and operation, specifically targeting local hires. With an estimated 2,100 Construction jobs & 1,600 industry/operational jobs, we appreciate and need the job training and local hire initiatives Stocker Street Creative is facilitating for young adults and those seeking career advancement.
- **Economic Development Hub in South Los Angeles:** Stocker Street Creative will transform an aging commercial office building site into a state-of-the-art creative industry center for film, TV, and media production, providing a level setting space for hundreds of small businesses, nonprofits and educational programs to thrive.
- **Neighborhood Improvement:** The design will feature modern sustainable architecture that will qualify for LEED certification and CA Film Commission certification to support film maker requests for film and tv tax credits.
- **Community Enhancement:** Stocker Street Creative will include a publicly accessible central plaza, community meeting rooms and local dining options designed for tenants, residents and community engagement.

I/We strongly urge the City of Los Angeles Planning Commission to APPROVE the entitlements requested for the development of the Stocker Street Creative project:

- Pursuant to LAMC Section 16.05, Site Plan Review for a major development project with over 100,000 square feet in net new nonresidential or non-warehouse use in the C2 zone, per Section 12.24.U.14(C)(2).
- Pursuant to LAMC Section 11.5.7.C, Project Permit Compliance for a conforming development in the Crenshaw Corridor Specific Plan.
- Pursuant to LAMC Section 12.24.U.15, a Conditional Use Permit (CUP) to allow a Motion picture studio with incidental uses, including outdoor sets.
- Pursuant to LAMC Section 12.27, a Waiver of Dedication and Improvements to (1) allow existing street and sidewalk configurations to remain on all street frontages, which allows the existing street trees to remain, (2) allow the existing sidewalk configuration to remain on Santa Rosalia, (3) allow the sidewalks along Stocker Street and Don Felipe Drive to be widened by three feet for a total sidewalk width of 15 feet in lieu of the existing variable 12 feet. The Waiver of Dedication is requested in lieu of the following City of Los Angeles Bureau of Engineering requirements: (1) a half right-of-way dedication of 55 feet where there is currently 40 feet along Stocker Street, and (2) a 40-foot roadway improvement where the current improvement is 28 feet, and a 20-foot radius is required at each of the corners of adjacent streets (Santa Rosalia Drive and Don Felipe Drive).
- Pursuant to LAMC Section 11.5.7.D, a Specific Plan Exception to allow wall signs that exceed 100 square feet of sign area per 50 linear feet of street frontage.
- The project would also require approval of several other discretionary requests including a Master Conditional Use Permit (MCUP) to allow for alcohol sales, a Conditional Use Entertainment (CUX) for dancing and live entertainment at the restaurant and at special events in the outdoor plaza. Ordinance No. 171,681.
- Other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, temporary street closure permits, grading permits, excavation permits, foundation permits, building permits, and sign permits.

Name: Reginald Hunter **Org:** _____ **Date:** _____

Address: 4134 Don Luis **Zip code:** 90008 **Email:** BIGREG64838@gmail.com

Signature: 

TO: Los Angeles City Planning Commission (CPC) **CC:** City Council Planning and Land Use Management (PLUM) Committee
RE: Stocker Street Creative LOCATION: 3701-3761 W. Stocker Street, Los Angeles, CA 90008
CASE NO: ENV-2024-326-MND; CPC-2024-325-CU-MCUP-CUX-SPE-SPP-DRB-SPR-WDI;

PETITION IN SUPPORT OF STOCKER STREET CREATIVE

I/WE, THE UNDERSIGNED, SUPPORT THE DEVELOPMENT OF THE STOCKER STREET CREATIVE PROJECT.

I/We welcome the development of the 5-acre Stocker Street Creative campus which will deliver 256,000 square feet of new facilities, featuring five state-of-the-art sound stages, extensive production and support space, creative offices, community space, eatery spaces and a rooftop dining experience for the local creative community and residents. I/We support the community and economic development benefits of the Stocker Street Creative project:

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- Other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, temporary street closure permits, grading permits, excavation permits, foundation permits, building permits, and sign permits.

Name: Evyn Butler **Org:** _____ **Date:** 1/29/26

Address: 4001 Don Tomaso Dr **Zip code:** 90065 **Email:** _____

Signature: _____

TO: Los Angeles City Planning Commission (CPC) **CC:** City Council Planning and Land Use Management (PLUM) Committee
RE: Stocker Street Creative LOCATION: 3701-3761 W. Stocker Street, Los Angeles, CA 90008
CASE NO: ENV-2024-326-MND; CPC-2024-325-CU-MCUP-CUX-SPE-SPP-DRB-SPR-WDI;

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- Other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, temporary street closure permits, grading permits, excavation permits, foundation permits, building permits, and sign permits.

Name: Christiana Worthams **Org:** _____ **Date:** 1/29/26

Address: 4225 Angeles Vista Bl. **Zip code:** 90008 **Email:** cworthams1230@gmail.com

Signature: C Worthams

ALAMEDA
CONSTRUCTION SERVICES, INC.
GENERAL ENGINEERING/BUILDING CONTRACTOR
LICENSED BONDED & INSURED LIC. #740423

January 23, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
Case No.: ENV-2024-326-MND
Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston:
On behalf of my construction firm, Alameda Construction Services, Inc., I am writing to express our strong support for the Stocker Street Creative project, a transformative state-of-the-art creative campus planned for 3701-3761 W. Stocker Street.

Our organization has served the Baldwin Hills / View Park / Leimert Park / South Los Angeles community for approximately 30 years. We are particularly encouraged by the developer insisting upon local participation in the building of this campus. We believe this project is a vital investment in our area's economic future and will provide much-needed resources for local creatives and businesses. This locally-led development, designed to create industry-specific jobs and drive our local creative economy, directly aligns with our mission as a union contractor to build in our community and enhance the local skilled workforce.
We are in full support of the entitlements requested to make this project a reality. We understand these include:

- *Conditional Use Permit* - To allow a Motion Picture Studio with incidental uses. (LAMC Section 12.24.U.15)
- *Project Permit Compliance:* For a conforming development within the Crenshaw Corridor Specific Plan (LAMC Section 11.5.7.C)
- *Waiver of Dedication and Improvements* - To allow existing street and sidewalk configurations to remain on all street frontages, among other items (LAMC Section 12.27)

Granting these requests will allow the Stocker Street Creative team to deliver on their vision for a state-of-the-art campus, acting as a true catalyst for the creative economy in South Los Angeles. This project is a critical step in fostering local talent, creating sustainable industry jobs, and ensuring the continued cultural and economic vibrancy of our community.

Please feel free to contact us at (310) 635-3277 or by email at kramsey@alamedaconstruction.com should you require additional information.

Sincerely,

Kevin Ramsey
President
Alameda Construction Services, Inc.

CC: Christian Washington, Director, Program Activation & Project Management
Stocker Street Creative (Christian@pantheonconsultants.com)

2528 E. 125TH ST. COMPTON, CA 90222 E-MAIL kramsey@alamedaconstruction.com
310-635-3277 Ph. 310-635-0562 Fax / LIC #740423

ASPIRE
CONSTRUCTION AND MANAGEMENT

January 26, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
Case No.: ENV-2024-326-MND
Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston:

On behalf of my construction firm, Aspire Construction and Management, I am writing to express our strong support for the Stocker Street Creative project, a transformative state-of-the-art creative campus planned for 3701-3761 W. Stocker Street.

Our organization has served the Baldwin Hills / View Park / Leimert Park / South Los Angeles community for many years. We are particularly encouraged by the developer insisting upon local participation in the building of this campus. We believe this project is a vital investment in our area's economic future and will provide much-needed resources for local creatives and businesses. This locally-led development, designed to create industry-specific jobs and drive the local creative economy, directly aligns with our mission as a local contractor and local employer to have an opportunity to build in the community.

We are in full support of the entitlements requested to make this project a reality. We understand these include:

- Conditional Use Permit - To allow a Motion Picture Studio with incidental uses. (LAMC Section 12.24.U.15)
- Project Permit Compliance: For a conforming development within the Crenshaw Corridor Specific Plan (LAMC Section 11.5.7.C)
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Please feel free to contact us at (310)800-4589 or by email at aspireconstructionla@gmail.com should you require additional information.

Regards,

Imani Taylorn

Imani Taylor
CEO, Aspire Construction and Management
CSLB Lic# 1101943

February 2, 2025

Los Angeles City Planning
Design Review Board
Los Angeles City Hall
200 N. Spring Street, Suite 525
Los Angeles, CA 90012

Re: Stocker Street Creative Development Project ("SSC")

To Whom It May Concern

On behalf of the Baldwin Hills Estates Homeowners Association, we are writing to inform the Design Review Board ("DRB") that we have met on several occasions with the management team representing SSC to discuss several areas of concern that we have with the impact that this development may have on our community. While management has noted our concerns we have not, to date, received any concrete plans or commitments that assuage our concerns, although we do remain generally positive about the development as a whole.

Our areas of concern are as follows:

1. The general impact of traffic flows on the community, both during construction as well as the general operation of the project, in particular, to and from the entrance onto Don Felipe Drive.
2. The general impact of traffic flows on the community both during construction and the general operation of the project onto Stocker Street and Santa Rosalia Drive.
3. The impact of noise from the operation of the proposed upscale rooftop restaurant.
4. The potential impact of light pollution at night from any signage on the exterior walls of the project.

With regard to points 1 and 2 above, we have been informed that a traffic study has been (or is being) completed by the City, but we have not been provided with a copy yet. Similarly, with respect to point 3 above, we understand that a sound study has been prepared, but again we have not received any additional information about that.

We would like to inform DRB that the SSC management team has been cooperating with us when we have asked for time to discuss the above issues, but we are still hopeful that they will be able to provide something more definitive for the HOA Board to consider, before we express our overall views on this project to the Council District, at some point in the near future.

Sincerely,

Shirley Worrels, President
Baldwin Hills Estates Homeowners Estates Association

February 2, 2025

Los Angeles City Planning
Design Review Board
Los Angeles City Hall
200 N. Spring Street, Suite 525
Los Angeles, CA 90012

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Sincerely,

Shirley Worrels, President
Baldwin Hills Estates Homeowners Estates Association

Gmail

David Morrison <neighborhoodgraphix@gmail.com>

Stocker St Creative: Letter of Support

2 messages

Clancy Barrociere <president@bedfordparchoa.com> Wed, Dec 3, 2025 at 4:21 PM
To: "kyle.winston@lacity.org" <kyle.winston@lacity.org>
Cc: stan@pantheonconsultants.com

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012

Re: Letter of Support for Stocker Street Creative
Case No.: ENV-2024-326-MND
Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston:
On behalf of Bedford Parc Homeowners Association, I am writing to express our strong support for the Stocker Street Creative project, a transformative state-of-the-art creative campus planned for 3701-3761 W. Stocker Street.

Our organization has served the Baldwin Hills/Crenshaw community for 18 years. We believe this project is a vital investment in our area's economic future and will provide much-needed resources for local creatives and businesses. This locally-led development, designed to create industry-specific jobs and drive our local creative economy, directly aligns with our mission to support community development. We are in full support of the entitlements requested to make this project a reality. We understand these include:

• Conditional Use Permit - To allow a Motion Picture Studio with incidental uses. (LAMC Section 12.24.U.15)
• Project Permit Compliance: For a conforming development within the Crenshaw Corridor Specific Plan (LAMC Section 11.5.7.C)
• Waiver of Dedication and Improvements - To allow existing street and sidewalk configurations to remain on all street frontages, among other items (LAMC Section 12.27)

Granting these requests will allow the Stocker Street Creative team to deliver on their vision for a state-of-the-art campus, acting as a true catalyst for the creative economy in South Los Angeles. This project is a critical step in fostering local talent, creating sustainable industry jobs, and ensuring the continued cultural and economic vibrancy of our community.

Please feel free to contact us by email at president@bedfordparchoa.com, should you require additional information.

Sincerely,

Clancy Barrociere
Bedford Parc HOA
President

Stan Washington <stan@pantheonconsultants.com> Wed, Dec 3, 2025 at 8:57 PM
To: David Morrison <david@urbandesigncenter.com>, Christian Washington <Christian@pantheonconsultants.com>

FYI - SW

Sent from my iPhone

Begin forwarded message:

From: Clancy Barrociere <president@bedfordparchoa.com>
Date: December 3, 2025 at 5:21:40 PM MST
To: kyle.winston@lacity.org
Cc: Stan Washington <stan@pantheonconsultants.com>
Subject: Stocker St Creative: Letter of Support

[Quoted text hidden]

Gmail

David Morrison <neighborhoodgraphix@gmail.com>

Support for Stocker Street Creative

1 message

Carol Mitchell <carolmitchell38@yahoo.com>
To: kyle.winston@lacity.org
Cc: stan@pantheonconsultants.com

Tue, Dec 9, 2025 at 3:01 PM

December 9, 2025

Kyle Winston

Los Angeles City Planning

200 N. Spring St., Room 721

Los Angeles, CA 90012

E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative

Case No.: ENV-2024-326-MND

Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston,

My name is Carol Mitchell, and I serve as the HOA President of Bedford Promenade Santa Rosalia 102, Inc. I am writing to share my strong support for the Stocker Street Creative project, the proposed creative campus at 3701–3761 W. Stocker Street.

Our building community is part of the broader Baldwin Hills, View Park, Leimert Park, and South Los Angeles area, and many of us live, work, and participate in local cultural and community events nearby. We see Stocker Street Creative as an exciting opportunity to bring more jobs, local businesses, and creative energy to the neighborhood while giving local residents and creatives a place to grow and collaborate.

As a homeowners association, we care deeply about safety, walkability, and economic stability in our area. A thoughtfully planned creative campus like this can help activate the corridor, support small and creative businesses, and provide positive local opportunities for our neighbors, including young people who are interested in film, media, and the arts.

We understand that the project team is seeking the necessary City approvals to move this vision forward, and we fully support granting those approvals so the project can become a reality. We appreciate that this is a locally led project focused on investing in South Los Angeles and building long-term, community-serving uses rather than short-term or speculative development.

In short, we believe Stocker Street Creative will be a positive addition to the community and a catalyst for more creative and economic opportunities in our part of the city.

If you have any questions or would like to discuss our support further, please feel free to contact me at (213) 709-0823 or by email at CarolMitchell38@yahoo.com.

Sincerely,

Carol Mitchell

HOA President

Bedford Promenade Santa Rosalia 102, Inc.

Sent from Yahoo Mail for iPhone

BOMA Greater Los Angeles

700 South Flower Street, Suite 590
Los Angeles, CA 90017
www.bomagla.org
(213) 629- 2662

January 26, 2026

City of Los Angeles
Department of City Planning
Attn: Kyle Winston
200 N. Spring Street
Los Angeles, CA 90012

Re: Letter of Support – Stocker Street Creative, 3701–3761 Stocker Street, Baldwin Hills

Dear Mr. Winston and Members of the Planning Commission,

On behalf of the Building Owners and Managers Association of Greater Los Angeles (BOMA/GLA), I am writing to express our strong support for the proposed Stocker Street Creative development located at 3701–3761 Stocker Street in the Baldwin Hills community.

BOMA Greater Los Angeles represents a broad cross-section of commercial real estate owners, managers, and industry professionals who are deeply invested in responsible development, economic vitality, and long-term community benefit throughout the City of Los Angeles. From that perspective, Stocker Street Creative represents a thoughtful and forward-looking project that aligns with the City's goals for job creation, economic development, and community-oriented growth in South Los Angeles.

The proposed transformation of an underutilized commercial site into a 256,000-square-foot creative campus with state-of-the-art sound stages, production facilities, creative office space, community amenities, and dining options will create meaningful and measurable economic impact. We are particularly encouraged by the project's commitment to local hiring, workforce development, and job training initiatives, with an estimated 2,100 construction jobs and approximately 1,600 operational and industry jobs. These opportunities will support living-wage employment and provide clear pathways into the creative economy for local residents and young adults seeking career advancement.

Stocker Street Creative also serves as an important economic development hub for South Los Angeles by creating a level-setting space for small businesses, nonprofit organizations, and educational programs connected to film, television, and media production. By anchoring creative industry activity within the community, the project helps foster professional and entrepreneurial opportunities for local talent while supporting long-term neighborhood investment.

In addition, the project's design reflects a strong commitment to sustainability and community integration. The inclusion of a publicly accessible central plaza, community meeting spaces, and local dining options will enhance neighborhood connectivity and engagement. The pursuit of LEED certification and alignment with California Film Commission standards further demonstrate a responsible approach to development that balances economic growth with environmental stewardship.

For these reasons, BOMA Greater Los Angeles supports the requested entitlements and discretionary approvals necessary to move Stocker Street Creative forward, including the Site Plan Review, Conditional Use Permits, Specific Plan compliance items, and related requests. We believe this project is well-positioned to deliver lasting benefits to the Baldwin Hills community and the City of Los Angeles as a whole.

Thank you for your consideration of this important project. We respectfully encourage the Planning Department and Planning Commission to support the approval of the Stocker Street Creative development. Please do not hesitate to reach out should additional information be helpful.

Sincerely,



Michele Ware, President

Kyle Winston <kyle.winston@lacity.org>

Support for Stocker Street Creative
1 message

Carol Mitchell <carolmitchell38@yahoo.com> Tue, Dec 9, 2025 at 3:01 PM
To: kyle.winston@lacity.org
Cc: stan@pantheonconsultants.com

December 9, 2025

Kyle Winston

Los Angeles City Planning

200 N. Spring St., Room 721

Los Angeles, CA 90012

E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative

Case No.: ENV-2024-326-MND

Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston,

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As a homeowners association, we care deeply about safety, walkability, and economic stability in our area. A thoughtfully planned creative campus like this can help activate the corridor, support small and creative businesses, and provide positive local opportunities for our neighbors, including young people who are interested in film, media, and the arts.

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In short, we believe Stocker Street Creative will be a positive addition to the community and a catalyst for more creative and economic opportunities in our part of the city.

If you have any questions or would like to discuss our support further, please feel free to contact me at (213) 709-0823 or by email at CarolMitchell38@yahoo.com.

Sincerely,

Carol Mitchell

HOA President

Bedford Promenade Santa Rosalia 102, Inc.

Sent from Yahoo Mail for iPhone

CBLA

Citizens for a Better Los Angeles

January 7, 2026

Kyle Winston, City Planner
Department of City Planning
200 North Spring Street, Room 721
Los Angeles, CA 90012
kyle.winston@lacity.org

Re: Stocker Street Creative Project
3701 - 3761 West Stocker Street
CPC-2024-325-CU-MCUP-CUX-SPE-SPP-DRBSPR-WDI
ENV-2024-326-MND
Concerns Re Alcohol Density, Noise

Dear Mr. Winston,

Citizens for a Better Los Angeles is writing to express our concerns about the Stocker Street Creative Project. We understand that the project will bring jobs and investment to the community, and we appreciate these benefits. However, there are some aspects of the project that could also have negative impacts, and we'd like to express our concern over the following issues:

- The request for a Main Conditional Use Permit (CUB) to allow the sale and dispensing of a full line of alcohol for on-site consumption for up to four (4) establishments;
- The request for a Main Conditional Use Permit (CUX) to allow dancing and live entertainment at four on-site locations.

Below are our detailed comments on each of these issues.

Alcohol Density

While the current alcohol density in the area is not especially high (2 active alcohol licenses in census tract 2361.02, and 13 active alcohol licenses in

Zip Code 90008), we're concerned about the approval of four additional alcohol-serving locations as part of a single project. Approval of the MCUB would mean an increase in alcohol-serving establishments of about 30% in this zip code, which is significant. The South Los Angeles Alcohol Sales Specific Plan does not appear to address on-site alcohol sales, but the text of the Plan does make clear that excessive alcohol density is a concern for the community. There are decades of research documenting the many harms from excessive alcohol consumption. Here we provide just one excerpt from a recent report by the LA County Health Department:

Excessive alcohol consumption is one of the leading causes of premature death and disability in LAC, and is a serious public health concern with major health, economic, and social consequences or implications. Each year, approximately 2,100 people die from alcohol-related causes, with approximately 41,000 years of potential life lost (YPLL), costing LAC an estimated $11.4 billion annually. A review of scientific literature found that alcohol outlet densities are positively associated with alcohol consumption4 and related harms, including violent crimes, vehicle crashes, emergency department (ED) visits, hospitalizations, and deaths, among other adverse outcomes.

Alcohol Outlet Density and Alcohol-Related Consequences
Los Angeles County Department of Public Health, December 2022
http://publichealth.lacounty.gov/sapc/MDU/SpecialReport/AODReport2020.pdf

While City Planning routinely says that each establishment will be subject to further review before commencing operations, let's be honest: Neither City Planning nor the LAPD have the resources to actively monitor these locations, and problem businesses often operate for years before action can be taken against them. We recommend that the MCUB be denied, and that applicants for alcohol permits go through the usual process for approval.

Noise

The applicant requests a Main Conditional Use Permit (CUX) to allow dancing and live entertainment at four on-site locations. It appears that two of these locations will be outdoors. There are a number of residential uses within 500 feet of the project site. The hearing notice doesn't give any information about days or hours of operation. In general, we believe live music should be limited to indoors locations. If live music is to be allowed outdoors, there should be strict limits regarding days and times.

The MND's discussion of operational noise is absurdly inadequate. We know from experience that the technical double-talk used by the authors of these assessments usually has no relation to the way these venues actually operate. In recent years residents in Hollywood, the Wilshire District and Downtown have repeatedly contacted the city to complain about excessive noise at outdoor event spaces. Noise complaints are a low priority for the

LAPD. City Planning does nothing. And council offices are usually more interested in keeping the business owner happy than taking meaningful action. On page 107, the MND states:

Amplified sound would comply with LAMC Section 112.06, which limits amplified sound in places of public entertainment to 95 dBA.

This is ridiculous. Experience shows that assurances like these are meaningless. City Planning should know by now that operators of live music venues do not care about the LAMC, and that enforcement of the law is the exception rather than the rule.

The general, theoretical discussion of operational noise impacts in the MND is woefully inadequate. The authors have no way of assessing actual impacts without having detailed information about each venue's operations, including information about hours of operation. Approval of venues with live music should be done on an individual basis, with each operator providing details on how they intend to operate.

Thank you for your time.

Sincerely,
Casey Maddren
Citizens for a Better Los Angeles

CEDC
Community Economic Development Center

January 26, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
Case No.: ENV-2024-326-MND
Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston:

On behalf of our organization, **Community Economic Development Corporation**, I am writing to express our strong support for the Stocker Street Creative project, a transformative state-of-the-art creative campus planned for 3701-3761 W. Stocker Street.

Our organization has served the Baldwin Hills / View Park / Leimert Park / South Los Angeles community for numerous years. We believe this project is a vital investment in our area's economic future and will provide much-needed resources for local creatives and businesses. This locally-led development, designed to create industry-specific jobs and drive our local creative economy, directly aligns with our mission to improve communities and support community economic development.

We are in full support of the entitlements requested to make this project a reality. We understand these include:

- *Conditional Use Permit* - To allow a Motion Picture Studio with incidental uses. (LAMC Section 12.24.U.15)
- *Project Permit Compliance:* For a conforming development within the Crenshaw Corridor Specific Plan (LAMC Section 11.5.7.C)
- *Waiver of Dedication and Improvements* - To allow existing street and sidewalk configurations to remain on all street frontages, among other items (LAMC Section 12.27)

Granting these requests will allow the Stocker Street Creative team to deliver on their vision for a state-of-the-art campus, acting as a true catalyst for the creative economy in South Los Angeles. This project is a critical step in fostering local talent, creating sustainable industry jobs, and ensuring the continued cultural and economic vibrancy of our community.

Please feel free to contact us at (323) 747-3413 or by email at deloresbrown3676@sbcglobal.net should you require additional information.

Sincerely,

Delores Brown
Founder and CEO
Community Economic Development Corporation

CC: Christian Washington, Director, Program Activation & Project Management
Stocker Street Creative (Christian@pantheonconsultants.com)

Kyle Winston <kyle.winston@lacity.org>

Status of 3701 Stocker Street - Interested Parties Notice request

1 message

Jonathan Montano <jonathan@mitchtsailaw.com> Thu, Feb 15, 2024 at 12:42 PM
To: Kyle Winston <kyle.winston@lacity.org>

Hello,

I am reaching out to request that the following emails be added to this projects noticing list (CPC-2024-325-CU-MCUP-CUX-SPE-SPP-DRB-SPR-WDI, ENV-2024-326-EAF) for all public notices concerning this project:

info@mitchtsailaw.com
jonathan@mitchtsailaw.com

Also, as this case has recently been created, is it safe to assume it is currently undergoing the review process?

Thanks,

--

Jonathan Montano
Paralegal
Mitchell M. Tsai Law Firm - *Environmental & Land Use Litigation*
139 South Hudson Avenue Suite 200
Pasadena, CA 91101
Phone: (626) 314-3821
Fax: (626) 389-5414
Email: jonathan@mitchtsailaw.com
Website: https://www.mitchtsailaw.com

CONFIDENTIALITY NOTICE: This e-mail transmission, and any documents, files or previous e-mail messages accompanying it, may contain confidential information that is legally privileged. If you are not the intended recipient, or a person responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of any of the information contained in or attached to this message is STRICTLY PROHIBITED and may violate applicable laws including the Electronic Communications Privacy Act. If you have received this transmission in error, please immediately notify us by reply e-mail at jonathan@mitchtsailaw.com or by telephone at (626) 314-3821 and destroy the original transmission and its attachments without reading them or saving them to disk. Thank you.

Kyle Winston <kyle.winston@lacity.org>

Stocker St Creative: Letter of Support

1 message

Clancy Barrociere <president@bedfordparchoa.com> Wed, Dec 3, 2025 at 4:21 PM
To: "kyle.winston@lacity.org" <kyle.winston@lacity.org>
Cc: stan@pantheonconsultants.com

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012

Re: Letter of Support for Stocker Street Creative
Case No.: ENV-2024-326-MND
Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston:
On behalf of Bedford Parc Homeowners Association, I am writing to express our strong support for the Stocker Street Creative project, a transformative state-of-the-art creative campus planned for 3701-3761 W. Stocker Street.

Our organization has served the Baldwin Hills/Crenshaw community for 18 years. We believe this project is a vital investment in our area's economic future and will provide much-needed resources for local creatives and businesses. This locally-led development, designed to create industry-specific jobs and drive our local creative economy, directly aligns with our mission to support community development. We are in full support of the entitlements requested to make this project a reality. We understand these include:

- Conditional Use Permit - To allow a Motion Picture Studio with incidental uses. (LAMC Section 12.24.U.15)
- Project Permit Compliance: For a conforming development within the Crenshaw Corridor Specific Plan (LAMC Section 11.5.7.C)
- Waiver of Dedication and Improvements - To allow existing street and sidewalk configurations to remain on all street frontages, among other items (LAMC Section 12.27)

Granting these requests will allow the Stocker Street Creative team to deliver on their vision for a state-of-the-art campus, acting as a true catalyst for the creative economy in South Los Angeles. This project is a critical step in fostering local talent, creating sustainable industry jobs, and ensuring the continued cultural and economic vibrancy of our community.

Please feel free to contact us by email at president@bedfordparchoa.com, should you require additional information.

Sincerely,

Clancy Barrociere
Bedford Parc HOA
President

Docusign Envelope ID: 5E66FA43-7D9F-4D93-A882-8DBDB67796B8

BRIDGELINE
CONSTRUCTION

January 23, 2026

Kyle Winston

Los Angeles City Planning

200 N. Spring St., Room 721

Los Angeles, CA 90012

E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative

Case No.: ENV-2024-326-MND

Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston:

On behalf of my construction firm, Bridgeline Construction, I am writing to express our strong support for the Stocker Street Creative project, a transformative state-of-the-art creative campus planned for 3701-3761 W. Stocker Street.

Our organization has served the Baldwin Hills / View Park / Leimert Park / South Los Angeles community for many years. We are particularly encouraged by the developer insisting upon local participation in the building of this campus. We believe this project is a vital investment in our area's economic future and will provide much-needed resources for local creatives and businesses. This locally-led development, designed to create industry-specific jobs and drive the local creative economy, directly aligns with our mission as a local contractor and local employer to have an opportunity to build in the community.

Docusign Envelope ID: 5E66FA43-7D9F-4D93-A882-8DBDB67796B8

We are in full support of the entitlements requested to make this project a reality. We understand these include:

● Conditional Use Permit - To allow a Motion Picture Studio with incidental uses. (LAMC Section 12.24.U.15)

● Project Permit Compliance: For a conforming development within the Crenshaw Corridor Specific Plan (LAMC Section 11.5.7.C)

● Waiver of Dedication and Improvements - To allow existing street and sidewalk configurations to remain on all street frontages, among other items (LAMC Section 12.27)

Granting these requests will allow the Stocker Street Creative team to deliver on their vision for a state-of-the-art campus, acting as a true catalyst for the creative economy in South Los Angeles. This project is a critical step in fostering local talent, creating sustainable industry jobs, and ensuring the continued cultural and economic vibrancy of our community.

Please feel free to contact us at (424) 261-3472 or by email at admin@bridgelineconstruction.com. should you require additional information.

Sincerely,

Signed by:
Erica Alexis 1/23/2026
477F0FC433F9404...

Erica Alexis

Owner

Bridgeline Construction



January 28, 2026

RE: Letter of Support for Stocker Creative Development / Stocker Street Creative Campus

To Whom It May Concern,

On behalf of Destination Crenshaw, I am pleased to offer this letter of support for Stocker Creative Development and the proposed Stocker Street Creative Campus. This project represents a transformative investment in South Los Angeles that aligns directly with our mission to advance equitable economic development, cultural infrastructure, and workforce opportunity for historically underinvested communities.

Job Creation and Workforce Development
We are particularly encouraged by the project's commitment to job creation and local hiring. With an estimated 2,100 construction jobs and 1,600 industry and operational jobs, Stocker Street Creative will generate significant living-wage employment opportunities across multiple phases of development.

Economic Development Hub for South Los Angeles
Stocker Street Creative will transform an aging commercial office site into a state-of-the-art creative industry hub for film, television, and media production.

Community Enhancement and Public Access
Equally important is the project's emphasis on community integration. The inclusion of a publicly accessible central plaza, community meeting rooms, and local dining options will foster meaningful engagement among tenants, residents, and community members.

Destination Crenshaw believes the Stocker Street Creative Campus represents the type of inclusive, high-impact development that South Los Angeles both deserves and requires. We enthusiastically support Stocker Creative Development and look forward to the positive economic, cultural, and social outcomes this project will deliver.

Please feel free to contact our office at 323-678-4917 or via email at jason@destinationcrenshaw.la if you require any additional information or clarification.

Sincerely,

Jason Foster
President & Chief Executive Officer, Destination Crenshaw



January 28, 2026

RE: Letter of Support for Stocker Creative Development / Stocker Street Creative Campus

To Whom It May Concern,

On behalf of Destination Crenshaw, I am pleased to offer this letter of support for Stocker Creative Development and the proposed Stocker Street Creative Campus. This project represents a transformative investment in South Los Angeles that aligns directly with our mission to advance equitable economic development, cultural infrastructure, and workforce opportunity for historically underinvested communities.

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Destination Crenshaw believes the Stocker Street Creative Campus represents the type of inclusive, high-impact development that South Los Angeles both deserves and requires. We enthusiastically support Stocker Creative Development and look forward to the positive economic, cultural, and social outcomes this project will deliver.

Please feel free to contact our office at 323-678-4917 or via email at jason@destinationcrenshaw.la if you require any additional information or clarification.

Sincerely,

Jason Foster
President & Chief Executive Officer, Destination Crenshaw

JANUARY 30, 2026

FROM:
NAME Nicole Early
TITLE CEO and Founder EARLY PR
COMPANY 219 S. Barrington Ave
ADDRESS Los Angeles, CA 90049
Phone/Email 503-208-4185
Nicole@earlypr.com

TO: Los Angeles City Planning Commission (CPC)
RE: **Stocker Street Creative**
LOCATION: 3701-3761 W. Stocker Street, Los Angeles, CA 90008
CASE NO: ENV-2024-326-MND; CPC-2024-325-CU-MCUP-CUX-SPE-SPP-DRB-SPR-WDI;

LETTER IN SUPPORT OF STOCKER STREET CREATIVE

EARLY PR **STRONGLY SUPPORTS THE DEVELOPMENT OF THE STOCKER STREET CREATIVE PROJECT.** Our small, woman and black-owned business provides communications, PR and branding services to construction and development companies in the City of Los Angeles and we are a local business.

We welcome the development of the 5-acre Stocker Street Creative campus which will deliver 256,000 square feet of new facilities, featuring five state-of-the-art sound stages, extensive production and support space, creative offices, community space, eatery spaces and a rooftop dining experience for the local creative community and residents. I/We support the community and economic development benefits of the Stocker Street Creative project:

- **Job Creation:** The project commits to creating significant living-wage employment opportunities and skilled labor jobs during both construction and operation, specifically targeting local hires. With an estimated 2,100 Construction jobs & 1,600 industry/operational jobs, we appreciate and need the job training and local hire initiatives Stocker Street Creative is facilitating for young adults and those seeking career advancement.
- **Economic Development:** Stocker Street Creative will create a state-of-the-art LEED certified creative center for TV and film production, providing a space for small businesses, nonprofits and educational programs to thrive.
- **Community Enhancement:** Stocker Street Creative will include a publicly accessible central plaza, community meeting rooms and local dining options designed for tenants, residents and community engagement with landscaping and murals that will beautify our community.

We strongly urge the City of Los Angeles Planning Commission to APPROVE ALL entitlements requested:

- Site Plan Review and Project Permit Compliance for a major development project with over 100,000 square feet in net new nonresidential use in the C2 zone, within the Crenshaw Corridor Specific Plan.
- Conditional Use Permit (CUP) to allow a Motion picture studio with incidental uses, including outdoor sets.
- Waiver of Dedication and Improvements to (1) allow existing street configurations to remain on all street frontages, which allows the existing street trees to remain, (2) allow the existing sidewalk configuration to remain on Santa Rosalia, (3) allow the sidewalks along Stocker Street and Don Felipe Drive to be widened by 3 feet.
- The project would also require approval of several other discretionary requests including a Master Conditional Use Permit (MCUP) to allow for alcohol sales, a Conditional Use Entertainment (CUX) for dancing and live entertainment at all restaurants and at special events in the outdoor plaza.

If you have any questions, please contact me at 503-208-4185 (phone) or nicole@earlypr.com (email).

Sincerely,

Nicole Early, CEO/Founder

January 19, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
Case No.: ENV-2024-326-MND
Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston:

As a homeowner and business owner in the area, I am writing to express my strong support for the Stocker Street Creative project, a transformative state-of-the-art creative campus planned for 3701-3761 W. Stocker Street.

I believe this project is a vital investment in our area's economic future and will provide much-needed resources for local creatives and businesses. It will provide local employment opportunities for contractors and construction workers, and employment of staff for the completed campus. This locally-led development, designed to create industry-specific jobs and drive our local creative economy, directly aligns with my personal vision for building and positive growth in our community.

I am in full support of the entitlements requested to make this project a reality. We understand these include:

- *Conditional Use Permit* - To allow a Motion Picture Studio with incidental uses. (LAMC Section 12.24.U.15)
- *Project Permit Compliance:* For a conforming development within the Crenshaw Corridor Specific Plan (LAMC Section 11.5.7.C)
- *Waiver of Dedication and Improvements* - To allow existing street and sidewalk configurations to remain on all street frontages, among other items (LAMC Section 12.27)

Granting these requests will allow the Stocker Street Creative team to deliver on their vision for a state-of-the-art campus, acting as a true catalyst for the creative economy in South Los Angeles. This project is a critical step in fostering local talent, creating sustainable industry jobs, and ensuring the continued cultural and economic vibrancy of our community.

Please feel free to contact me at 951-220-5345 or by email at e_bhimji@yahoo.com should you require additional information.

Sincerely,

Ellary Bhimji N'Namdi
Ellary L Bhimji Diversified LLC
Homeowner/Business Owner

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

Inner City Board of Directors
Dr. Sandi Sheffey
Carmen Hayward-Stetson
James Bronson
Ernest D. Dillihay
Rosamaria Marquez
James V. Burks

January 26, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
Case No.: ENV-2024-326-MND | CPC-2024-325-CU-MCUP-CUX-SPE-SPP-DRB-SPR-WDI

Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston:

I'm reaching out as a board member of the Los Angeles Inner City Cultural Center (LAICCC) and writing to express my strong support for the Stocker Street Creative project; a transformative state-of-the-art creative campus planned for 3701-3761 W. Stocker Street.

I believe this project is a vital investment in the Crenshaw District's and the city's economic future and will provide much-needed resources for local creatives and businesses. This locally led development, designed to create industry-specific jobs and drive our local creative economy, directly aligns with our mission to support efforts to elevate our regional economy in proven industry sectors. Stocker Street Creative is an excellent example of the kind of business needed to elevate and revitalize the Crenshaw community.

We strongly urge the City of Los Angeles Planning Commission to APPROVE the entitlements requested for the development of the Stocker Street Creative project:

- Pursuant to LAMC Section 16.05, **Site Plan Review** for a major development project with over 100,000 square feet in net new nonresidential or non-warehouse use in the C2 zone, per Section 12.24.U.14(C)(2).
- Pursuant to LAMC Section 11.5.7.C, Project Permit Compliance for a conforming development in the **Crenshaw Corridor Specific Plan**.
- Pursuant to LAMC Section 12.24.U.15, a **Conditional Use Permit (CUP) to allow a Motion picture studio with incidental uses, including outdoor sets**.
- Pursuant to LAMC Section 12.27, a Waiver of Dedication and Improvements to (1) **allow existing street and sidewalk configurations to remain** on all street frontages, which allows the existing street trees to remain, (2) **allow the existing sidewalk configuration to remain on Santa Rosalia**, (3) **allow the sidewalks along Stocker Street and Don Felipe Drive to be widened by three feet** for a total sidewalk width of 15 feet in lieu of the existing variable 12 feet. The Waiver of Dedication is requested in lieu of the City of Los Angeles Bureau of Engineering requirements.
- Pursuant to LAMC Section 11.5.7.D, a Specific Plan Exception to **allow wall signs that exceed 100 square feet of sign area per 50 linear feet of street frontage**.

- Pursuant to Ordinance No. 171,681, approval of discretionary requests including a Master Conditional Use Permit (MCUP) to **allow for alcohol sales, a Conditional Use Entertainment (CUX) for dancing and live entertainment at the restaurant and at special events in the outdoor plaza**.

Granting the entitlements requested will allow the Stocker Street Creative to foster local talent, create sustainable industry jobs and ensure the continued cultural and economic vibrancy of our community.

As the former Performing Arts and Cultural facilities Director for the City of Los Angeles Department of Cultural Affairs, I can attest to the importance of having innovative and technology-based anchor arts infrastructure projects like Stocker Street Creative in the community. This is a worthy endeavor and deserves support and approval.

Inner City Cultural Center (www.innercityculturalcenter.org) is celebrating its 60th year. Many of our alumni, having come from the South and East Los Angeles, are now a part of the stage, screen, television and recording industry. Over twenty of our alumni have Stars on the Hollywood Walk of Fame, many more have Grammy, Emmy, Golden Globe and Academy Awards. In conjunction with the Entertainment Community Fund, formerly known as the Actors Fund, we are conducting curated life-histories of our Senior artist, 62 years and older. It is also an intergenerational program involving high school and college/university students. As it regards, e.g., the documentation of the Center's life history, those of its alumni and other current professionals in the field, video sound recording and editing are chief functions of this process. Stocker Street Creative is therefore a welcomed and a significant economic, creative and cultural addition to the community of dance, theater, music, writing, multi-media artists and other related professionals who continue to work in the local community as well as in the "industry". Now, we will not have to travel outside of our community to do this essential work.

Please feel free to contact me at (213) 445-3455 or by email at info@innercityculturalcenter.org or acellcorp@gmail.com or should you require additional information.

Sincerely,
Ernest D. Dillihay, LAICCC Board Member
Executive Director, C. Bernard Jackson Memorial Library and Cultural Center, Cultural Legacy Project

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

Inner City Board of Directors
Dr. Sandi Sheffey
Carmen Hayward-Stetson
James Bronson
Ernest D. Dillihay
Rosamaria Marquez
James V. Burks

January 26, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
Case No.: ENV-2024-326-MND | CPC-2024-325-CU-MCUP-CUX-SPE-SPP-DRB-SPR-WDI

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Inner City Cultural Center (www.innercityculturalcenter.org) is celebrating its 60th year. Many of our alumni, having come from the South and East Los Angeles, are now a part of the stage, screen, television and recording industry. Over twenty of our alumni have Stars on the Hollywood Walk of Fame, many more have Grammy, Emmy, Golden Globe and Academy Awards. In conjunction with the Entertainment Community Fund, formerly known as the Actors Fund, we are conducting curated life-histories of our Senior artist, 62 years and older. It is also an intergenerational program involving high school and college/university students. As it regards, e.g., the documentation of the Center's life history, those of its alumni and other current professionals in the field, video sound recording and editing are chief functions of this process. Stocker Street Creative is therefore a welcomed and a significant economic, creative and cultural addition to the community of dance, theater, music, writing, multi-media artists and other related professionals who continue to work in the local community as well as in the "industry". Now, we will not have to travel outside of our community to do this essential work.

Please feel free to contact me at (213) 445-3455 or by email at info@innercityculturalcenter.org or acellcorp@gmail.com or should you require additional information.

Sincerely,
Ernest D. Dillihay, LAICCC Board Member
Executive Director, C. Bernard Jackson Memorial Library and Cultural Center, Cultural Legacy Project

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

HKB
CONSTRUCTION
EST 2023

January 24, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
Case No.: ENV-2024-326-MND
Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston:

On behalf of my construction firm, HKB Construction Corp, I am writing to express our strong support for the Stocker Street Creative project, a transformative state-of-the-art creative campus planned for 3701-3761 W. Stocker Street.

Our organization has served the Baldwin Hills / View Park / Leimert Park / South Los Angeles community for many years. We are particularly encouraged by the developer insisting upon local participation in the building of this campus. We believe this project is a vital investment in our area's economic future and will provide much-needed resources for local creatives and businesses. This locally-led development, designed to create industry-specific jobs and drive the local creative economy, directly aligns with our mission as a local contractor and local employer to have an opportunity to build in the community.

We are in full support of the entitlements requested to make this project a reality. We understand these include:

- *Conditional Use Permit* - To allow a Motion Picture Studio with incidental uses. (LAMC Section 12.24.U.15)
- *Project Permit Compliance:* For a conforming development within the Crenshaw Corridor Specific Plan (LAMC Section 11.5.7.C)
- *Waiver of Dedication and Improvements* - To allow existing street and sidewalk configurations to remain on all street frontages, among other items (LAMC Section 12.27)

Granting these requests will allow the Stocker Street Creative team to deliver on their vision for a state-of-the-art campus, acting as a true catalyst for the creative economy in South Los Angeles. This project is a critical step in fostering local talent, creating sustainable industry jobs, and ensuring the continued cultural and economic vibrancy of our community.

Please feel free to contact me at 213.910.0072 or by email at nick@hkbconstruction.com should you require additional information.

Sincerely,

Nick Ballard
President
HKB Construction Corp

Leimert Park Village Suppo ... tocker Street Creative.pdf
Open with
Compose
Mail
Chat
Meet
Inbox
Starred
Snoozed
Important
Sent
Drafts
All Mail
Spam
Trash
Categories
More
Labels

January 30, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative Case
No.: ENV-2024-326-MND; CPC-2024-325-CU-MCUP-CUX-SPE-SPP
Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90

Dear Mr. Winston:

On behalf of the Board of Directors for Leimert Park Village, Inc., we are writing to urg
Planning Commission to **APPROVE** the entitlements requested for the developme
Creative studio slated to be built in our community at 3701 to 3761 Stocker Street.

This project resonates deeply with our organization's mission to solidify Leimert Park V
District as a world-class cultural arts destination and a thriving center for Black art, b
Stocker Street Creative aligns with our vision of the area as a beacon for the Africar
our community remains "more than a stop," but a movement where culture and com

Page 1 / 2

By establishing this creative hub in the now designated *South Los Angeles Black*

January 29, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
Case No.: ENV-2024-326-MND | CPC-2024-325-CU-MCUP-CUX-SPE-SPP-DRB-SPR-WDI
Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston:

I am writing to express strong support for the Stocker Street Creative project; a transformative state-of-the-art creative campus planned for 3701-3761 W. Stocker Street.

I believe this project is a vital investment in the Crenshaw District's and the city's economic future and will provide much-needed resources for local creatives and businesses. This locally led development, designed to create industry-specific jobs and drive our local creative economy, directly aligns with the types of community and economic development projects that are vitally important for South Los Angeles.

I pass this property on a regular basis since I live two miles from it and understand its importance to the surrounding communities. I recently left the City of Los Angeles Workforce Development Board after serving for over 25 years whereas I was chair of its Youth Council as well as serving on the Board's executive committee. I am writing this letter of support because of my dedication to the proposition that there be opportunities and resources for our young people to find good jobs and careers. The Stocker Street Creative is such a project.

I strongly urge the City of Los Angeles Planning Commission to APPROVE the entitlements requested for the development of the Stocker Street Creative project:

- Pursuant to LAMC Section 16.05, **Site Plan Review** for a major development project with over 100,000 square feet in net new nonresidential or non-warehouse use in the C2 zone, per Section 12.24.U.14(C)(2).
- Pursuant to LAMC Section 11.5.7.C, Project Permit Compliance for a conforming development in the **Crenshaw Corridor Specific Plan**.
- Pursuant to LAMC Section 12.24.U.15, a **Conditional Use Permit (CUP) to allow a Motion picture studio with incidental uses, including outdoor sets**.
- Pursuant to LAMC Section 12.27, a Waiver of Dedication and Improvements to (1) **allow existing street and sidewalk configurations to remain** on all street frontages, which allows the existing street trees to remain, (2) **allow the existing sidewalk configuration to remain on Santa Rosalia**, (3) **allow the sidewalks along Stocker Street and Don Felipe Drive to be widened by three feet** for a total sidewalk width of 15 feet in lieu of the existing variable 12 feet. The Waiver of Dedication is requested in lieu of the City of Los Angeles Bureau of Engineering requirements.
- Pursuant to LAMC Section 11.5.7.D, a Specific Plan Exception to **allow wall signs that exceed 100 square feet of sign area per 50 linear feet of street frontage**.
- Pursuant to Ordinance No. 171,681, approval of discretionary requests including a Master Conditional Use Permit (MCUP) to **allow for alcohol sales, a Conditional Use Entertainment (CUX) for dancing and live entertainment at the restaurant and at special events in the outdoor plaza**.

Granting the entitlements requested will allow Stocker Street Creative project to foster local talent and create sustainable industry jobs and careers. Endeavors such as this are essential so that our young people may prosper.

Sincerely,

David L. Crippens

Board Member of the Stovall Foundation and the Social Justice Learning Institute
5252 West 64th Street, Inglewood Ca 90302
310-717-5276; dcrippens@ca.rr.com

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

Kyle Winston <kyle.winston@lacity.org>

Letter of Support for Stocker Street Creative Case No.: ENV-2024-326-MND | CPC-2024-325-CU-MCUP-CUX-SPE-SPP-DRB-SPR-WDI Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

1 message

Jaime Moore <jaime.moore@me.com> Tue, Jan 27, 2026 at 9:00 PM
To: kyle.winston@lacity.org
Cc: stan@pantheonconsultants.com

Dear Mr. Winston:

I am writing to express strong support for the Stocker Street Creative project, a transformative state-of-the-art creative campus planned for 3701-3761 W. Stocker Street.

I believe this project is a vital investment in the Crenshaw District's and the city's economic future and will provide much-needed resources for local creatives and businesses. This locally-led development, designed to create industry-specific jobs and drive our local creative economy, directly aligns with the types of community and economic development projects I would like in the South Los Angeles.

My name is Jaime Moore and I have lived in View Park Estates directly across the street from the planned development since 1994. My family and I are extremely excited with the prospect of having such an innovative and groundbreaking development in our neighborhood.

In addition to providing professional and entrepreneurial opportunities in the creative industries for college students such as my daughter, this development will also add new dimensions to the area as well with dining and entertainment opportunities we now have to travel to experience.

I strongly urge the City of Los Angeles Planning Commission to APPROVE the entitlements requested for the development of the Stocker Street Creative project:

- Pursuant to LAMC Section 16.05, **Site Plan Review** for a major development project with over 100,000 square feet in net new nonresidential or non-warehouse use in the C2 zone, per Section 12.24.U.14(C)(2).
- Pursuant to LAMC Section 11.5.7.C, Project Permit Compliance for a conforming development in the **Crenshaw Corridor Specific Plan**.
- Pursuant to LAMC Section 12.24.U.15, a **Conditional Use Permit (CUP) to allow a Motion picture studio with incidental uses, including outdoor sets**.
- Pursuant to LAMC Section 12.27, a Waiver of Dedication and Improvements to (1) **allow existing street and sidewalk configurations to remain** on all street frontages, which allows the existing street trees to remain, (2) **allow the existing sidewalk configuration to remain on Santa Rosalia**, (3) **allow the sidewalks along Stocker Street and Don Felipe Drive to be widened by three feet** for a total sidewalk width of 15 feet in lieu of the existing variable 12 feet. The Waiver of Dedication is requested in lieu of the City of Los Angeles Bureau of Engineering requirements.
- Pursuant to LAMC Section 11.5.7.D, a Specific Plan Exception to **allow wall signs that exceed 100 square feet of sign area per 50 linear feet of street frontage**.
- Pursuant to Ordinance No. 171,681, approval of discretionary requests including a Master Conditional Use Permit (MCUP) to **allow for alcohol sales, a Conditional Use Entertainment (CUX) for dancing and live entertainment at the restaurant and at special events in the outdoor plaza**.

Granting the entitlements requested will allow Stocker Street Creative to foster local talent, create sustainable industry jobs and ensure the continued cultural and economic vibrancy of our community. .

Sincerely,

Jaime Moore, (Long Term View Park Resident)

3820 Stocker Street Unit #3 View Park, CA 90008]

Jaime.Moore@mac.com

323-244-8606

January 26, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
Case No.: ENV-2024-326-MND | CPC-2024-325-CU-MCUP-CUX-SPE-SPP-DRB-SPR-WDI
Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston:

I'm reaching out as the president of BizFed Institute and I am writing to express my strong support for the Stocker Street Creative project, a transformative state-of-the-art creative campus planned for 3701-3761 W. Stocker Street.

I believe this project is a vital investment in the Crenshaw District's and the city's economic future and will provide much-needed resources for local creatives and businesses. This locally led development, designed to create industry-specific jobs and drive our local creative economy, directly aligns with our mission to support efforts to elevate our regional economy in proven industry sectors. The Stocker Street Creative is an excellent example of the kind of business needed to elevate and revitalize the Crenshaw community.

We strongly urge the City of Los Angeles Planning Commission to APPROVE the entitlements requested for the development of the Stocker Street Creative project:

- Pursuant to LAMC Section 16.05, **Site Plan Review** for a major development project with over 100,000 square feet in net new nonresidential or non-warehouse use in the C2 zone, per Section 12.24.U.14(C)(2).
- Pursuant to LAMC Section 11.5.7.C, Project Permit Compliance for a conforming development in the **Crenshaw Corridor Specific Plan**.
- Pursuant to LAMC Section 12.24.U.15, a **Conditional Use Permit (CUP) to allow a Motion picture studio with incidental uses, including outdoor sets**.
- Pursuant to LAMC Section 12.27, a Waiver of Dedication and Improvements to (1) **allow existing street and sidewalk configurations to remain** on all street frontages, which allows the existing street trees to remain, (2) **allow the existing sidewalk configuration to remain on Santa Rosalia**, (3) **allow the sidewalks along Stocker Street and Don Felipe Drive to be widened by three feet** for a total sidewalk width of 15 feet in lieu of the existing variable 12 feet. The Waiver of Dedication is requested in lieu of the City of Los Angeles Bureau of Engineering requirements.
- Pursuant to LAMC Section 11.5.7.D, a Specific Plan Exception to **allow wall signs that exceed 100 square feet of sign area per 50 linear feet of street frontage**.
- Pursuant to Ordinance No. 171,681, approval of discretionary requests including a Master Conditional Use Permit (MCUP) to **allow for alcohol sales, a Conditional Use Entertainment (CUX) for dancing and live entertainment at the restaurant and at special events in the outdoor plaza**.

Granting the entitlements requested will allow the Stocker Street Creative to foster local talent, create sustainable industry jobs and ensure the continued cultural and economic vibrancy of our community. Please feel free to contact me at (310) 703-2899 or by email at kevin.harbour@bizfedinstitute.org or kevin.harbour1@gmail.com should you require additional information.

Sincerely,

Kevin Harbour, President, BizFed Institute

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

Inner City Board of Directors
Dr. Sandi Sheffey
Carmen Hayward-Stetson
James Bronson
Ernest D. Dillihay
Rosamaria Marquez
James V. Burks

January 26, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
Case No.: ENV-2024-326-MND | CPC-2024-325-CU-MCUP-CUX-SPE-SPP-DRB-SPR-WDI

Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston:

I'm reaching out as a board member of the Los Angeles Inner City Cultural Center (LAICCC) and writing to express my strong support for the Stocker Street Creative project; a transformative state-of-the-art creative campus planned for 3701-3761 W. Stocker Street.

I believe this project is a vital investment in the Crenshaw District's and the city's economic future and will provide much-needed resources for local creatives and businesses. This locally led development, designed to create industry-specific jobs and drive our local creative economy, directly aligns with our mission to support efforts to elevate our regional economy in proven industry sectors. Stocker Street Creative is an excellent example of the kind of business needed to elevate and revitalize the Crenshaw community.

We strongly urge the City of Los Angeles Planning Commission to APPROVE the entitlements requested for the development of the Stocker Street Creative project:

- Pursuant to LAMC Section 16.05, **Site Plan Review** for a major development project with over 100,000 square feet in net new nonresidential or non-warehouse use in the C2 zone, per Section 12.24.U.14(C)(2).
- Pursuant to LAMC Section 11.5.7.C, Project Permit Compliance for a conforming development in the **Crenshaw Corridor Specific Plan**.
- Pursuant to LAMC Section 12.24.U.15, a **Conditional Use Permit (CUP) to allow a Motion picture studio with incidental uses, including outdoor sets**.
- Pursuant to LAMC Section 12.27, a Waiver of Dedication and Improvements to (1) **allow existing street and sidewalk configurations to remain** on all street frontages, which allows the existing street trees to remain, (2) **allow the existing sidewalk configuration to remain on Santa Rosalia**, (3) **allow the sidewalks along Stocker Street and Don Felipe Drive to be widened by three feet** for a total sidewalk width of 15 feet in lieu of the existing variable 12 feet. The Waiver of Dedication is requested in lieu of the City of Los Angeles Bureau of Engineering requirements.
- Pursuant to LAMC Section 11.5.7.D, a Specific Plan Exception to **allow wall signs that exceed 100 square feet of sign area per 50 linear feet of street frontage**.

- Pursuant to Ordinance No. 171,681, approval of discretionary requests including a Master Conditional Use Permit (MCUP) to **allow for alcohol sales, a Conditional Use Entertainment (CUX) for dancing and live entertainment at the restaurant and at special events in the outdoor plaza**.

Granting the entitlements requested will allow the Stocker Street Creative to foster local talent, create sustainable industry jobs and ensure the continued cultural and economic vibrancy of our community.

As the former Performing Arts and Cultural facilities Director for the City of Los Angeles Department of Cultural Affairs, I can attest to the importance of having innovative and technology-based anchor arts infrastructure projects like Stocker Street Creative in the community. This is a worthy endeavor and deserves support and approval.

Inner City Cultural Center (www.innercityculturalcenter.org) is celebrating its 60th year. Many of our alumni, having come from the South and East Los Angeles, are now a part of the stage, screen, television and recording industry. Over twenty of our alumni have Stars on the Hollywood Walk of Fame, many more have Grammy, Emmy, Golden Globe and Academy Awards. In conjunction with the Entertainment Community Fund, formerly known as the Actors Fund, we are conducting curated life-histories of our Senior artist, 62 years and older. It is also an intergenerational program involving high school and college/university students. As it regards, e.g., the documentation of the Center's life history, those of its alumni and other current professionals in the field, video sound recording and editing are chief functions of this process. Stocker Street Creative is therefore a welcomed and a significant economic, creative and cultural addition to the community of dance, theater, music, writing, multi-media artists and other related professionals who continue to work in the local community as well as in the "industry". Now, we will not have to travel outside of our community to do this essential work.

Please feel free to contact me at (213) 445-3455 or by email at info@innercityculturalcenter.org or acellcorp@gmail.com or should you require additional information.

Sincerely,
Ernest D. Dillihay, LAICCC Board Member
Executive Director, C. Bernard Jackson Memorial Library and Cultural Center, Cultural Legacy Project

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

ADAMS BROADWELL JOSEPH & CARDOZO
A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
601 GATEWAY BOULEVARD, SUITE 1000
SOUTH SAN FRANCISCO, CA 94080-7037
TEL: (650) 589-1660
FAX: (650) 589-5062
ssannadan@adamsbroadwell.com

SACRAMENTO OFFICE
520 CAPITOL MALL, SUITE 350
SACRAMENTO, CA 95814-4721
TEL: (916) 444-6201
FAX: (916) 444-6209

KEVIN T. CARMICHAEL
CHRISTINA M. CARO
THOMAS A. ENSLOW
KELILAH D. FEDERMAN
RICHARD M. FRANCO
ANDREW J. GRAF
TANYA A. GULESSERIAN
DARION N. JOHNSTON
RACHAEL E. KOSS
AIDAN P. MARSHALL
ALAURA R. McGUIRE
ISABEL TAHIR

Of Counsel
DANIEL L. CARDOZO
MARC D. JOSEPH

November 24, 2025

VIA EMAIL AND U.S. MAIL

Kyle Winston, City Planner
City of Los Angeles
Department of City Planning
200 North Spring Street, Room 721
Los Angeles, CA 90012
Email: kyle.winston@lacity.org

Beatrice Pacheco, Chief Clerk
Lourdes Sanchez, Sr. Administrative Clerk
Keaven Shaw, Principal Clerk
Email: planning.custodianofrecords@lacity.org

Re: Request for Immediate Access to Public Records - Stocker Street Creative Project (SCH No. 202511010; Case Nos. ENV-2024-326-MND and CPC-2024-325-CU-MCUP-CUX-SPE-SPP-DRB-SPR-WDI):

Dear Mr. Winston, Ms. Pacheco, Ms. Sanchez, and Mr. Shaw:

We are writing on behalf of Coalition for Responsible Equitable Economic Development Los Angeles ("CREED LA") to request ***immediate access*** to any and all public records referring or related to the Stocker Street Creative Project (SCH No. 202511010; Case Nos. ENV-2024-326-MND and CPC-2024-325-CU-MCUP-CUX-SPE-SPP-DRB-SPR-WDI) ("Project"), proposed by 3731-41 Stocker Opportunity LLC & 3751-3761 Stocker Traditional LLC ("Applicant"). This request includes, but is not limited to, any and all file materials, applications, correspondence, resolutions, memos, notes, analysis, email messages, files, maps, charts, and any other documents related to the Project. *This request does not include the Initial Study/Mitigated Negative Declaration ("IS/MND") or documents referenced or relied upon in the IS/MND, which we have requested in a separate letter pursuant to the California Environmental Quality Act.*

The Project consists of the demolition of five office buildings totaling approximately 123,354 square feet (SF) and the construction of a campus for studio and sound stage production, totaling approximately 256,758 SF exclusive of the parking garage (114,405 SF). The integrated campus would consist of six new buildings. The Project site is located at 3701-3761 Stocker Street (Assessor Parcel Numbers 5032-022-018, 5032-022-017, 5032-022-005, 5032-022-004, and 5032-022-003) in the West Adams-Baldwin Hills-Leimert Community Plan Area of the City of Los Angeles, California.

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This request is made pursuant to the California Public Records Act (Government Code §§ 7920.000, et seq.). This request is also made pursuant to Article I, section 3(b) of the California Constitution, which provides a Constitutional right of access to information concerning the conduct of government. Article I, section 3(b) provides that any statutory right to information shall be broadly construed to provide the greatest access to government information and further requires that any statute that limits the right of access to information shall be narrowly construed.

We request ***immediate access*** to review the above documents pursuant to section 7922.525 of the Public Records Act, which requires public records to be "open to inspection at all times during the office hours of a state or local agency" and provides that "every person has a right to inspect any public record." Therefore, the 10-day response period applicable to a "request for a copy of records" under Section 7922.535(a) does not apply to this request.

We request access to the above records in their original form, as maintained by the agency. Pursuant to Government Code Section 7922.570, if the requested documents are in electronic format, please upload them to a file hosting program such as Dropbox, NextRequest or a similar program. Alternatively, if the electronic documents are 10 MB or less (or can be easily broken into sections of 10 MB or less), they may be emailed to me as attachments.

We reserve the right to have a copy service make copies of any and all of the requested documents depending on the volume. Please contact me to arrange for transmission/duplication of the responsive records.

We will pay for any direct costs of duplication associated with filling this request up to $200. However, please contact me at (650) 589-1660 with a cost estimate before copying/scanning the materials.

Please use the following contact information for all correspondence:

U.S. Mail
Sheila M. Sannadan
Adams Broadwell Joseph & Cardozo
601 Gateway Boulevard, Suite 1000
South San Francisco, CA 94080-7037

Email
ssannadan@adamsbroadwell.com

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If you have any questions, please call me at (650) 589-1660 or email me at ssannadan@adamsbroadwell.com. Thank you for your assistance with this matter.

Sincerely,



Sheila M. Sannadan
Legal Assistant

SMS:ljl

L8099-002j

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ADAMS BROADWELL JOSEPH & CARDOZO
A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
601 GATEWAY BOULEVARD, SUITE 1000
SOUTH SAN FRANCISCO, CA 94080-7037
TEL: (650) 589-1660
FAX: (650) 589-5062
ssannadan@adamsbroadwell.com

SACRAMENTO OFFICE
520 CAPITOL MALL, SUITE 350
SACRAMENTO, CA 95814-4721
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AIDAN P. MARSHALL
ALAURA R. McGUIRE
ISABEL TAHIR

Of Counsel
DANIEL L. CARDOZO
MARC D. JOSEPH

November 24, 2025

VIA EMAIL AND U.S. MAIL

Kyle Winston, City Planner
City of Los Angeles
Department of City Planning
200 North Spring Street, Room 721
Los Angeles, CA 90012
Email: kyle.winston@lacity.org

Beatrice Pacheco, Chief Clerk
Lourdes Sanchez, Sr. Administrative Clerk
Keaven Shaw, Principal Clerk
Email: planning.custodianofrecords@lacity.org

Re: Request for Immediate Access to Documents Referenced in the Initial Study/Mitigated Negative Declaration – Stocker Street Creative Project (SCH No. 202511010; Case Nos. ENV-2024-326-MND and CPC-2024-325-CU-MCUP-CUX-SPE-SPP-DRB-SPR-WDI):

Dear Mr. Winston, Ms. Pacheco, Ms. Sanchez, and Mr. Shaw:

We are writing on behalf of Coalition for Responsible Equitable Economic Development Los Angeles ("CREED LA") to request ***immediate access*** to any and all documents referenced, incorporated by reference, and relied upon in the Initial Study/Mitigated Negative Declaration ("IS/MND") prepared for the Stocker Street Creative Project (SCH No. 202511010; Case Nos. ENV-2024-326-MND and CPC-2024-325-CU-MCUP-CUX-SPE-SPP-DRB-SPR-WDI) ("Project"), proposed by 3731-41 Stocker Opportunity LLC & 3751-3761 Stocker Traditional LLC ("Applicant"). *This request excludes any documents that are currently available on the City of Los Angeles website*.[1]

The Project consists of the demolition of five office buildings totaling approximately 123,354 square feet (SF) and the construction of a campus for studio and sound stage production, totaling approximately 256,758 SF exclusive of the parking garage (114,405 SF). The integrated campus would consist of six new buildings. The Project site is located at 3701-3761 Stocker Street (Assessor Parcel Numbers 5032-022-018, 5032-022-017, 5032-022-005, 5032-022-004, and 5032-022-

[1] https://planning.lacity.gov/development-services/negative-declaration-public-notices on November 24, 2025.

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003) in the West Adams-Baldwin Hills-Leimert Community Plan Area of the City of Los Angeles, California.

Our request for ***immediate access*** to all documents referenced in the IS/MND is made pursuant to the California Environmental Quality Act ("CEQA"), which requires that all documents referenced, incorporated by reference, and relied upon in an environmental review document be made available to the public for the entire comment period.[2]

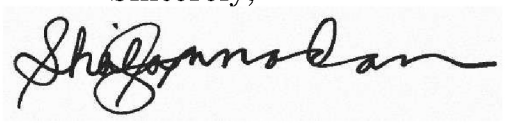
Please use the following contact information for all correspondence:

U.S. Mail
Sheila M. Sannadan
Adams Broadwell Joseph & Cardozo
601 Gateway Boulevard, Suite 1000
South San Francisco, CA 94080-7037

Email
ssannadan@adamsbroadwell.com

If you have any questions, please call me at (650) 589-1660 or email me at ssannadan@adamsbroadwell.com. Thank you for your assistance with this matter.

Sincerely,



Sheila M. Sannadan
Legal Assistant

SMS:ljl

CC: Vince Bertoni, Director of Planning
Email: vince.bertoni@lacity.org

[2] *See* Public Resources Code § 21092(b)(1) (stating that "all documents referenced in the draft environmental impact report or negative declaration" shall be made "available for review"); 14 Cal. Code Reg. § 15072(g)(4) (stating that all documents incorporated by reference in the MND . . . "shall be readily accessible to the public").

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Inner City Youth Orchestra of Los Angeles
6820 South La Tijera Boulevard, Suite 106
Los Angeles, California 90045
213-788-4260 / www.icyola.org

January 27, 2026

Mr. Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
Case No.: ENV-2024-326-MND
Project Location: 3701-3761 W. Stocker Street
Los Angeles, CA 90008

Dear Mr. Winston:

Please kindly accept this letter of support for the Stocker Street Creative Project from the Inner City Youth Orchestra of Los Angeles. We know that this project will be a transformative state-of-the-art creative campus planned for 3701-3761 W. Stocker Street. As active participants in uplifting this community, we know how much this project will contribute to the well-being of this neighborhood and all of the surrounding residents. So it is in that context that we ask for your approval of the project in as quick a manner as you can provide it.

We have proudly served the Baldwin Hills / View Park / Leimert Park / South Los Angeles community for 17 years. We believe this project is a vital investment in our area's economic future and will provide much-needed resources for local creatives and businesses. This locally-led development, designed to create industry-specific jobs and drive our local creative economy, directly aligns with our mission to cultivate musical expression as a vehicle for personal development and to bring to fruition the full musical and academic potential of young residents of inner-city Los Angeles.

We are in full support of the entitlements requested to make this project a reality. We understand these include:

- *Conditional Use Permit* - To allow a Motion Picture Studio with incidental uses. (LAMC Section 12.24.U.15)
- *Project Permit Compliance:* For a conforming development within the Crenshaw Corridor Specific Plan (LAMC Section 11.5.7.C)
- *Waiver of Dedication and Improvements* - To allow existing street and sidewalk configurations to remain on all street frontages, among other items (LAMC Section 12.27)

Granting these requests will allow the Stocker Street Creative team to deliver on their vision for a state-of-the-art campus, acting as a true catalyst for the creative economy in South Los Angeles. This project is a critical step in fostering local talent, creating sustainable industry jobs, and ensuring the continued cultural and economic vibrancy of our community.

Please feel free to contact us at (213) 788-4260 or by email at info@icyola.org should you require additional information.

Very truly yours,

Charles Dickerson
Executive Director



CC: Christian Washington, Director, Program Activation & Project Management
Stocker Street Creative (Christian@pantheonconsultants.com)

Wednesday, January 28, 2026 at 9:32:18 AM Pacific Standard Time

Subject: Fwd: Letter of Support for Stocker Street Creative Case No.: ENV-2024-326-MND | CPC-2024-325-CU-MCUP-CUX-SPE-SPP-DRB-SPR-WDI Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008 - JAIME MOORE

Date: Tuesday, January 27, 2026 at 11:29:36 PM Pacific Standard Time

From: Stan Washington

To: David Morrison, Christian Washington

FYI
Sent from my iPhone

Begin forwarded message:

From: Jaime Moore <jaime.moore@me.com>
Date: January 27, 2026 at 9:00:18 PM PST
To: kyle.winston@lacity.org
Cc: Stan Washington <stan@pantheonconsultants.com>
Subject: Letter of Support for Stocker Street Creative Case No.: ENV-2024-326-MND | CPC-2024-325-CU-MCUP-CUX-SPE-SPP-DRB-SPR-WDI Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston:

I am writing to express strong support for the Stocker Street Creative project, a transformative state-of-the-art creative campus planned for 3701-3761 W. Stocker Street.

I believe this project is a vital investment in the Crenshaw District's and the city's economic future and will provide much-needed resources for local creatives and businesses. This locally-led development, designed to create industry-specific jobs and drive our local creative economy, directly aligns with the types of community and economic development projects I would like in the South Los Angeles.

My name is Jaime Moore and I have lived in View Park Estates directly across the street from the planned development since 1994. My family and I are extremely excited with the prospect of having such an innovative and groundbreaking development in our neighborhood.

In addition to providing professional and entrepreneurial opportunities in the creative industries for college students such as my daughter, this development will also add new dimensions to the area as well with dining and entertainment opportunities we now have to travel to experience.

I strongly urge the City of Los Angeles Planning Commission to APPROVE the entitlements requested for the development of the Stocker Street Creative project:

- Pursuant to LAMC Section 16.05, **Site Plan Review** for a major development project with over 100,000 square feet in net new nonresidential or non-warehouse use in the C2 zone, per Section 12.24.U.14(C)(2).

- Pursuant to LAMC Section 11.5.7.C, Project Permit Compliance for a conforming development in the **Crenshaw Corridor Specific Plan**.
- Pursuant to LAMC Section 12.24.U.15, a **Conditional Use Permit (CUP) to allow a Motion picture studio with incidental uses, including outdoor sets**.
- Pursuant to LAMC Section 12.27, a Waiver of Dedication and Improvements to (1) **allow existing street and sidewalk configurations to remain** on all street frontages, which allows the existing street trees to remain, (2) **allow the existing sidewalk configuration to remain on Santa Rosalia**, (3) **allow the sidewalks along Stocker Street and Don Felipe Drive to be widened by three feet** for a total sidewalk width of 15 feet in lieu of the existing variable 12 feet. The Waiver of Dedication is requested in lieu of the City of Los Angeles Bureau of Engineering requirements.
- Pursuant to LAMC Section 11.5.7.D, a Specific Plan Exception to **allow wall signs that exceed 100 square feet of sign area per 50 linear feet of street frontage**.
- Pursuant to Ordinance No. 171,681, approval of discretionary requests including a Master Conditional Use Permit (MCUP) to **allow for alcohol sales, a Conditional Use Entertainment (CUX) for dancing and live entertainment at the restaurant and at special events in the outdoor plaza**.

Granting the entitlements requested will allow Stocker Street Creative to foster local talent, create sustainable industry jobs and ensure the continued cultural and economic vibrancy of our community. .

Sincerely,

Jaime Moore, (Long Term View Park Resident)

3820 Stocker Street Unit #3 View Park, CA 90008]

Jaime.Moore@mac.com

323-244-8606

James V. Burks, Ph.D.
Chair
Leimert Park Village Theater Coalition
5155 Deane Avenue
Windsor Hills, Ca 90043

January 29, 2026

To: Kyle Winston at the City of Los Angeles Planning Department

Cc: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative

Re: Letter of Support for the Stocker Street Studio Construction

On behalf of the Leimert Park Village Theater Coalition, in proud partnership with the LA Southwest College Foundation, the Theater Department, Willie Agee Theater, Bilingual Foundation for the Arts, and the Los Angeles Inner City Cultural Center, we are delighted to formally express our enthusiastic support for the construction of the Stocker Street Studio in the Baldwin Hills Leimert Park Village Community.

Our coalition represents a vibrant network of cultural organizations dedicated to enriching the artistic landscape of South Los Angeles. We believe the Stocker Street Studio project is a transformative development that will empower local artists, film technicians, actors, directors, and nonprofit organizations by providing a state-of-the-art space for creative expression, professional growth, and community collaboration. The Stocker Street Studio will serve as a vital catalyst for job creation and economic development in our community. By fostering opportunities for African American, Latino, and Asian American residents, the studio will help cultivate a diverse pipeline of talent and open doors for individuals who have historically faced barriers to access in the entertainment industry. This investment in our local workforce will strengthen families, stimulate small businesses, and contribute to a thriving cultural economy.

As the first facility of its kind in South Los Angeles, Stocker Street Studio holds unique significance. It promises to be a beacon for innovative storytelling, cultural preservation, and artistic excellence—uplifting voices from our neighborhood and celebrating the rich heritage of Baldwin Hills and Leimert Park Village. The studio's commitment to inclusivity and community engagement sets it apart as a model for future projects in our region.

We extend our deepest gratitude to all those who have championed the Stocker Street Studio initiative. The Leimert Park Village Theater Coalition and our affiliated organizations remain steadfast in our support and stand ready to assist in ensuring the project's successful completion. For further collaboration or information, please contact any of our coalition members listed below.

With appreciation and continued partnership,

- LA Southwest College Foundation
- Bernard Adebeyo, Chair
- Theater Department, LA Southwest College
  Professor Jonathan Leonard, Chair
- Willie Agee Theater – Shelly Boone, Director
- Bilingual Foundation for the Arts
  Cecilia Garcia , Executive Director
- Los Angeles Inner City Cultural Center
- Dr. Sandi Sheffy, Artistic Director

We look forward to the positive impact the Stocker Street Studio will have on our community and the generations to come.

Respectfully,
Dr. James V. Burks
Chair

Kyle Winston <kyle.winston@lacity.org>

Stocker Street Creative Project (CPC-2024-325-CU-MCUP-CUX-SPE-SPP-DRB-SPR-WDI; ENV-2024-326-EAF)

Chase Preciado <Chase@lozeaudrury.com> Thu, Feb 1, 2024 at 2:43 PM
To: Kyle Winston <kyle.winston@lacity.org>
Cc: Layne Fajeau <layne@lozeaudrury.com>, Madeline Dawson <madeline@lozeaudrury.com>

Hello Mr. Winston,

I hope this email finds you well. I am reaching out to kindly request an update regarding the Stocker Street Creative Project (CPC-2024-325-CU-MCUP-CUX-SPE-SPP-DRB-SPR-WDI; ENV-2024-326-EAF). Which environmental document will the project be reviewed under? Are there any upcoming deadlines or hearings related to that document?

Thank you,
Chase Preciado

--
Sincerely,

Chase Preciado (He/Him)
Legal Assistant
Lozeau | Drury LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612
(510) 836-4200
(510) 836-4205 (fax)
chase@lozeaudrury.com

Kyle Winston <kyle.winston@lacity.org>

QUESTION: Today's Hearing Stocker Project Case Numbers ENV-2024-326-MND PC-2024-325-CU-MCUP-CUX-SPE-SPP-DRB SPR-WDI

1 message

Lyric Armstrong REALTIST <ljahomes@gmail.com> Fri, Jan 9, 2026 at 9:14 AM
To: Kyle Winston <kyle.winston@lacity.org>
Cc: Lyric Armstrong <cbrpres@gmail.com>, Robert Biggs III <robert.biggsIII@gmail.com>, "Mr. Carl D. Brackens" <Carl@loansbycarl.com>, Tracy Muldrow <tmuldrow@msn.com>, Sherry Bailey <chowteam@sbcglobal.net>

Greetings Mr. Winston:

Pursuant to the full environmental assessment, which is publicly available here: https://ceqanet.lci.ca.gov/ and the GeoTech Survey Report regarding the above-referenced, the historic Consolidated Board of Realtist located at 3725 Don Felipe Dr., Los Angeles, CA 90008 has concerns with the construction of the Stocker Project Case Numbers ENV-2024-326-MND PC-2024-325-CU-MCUP-CUX-SPE-SPP-DRB SPR-WDI as follows:

1. Confirmation that a qualified structural engineer shall conduct a pre-construction survey of your property's foundation,
2. Confirmation that a vibration monitoring program shall be implemented with sensors placed directly on the historic property,
3. Confirmation that a structural engineer shall design a shoring system specifically to protect the adobe from soil movement during excavation,
4. Confirmation that Foundations of Buildings D & E would be shallow to avoid deep shoring piles, which contribute to vibration that may adversely impact your building; and,
5. Confirmation that the use of high-impact equipment (e.g., soil compactors and construction vehicular traffic) sshall be minimized near the property line closest to your property.

Thank you for your prompt attention to this matter

Lyric Armstrong, Realtist®

In the Realtist Spirit



Lyric Armstrong, 44th President
Real Estate Agent and Advocate for Over 16 Years, Consolidated Board of Realtists, Inc., 2024 President



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"Letting go means to come to the realization that some people are a part of your history, but not a part of your destiny." - Steve Maraboli.



Create your own email signature

January 26, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
Case No.: ENV-2024-326-MND
Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston:

On behalf of my construction firm, **[Insert Your Organization's Name]**, I am writing to express our strong support for the Stocker Street Creative project, a transformative state-of-the-art creative campus planned for 3701-3761 W. Stocker Street.

Our organization has served the Baldwin Hills / View Park / Leimert Park / South Los Angeles community for many years. We are particularly encouraged by the developer insisting upon local participation in the building of this campus. We believe this project is a vital investment in our area's economic future and will provide much-needed resources for local creatives and businesses. This locally-led development, designed to create industry-specific jobs and drive the local creative economy, directly aligns with our mission as a local contractor and local employer to have an opportunity to build in the community.

We are in full support of the entitlements requested to make this project a reality. We understand these include:

- *Conditional Use Permit* - To allow a Motion Picture Studio with incidental uses. (LAMC Section 12.24.U.15)
- *Project Permit Compliance:* For a conforming development within the Crenshaw Corridor Specific Plan (LAMC Section 11.5.7.C)
- *Waiver of Dedication and Improvements* - To allow existing street and sidewalk configurations to remain on all street frontages, among other items (LAMC Section 12.27)

Granting these requests will allow the Stocker Street Creative team to deliver on their vision for a state-of-the-art campus, acting as a true catalyst for the creative economy in South Los Angeles. This project is a critical step in fostering local talent, creating sustainable industry jobs, and ensuring the continued cultural and economic vibrancy of our community.

Please feel free to contact us at (310) 665-1600 or by email at lburnett@m-3services.com should you require additional information.

Sincerely,

Lauryn S Burnett

Lauryn S Burnett
President
M3 Services, Inc.

Maverick Roofing Inc. | Carson, CA | (310) 438 - 3388 | Lic. # 1027525

Thursday, January 22, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
Case No.: ENV-2024-326-MND
Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston:

On behalf of my construction firm, **Maverick Roofing Inc.**, I am writing to express our strong support for the Stocker Street Creative project, a transformative state-of-the-art creative campus planned for 3701-3761 W. Stocker Street.

Our organization has served the Baldwin Hills / View Park / Leimert Park / South Los Angeles community for many years. We are particularly encouraged by the developer insisting upon local participation in the building of this campus. We believe this project is a vital investment in our area's economic future and will provide much-needed resources for local creatives and businesses. This locally-led development, designed to create industry-specific jobs and drive the local creative economy, directly aligns with our mission as a local contractor and local employer to have an opportunity to build in the community.

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Granting these requests will allow the Stocker Street Creative team to deliver on their vision for a state-of-the-art campus, acting as a true catalyst for the creative economy in South Los Angeles. This project is a critical step in fostering local talent, creating sustainable industry jobs, and ensuring the continued cultural and economic vibrancy of our community.

Please feel free to contact us at (310) 438-3388 or by email at greg@roofingmaverick.com should you require additional information.

Sincerely,

Gregory Rojas

Gregory R. Rojas, CEO

Maverick Roofing Inc.



STOCKER STREET
CREATIVE

Dr. Martin Luther King, Jr.
Parade and Event Outreach
January 19, 2026















98 - Petitions of Support Received

5 - Online Petitions of Support Received

Online Petitions Link

TO: Los Angeles City Planning Commission (CPC) **CC:** City Council Planning and Land Use Management (PLUM) Committee
RE: Stocker Street Creative LOCATION: 3701-3761 W. Stocker Street, Los Angeles, CA 90008
CASE NO: ENV-2024-326-MND; CPC-2024-325-CU-MCUP-CUX-SPE-SPP-DRB-SPR-WDI;

PETITION IN SUPPORT OF STOCKER STREET CREATIVE

I/WE, THE UNDERSIGNED, SUPPORT THE DEVELOPMENT OF THE STOCKER STREET CREATIVE PROJECT.

I/We welcome the development of the 5-acre Stocker Street Creative campus which will deliver 256,000 square feet of new facilities, featuring five state-of-the-art sound stages, extensive production and support space, creative offices, community space, eatery spaces and a rooftop dining experience for the local creative community and residents. I/We support the community and economic development benefits of the Stocker Street Creative project:

- **Job Creation:** The project commits to creating significant living-wage employment opportunities and skilled labored jobs during both construction and operation, specifically targeting local hires. With an estimated 2,100 Construction jobs & 1,600 industry/operational jobs, we appreciate and need the job training and local hire initiatives Stocker Street Creative is facilitating for young adults and those seeking career advancement.
- **Economic Development Hub in South Los Angeles:** Stocker Street Creative will transform an aging commercial office building site into a state-of-the-art creative industry center for film, TV, and media production, providing a level setting space for hundreds of small businesses, nonprofits and educational programs to thrive.
- **Neighborhood Improvement:** The design will feature modern sustainable architecture that will qualify for LEED certification and CA Film Commission certification to support film maker requests for film and tv tax credits.
- **Community Enhancement:** Stocker Street Creative will include a publicly accessible central plaza, community meeting rooms and local dining options designed for tenants, residents and community engagement.

I/We strongly urge the City of Los Angeles Planning Commission to APPROVE the entitlements requested for the development of the Stocker Street Creative project:

- Pursuant to LAMC Section 16.05, Site Plan Review for a major development project with over 100,000 square feet in net new nonresidential or non-warehouse use in the C2 zone, per Section 12.24.U.14(C)(2).
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- Pursuant to LAMC Section 11.5.7.D, a Specific Plan Exception to allow wall signs that exceed 100 square feet of sign area per 50 linear feet of street frontage.
- The project would also require approval of several other discretionary requests including a Master Conditional Use Permit (MCUP) to allow for alcohol sales, a Conditional Use Entertainment (CUX) for dancing and live entertainment at the restaurant and at special events in the outdoor plaza. Ordinance No. 171,681.
- Other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, temporary street closure permits, grading permits, excavation permits, foundation permits, building permits, and sign permits.

Name: Anna Tutt **Org:** Consolidated Board of Realtist **Date:** 1/19/26

Address: 1201 W. LaBrea Ave #11 **Zip code:** 90302 **Email:** Anna@thequeenoflistings.com

Signature:

TO: Los Angeles City Planning Commission (CPC) **CC:** City Council Planning and Land Use Management (PLUM) Committee
RE: Stocker Street Creative LOCATION: 3701-3761 W. Stocker Street, Los Angeles, CA 90008
CASE NO: ENV-2024-326-MND; CPC-2024-325-CU-MCUP-CUX-SPE-SPP-DRB-SPR-WDI;

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Name: Roszalin Barker **Org:** _____ **Date:** 1/19/26

Address: 5714 S. Mullen Ave **Zip code:** 90043 **Email:** _____

Signature: Roszalin Barker

TO: Los Angeles City Planning Commission (CPC) **CC:** City Council Planning and Land Use Management (PLUM) Committee
RE: Stocker Street Creative LOCATION: 3701-3761 W. Stocker Street, Los Angeles, CA 90008
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Name: Renee Saulny **Org:** _____ **Date:** 1/19/2026

Address: _____ **Zip code:** _____ **Email:** _____

Signature: _____

TO: Los Angeles City Planning Commission (CPC) **CC:** City Council Planning and Land Use Management (PLUM) Committee
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Name: Kaya Dantzler **Org:** We Love Leimert **Date:** 1/19/26

Address: 4327 Degnan Blvd LA, CA 90008 **Zip code:** 90008 **Email:** Kaya@wearetaimert.la

Signature:

TO: Los Angeles City Planning Commission (CPC) **CC:** City Council Planning and Land Use Management (PLUM) Committee
RE: Stocker Street Creative LOCATION: 3701-3761 W. Stocker Street, Los Angeles, CA 90008
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Name: Jenelle Smith **Org:** _____ **Date:** 1/19/26

Address: 3018 Stocker St Apt 5 **Zip code:** 90008. **Email:** hello.jenellesmith@gmail.com

Signature: [signature]

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RE: Stocker Street Creative LOCATION: 3701-3761 W. Stocker Street, Los Angeles, CA 90008
CASE NO: ENV-2024-326-MND; CPC-2024-325-CU-MCUP-CUX-SPE-SPP-DRB-SPR-WDI;

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Name: Angelica Joy Dumenil **Org:** _____ **Date:** 1/19/25

Address: 3505 6 Ave **Zip code:** 90018 **Email:** cryptocouple954@gmail.com

Signature:

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Name: Thyais Walsh **Org:** Lotting My Hair Down **Date:** 1-19-26

Address: 4051 Abourne Rd **Zip code:** 90008 **Email:** Thyais@gmail

Signature: [signature]

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Name: CARL SEATON **Org:** CEETONE FILMS **Date:** 1-19-26

Address: 611 WILSHIRE BLVD **Zip code:** 90017 **Email:** CARL.H.SEATON@GMAIL.COM

Signature: [signature]

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Name: [signature] **Org:** _____ **Date:** 11/19/26

Address: _____ **Zip code:** _____ **Email:** _____

Signature: [signature]

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Name: JUANDA HONORE **Org:** _____ **Date:** 01/19/2026

Address: 3511 WESTMONT AVE **Zip code:** 90043 **Email:** jhonoreal@gmail.com

Signature: _____

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Name: Kinsey Green **Org:** days nights days **Date:** 1/19/26

Address: 4103 1/2 Garfunkel Ave **Zip code:** 90008 **Email:** kinsey@daysnightsdays.com

Signature:

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Name: EBONY BRYANT **Org:** _____ **Date:** _____

Address: 4103 1/2 Garthwaite Ave **Zip code:** 90008 **Email:** ebryant@gmail.com

Signature: _____

TO: Los Angeles City Planning Commission (CPC) **CC:** City Council Planning and Land Use Management (PLUM) Committee
RE: Stocker Street Creative LOCATION: 3701-3761 W. Stocker Street, Los Angeles, CA 90008
CASE NO: ENV-2024-326-MND; CPC-2024-325-CU-MCUP-CUX-SPE-SPP-DRB-SPR-WDI;

PETITION IN SUPPORT OF STOCKER STREET CREATIVE

I/WE, THE UNDERSIGNED, SUPPORT THE DEVELOPMENT OF THE STOCKER STREET CREATIVE PROJECT.

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Name: Robert Stewart **Org:** _____ **Date:** 1/19/26

Address: 7037 W 47th Pl **Zip code:** _____ **Email:** _____

Signature: _____

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Name: Crystal Gamez **Org:** _____ **Date:** 1/19/26

Address: 1621 E 80th St **Zip code:** 90001 **Email:** crystalgamez370@gmail.com

Signature:

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Name: DAVID HOWARD **Org:** _____ **Date:** 1/19/2026

Address: 1919 Rochester Cir **Zip code:** 90018 **Email:** _____

Signature: D Howard

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Name: Jimmy Cooper **Org:** _____ **Date:** _____

Address: 9701 Wilshire Blvd. #1200 **Zip code:** 90212 **Email:** cma.cmc08@yahoo.com

Signature: Jimmy Cooper

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Name: Dominique Maples **Org:** Noppily Naturals **Date:** 1-19-26

Address: 4342 degnan Blvd **Zip code:** 90008 **Email:** DMaplesA@gmail

Signature:

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Name: UMAAR ASKIA **Org:** NAPPILY **Date:** 1/19/26

Address: ~~4305~~ 4342 Degnan BLVD **Zip code:** 90008 **Email:**

Signature:

umaar@nappilynaturals

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Name: Lisa Wilson **Org:** _____ **Date:** 1/19/2026

Address: 4239 So. Vermont **Zip code:** 90018 **Email:** _____

Signature: Lisa Wilson

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Name: Alexandra Sowell **Org:** Cultural Colors **Date:** 1/19/26

Address: 1156 N. El Centro Ave **Zip code:** 90038 **Email:** info@culturalcolors.org

Signature:

TO: Los Angeles City Planning Commission (CPC) **CC:** City Council Planning and Land Use Management (PLUM) Committee
RE: Stocker Street Creative LOCATION: 3701-3761 W. Stocker Street, Los Angeles, CA 90008
CASE NO: ENV-2024-326-MND; CPC-2024-325-CU-MCUP-CUX-SPE-SPP-DRB-SPR-WDI;

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Name: Cheri Adams **Org:** SAG AFTRA **Date:** 01/19/2026

Address: 1100 S. Hope St #506 **Zip code:** 90015 **Email:** cheriadams@gmail.com

Signature:

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Name: Kris Simms **Org:** _____ **Date:** 8/19/24

Address: [redacted] **Zip code:** 90043 **Email:** K4brownies@aol.com

Signature: [redacted]

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Name: Glenn Diego **Org:** — **Date:** 1/19/25

Address: 16314 Rancho Portillo Rd. **Zip code:** 90723 **Email:** gdiegodesign@gmail

Signature:

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Name: Robert Biggs **Org:** Consolidated Board of Realtists **Date:** 1-19-26

Address: 2597 Denali Ct. Hawthorne **Zip code:** 90250 **Email:** Robert.BIGGS III@gmail.com

Signature: [signature]

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Name: J. R. Miranda **Org:** _____ **Date:** _____

Address: ABC News 5021 Circle T drive **Zip code:** 90028 **Email:** _____

Signature: _____

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Name: ZANE MICHAEL **Org:** _____ **Date:** 1/19/2026

Address: 3443 CRENSHAW BLVD **Zip code:** 90305 **Email:** Zmphoto20@gmail

Signature:

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Name: Renysha Scott **Org:** Consolidated **Date:** 1-19-26

Address: _____ **Zip code:** _____ **Email:** info@renyshascottrealtor.com

Signature: Renysha Scott

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Name: Michelle Decatur **Org:** _____ **Date:** 11/19/24
Address: 607 W 82nd APT 102 Los Angeles **Zip code:** 90044 **Email:** michellehayes557@gmail.com
Signature: _____

TO: Los Angeles City Planning Commission (CPC) **CC:** City Council Planning and Land Use Management (PLUM) Committee
RE: Stocker Street Creative LOCATION: 3701-3761 W. Stocker Street, Los Angeles, CA 90008
CASE NO: ENV-2024-326-MND; CPC-2024-325-CU-MCUP-CUX-SPE-SPP-DRB-SPR-WDI;

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Name: Ana Guzman **Org:** FEAST **Date:** 1.19.2026

Address: 3655 S. Grand Ave **Zip code:** 90007 **Email:**

Signature:

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Name: Larissa Bobadilla **Org:** Rising Communities **Date:** 01/19/2026

Address: 1437 Lomita Blvd Apt 217 **Zip code:** 90710 **Email:**

Signature:

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Name: Shacara Wade **Org:** Sde-Folks **Date:** 1/19/26

Address: 4317 Degnan Blvd **Zip code:** 90008 **Email:** shac@sdefolks.com

Signature:

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Name: Milan Wilkinson **Org:** _____ **Date:** 01/19/26

Address: 4325 Degnan **Zip code:** 90008 **Email:** MiLandwiMfo@gMail.com

Signature: _____

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Name: Bonnie Avery **Org:** SJCA **Date:** 1/19/26
Address: 4325 Degnan **Zip code:** 90008 **Email:**
Signature:

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Name: Chris Brown **Org:** _____ **Date:** 1/19/26

Address: 5409 Angeles Vista Bl **Zip code:** 90043 **Email:** CEEBROWN@gmail.com

Signature: _____

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Name: Jerome Wiley **Org:** _____ **Date:** 1-19-26

Address: 4046 Abourne Rd #D **Zip code:** 90008 **Email:** Jeromewiley2@gmail

Signature: _____

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Name: Gerald Simmons **Org:** _____ **Date:** 1/19/26

Address: 8950 Arrow Route **Zip code:** 91730 **Email:** GSimmons714@gmail

Signature: Gerald Simmons

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RE: Stocker Street Creative LOCATION: 3701-3761 W. Stocker Street, Los Angeles, CA 90008
CASE NO: ENV-2024-326-MND; CPC-2024-325-CU-MCUP-CUX-SPE-SPP-DRB-SPR-WDI;

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Name: Doryale Allen. M **Org:** Measurements of Hearts **Date:** 1-2026

Address: 5840 Bonsallo. Ave **Zip code:** 90044 **Email:** Doryaleallen92@gmail.com

Signature: Doryale Allen

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Name: Krystal Cotton **Org:** _____ **Date:** 1-19-26

Address: 535 Darrell Freeman Cir **Zip code:** 90301 **Email:** misscotton@me.com

Signature: Cyst Cott

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Name: Shirley Windley **Org:** LAUSD **Date:** 1-19-26

Address: Bell Doty AVE # 231 **Zip code:** 90250 **Email:** Shirley Windley79@gmail.com

Signature: Shirley Windley

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Name: Kaye Sanders #613 **Org:** _____ **Date:** 1-19-26

Address: 1316 Nadeau St **Zip code:** 90001 **Email:** myANAKayeSanders83@gmail.com

Signature: Kaye Sanders

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Name: PAUL CAMPBELL **Org:** _____ **Date:** 2/19/2026

Address: 3557 Chesapeake AVE **Zip code:** 90016 **Email:** PC280CE@yahoo.

Signature: [signature]

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Name: Greg Priestley **Org:** Mr **Date:** 1-19-26

Address: 127 Whiting **Zip code:** 90245 **Email:** gcenterstore@yahoo

Signature:

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Name: GENELLE BROOKS-PETTY **Org:** ALL CHILL **Date:** 1.19.2026

Address: 3980 HEPBURN AVE LA/CA **Zip code:** 90008 **Email:** INFO@ALLCHILLINC.COM

Signature:

TO: Los Angeles City Planning Commission (CPC) **CC:** City Council Planning and Land Use Management (PLUM) Committee
RE: Stocker Street Creative LOCATION: 3701-3761 W. Stocker Street, Los Angeles, CA 90008
CASE NO: ENV-2024-326-MND; CPC-2024-325-CU-MCUP-CUX-SPE-SPP-DRB-SPR-WDI;

PETITION IN SUPPORT OF STOCKER STREET CREATIVE

I/WE, THE UNDERSIGNED, SUPPORT THE DEVELOPMENT OF THE STOCKER STREET CREATIVE PROJECT.
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Name: Ursula Parra **Org:** _____ **Date:** 1/19/26

Address: 14426 Shoemaker Ave **Zip code:** 90650 **Email:** Uruneza8@gmail

Signature:

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Name: Sade Elhawary **Org:** Assembly District 57 **Date:** 01/19/25

Address: 2529 S. Grand Ave, #300 **Zip code:** 90007 **Email:** assemblymember.elhawary@assembly.ca.gov

Signature:

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Name: Allison Curry **Org:** _____ **Date:** 1/19/26

Address: 313 W 64th St **Zip code:** 90302 **Email:** allisoncurry@gmail.com

Signature: Allison Curry

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Name: Michael A. Joseph **Org:** _____ **Date:** 1/19/2026

Address: 2260 N. Cahuenga Bl #407 **Zip code:** 90068 **Email:** Velatkins@gmail

Signature: _____

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Name: Marsha McArthur **Org:** _____ **Date:** 1-19-25
Address: 3014 W. 43rd Pl. LA **Zip code:** 90062 **Email:** marsha4u@att.net
Signature: Marsha McArthur

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Name: Kevin Hatcher **Org:** _____ **Date:** 11/19/26

Address: 16691 Island Circle **Zip code:** 92649 **Email:** KLaBronth@gmail.com

Signature: _____

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Name: KURT WILLIAMSON **Org:** _____ **Date:** Jan 19, 2026

Address: 3656 Homeland Drive **Zip code:** 90008 **Email:** kurtwerk@gmail.com

Signature: _____

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Name: Elsia Tucker **Org:** _____ **Date:** 1/19/26

Address: 5471 Valley Ridge Ave **Zip code:** 90043 **Email:** ewtuckerjr@gmail.com

Signature: _____

TO: Los Angeles City Planning Commission (CPC) **CC:** City Council Planning and Land Use Management (PLUM) Committee
RE: Stocker Street Creative LOCATION: 3701-3761 W. Stocker Street, Los Angeles, CA 90008
CASE NO: ENV-2024-326-MND; CPC-2024-325-CU-MCUP-CUX-SPE-SPP-DRB-SPR-WDI;

PETITION IN SUPPORT OF STOCKER STREET CREATIVE

I/WE, THE UNDERSIGNED, SUPPORT THE DEVELOPMENT OF THE STOCKER STREET CREATIVE PROJECT.

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Name: Jennifer McMillan **Org:** Empowerment Congress West **Date:** 1/19/26

Address: 3953 Don Tomaso Dr. LA, CA 90008 **Zip code:** 90008 **Email:** jnfer98@gmail.com

Signature:

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Name: Glenda Stamm **Org:** _____ **Date:** 1-19-26

Address: 10030 Van Nuys **Zip code:** 91040 **Email:** _____

Signature: Glenda Stamm

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Name: Crystaeona Douglas **Org:** _____ **Date:** 1/19/26

Address: 2140 N Hollywood Blvd **Zip code:** 91512 **Email:** c_mogell@yahoo.com

Signature: [signature]

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Name: Gerald Nicholas **Org:** _____ **Date:** 1/18/2026

Address: 5341 Onacrest Dr **Zip code:** 90043 **Email:** gmerriweather@aol.com

Signature: [signature]

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Name: Christine Ravard **Org:** _____ **Date:** 1/19/26

Address: 4116 W 61st St. **Zip code:** 90043 **Email:** Christine.ravard14@gmail.com

Signature: Christine Ravard

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Name: KECIA RAVARD **Org:** _____ **Date:** 1/19/26

Address: 4116 W 61ST St **Zip code:** 90043 **Email:** Kcravard@gmail.com

Signature: Kecia Ravard

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Name: EDDY WHITE **Org:** HOMEOWNER **Date:** 1/12/25

Address: 3750 SANTA ROSALIA **Zip code:** 90008 **Email:** EDDIE TOC PARKER

Signature:

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Name: Shade Chapman **Org:** ~~ECSWDC~~ ECSwanDC **Date:** 01/26/25

Address: 9000 orchard LA, CA **Zip code:** 90044 **Email:** Chapman.shade@gmail.com

Signature: S. Chapman

TO: Los Angeles City Planning Commission (CPC) **CC:** City Council Planning and Land Use Management (PLUM) Committee
RE: Stocker Street Creative LOCATION: 3701-3761 W. Stocker Street, Los Angeles, CA 90008
CASE NO: ENV-2024-326-MND; CPC-2024-325-CU-MCUP-CUX-SPE-SPP-DRB-SPR-WDI;

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Name: Daniel Fuller **Org:** ECNC-SW **Date:** 1-19-26

Address: 1040 W 84th pl **Zip code:** 90044 **Email:** Daniel.D.Fuller@yahoo

Signature:

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Name: Warrior Richardson **Org:** Leimert Animation Studio **Date:** 1-19-2026
Address: 1240 W. 87 st Apt E **Zip code:** 90044 **Email:** animate@leimertanimationstudio.com
Signature: Warrior J. Richardson

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Name: Khadijah Long **Org:** _____ **Date:** 1/19/26

Address: 4361 S. Western Ave. **Zip code:** 90062 **Email:** _____

Signature: _____

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Name: Thomas Shiver **Org:** _____ **Date:** 1/19/2026

Address: 3739 1/2 Locust Ave **Zip code:** 90807 **Email:** tshiver104@gmail.com

Signature: Thomas Shiver

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Name: LATASHA Gillespie **Org:** _____ **Date:** _____

Address: 3975 KENWAY **Zip code:** 90008 **Email:** _____

Signature: _____

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Name: Roxana Herrera **Org:** SoLa Foundation **Date:** 1-19-2026

Address: 4101 Somerset Dr. **Zip code:** 90008 **Email:** Roxana.Herrera.Mkt@gmail.com

Signature: RoxanaH

Work Email: Rherrera@solaimpact.com

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Name: Sergio Gonzalez **Org:** _____ **Date:** 1-19-2026

Address: 4101 Somerset Dr. **Zip code:** 90008 **Email:** Sergiocube@gmail.com

Signature: _____

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RE: Stocker Street Creative LOCATION: 3701-3761 W. Stocker Street, Los Angeles, CA 90008
CASE NO: ENV-2024-326-MND; CPC-2024-325-CU-MCUP-CUX-SPE-SPP-DRB-SPR-WDI;

PETITION IN SUPPORT OF STOCKER STREET CREATIVE

I/WE, THE UNDERSIGNED, SUPPORT THE DEVELOPMENT OF THE STOCKER STREET CREATIVE PROJECT.
I/We welcome the development of the 5-acre Stocker Street Creative campus which will deliver 256,000 square feet of new facilities, featuring five state-of-the-art sound stages, extensive production and support space, creative offices, community space, eatery spaces and a rooftop dining experience for the local creative community and residents. I/We support the community and economic development benefits of the Stocker Street Creative project:

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Name: Juliet Cook **Org:** Normandy Gardens **Date:**

Address: 4075 Normandie Ave **Zip code:** 90037 **Email:** juliet.sweets@gmail.com

Signature: Juliet Cook

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Name: Kayla Dillard **Org:** _____ **Date:** 1/19/26

Address: 3442 Stocker St **Zip code:** 90056 **Email:** _____

Signature: _____

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Name: Lisa Harlow **Org:** _____ **Date:** 1/19/26

Address: 5237 Parkglen Avenue **Zip code:** 90043 **Email:** lizajharlow@msn.com

Signature: Lisa Harlow

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Name: Connie Sleppes **Org:** _____ **Date:** 4/09/2024

Address: 4252 Victoria, View Park **Zip code:** 90008 **Email:** connie.mischels yahoo.com

Signature: CS

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Name: Felecia Richard **Org:** Small Business **Date:** 1/19/25

Address: 4806 SHENANDOAH AVE **Zip code:** 90056 **Email:** fele18@aol.com

Signature: Felecia Richard

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Name: Eric Nelson **Org:** ECWA **Date:** 1/20

Address: _____ **Zip code:** 90008 **Email:** Kenelson@ECWAdc.org

Signature: [signature]

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Name: Thomas Smith **Org:** _____ **Date:** _____

Address: 2415 S. Harvard Bl **Zip code:** 90047 **Email:** smith.thomas.allen@gmail.com

Signature: [signature] ~~Smith~~

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Name: Marta Lukowska **Org:** _____ **Date:** 01/19/2026

Address: 5649 1/2 Clewson St **Zip code:** 90016 **Email:** martalukowska@yahoo.com

Signature: _____

TO: Los Angeles City Planning Commission (CPC) **CC:** City Council Planning and Land Use Management (PLUM) Committee
RE: Stocker Street Creative LOCATION: 3701-3761 W. Stocker Street, Los Angeles, CA 90008
CASE NO: ENV-2024-326-MND; CPC-2024-325-CU-MCUP-CUX-SPE-SPP-DRB-SPR-WDI;

PETITION IN SUPPORT OF STOCKER STREET CREATIVE

I/WE, THE UNDERSIGNED, SUPPORT THE DEVELOPMENT OF THE STOCKER STREET CREATIVE PROJECT.
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Name: Danielle Howard
Org: Park Mesa Community Council **Date:** 1-19-26
Address: 5429 10TH AVE
Zip code: 90043 **Email:** [redacted] sunshinefive@msn.com
Signature: DMHoward

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Name: Diane Shelton **Org:** West Love **Date:** Jan 19, 2024
Address: 4153 5th Ave **Zip code:** 90008 **Email:** WEST Love Ltd @ aol.com
Signature: Diane Shelton

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Name: Lynne Conner **Org:** _____ **Date:** 1/19/26

Address: 6404 W. Olympic Bl **Zip code:** 90048 **Email:** Publicity4you@yahoo

Signature: _____

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CASE NO: ENV-2024-326-MND; CPC-2024-325-CU-MCUP-CUX-SPE-SPP-DRB-SPR-WDI;

STOCKER STREET CREATIVE COMMENT FORM

☒ **I/We acknowledge the receipt of information regarding the entitlements for Stocker Street Creative project that is an applicant with the City of Los Angeles Planning Commission.**

Comments

Name: Debra Smith **Org:** _____ **Date:** 1/19/26

Address: 5603 Overdale Dr **Zip code:** 90043 **Email:** dswash66@gmail.com

Signature: _____

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Name: Sylvia Roberson **Org:** Home Owner **Date:** January 19, 2026
Address: 4266 S. Bronson Ave **Zip code:** 90008 **Email:**
Signature: Sylvia Roberson

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Name: Glynis Reed **Org:** _____ **Date:** 1/19/26

Address: 4202 Edgehill Dr **Zip code:** 90008 **Email:** qnr26073@yahoo.com

Signature: _____

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Name: Richetta West **Org:** _____ **Date:** _____

Address: 4432 W. 54TH ST LA CA 90043 **Zip code:** 90043 **Email:** Talktoricky west@gmail.com

Signature: [signature]

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Name: J.E. Raines III **Org:** LPVinc **Date:** 1/19/24

Address: 4115 S. Norton Ave **Zip code:** 90008 **Email:** 24jr3@aol.com

Signature: [signature]

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Name: Kim Brown **Org:** _____ **Date:** 1-19-25

Address: 550 W. Regent St. #335 **Zip code:** 90301 **Email:** KdWb630@yahoo.com

Signature: KBrown

TO: Los Angeles City Planning Commission (CPC) **CC:** City Council Planning and Land Use Management (PLUM) Committee
RE: Stocker Street Creative LOCATION: 3701-3761 W. Stocker Street, Los Angeles, CA 90008
CASE NO: ENV-2024-326-MND; CPC-2024-325-CU-MCUP-CUX-SPE-SPP-DRB-SPR-WDI;

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Name: Deena Mangrum **Org:** _____ **Date:** 1/19/26

Address: 2402 W 78th Place **Zip code:** 90305 **Email:** deena.wms@yahoo.com

Signature: Deena Mang

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Name: Emmanuel Onyeador **Org:** African Treasure **Date:** 1/19/2026

Address: 2621 West Slauson Ave **Zip code:** 90043 **Email:**

Signature:

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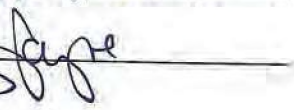
Name: Inga Payne **Org:** _____ **Date:** 1-19-2026

Address: 9854 National Bl. #153 **Zip code:** 90034 **Email:** kujomona@gmail.com

Signature: 

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Name: [signature] **Org:** _____ **Date:** 01-19-24

Address: _____ **Zip code:** _____ **Email:** _____

Signature: [signature]

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Name: Lynn Harris **Org:** _____ **Date:** 1-15-26
Address: 4001 Wellington Ave **Zip code:** 90008 **Email:** lhanisher@aol.com
Signature:

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Name: Effie Turnbull **Org:** Destination Crenshaw **Date:** 1/19/26

Address: 903 S. Mansfield Ave Los Angeles, CA **Zip code:** 90036 **Email:** effietlaw@yahoo.com

Signature: C Turnbull

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- Other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, temporary street closure permits, grading permits, excavation permits, foundation permits, building permits, and sign permits.

Name: Alison Featherstone **Org:** _____ **Date:** 1/18/26

Address: 5244 Crenshaw Blvd **Zip code:** [redacted] 90043 **Email:** amcbeth24@gmail.com

Signature: _____

TO: Los Angeles City Planning Commission (CPC) **CC:** City Council Planning and Land Use Management (PLUM) Committee
RE: Stocker Street Creative LOCATION: 3701-3761 W. Stocker Street, Los Angeles, CA 90008
CASE NO: ENV-2024-326-MND; CPC-2024-325-CU-MCUP-CUX-SPE-SPP-DRB-SPR-WDI;

PETITION IN SUPPORT OF STOCKER STREET CREATIVE

I/WE, THE UNDERSIGNED, SUPPORT THE DEVELOPMENT OF THE STOCKER STREET CREATIVE PROJECT.
I/We welcome the development of the 5-acre Stocker Street Creative campus which will deliver 256,000 square feet of new facilities, featuring five state-of-the-art sound stages, extensive production and support space, creative offices, community space, eatery spaces and a rooftop dining experience for the local creative community and residents. I/We support the community and economic development benefits of the Stocker Street Creative project:

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Name: Thryeris Mason **Org:** SCAANC **Date:** 1/19/2025

Address: 2826 S Hobart Blvd **Zip code:** 90018 **Email:** Thryeris Mason gmail.com

Signature:

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Name: Danielle Lafayette **Org:** UAN **Date:** 1-17-2026

Address: 6755 6th Ave **Zip code:** 90043 **Email:** Dlafayette@unitedanation.org

Signature:

TO: Los Angeles City Planning Commission (CPC) **CC:** City Council Planning and Land Use Management (PLUM) Committee
RE: Stocker Street Creative LOCATION: 3701-3761 W. Stocker Street, Los Angeles, CA 90008
CASE NO: ENV-2024-326-MND; CPC-2024-325-CU-MCUP-CUX-SPE-SPP-DRB-SPR-WDI;

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Name: Monica Cummings **Org:** retired **Date:** 1-19-26

Address: 3638 W. 59th Pl. **Zip code:** 90043 **Email:** cummingsmcc@gmail.com

Signature: Monica Cummings

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Name: Serome Hardaways **Org:** _____ **Date:** 1-19-2026

Address: 118 E 5th St Apt# 225 **Zip code:** 90013 **Email:** Seromehardaway@yahoo.com

Signature: Serome Hardaways

TO: Los Angeles City Planning Commission (CPC) **CC:** City Council Planning and Land Use Management (PLUM) Committee
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Name: Wendy Cruz-Baheza **Org:** _____ **Date:** 01/19/2026

Address: 1338 E 20TH ST **Zip code:** 90011 **Email:** wendeline.cruz@gmail.com

Signature: Wendy CB

January 23, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
Case No.: ENV-2024-326-MND
Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston:

On behalf of our organization, National Association of Minority Contractors of Southern California, I am writing to express our strong support for the Stocker Street Creative project, a transformative state-of-the-art creative campus planned for 3701-3761 W. Stocker Street.

Our organization has served the Baldwin Hills, View Park, Leimert Park, and South Los Angeles communities for over 30 years. We believe this project is a vital investment in our area's economic future and will provide much-needed resources for local creatives and businesses. This locally-led development, designed to create industry-specific jobs and drive our local creative economy, directly aligns with our mission to strengthen local industry by connecting people to jobs, employers to talent, and communities to economic stability. We are in full support of the entitlements requested to make this project a reality. We understand these include:

- *Conditional Use Permit* - To allow a Motion Picture Studio with incidental uses. (LAMC Section 12.24.U.15)
- *Project Permit Compliance:* For a conforming development within the Crenshaw Corridor Specific Plan (LAMC Section 11.5.7.C)
- *Waiver of Dedication and Improvements* - To allow existing street and sidewalk configurations to remain on all street frontages, among other items (LAMC Section 12.27)

Granting these requests will allow the Stocker Street Creative team to deliver on their vision for a state-of-the-art campus, acting as a true catalyst for the creative economy in South Los Angeles. This project is a critical step in fostering local talent, creating sustainable industry jobs, and ensuring the continued cultural and economic vibrancy of our community.

Please feel free to contact me at 310 261-9532 or by email at president@namcsc.org should you require additional information.

Sincerely,

Traci R. Watson
President
The National Association of Minority Contractors of Southern California

Please CC: Christian Washington, Director, Program Activation & Project Management
Stocker Street Creative (Christian@pantheonconsultants.com)

June 15, 2024

Empowerment Congress West Area Neighborhood Development Council (ECWA) would like to thank Stocker Street Creative (SSC) for attending ECWA's Planning, Land Use, and Beautification Committee Meeting and June General Meeting to present their plans for a studio campus and creative space at the northwest corner of Stocker Street and Santa Rosalia Drive. During the presentations stakeholders were shown architectural renderings and were able to ask questions relating to circulation, operation, and timeline.

At ECWA's General Meeting, stakeholders expressed support for the concept on the condition that Stocker Street Creative continue to address concerns about traffic on Stocker Street and noise during construction and after construction. We appreciate SSC providing parking and ensuring that the height of the buildings will not exceed expectations. We advise that the Stocker Street Creative team continue active engagement with ECWA, the Bedford Estates, Baldwin Hills Estate HOA and the Commercial Realtists to lessen the burden on these neighbors. SSC is further encouraged to do their due diligence to ensure that the surrounding properties, particularly The Sanchez Adobe Building, Home of the Commercial Realtist (the oldest building in Los Angeles) and the Bedford estate, are not deleterious effected during construction.

Additionally, we encourage SSC to make every effort to hire locally during construction and upon opening, so that they may fulfill the promise of job opportunities and economic development this project could bring to the area.

There were no specific objections to the six discretionary items being requested by the development team. The entitlement requests presented were:

1. SPR – Request Site Plan Review for a major development project with over 100,000 sf in net new nonresidential or non-warehouse use in the C2 zone, per 12.24.U.14(C)(2)
2. CUP – Request a Conditional Use Permit to allow a motion picture studio with incidental uses, including outdoor sets
3. Main CUB – Request a main CUB for five locations onsite: rooftop upscale restaurant, special events held in the outdoor plaza and/or sound stages, three street-facing casual dining establishments across from Mall.
4. Main CUX – Request a Main CUX for dancing and live entertainment at the upscale restaurant and at special events in the outdoor plaza and/or soundstages
5. WDI – Request a Waiver of Dedication and Improvements to allow existing street and sidewalk configurations to remain
6. Signage SPE – Request a Specific Plan Exception to all wall signs that exceed 100 sf of sign area per 50 linear ft of street frontage

Sincerely,

Empowerment Congress West Area Neighborhood Development (ECWANDC)

P.O. Box 8898, Los Angeles, CA 90008

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Submission Info

TO: Los Angeles City Planning Commission (CPC)
CC: City Council Planning and Land Use Management (PLUM) Committee
RE: Stocker Street Creative
LOCATION: 3701-3761 W. Stocker Street, Los Angeles, CA 90008
CASE NO: ENV-2024-326-MND; CPC-2024-325-CU-MCUP-CUX-SPE-SPP-DRB-SPR-WDI;

Name *

Address *

Relation to Project *

Company Name/Union/Org

Zip Code *

Email *

Date *

MM/DD/YYYY

Comments

Do you support Stocker Street Creative? *

- Yes
- No

Signature *

Add signature

January 26, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
Case No.: ENV-2024-326-MND | CPC-2024-325-CU-MCUP-CUX-SPE-SPP-DRB-SPR-WDI
Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston:

I'm reaching out as the president of BizFed Institute and I am writing to express my strong support for the Stocker Street Creative project, a transformative state-of-the-art creative campus planned for 3701-3761 W. Stocker Street.

I believe this project is a vital investment in the Crenshaw District's and the city's economic future and will provide much-needed resources for local creatives and businesses. This locally led development, designed to create industry-specific jobs and drive our local creative economy, directly aligns with our mission to support efforts to elevate our regional economy in proven industry sectors. The Stocker Street Creative is an excellent example of the kind of business needed to elevate and revitalize the Crenshaw community.

We strongly urge the City of Los Angeles Planning Commission to APPROVE the entitlements requested for the development of the Stocker Street Creative project:

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- Pursuant to LAMC Section 11.5.7.C, Project Permit Compliance for a conforming development in the **Crenshaw Corridor Specific Plan**.
- Pursuant to LAMC Section 12.24.U.15, a **Conditional Use Permit (CUP) to allow a Motion picture studio with incidental uses, including outdoor sets**.
- Pursuant to LAMC Section 12.27, a Waiver of Dedication and Improvements to (1) **allow existing street and sidewalk configurations to remain** on all street frontages, which allows the existing street trees to remain, (2) **allow the existing sidewalk configuration to remain on Santa Rosalia**, (3) **allow the sidewalks along Stocker Street and Don Felipe Drive to be widened by three feet** for a total sidewalk width of 15 feet in lieu of the existing variable 12 feet. The Waiver of Dedication is requested in lieu of the City of Los Angeles Bureau of Engineering requirements.
- Pursuant to LAMC Section 11.5.7.D, a Specific Plan Exception to **allow wall signs that exceed 100 square feet of sign area per 50 linear feet of street frontage**.
- Pursuant to Ordinance No. 171,681, approval of discretionary requests including a Master Conditional Use Permit (MCUP) to **allow for alcohol sales, a Conditional Use Entertainment (CUX) for dancing and live entertainment at the restaurant and at special events in the outdoor plaza**.

Granting the entitlements requested will allow the Stocker Street Creative to foster local talent, create sustainable industry jobs and ensure the continued cultural and economic vibrancy of our community. Please feel free to contact me at (310) 703-2899 or by email at kevin.harbour@bizfedinstitute.org or kevin.harbour1@gmail.com should you require additional information.

Sincerely,

Kevin Harbour, President, BizFed Institute

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

Kyle Winston <kyle.winston@lacity.org>

Letter of Support for Stocker Street Creative (Case No.: ENV-2024-326-MND)

1 message

rahman.kafele@yahoo.com <rahman.kafele@yahoo.com> Fri, Jan 16, 2026 at 9:30 AM
To: "kyle.winston@lacity.org" <kyle.winston@lacity.org>
Cc: "stan@pantheonconsultants.com" <stan@pantheonconsultants.com>

1/16/2026

Kyle Winston

Los Angeles City Planning

200 N. Spring St., Room 721

Los Angeles, CA 90012

E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative

Case No.: ENV-2024-326-MND

Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston:

I am writing to express my strong support for the Stocker Street Creative project, a transformative state-of-the-art creative campus planned for 3701-3761 W. Stocker Street.

I have lived in the [Baldwin Hills / View Park / Leimert Park / South Los Angeles] community for multiple decades. This project is a vital investment in our area's economic future and will provide much-needed resources for local creatives and businesses. This locally-led development, designed to create industry-specific jobs and drive our local creative economy, directly aligns with my vision of South LA as a longtime resident.

I am in full support of the entitlements requested to make this project a reality and understand these include:

- *Conditional Use Permit* - To allow a Motion Picture Studio with incidental uses. (LAMC Section 12.24.U.15)
- *Project Permit Compliance:* For a conforming development within the Crenshaw Corridor Specific Plan (LAMC Section 11.5.7.C)
- *Waiver of Dedication and Improvements* - To allow existing street and sidewalk configurations to remain on all street frontages, among other items (LAMC Section 12.27)

Granting these requests will allow the Stocker Street Creative team to deliver on their vision for a state-of-the-art campus, acting as a true catalyst for the creative economy in South Los Angeles. This project is a critical step

in fostering local talent, creating sustainable industry jobs, and ensuring the continued cultural and economic vibrancy of our community.

Please feel free to contact us at (323) 944-2120 or by email at rahman.kafele@yahoo.com should you require additional information.

Sincerely,

Rahman Kafele

Subject: Fwd: Letter of Support for Stocker Street Creative (Case No.: ENV-2024-326-MND)
Date: Friday, January 16, 2026 at 7:13:08 PM Pacific Standard Time
From: Stan Washington
To: Nichole Smith
CC: Christian Washington

FYI - SW

Sent from my iPhone

Begin forwarded message:

From: rahman.kafele@yahoo.com
Date: January 16, 2026 at 12:31:12 PM EST
To: kyle.winston@lacity.org
Cc: Stan Washington <stan@pantheonconsultants.com>
Subject: Letter of Support for Stocker Street Creative (Case No.: ENV-2024-326-MND)

1/16/2026

Kyle Winston

Los Angeles City Planning

200 N. Spring St., Room 721

Los Angeles, CA 90012

E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative

Case No.: ENV-2024-326-MND

Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston:

I am writing to express my strong support for the Stocker Street Creative project, a transformative state-of-the-art creative campus planned for 3701-3761 W. Stocker Street.

I have lived in the [Baldwin Hills / View Park / Leimert Park / South Los Angeles] community for multiple decades. This project is a vital investment in our area's economic future and will provide much-needed resources for local creatives and businesses. This locally-led development, designed to create industry-specific jobs and drive our local creative economy, directly aligns with my vision of South LA as a longtime resident.

I am in full support of the entitlements requested to make this project a reality and understand these include:

- *Conditional Use Permit* - To allow a Motion Picture Studio with incidental uses. (LAMC Section 12.24.U.15)

- *Project Permit Compliance:* For a conforming development within the Crenshaw Corridor Specific Plan (LAMC Section 11.5.7.C)

- *Waiver of Dedication and Improvements* - To allow existing street and sidewalk configurations to remain on all street frontages, among other items (LAMC Section 12.27)

Granting these requests will allow the Stocker Street Creative team to deliver on their vision for a state-of-the-art campus, acting as a true catalyst for the creative economy in South Los Angeles. This project is a critical step in fostering local talent, creating sustainable industry jobs, and ensuring the continued cultural and economic vibrancy of our community.

Please feel free to contact us at (323) 944-2120 or by email at rahman.kafele@yahoo.com should you require additional information.

Sincerely,

Rahman Kafele

01/29/2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
Case No.: ENV-2024-326-MND
Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston:

On behalf of my construction firm, **Associated/A&A Ready Mixed Concrete,** I am writing to express our strong support for the Stocker Street Creative project, a transformative state-of-the-art creative campus planned for 3701-3761 W. Stocker Street.

Our organization has served the Baldwin Hills / View Park / Leimert Park / South Los Angeles community for many years. We are particularly encouraged by the developer insisting upon local participation in the building of this campus. We believe this project is a vital investment in our area's economic future and will provide much-needed resources for local creatives and businesses. This locally-led development, designed to create industry-specific jobs and drive the local creative economy, directly aligns with our mission as a local contractor and local employer to have an opportunity to build in the community.

We are in full support of the entitlements requested to make this project a reality. We understand these include:

- *Conditional Use Permit* - To allow a Motion Picture Studio with incidental uses. (LAMC Section 12.24.U.15)
- *Project Permit Compliance:* For a conforming development within the Crenshaw Corridor Specific Plan (LAMC Section 11.5.7.C)
- *Waiver of Dedication and Improvements* - To allow existing street and sidewalk configurations to remain on all street frontages, among other items (LAMC Section 12.27)

Granting these requests will allow the Stocker Street Creative team to deliver on their vision for a state-of-the-art campus, acting as a true catalyst for the creative economy in South Los Angeles. This project is a critical step in fostering local talent, creating sustainable industry jobs, and ensuring the continued cultural and economic vibrancy of our community.

Please feel free to contact us at **805-341-1428** or by email at **padams@bristolmsi.com** should you require additional information.

Sincerely,

Phil Adams
Accounts Manager
Associated/A&A Ready Mixed Concrete



CATALINA PACIFIC
A CALPORTLAND Company

January 27, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
Case No.: ENV-2024-326-MND
Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston:

On behalf of my construction firm, Catalina Pacific Concrete a CALPORTLAND Co., I am writing to express our strong support for the Stocker Street Creative project, a transformative state-of-the-art creative campus planned for 3701-3761 W. Stocker Street.

Our organization has served the Baldwin Hills / View Park / Leimert Park / South Los Angeles community for many years. We are particularly encouraged by the developer insisting upon local participation in the building of this campus. We believe this project is a vital investment in our area's economic future and will provide much-needed resources for local creativity and businesses. This locally-led development, designed to create industry-specific jobs and drive the local creative economy, directly aligns with our mission as a local contractor and local employer to have an opportunity to build in the community.

We are in full support of the entitlements requested to make this project a reality. We understand these include:

- *Conditional Use Permit* - To allow a Motion Picture Studio with incidental uses. (LAMC Section 12.24.U.15)
- *Project Permit Compliance:* For a conforming development within the Crenshaw Corridor Specific Plan (LAMC Section 11.5.7.C)
- *Waiver of Dedication and Improvements* - To allow existing street and sidewalk configurations to remain on all street frontages, among other items (LAMC Section 12.27)

Granting these requests will allow the Stocker Street Creative team to deliver on their vision for a state-of-the-art campus, acting as a true catalyst for the creative economy in South Los Angeles. This project is a critical step in fostering local talent, creating sustainable industry jobs, and ensuring the continued cultural and economic vibrancy of our community.

CATALINA PACIFIC®

A CALPORTLAND® Company

Please feel free to contact us at 310.650.4616 or by email at edecrescenzo@calportland.com should you require additional information.

Sincerely,

Eric DeCrescenzo

Sales Manager Los Angeles Ready Mix Div.

2025 E. Financial Way • Glendora, CA 91741 Telephone: (626) 852-6200 • Fax: (626) 963-2341

www.calportland.com

CAESAR JAMES BIJOU CONSTRUCTION
3906 DON FELIPE DR.
LOS ANGELES, CA. 90008
CA. LICENSE. 737577

[JANUARY 24,2026]

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
Case No.: ENV-2024-326-MND
Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston:

On behalf of my construction firm, **[CAESAR JAMES BIJOU CONSTRUCTION],** I am writing to express our strong support for the Stocker Street Creative project, a transformative state-of-the-art creative campus planned for 3701-3761 W. Stocker Street.

Our organization has served the Baldwin Hills / View Park / Leimert Park / South Los Angeles community for many years. We are particularly encouraged by the developer insisting upon local participation in the building of this campus. We believe this project is a vital investment in our area's economic future and will provide much-needed resources for local creatives and businesses. This locally-led development, designed to create industry-specific jobs and drive the local creative economy, directly aligns with our mission as a local contractor and local employer to have an opportunity to build in the community.

We are in full support of the entitlements requested to make this project a reality. We understand these include:

- *Conditional Use Permit* - To allow a Motion Picture Studio with incidental uses. (LAMC Section 12.24.U.15)
- *Project Permit Compliance:* For a conforming development within the Crenshaw Corridor Specific Plan (LAMC Section 11.5.7.C)
- *Waiver of Dedication and Improvements* - To allow existing street and sidewalk configurations to remain on all street frontages, among other items (LAMC Section 12.27)

Granting these requests will allow the Stocker Street Creative team to deliver on their vision for a state-of-the-art campus, acting as a true catalyst for the creative economy in South Los Angeles. This project is a critical step in fostering local talent, creating sustainable industry jobs, and ensuring the continued cultural and economic vibrancy of our community.

Please feel free to contact us at **[(323) 394-8630]** or by email at **[caesarbijou@gmail.com]** should you require additional information.

Sincerely,

[CAESAR James Bijou]

[Owner]

[CAESAR JAMES BIJOU CONSTRUCTION]
3906 Don Felipe Dr.

Los Angeles, CA. 90008 CA. Lic.# 737577

January 28, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
Case No.: ENV-2024-326-MND
Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston,

I am writing to express my strong support for the approval of the Stocker Street Creative TV/Film Studio project in Baldwin Hills during the upcoming public hearing. As a resident and advocate for community development in South Los Angeles, I believe this project represents a transformative opportunity to enhance our local economy, foster creative industries, and uplift underrepresented voices in film and television.

The Stocker Street Creative campus, with its state-of-the-art facilities including four TV/movie studios, an office building, and a mixed-use space for production support, will be the first of its kind in South L.A. This development promises to drive economic growth through job creation, business incubation, and high-quality production opportunities, particularly for Black L.A.-based creators who have long been underserved in the entertainment industry.

By bringing Hollywood-level resources to the Baldwin Hills/Crenshaw area, it will revitalize the community, attract investment, and provide accessible pathways for local talent to thrive. Moreover, the project's design—centered around a landscaped pedestrian plaza—emphasizes community integration and sustainability, ensuring it becomes a vibrant hub that benefits residents for generations. Approving this initiative will not only advance the city's creative economy but also align with broader goals of equity and inclusion in urban development.

WE URGE YOU TO GRANT THE NECESSARY ENTITLEMENTS, INCLUDING:

1. **Site Plan Review:** Pursuant to LAMC Section 16.05, for a major development project with over 100,000 square feet in net new nonresidential or non-warehouse use in the C2 zone, per Section 12.24.U.14(C)(2).
2. **Project Permit Compliance:** Pursuant to LAMC Section 11.5.7.C, for a conforming development in the Crenshaw Corridor Specific Plan.
3. **Conditional Use Permit (CUP):** Pursuant to LAMC Section 12.24.U.15, to allow a Motion picture studio with incidental uses, including outdoor sets.
4. **Waiver of Dedication and Improvements:** Pursuant to LAMC Section 12.27, to: (1) allow existing street and sidewalk configurations to remain on all street frontages, which allows the existing street trees to remain; (2) allow the existing sidewalk configuration to remain on Santa Rosalia; and (3) allow the sidewalks along Stocker Street and Don Felipe Drive to be widened by three feet for a total sidewalk width of 15 feet. This is requested in lieu of Bureau of Engineering requirements regarding right-of-way dedications and roadway improvements.
5. **Master Conditional Use Permit (MCUP) & CUX:** To allow for alcohol sales and a Conditional Use Entertainment (CUX) permit for dancing and live entertainment at the restaurant and at special events in the outdoor plaza.

We ask that you move this project forward to secure the future of production in South Los Angeles.

Please feel free to contact me at (310) 901-5100 or by email at Sherri@sherrisneed.com should you require additional information.

Sincerely,

Sherri G. Sneed
Producer
Diamond Spirit Entertainment
(310) 901-5100
www.sherrisneed.com
@sherrigsneed

SPIRIT FIRE PRODUCTIONS LLC.
3906 DON FELIPE DR.
LOS ANGELES, CA. 90008

[JANUARY 24,2026]

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
Case No.: ENV-2024-326-MND
Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston:

On behalf of my construction firm, **[SPIRIT FIRE PRODUCTIONS LLC.],** I am writing to express our strong support for the Stocker Street Creative project, a transformative state-of-the-art creative campus planned for 3701-3761 W. Stocker Street.

Our organization has served the Baldwin Hills / View Park / Leimert Park / South Los Angeles community for many years. We are particularly encouraged by the developer insisting upon local participation in the building of this campus. We believe this project is a vital investment in our area's economic future and will provide much-needed resources for local creatives and businesses. This locally-led development, designed to create industry-specific jobs and drive the local creative economy, directly aligns with our mission as a local contractor and local employer to have an opportunity to build in the community.

We are in full support of the entitlements requested to make this project a reality. We understand these include:

- *Conditional Use Permit* - To allow a Motion Picture Studio with incidental uses. (LAMC Section 12.24.U.15)
- *Project Permit Compliance:* For a conforming development within the Crenshaw Corridor Specific Plan (LAMC Section 11.5.7.C)
- *Waiver of Dedication and Improvements* - To allow existing street and sidewalk configurations to remain on all street frontages, among other items (LAMC Section 12.27)

Granting these requests will allow the Stocker Street Creative team to deliver on their vision for a state-of-the-art campus, acting as a true catalyst for the creative economy in South Los Angeles. This project is a critical step in fostering local talent, creating sustainable industry jobs, and ensuring the continued cultural and economic vibrancy of our community.

Please feel free to contact us at **[(323) 394-8630]** or by email at **[caesarbijou@gmail.com]** should you require additional information.

Sincerely,

[CAESAR James Bijou]

[Owner]

[SPIRIT FIRE PRODUCTIONS LLC.]
3906 Don Felipe Dr.

Los Angeles, CA. 90008

01/28/2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
Case No.: ENV-2024-326-MND
Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston:

On behalf of my construction firm, **Nationwide Shotcrete Inc,** I am writing to express our strong support for the Stocker Street Creative project, a transformative state-of-the-art creative campus planned for 3701-3761 W. Stocker Street.

Our organization has served the Baldwin Hills / View Park / Leimert Park / South Los Angeles community for many years. We are particularly encouraged by the developer insisting upon local participation in the building of this campus. We believe this project is a vital investment in our area's economic future and will provide much-needed resources for local creatives and businesses. This locally-led development, designed to create industry-specific jobs and drive the local creative economy, directly aligns with our mission as a local contractor and local employer to have an opportunity to build in the community.

We are in full support of the entitlements requested to make this project a reality. We understand these include:

- *Conditional Use Permit* - To allow a Motion Picture Studio with incidental uses. (LAMC Section 12.24.U.15)
- *Project Permit Compliance:* For a conforming development within the Crenshaw Corridor Specific Plan (LAMC Section 11.5.7.C)
- *Waiver of Dedication and Improvements* - To allow existing street and sidewalk configurations to remain on all street frontages, among other items (LAMC Section 12.27)

Granting these requests will allow the Stocker Street Creative team to deliver on their vision for a state-of-the-art campus, acting as a true catalyst for the creative economy in South Los Angeles. This project is a critical step in fostering local talent, creating sustainable industry jobs, and ensuring the continued cultural and economic vibrancy of our community.

Please feel free to contact us at **661-799-3750** or by email at **Spencer@nationwideshotcrete.com** should you require additional information.

Sincerely,



Spencer Bigger
Chief Estimator
Nationwide Shotcrete Inc.

January 27, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
Case No.: ENV-2024-326-MND
Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston:

On behalf of my construction firm, A.J. Kirkwood & Associates, I am writing to express our strong support for the Stocker Street Creative project, a transformative state-of-the-art creative campus planned for 3701-3761 W. Stocker Street.

Our organization has served the Baldwin Hills / View Park / Leimert Park / South Los Angeles community for many years. We are particularly encouraged by the developer insisting upon local participation in the building of this campus. We believe this project is a vital investment in our area's economic future and will provide much-needed resources for local creatives and businesses. This locally-led development, designed to create industry-specific jobs and drive the local creative economy, directly aligns with our mission as a local contractor and local employer to have an opportunity to build in the community.

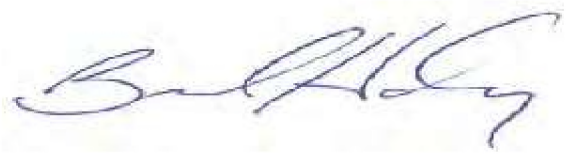
We are in full support of the entitlements requested to make this project a reality. We understand these include:

- *Conditional Use Permit* - To allow a Motion Picture Studio with incidental uses. (LAMC Section 12.24.U.15)
- *Project Permit Compliance:* For a conforming development within the Crenshaw Corridor Specific Plan (LAMC Section 11.5.7.C)
- *Waiver of Dedication and Improvements* - To allow existing street and sidewalk configurations to remain on all street frontages, among other items (LAMC Section 12.27)

Granting these requests will allow the Stocker Street Creative team to deliver on their vision for a state-of-the-art campus, acting as a true catalyst for the creative economy in South Los Angeles. This project is a critical step in fostering local talent, creating sustainable industry jobs, and ensuring the continued cultural and economic vibrancy of our community.

Please feel free to contact us at 1-714-936-3342 or by email at bradley.hanenberg@ajk-a.com should you require additional information.

Sincerely,



Brad Hanenberg
Senior Vice President
A.J. Kirkwood & Associates, Inc.

BrightView

Landscape Development, Inc.

January 27, 2026

Kyle Winston

Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative

Case No.: ENV-2024-326-MND
Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston:

On behalf of my construction firm, **BrightView Landscape Development, Inc.** I am writing to express our strong support for the Stocker Street Creative project, a transformative state-of-the-art creative campus planned for 3701-3761 W. Stocker Street.

Our organization has served the Baldwin Hills / View Park / Leimert Park / South Los Angeles community for many years. We are particularly encouraged by the developer insisting upon local participation in the building of this campus. We believe this project is a vital investment in our area's economic future and will provide much-needed resources for local creatives and businesses. This locally-led development, designed to create industry-specific jobs and drive the local creative economy, directly aligns with our mission as a union contractor signatory to **LiUNA! Local 300 Laborers** to build in the community and enhance the local skilled workforce.

We are in full support of the entitlements requested to make this project a reality. We understand these include:

- *Conditional Use Permit* - To allow a Motion Picture Studio with incidental uses. (LAMC Section 12.24.U.15)
- *Project Permit Compliance:* For a conforming development within the Crenshaw Corridor Specific Plan (LAMC Section 11.5.7.C)
- *Waiver of Dedication and Improvements* - To allow existing street and sidewalk configurations to remain on all street frontages, among other items (LAMC Section 12.27)

Granting these requests will allow the Stocker Street Creative team to deliver on their vision for a state-of-the-art campus, acting as a true catalyst for the creative economy in South Los Angeles. This project is a critical step in fostering local talent, creating sustainable industry jobs, and ensuring the continued cultural and economic vibrancy of our community.

Landscape Development, Inc.

Please feel free to contact us at **(818) 612-8001** or by chad.benton@brightview.com should you require additional information.

Sincerely,



Chad Benton
Branch Manager
BrightView Landscape Development, Inc.

Chad Benton
Branch Manager – Los Angeles

13691 W. Vaughn St.
San Fernando, CA 91340
C. 818.612.8001 c.
chad.benton@brightview.com
www.brightview.com

STEELMAN
BUILD & CONSTRUCTION INC.

January 26, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
Case No.: ENV-2024-326-MND
Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston:

On behalf of my construction firm, Steelman Build & Construction, Inc, I am writing to express our strong support for the Stocker Street Creative project, a transformative state-of-the-art creative campus planned for 3701-3761 W. Stocker Street.

Our organization has served the Baldwin Hills / View Park / Leimert Park / South Los Angeles community for many years. We are particularly encouraged by the developer insisting upon local participation in the building of this campus. We believe this project is a vital investment in our area's economic future and will provide much-needed resources for local creatives and businesses. This locally-led development, designed to create industry-specific jobs and drive the local creative economy, directly aligns with our mission as a local contractor and local employer to have an opportunity to build in the community.

We are in full support of the entitlements requested to make this project a reality. We understand these include:

- *Conditional Use Permit* - To allow a Motion Picture Studio with incidental uses. (LAMC Section 12.24.U.15)
- *Project Permit Compliance:* For a conforming development within the Crenshaw Corridor Specific Plan (LAMC Section 11.5.7.C)
- *Waiver of Dedication and Improvements* - To allow existing street and sidewalk configurations to remain on all street frontages, among other items (LAMC Section 12.27)

Granting these requests will allow the Stocker Street Creative team to deliver on their vision for a state-of-the-art campus, acting as a true catalyst for the creative economy in South Los Angeles. This

project is a critical step in fostering local talent, creating sustainable industry jobs, and ensuring the continued cultural and economic vibrancy of our community.

Please feel free to contact us at (909) 610-3210 or by email at aisha@steelmanbuild.com should you require additional information.

Sincerely,

Aisha Thompson,
President
Steelman Build & Construction, Inc.

Coleman Construction, Inc.
1973 W 48th St.
Los Angeles, CA 90062
(323) 295-5484
scoleman@colemancon.com
License No. 697040

January 22,2026
Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
Case No.: ENV-2024-326-MND
Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston:
On behalf of my construction firm, Coleman Construction Inc., I am writing to express our strong support for the Stocker Street Creative project, a transformative state-of-the-art creative campus planned for 3701-3761 W. Stocker Street.
Our organization has served the Baldwin Hills / View Park / Leimert Park / South Los Angeles community for over 30 years. We are particularly encouraged by the developer insisting upon local participation in the building of this campus. We believe this project is a vital investment in our area's economic future and will provide much-needed resources for local creatives and businesses. This locally-led development, designed to create industry-specific jobs and drive our local creative economy, directly aligns with our mission as a union contractor signatory to Carpenters and Labor Unions to build in our community and enhance the local skilled workforce.
We are in full support of the entitlements requested to make this project a reality. We understand these include:

- *Conditional Use Permit* - To allow a Motion Picture Studio with incidental uses. (LAMC Section 12.24.U.15)
- *Project Permit Compliance:* For a conforming development within the Crenshaw Corridor Specific Plan (LAMC Section 11.5.7.C)
- *Waiver of Dedication and Improvements* - To allow existing street and sidewalk configurations to remain on all street frontages, among other items (LAMC Section 12.27)

Granting these requests will allow the Stocker Street Creative team to deliver on their vision for a state-of-the-art campus, acting as a true catalyst for the creative economy in South Los Angeles. This project is a critical step in fostering local talent, creating sustainable industry jobs, and ensuring the continued cultural and economic vibrancy of our community.
Please feel free to contact us at (323)295-5484 or by email at scoleman@colemancon.com should you require additional information.
Sincerely,

Sharon Coleman
CEO
Coleman Construction Inc.

CC: Christian Washington, Director, Program Activation & Project Management
Stocker Street Creative (Christian@pantheonconsultants.com)

January 30, 2026

Mr. Kyle Winston
City of Los Angeles Planning Department
200 N. Spring Street, Suite 525
Los Angeles, CA 90012

Subject: Support for Stocker Street Creative

Dear Mr. Winston,

I am pleased to express my strong support for the proposed Stocker Street Creative production studio development at 3701–3761 Stocker Street in Baldwin Hills, Los Angeles, CA. I view this project as a meaningful investment in the creative and economic future of South Los Angeles.

Stocker Street Creative will create much needed pathways for local residents to access job training, job offering living-wages, and entrepreneurial opportunities in film, television, and media production. The project's commitment to local hire, workforce development, and community-serving spaces is directly aligned with the needs of our community and the creative ecosystem that already thrives here.

I am especially encouraged by the project's inclusion of community space for the public, sustainable design, and resources that will support independent creators, small businesses, and nonprofits. This campus will be poised to become a catalyst for long-term economic growth and creative opportunity in the Crenshaw Corridor and greater Los Angeles.

For the foregoing reasons, I respectfully implore your department to approve the requested entitlements and discretionary permits to allow this project to proceed without undue delays.

Sincerely,

Diane Robertson, JD, MBA
Founder & Executive Director
Leimert Park Jazz Festival

January 24, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
Case No.: ENV-2024-326-MND
Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston:

On behalf of our local business, Le Chic Hair Design, I am writing to express our strong support for the Stocker Street Creative project, a transformative state-of-the-art creative campus planned for 3701-3761 W. Stocker Street.

Our business has served the Baldwin Hills / View Park / Leimert Park / South Los Angeles community for several decades. We believe this project is a vital investment in our area's economic future and will provide much-needed resources for local creatives and businesses. This locally-led development, designed to create industry-specific jobs and drive our local creative economy, directly aligns with our mission to support community development.

We are in full support of the entitlements requested to make this project a reality. We understand these include:

- *Conditional Use Permit* - To allow a Motion Picture Studio with incidental uses. (LAMC Section 12.24.U.15)
- *Project Permit Compliance:* For a conforming development within the Crenshaw Corridor Specific Plan (LAMC Section 11.5.7.C)
- *Waiver of Dedication and Improvements* - To allow existing street and sidewalk configurations to remain on all street frontages, among other items (LAMC Section 12.27)

Granting these requests will allow the Stocker Street Creative team to deliver on their vision for a state-of-the-art campus, acting as a true catalyst for the creative economy in South Los Angeles. This project is a critical step in fostering local talent, creating sustainable industry jobs, and ensuring the continued cultural and economic vibrancy of our community.

Please feel free to contact us at (323) 810-0568 should you require additional information.

Sincerely,

Lydia M Knox

Lydia Knox
Co-Owner
Le Chic Hair Design

FACE L/FT

ESTD 2022

vleblanc@facelft.contractor
Facelft.contractors
323-251-6715

1/27/2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
Case No.: ENV-2024-326-MND
Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston:

On behalf of my construction firm, Face L/Ft LLC, I am writing to express our strong support for the Stocker Street Creative project, a transformative state-of-the-art creative campus planned for 3701-3761 W. Stocker Street.

Our organization has served the Baldwin Hills / View Park / Leimert Park / South Los Angeles community for many years. We are particularly encouraged by the developer insisting upon local participation in the building of this campus. We believe this project is a vital investment in our area's economic future and will provide much-needed resources for local creatives and businesses. This locally-led development, designed to create industry-specific jobs and drive the local creative economy, directly aligns with our mission as a local contractor and local employer to have an opportunity to build in the community.

We are in full support of the entitlements requested to make this project a reality. We understand these include:

- *Conditional Use Permit* - To allow a Motion Picture Studio with incidental uses. (LAMC Section 12.24.U.15)
- *Project Permit Compliance:* For a conforming development within the Crenshaw Corridor Specific Plan (LAMC Section 11.5.7.C)

- *Waiver of Dedication and Improvements* - To allow existing street and sidewalk configurations to remain on all street frontages, among other items (LAMC Section 12.27)

Granting these requests will allow the Stocker Street Creative team to deliver on their vision for a state-of-the-art campus, acting as a true catalyst for the creative economy in South Los Angeles. This project is a critical step in fostering local talent, creating sustainable industry jobs, and ensuring the continued cultural and economic vibrancy of our community.

Please feel free to contact us by email or phone should you require additional information.

Sincerely,

Vanessa LeBlanc
CEO
Face L/FT LLC

01/26/26

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
Case No.: ENV-2024-326-MND
Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston:

On behalf of my construction firm, **Huddleston Painting Co**, I am writing to express our strong support for the Stocker Street Creative project, a transformative state-of-the-art creative campus planned for 3701-3761 W. Stocker Street.

Our organization has served the Baldwin Hills / View Park / Leimert Park / South Los Angeles community for many years. We are particularly encouraged by the developer insisting upon local participation in the building of this campus. We believe this project is a vital investment in our area's economic future and will provide much-needed resources for local creatives and businesses. This locally-led development, designed to create industry-specific jobs and drive the local creative economy, directly aligns with our mission as a local contractor and local employer to have an opportunity to build in the community.

We are in full support of the entitlements requested to make this project a reality. We understand these include:

- *Conditional Use Permit* - To allow a Motion Picture Studio with incidental uses. (LAMC Section 12.24.U.15)
- *Project Permit Compliance:* For a conforming development within the Crenshaw Corridor Specific Plan (LAMC Section 11.5.7.C)
- *Waiver of Dedication and Improvements* - To allow existing street and sidewalk configurations to remain on all street frontages, among other items (LAMC Section 12.27)

Granting these requests will allow the Stocker Street Creative team to deliver on their vision for a state-of-the-art campus, acting as a true catalyst for the creative economy in South Los Angeles. This project is a critical step in fostering local talent, creating sustainable industry jobs, and ensuring the continued cultural and economic vibrancy of our community.

Please feel free to contact us at **310 489-3343** or by email at **Hudd2015@outlook.com** should you require additional information.

Sincerely, Michael Huddleston

Michael Huddleston

Owner

Huddleston Painting Co.

01/26/26

Kyle Winston

Los Angeles City Planning

200 N. Spring St., Room 721

Los Angeles, CA 90012

E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative

Case No.: ENV-2024-326-MND

Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston:

On behalf of my construction firm, Huddleston Painting Co, I am writing to express our strong support for the Stocker Street Creative project, a transformative state-of-the-art creative campus planned for 3701-3761 W. Stocker Street.

Our organization has served the Baldwin Hills / View Park / Leimert Park / South Los Angeles community for many years. We are particularly encouraged by the developer insisting upon local participation in the building of this campus. We believe this project is a vital investment in our area's economic future and will provide much-needed resources for local creatives and businesses. This locally-led development, designed to create industry-specific jobs and drive the local creative economy, directly

aligns with our mission as a local contractor and local employer to have an opportunity to build in the community.

We are in full support of the entitlements requested to make this project a reality. We understand these include:

- Conditional Use Permit - To allow a Motion Picture Studio with incidental uses. (LAMC Section 12.24.U.15)

- Project Permit Compliance: For a conforming development within the Crenshaw Corridor Specific Plan (LAMC Section 11.5.7.C)

- Waiver of Dedication and Improvements - To allow existing street and sidewalk configurations to remain on all street frontages, among other items (LAMC Section 12.27)

Granting these requests will allow the Stocker Street Creative team to deliver on their vision for a state-of-the-art campus, acting as a true catalyst for the creative economy in South Los Angeles. This project is a critical step in fostering local talent, creating sustainable industry jobs, and ensuring the continued cultural and economic vibrancy of our community.

Please feel free to contact us at 310-489-3343 or by email at Huddleston Painting Co. should you require additional information.

Sincerely, Michael Huddleston

January 27, 2026

Kyle Winston

Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: **Letter of Support for Stocker Street Creative**

Case No.: ENV-2024-326-MND
Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston:

On behalf of my construction firm, **Trademark Concrete Systems, Inc.,** I am writing to express our strong support for the Stocker Street Creative project, a transformative state-of-the-art creative campus planned for 3701-3761 W. Stocker Street.

Our organization has served the Baldwin Hills / View Park / Leimert Park / South Los Angeles community for many years. We are particularly encouraged by the developer insisting upon local participation in the building of this campus. We believe this project is a vital investment in our area's economic future and will provide much-needed resources for local creatives and businesses. This locally-led development, designed to create industry-specific jobs and drive the local creative economy, directly aligns with our mission as a union contractor signatory to **Laborers, Cement Masons, & Carpenters** to build in the community and enhance the local skilled workforce.

We are in full support of the entitlements requested to make this project a reality. We understand these include:

- *Conditional Use Permit* - To allow a Motion Picture Studio with incidental uses. (LAMC Section 12.24.U.15)
- *Project Permit Compliance:* For a conforming development within the Crenshaw Corridor Specific Plan (LAMC Section 11.5.7.C)
- *Waiver of Dedication and Improvements* - To allow existing street and sidewalk configurations to remain on all street frontages, among other items (LAMC Section 12.27)

Granting these requests will allow the Stocker Street Creative team to deliver on their vision for a state-of-the-art campus, acting as a true catalyst for the creative economy in South Los Angeles. This project is a critical step in fostering local talent, creating sustainable industry jobs, and ensuring the continued cultural and economic vibrancy of our community.

Please feel free to contact us at **805.207.0734** or lance1@trademarkconcrete.com should you require additional information.

Sincerely,



Lance A. Boyer
CEO
Trademark Concrete Systems, Inc.

Subject: Fwd: Letter of Support for Stocker Street Creative Case No.: ENV-2024-326-MND | CPC-2024-325-CU-MCUP-CUX-SPE-SPP-DRB-SPR-WDI Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008
Date: Thursday, January 29, 2026 at 2:55:37 PM Pacific Standard Time
From: Stan Washington
To: David Morrison, Christian Washington

FYI
Sent from my iPhone

Begin forwarded message:

From: Yolanda <yomo246@yahoo.com>
Date: January 29, 2026 at 2:45:57 PM PST
To: kyle.winston@lacity.org
Cc: Stan Washington <stan@pantheonconsultants.com>
Subject: Letter of Support for Stocker Street Creative Case No.: ENV-2024-326-MND | CPC-2024-325-CU-MCUP-CUX-SPE-SPP-DRB-SPR-WDI Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston:
I am writing to express strong support for the Stocker Street Creative project, a transformative state-of-the-art creative campus planned for 3701-3761 W. Stocker Street.

I believe this project is a vital investment in the Crenshaw District's and the city's economic future and will provide much-needed resources for local creatives and businesses. This locally-led development, designed to create industry-specific jobs and drive our local creative economy, directly aligns with the types of community and economic development projects I would like in the South Los Angeles.

My name is Yolanda Moore and for over two decades now I have made my home and raised my family directly across the street from the proposed development!

Living here has been a blessing as View Park is a unique neighborhood with much to offer and with the addition of this proposed development, Los Angeles looks to gain yet another jewel to be proud of!

The resulting output of the professional and entrepreneurial opportunities in the creative industries will surely refocus the world towards us and in doing so, spur interests of additional investments which will positively affect us all!

Therefore, I strongly urge the City of Los Angeles Planning Commission to APPROVE the entitlements requested for the development of the Stocker Street

Creative project:

- Pursuant to LAMC Section 16.05, **Site Plan Review** for a major development project with over 100,000 square feet in net new nonresidential or non-warehouse use in the C2 zone, per Section 12.24.U.14(C)(2).
- Pursuant to LAMC Section 11.5.7.C, Project Permit Compliance for a conforming development in the **Crenshaw Corridor Specific Plan**.
- Pursuant to LAMC Section 12.24.U.15, a **Conditional Use Permit (CUP) to allow a Motion picture studio with incidental uses, including outdoor sets**.
- Pursuant to LAMC Section 12.27, a Waiver of Dedication and Improvements to (1) **allow existing street and sidewalk configurations to remain** on all street frontages, which allows the existing street trees to remain, (2) **allow the existing sidewalk configuration to remain on Santa Rosalia**, (3) **allow the sidewalks along Stocker Street and Don Felipe Drive to be widened by three feet** for a total sidewalk width of 15 feet in lieu of the existing variable 12 feet. The Waiver of Dedication is requested in lieu of the City of Los Angeles Bureau of Engineering requirements.
- Pursuant to LAMC Section 11.5.7.D, a Specific Plan Exception to **allow wall signs that exceed 100 square feet of sign area per 50 linear feet of street frontage**.
- Pursuant to Ordinance No. 171,681, approval of discretionary requests including a Master Conditional Use Permit (MCUP) to **allow for alcohol sales, a Conditional Use Entertainment (CUX) for dancing and live entertainment at the restaurant and at special events in the outdoor plaza**.

Granting the entitlements requested will allow Stocker Street Creative to foster local talent, create sustainable industry jobs and ensure the continued cultural and economic vibrancy of our community.

Sincerely,
Yolanda Moore, (View Park Estates Resident)
3820 Stocker Street Unit #3
View Park, CA 90008]
Yomo246@yahoo.com
323-712-0000

January 27, 2026

Kyle Winston

Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative

Case No.: ENV-2024-326-MND
Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston:

On behalf of my construction firm, **Anning-Johnson Company**, I am writing to express our strong support for the Stocker Street Creative project, a transformative state-of-the-art creative campus planned for 3701-3761 W. Stocker Street.

Our organization has served the Baldwin Hills / View Park / Leimert Park / South Los Angeles community for many years. We are particularly encouraged by the developer insisting upon local participation in the building of this campus. We believe this project is a vital investment in our area's economic future and will provide much-needed resources for local creatives and businesses. This locally-led development, designed to create industry-specific jobs and drive the local creative economy, directly aligns with our mission as a union contractor signatory to **Carpenters, Finishers, Plasterers and Laborers** to build in the community and enhance the local skilled workforce.

We are in full support of the entitlements requested to make this project a reality. We understand these include:

- *Conditional Use Permit* - To allow a Motion Picture Studio with incidental uses. (LAMC Section 12.24.U.15)
- *Project Permit Compliance:* For a conforming development within the Crenshaw Corridor Specific Plan (LAMC Section 11.5.7.C)
- *Waiver of Dedication and Improvements* - To allow existing street and sidewalk configurations to remain on all street frontages, among other items (LAMC Section 12.27)

Granting these requests will allow the Stocker Street Creative team to deliver on their vision for a state-of-the-art campus, acting as a true catalyst for the creative economy in South Los Angeles. This project is a critical step in fostering local talent, creating sustainable industry jobs, and ensuring the continued cultural and economic vibrancy of our community.

Please feel free to contact us at **626.378.7800** or by **asanchez@anningjohnson.com** should you require additional information.

Sincerely,



Anthony Sanchez
Sales Manager
Anning-Johnson Company

January 29, 2026

Kyle Winston

Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative

Case No.: ENV-2024-326-MND
Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston:

On behalf of my construction firm, **Bali Construction, Inc.** I am writing to express our strong support for the Stocker Street Creative project, a transformative state-of-the-art creative campus planned for 3701-3761 W. Stocker Street.

Our organization has served the Baldwin Hills / View Park / Leimert Park / South Los Angeles community for many years. We are particularly encouraged by the developer insisting upon local participation in the building of this campus. We believe this project is a vital investment in our area's economic future and will provide much-needed resources for local creatives and businesses. This locally-led development, designed to create industry-specific jobs and drive the local creative economy, directly aligns with our mission as a union contractor signatory to **Laborers, Operators, Carpenters, Masons** to build in the community and enhance the local skilled workforce.

We are in full support of the entitlements requested to make this project a reality. We understand these include:

- *Conditional Use Permit* - To allow a Motion Picture Studio with incidental uses. (LAMC Section 12.24.U.15)
- *Project Permit Compliance:* For a conforming development within the Crenshaw Corridor Specific Plan (LAMC Section 11.5.7.C)
- *Waiver of Dedication and Improvements* - To allow existing street and sidewalk configurations to remain on all street frontages, among other items (LAMC Section 12.27)

Granting these requests will allow the Stocker Street Creative team to deliver on their vision for a state-of-the-art campus, acting as a true catalyst for the creative economy in South Los Angeles. This project is a critical step in fostering local talent, creating sustainable industry jobs, and ensuring the continued cultural and economic vibrancy of our community.

Please feel free to contact us at **626-374-5186** or by **Wharris@baliconstruction.com** should you require additional information.

Sincerely,



Will Harris
Chief Estimator
Bali Construction, Inc.

Letner ROOFING CO

Lic. No. 689961

1/27/2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
Case No.: ENV-2024-326-MND
Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston:
On behalf of my construction firm, Letner Roofing Co., I am writing to express our strong support for the Stocker Street Creative project, a transformative state-of-the-art creative campus planned for 3701-3761 W. Stocker Street. Our organization has served the Baldwin Hills / View Park / Leimert Park / South Los Angeles community for many years. We are particularly encouraged by the developer insisting upon local participation in the building of this campus. We believe this project is a vital investment in our area's economic future and will provide much-needed resources for local creatives and businesses. This locally-led development, designed to create industry-specific jobs and drive the local creative economy, directly aligns with our mission as a union contractor signatory to Locals 36 and 105 to build in the community and enhance the local skilled workforce.
We are in full support of the entitlements requested to make this project a reality. We understand these include:

- *Conditional Use Permit* - To allow a Motion Picture Studio with incidental uses. (LAMC Section 12.24.U.15)
- *Project Permit Compliance:* For a conforming development within the Crenshaw Corridor Specific Plan (LAMC Section 11.5.7.C)
- *Waiver of Dedication and Improvements* - To allow existing street and sidewalk configurations to remain on all street frontages, among other items (LAMC Section 12.27)

Granting these requests will allow the Stocker Street Creative team to deliver on their vision for a state-of-the-art campus, acting as a true catalyst for the creative economy in South Los Angeles. This project is a critical step in fostering local talent, creating sustainable industry jobs, and ensuring the continued cultural and economic vibrancy of our community.
Please feel free to contact us at (714) 493-8238 or by rolson@letner.com should you require additional information.

Sincerely,

Rick Olson
Vice President
LETNER ROOFING CO.

January 27th, 2026

Kyle Winston

Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative

Case No.: ENV-2024-326-MND
Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston:

On behalf of my construction firm, **Western States Fire Protection Company**, I am writing to express our strong support for the Stocker Street Creative project, a transformative state-of-the-art creative campus planned for 3701-3761 W. Stocker Street.

Our organization has served the Baldwin Hills / View Park / Leimert Park / South Los Angeles community for many years. We are particularly encouraged by the developer insisting upon local participation in the building of this campus. We believe this project is a vital investment in our area's economic future and will provide much-needed resources for local creatives and businesses. This locally-led development, designed to create industry-specific jobs and drive the local creative economy, directly aligns with our mission as a union contractor signatory to **Fire Sprinkler Protection signatory to Sprinkler Fitters U.A. Local 709** to build in the community and enhance the local skilled workforce.

We are in full support of the entitlements requested to make this project a reality. We understand these include:

- *Conditional Use Permit* - To allow a Motion Picture Studio with incidental uses. (LAMC Section 12.24.U.15)
- *Project Permit Compliance:* For a conforming development within the Crenshaw Corridor Specific Plan (LAMC Section 11.5.7.C)
- *Waiver of Dedication and Improvements* - To allow existing street and sidewalk configurations to remain on all street frontages, among other items (LAMC Section 12.27)

Granting these requests will allow the Stocker Street Creative team to deliver on their vision for a state-of-the-art campus, acting as a true catalyst for the creative economy in South Los Angeles. This project is a critical step in fostering local talent, creating sustainable industry jobs, and ensuring the continued cultural and economic vibrancy of our community.

Please feel free to contact us at **(562) 279-0770** or by **matthew.shin@wsfp.us** should you require additional information.

Sincerely,

Matthew Shin
Matthew Shin
Contract Sales Representative

Western States Fire Protection Co.
Protecting Lives and Property

January 30, 2026

Via Email Only to: kyle.winston@lacity.org
Mr. Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012

Re: Letter of Support for Stocker Street Creative
Case No.: ENV-2024-326-MND
Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston:

On behalf of the Consolidated Board of Realtists, I am writing to express our formal support for the Stocker Street Creative project. Having served the Baldwin Hills, View Park, and Leimert Park communities for many decades, we believe this state-of-the-art campus is a vital investment in our local economic future.

We would like to clarify our position regarding the public hearing held on **January 9, 2026, at 9:00 AM**. While we did not provide positive support at that time, it was due to miscommunication that has now been cleared. Since that hearing, we have been in productive dialogue with the development team. Our previous concerns regarding the project's impact and community integration have now been addressed and confirmed to our satisfaction.

This locally-led development aligns with our mission of fighting for fairness and democracy in housing and community development. By creating industry specific jobs and fostering local talent, Stocker Street Creative will serve as a driving force for the cultural and economic vibrancy of South Los Angeles.

Please feel free to contact us at (213) 444-6336 or CBRPres@gmail.com should you require additional information.

Sincerely,

Lyric Armstrong

Lyric Armstrong, 44th President,
Consolidated Board of Realtists

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative

YCIS YOUR CHOICE
INSURANCE SERVICES

January 21, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012

re: Case No.: ENV-2024-326-MND
the Stocker Street Creative project
3701-3761 W. Stocker Street, Los Angeles, CA 90008

Mr. Winston:

I am writing to express my support for the Stocker Street Creative project. I have based my business, Your Choice Insurance Services, L.L.C., in Leimert Park for the past 12 years and have also resided in Baldwin Hills for over 15 years.

Prior to starting my insurance company, I was involved in production working as an independent producer, as well as an in-house producer in the sales and marketing department for Mattel Toys. I know that this project will be an excellent addition to the neighborhood. Not only will it create hundreds of living wage jobs during the construction phase, but there will also be hundreds of jobs across a wide range of skill sets – from teachers to technicians, from food services to executives, from creators to cameramen – for the long term. This is definitely the type of project that will have a lasting, positive effect that can literally uplift an entire community.

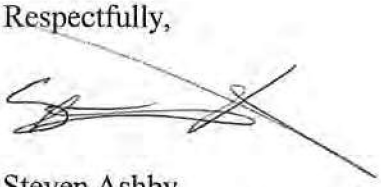
For years the production business has been leaving Los Angeles, especially independent productions which tend to be small to midsized. Often cited are the lack of reasonably priced production offices and facilities, as well as the exodus of skilled workers to other places in the country that are more production friendly and thereby growing. While Stocker Street Creative is not the sole remedy, it certainly can be a major contributing factor and catalyst to bringing the industry back – while also serving the immediate community and Los Angeles at large.

3407 W. 43rd St.• Los Angeles • California 90008 • Tel: 1(844) 402-3781
www.yourchoiceinsuranceservices.com

Thank you for the opportunity for me to give voice to not only my own thoughts, but also to dozens of my friends and business associates who are also stakeholders and look forward to this project coming to fruition. I / we offer our strong support for Stocker Street Creative and ask that you grant the construction and conditional use permits.

Of course, feel free to contact me at ashby24@hotmail.com or at 323-270-2722.

Respectfully,



Steven Ashby
Principal, Your Choice Insurance Services L.L.C.

1/28/2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
Case No.: ENV-2024-326-MND
Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston:

On behalf of my construction firm, **Central Shotcrete Inc**, I am writing to express our strong support for the Stocker Street Creative project, a transformative state-of-the-art creative campus planned for 3701-3761 W. Stocker Street.

Our organization has served the Baldwin Hills / View Park / Leimert Park / South Los Angeles community for many years. We are particularly encouraged by the developer insisting upon local participation in the building of this campus. We believe this project is a vital investment in our area's economic future and will provide much-needed resources for local creatives and businesses. This locally-led development, designed to create industry-specific jobs and drive the local creative economy, directly aligns with our mission as a local contractor and local employer to have an opportunity to build in the community.

We are in full support of the entitlements requested to make this project a reality. We understand these include:

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- *Waiver of Dedication and Improvements* - To allow existing street and sidewalk configurations to remain on all street frontages, among other items (LAMC Section 12.27)

Granting these requests will allow the Stocker Street Creative team to deliver on their vision for a state-of-the-art campus, acting as a true catalyst for the creative economy in South Los Angeles. This project is a critical step in fostering local talent, creating sustainable industry jobs, and ensuring the continued cultural and economic vibrancy of our community.

Please feel free to contact us at **661 414.2585** or by email at **jonathan@centralshotcreteinc.com** should you require additional information.

Sincerely,

Jonathan Herrera

Jonathan Herrera
President
Central Shotcrete Inc

GKB

GOMRINGER-KUHL

BUILDERS

1/23/2026

Kyle Winston

Los Angeles Ci

GKB

GOMRINGER-KUHL

BUILDERS

- Project Permit
Corridor Specific

- Waiver of Ded
configurations to

January 30, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring Street, Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: **Letter of Support for Stocker Street Creative**
Case No.: **ENV-2024-326-MND |**
CPC-2024-325-CU-MCUP-CUX-SPE-SPP-DRB-SPR-WDI
Project Location: **3701–3761 W. Stocker Street, Los Angeles, CA 90008**

Dear Mr. Winston,

On behalf of **Dina Andrews Management, Inc.**, I write to express my strong support for the Stocker Street Creative project, a proposed state-of-the-art creative campus at 3701–3761 W. Stocker Street. I submit this letter in my personal and professional capacity as a creative-industry executive and as a Leimert Park resident living within walking distance of the site. This letter is written independently, outside of my role as an employee of the City of Los Angeles.

South Los Angeles has a long legacy of creative enterprises that functioned as workforce development engines and generators of enduring intellectual property. During the 1970s and 1980s, businesses such as Maverick's Flat, Total Experience Records, Soul Train, SOLAR Records, and related production and live-entertainment entities created jobs, provided professional training, and offered young people direct entry points into the music and television industries.

As a Music, Television & Creative Industry Entrepreneur, I worked within this ecosystem, including with companies and creatives that emerged from South Los Angeles. I later became an entrepreneur managing and developing artists, songwriters, and producers, and expanded my work into television and cross-platform media. This work emphasized talent development, business training, mentorship, and intellectual property stewardship. Many of the creatives developed during this period built global careers, with music catalogs, television formats, and creative assets that continue to generate revenue decades later.

Today, my work has evolved into future-facing, legacy-oriented initiatives focused on intergenerational and global collaboration. Through my private company, I mentor and

develop women in media across the African diaspora, emphasizing professional standards, knowledge transfer, and long-term intellectual property development. This work is conducted independently and reflects a continuation of decades of passion and industry experience rather than any City-affiliated activity.

The Stocker Street Creative project aligns directly with this long-view approach. By anchoring creative businesses locally and prioritizing workforce development, training pathways, and community access, it creates conditions for the next generation of creative professionals to build skills, careers, and intellectual property rooted in South Los Angeles.

I also strongly support the entitlements requested for this project. The Site Plan Review, Conditional Use Permit for a motion picture studio, and compliance with the Crenshaw Corridor Specific Plan appropriately reflect the scale and function of a modern creative campus. The Waiver of Dedication balances development with traffic mitigation, pedestrian safety, and preservation of existing street trees, while proposed sidewalk improvements enhance walkability. Signage and entertainment-related entitlements support cultural activation and economic vitality, and the inclusion of an upscale restaurant—with controlled alcohol service and live entertainment—addresses a longstanding gap in quality dining and gathering spaces within the neighborhood.

For these reasons, I respectfully urge the City of Los Angeles to support and approve the Stocker Street Creative project.

Respectfully submitted,

Dina R. Andrews

Dina Ruth Andrews
President & CEO, Dina Andrews Management, Inc.
Music, Television & Creative Industry Entrepreneur
Stakeholder & Resident, Leimert Park, Los Angeles, California

Ethics Statement: This letter is submitted in my personal and professional capacity as a private citizen and business owner. It was prepared independently, outside of work hours, and does not represent the views of the City of Los Angeles or any of its departments.

cc: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative - stan@pantheonconsultants.com

1/26/2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
Case No.: ENV-2024-326-MND
Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston:

On behalf of my construction firm, **CTI Environmental Inc.**, I am writing to express our strong support for the Stocker Street Creative project, a transformative state-of-the-art creative campus planned for 3701-3761 W. Stocker Street. Our organization has served the Baldwin Hills / View Park / Leimert Park / South Los Angeles community for many years. We are particularly encouraged by the developer insisting upon local participation in the building of this campus. We believe this project is a vital investment in our area's economic future and will provide much-needed resources for local creatives and businesses. This locally-led development, designed to create industry-specific jobs and drive the local creative economy, directly aligns with our mission as a local contractor and local employer to have an opportunity to build in the community.

We are in full support of the entitlements requested to make this project a reality. We understand these include:

- *Conditional Use Permit* - To allow a Motion Picture Studio with incidental uses. (LAMC Section 12.24.U.15)
- *Project Permit Compliance:* For a conforming development within the Crenshaw Corridor Specific Plan (LAMC Section 11.5.7.C)
- *Waiver of Dedication and Improvements* - To allow existing street and sidewalk configurations to remain on all street frontages, among other items (LAMC Section 12.27)

Granting these requests will allow the Stocker Street Creative team to deliver on their vision for a state-of-the-art campus, acting as a true catalyst for the creative economy in South Los Angeles. This project is a critical step in fostering local talent, creating sustainable industry jobs, and ensuring the continued cultural and economic vibrancy of our community.

Please feel free to contact us at **[562-305-2325]** or by email at **[robin@ctienviro.com]** should you require additional information.

Sincerely,

Robin Thorne
Chief Executive Officer
CTI Environmental Inc.,

January 27, 2026

Terry Gingles Jr.
14359 Addison St. #206
Sherman Oaks, CA 91423
TerryGingles@gmail.com

Re: Letter of Support for Stocker Street Creative

Dear Mr. Winston,

My name is Terry Gingles Jr. I am a filmmaker, writer, and co-host of the *On The Rocks* podcast, hosted by South Los Angeles native Marcellus Wiley. I am writing to express my full support for the Stocker Street Creative project, a state-of-the-art creative campus planned for 3701–3761 W. Stocker Street.

As a Los Angeles resident for over twenty years, I began my journey on the outskirts of the motion picture business. Early on, working in this industry wasn't even something I believed was possible for someone like me. That changed in 1991 when I saw a young filmmaker from Los Angeles, John Singleton, write and direct *Boyz n the Hood*. Seeing someone who looked like me tell his own story made filmmaking feel tangible. It gave me permission to dream and to seriously consider a career in this field.

That same sense of access is what I believe the Stocker Street Creative project can bring to the community, the ability for young people to see what's possible and believe there is a place for them in this industry.

The film and television business is not made up of only writers, directors, and actors. The majority of jobs on a film set are skilled trade and support positions: electricians, technicians, carpenters, mechanics, stylists, barbers, caterers, teachers, medical professionals, and more. This industry is an ecosystem of careers. When people understand that, working in entertainment no longer feels far-fetched, it feels achievable. That is the power of proximity and access.

I am in full support of the entitlements requested to make this project a reality, including:

- **Conditional Use Permit** – To allow a Motion Picture Studio with incidental uses (LAMC Section 12.24.U.15)
- **Project Permit Compliance** – For conforming development within the Crenshaw Corridor Specific Plan (LAMC Section 11.5.7.C)
- **Waiver of Dedication and Improvements** – To allow existing street and sidewalk configurations to remain, among other items (LAMC Section 12.27)
- **Master Conditional Use Permit (MCUP)** - to allow for alcohol sales, a Conditional Use Entertainment (CUX) for dancing and live entertainment at the restaurant and at special events in the outdoor plaza. Ordinance No. 171,681.

This project is a critical step in fostering local talent, creating sustainable industry jobs, and ensuring the continued cultural and economic vibrancy of our community.

Sincerely,

Terry Gingles Jr.
CEO
Artist By The Sea Productions

HercRentals™

1/26/26

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
Case No.: ENV-2024-326-MND
Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston:

On behalf of HERC RENTALS LLC. ,I am writing to express our strong support for the Stocker Street Creative project, a transformative state-of-the-art creative campus planned for 3701-3761 W. Stocker Street.

Our organization has served the Baldwin Hills / View Park / Leimert Park / South Los Angeles community for many years. We are particularly encouraged by the developer insisting upon local participation in the building of this campus. We believe this project is a vital investment in our area's economic future and will provide much-needed resources for local creatives and businesses. This locally-led development, designed to create industry-specific jobs and drive the local creative economy, directly aligns with our mission as a local contractor and local employer to have an opportunity to build in the community.

We are in full support of the entitlements requested to make this project a reality. We understand these include:

- *Conditional Use Permit* - To allow a Motion Picture Studio with incidental uses. (LAMC Section 12.24.U.15)
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- *Waiver of Dedication and Improvements* - To allow existing street and sidewalk configurations to remain on all street frontages, among other items (LAMC Section 12.27)

Granting these requests will allow the Stocker Street Creative team to deliver on their vision for a state-of-the-art campus, acting as a true catalyst for the creative economy in South Los Angeles. This

project is a critical step in fostering local talent, creating sustainable industry jobs, and ensuring the continued cultural and economic vibrancy of our community.

Please feel free to contact us at **310-259-6925** or by email at **edgar.velasquez@hercrentals.com** should you require additional information.

Sincerely,

EDGAR VELASQUEZ
BRANCH MANAGER
HERC RENTALS



January 28, 2026
Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

A Morley Builders Company
MORLEY
Construction Company
3330 Ocean Park Boulevard
Santa Monica, California 90405-3240
Telephone: 310-399-1600
Fax: 310-314-7347
www.morleybuilders.com

Re: Letter of Support for Stocker Street Creative
Case No.: ENV-2024-326-MND
Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston:

On behalf of my construction firm, Morley Construction Company, I am writing to express our strong support for the Stocker Street Creative project, a transformative state-of-the-art creative campus planned for 3701-3761 W. Stocker Street.

Our organization has served the Baldwin Hills / View Park / Leimert Park / South Los Angeles community for many years. We are particularly encouraged by the developer insisting upon local participation in the building of this campus. We believe this project is a vital investment in our area's economic future and will provide much-needed resources for local creatives and businesses. This locally-led development, designed to create industry-specific jobs and drive the local creative economy, directly aligns with our mission as a union contractor signatory to Carpenters, Laborers, Cement Finishers, and Operating Engineer Unions to build in the community and enhance the local skilled workforce.

We are in full support of the entitlements requested to make this project a reality. We understand these include:

- *Conditional Use Permit* - To allow a Motion Picture Studio with incidental uses. (LAMC Section 12.24.U.15)
- *Project Permit Compliance:* For a conforming development within the Crenshaw Corridor Specific Plan (LAMC Section 11.5.7.C)
- *Waiver of Dedication and Improvements* - To allow existing street and sidewalk configurations to remain on all street frontages, among other items (LAMC Section 12.27)

Granting these requests will allow the Stocker Street Creative team to deliver on their vision for a state-of-the-art campus, acting as a true catalyst for the creative economy in South Los Angeles. This project is a critical step in fostering local talent, creating sustainable industry jobs, and ensuring the continued cultural and economic vibrancy of our community.

Please feel free to contact us at (310) 566-9238 or by **bkang@morleybuilders.com** should you require additional information.

Sincerely,

Bryan Kang
VP, Self-Perform Operations
Morley Construction Company

LICENSE 166461

YCIS YOUR CHOICE
INSURANCE SERVICES

January 21, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012

re: Case No.: ENV-2024-326-MND
the Stocker Street Creative project
3701-3761 W. Stocker Street, Los Angeles, CA 90008

Mr. Winston:

I am writing to express my support for the Stocker Street Creative project. I have based my business, Your Choice Insurance Services, L.L.C., in Leimert Park for the past 12 years and have also resided in Baldwin Hills for over 15 years.

Prior to starting my insurance company, I was involved in production working as an independent producer, as well as an in-house producer in the sales and marketing department for Mattel Toys. I know that this project will be an excellent addition to the neighborhood. Not only will it create hundreds of living wage jobs during the construction phase, but there will also be hundreds of jobs across a wide range of skill sets – from teachers to technicians, from food services to executives, from creators to cameramen – for the long term. This is definitely the type of project that will have a lasting, positive effect that can literally uplift an entire community.

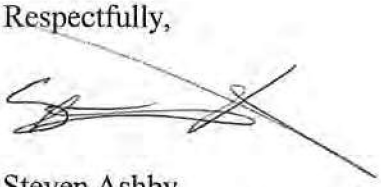
For years the production business has been leaving Los Angeles, especially independent productions which tend to be small to midsized. Often cited are the lack of reasonably priced production offices and facilities, as well as the exodus of skilled workers to other places in the country that are more production friendly and thereby growing. While Stocker Street Creative is not the sole remedy, it certainly can be a major contributing factor and catalyst to bringing the industry back – while also serving the immediate community and Los Angeles at large.

3407 W. 43rd St.• Los Angeles • California 90008 • Tel: 1(844) 402-3781
www.yourchoiceinsuranceservices.com

Thank you for the opportunity for me to give voice to not only my own thoughts, but also to dozens of my friends and business associates who are also stakeholders and look forward to this project coming to fruition. I / we offer our strong support for Stocker Street Creative and ask that you grant the construction and conditional use permits.

Of course, feel free to contact me at ashby24@hotmail.com or at 323-270-2722.

Respectfully,



Steven Ashby
Principal, Your Choice Insurance Services L.L.C.

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012

re: Letter of Support for:
Stocker Street Creative 3701-3761 W. Stocker Street, Los Angeles, CA 90008
Case No.: ENV-2024-326-MND

Dear Mr. Winston:

My name is Ty Carter and I am contacting you, as both a resident and a housing provider in the area, to express my support for the Stocker Street Creative Project. I moved to Baldwin Hills as a child in 1972. As the managing partner for Prism Capital Group, L.L.C., I currently own several apartment buildings and have been a housing provider in the immediate area for over 30 years. Additionally, I've had a 20-year history in production, both private and corporate with over fifteen [combined] years at Sony Pictures and Fox Television. I share my history to add context and perspective to my support for this project.

With long term and firsthand experience of the neighborhood as a resident, housing provider and business owner, I have seen the ups and downs of the neighborhood. I have every confidence that this project would create an immediate and positive economic impact through the development phase, as well as a steady long-term effect on the neighborhood. The mission and stated goal of this project also specifically align with those of the city and state – which is specifically to bring the 'production' industry back to Los Angeles. With production friendly legislation in the works at both the state and local levels, it is also necessary to have a means of training the next generations of creative and technically capable crews. The Stocker Street Creative will fill this crucial role, and I offer my strongest support.

I understand that such developments require a process and that at this time, the Stocker Street Creative seeks a permit, waiver of dedication and improvements, and a C.U.P. Granting these requests will expedite the Stocker Street Creative team's ability to deliver on their vision – and that of the City – for true catalyst for the creative economy in South Los Angeles. Socially, it will

serve to foster local talent, create sustainable entertainment industry jobs, and ensure the continued cultural and economic vibrancy of our community.

Personally, as the father of two young men who are pursuing careers in the entertainment industry, I only wish that Stocker Street Creative was already up and running. My older son is the Director of Cinema Arts track at a college prep high school in Pasadena. He is also pursuing his MS in Digital Media Management at U.S.C. While this is a highly renowned program and he will no doubt come out of the program better equipped to pursue his professional goals, he has noted that conspicuously missing is any semblance of a cultural component in the program. The lacking of this component in his U.S.C. curriculum is diametrically opposed to what he teaches his students – to draw from your own life experiences, especially the nuances that make your experiences unique. My younger son is in his final semester at LMU and has been actively pursuing music as a producer and performer. Again, the nuances of various sub-cultures are absent from the instruction he's receiving. The Stocker Street Creative would no doubt be a space where such subtleties would be intentionally at the forefront.

Should you have any questions or need additional information from/about me, please do not hesitate to contact me at 310-994-2858 or via email at t.carter.pcg@gmail.com.

Sincerely,



Ty Carter
Prism Capital Group, L.L.C.

Kyle Winston <kyle.winston@lacity.org>

SSC Letter of Support from Sherri Sneed

Sherri G. Sneed <sherri@sherrisneed.com> Wed, Jan 28, 2026 at 11:25 AM
To: kyle.winston@lacity.org
Cc: Stan Washington <stan@pantheonconsultants.com>, Chasen Washington <chasen@pantheonconsultants.com>

January 28, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
Case No.: ENV-2024-326-MND
Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston,

I am writing to express my strong support for the approval of the Stocker Street Creative TV/Film Studio project in Baldwin Hills during the upcoming public hearing. As a resident and advocate for community development in South Los Angeles, I believe this project represents a transformative opportunity to enhance our local economy, foster creative industries, and uplift underrepresented voices in film and television.

The Stocker Street Creative campus, with its state-of-the-art facilities including four TV/movie studios, an office building, and a mixed-use space for production support, will be the first of its kind in South L.A. This development promises to drive economic growth through job creation, business incubation, and high-quality production opportunities, particularly for Black L.A.-based creators who have long been underserved in the entertainment industry.

By bringing Hollywood-level resources to the Baldwin Hills/Crenshaw area, it will revitalize the community, attract investment, and provide accessible pathways for local talent to thrive. Moreover, the project's design—centered around a landscaped pedestrian plaza—emphasizes community integration and sustainability, ensuring it becomes a vibrant hub that benefits residents for generations. Approving this initiative will not only advance the city's creative economy but also align with broader goals of equity and inclusion in urban development.

WE URGE YOU TO GRANT THE NECESSARY ENTITLEMENTS, INCLUDING:

1. **Site Plan Review:** Pursuant to LAMC Section 16.05, for a major development project with over 100,000 square feet in net new nonresidential or non-warehouse use in the C2 zone, per Section 12.24.U.14(C)(2).
2. **Project Permit Compliance:** Pursuant to LAMC Section 11.5.7.C, for a conforming development in the Crenshaw Corridor Specific Plan.
3. **Conditional Use Permit (CUP):** Pursuant to LAMC Section 12.24.U.15, to allow a Motion picture studio with incidental uses, including outdoor sets.
4. **Waiver of Dedication and Improvements:** Pursuant to LAMC Section 12.27, to: (1) allow existing street and sidewalk configurations to remain on all street frontages, which allows the existing street trees to remain; (2) allow the existing sidewalk configuration to remain on Santa Rosalia; and (3) allow the sidewalks along Stocker Street and Don Felipe Drive to be widened by three feet for a total sidewalk width of 15 feet. This is requested in lieu of Bureau of Engineering requirements regarding right-of-way dedications and roadway improvements.
5. **Master Conditional Use Permit (MCUP) & CUX:** To allow for alcohol sales and a Conditional Use Entertainment (CUX) permit for dancing and live entertainment at the restaurant and at special events in the outdoor plaza.

We ask that you move this project forward to secure the future of production in South Los Angeles.

Please feel free to contact me at (310) 901-5100 or by email at Sherri@sherrisneed.com should you require additional information.

Sincerely,

Sherri G. Sneed
Producer
Diamond Spirit Entertainment
(310) 901-5100
www.sherrisneed.com
@sherrigsneed

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
Case No.: ENV-2024-326-MND
Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston:

As a home owner in the area, I am writing to express my strong support for the Stocker Street Creative project, a transformative state-of-the-art creative campus planned for 3701-3761 W. Stocker Street.

I believe this project is a vital investment in our area's economic future and will provide much-needed resources for local creatives and businesses. It will provide local employment opportunities for contractors and construction workers, and employment of staff for the completed campus. This locally-led development, designed to create industry-specific jobs and drive our local creative economy, directly aligns with my personal vision for building and positive growth in our community.

I am in full support of the entitlements requested to make this project a reality. We understand these include:

- *Conditional Use Permit* - To allow a Motion Picture Studio with incidental uses. (LAMC Section 12.24.U.15)
- *Project Permit Compliance:* For a conforming development within the Crenshaw Corridor Specific Plan (LAMC Section 11.5.7.C)
- *Waiver of Dedication and Improvements* - To allow existing street and sidewalk configurations to remain on all street frontages, among other items (LAMC Section 12.27)

Granting these requests will allow the Stocker Street Creative team to deliver on their vision for a state-of-the-art campus, acting as a true catalyst for the creative economy in South Los Angeles. This project is a critical step in fostering local talent, creating sustainable industry jobs, and ensuring the continued cultural and economic vibrancy of our community.

Please feel free to contact me at 323-299-5054 or by email at propiano@aol.com should you require additional information.

Sincerely,



Byron J Smith, Professor
Home Owner

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
Case No.: ENV-2024-326-MND
Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston:

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Please feel free to contact me at 213-610-9563 or by email at hnydot@aol.com should you require additional information.

Sincerely,

Estella Creighton
Home Owner

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
Case No.: ENV-2024-326-MND
Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

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Please feel free to contact me at 323-294-4911 or by email at donnawisdom@yahoo.com should you require additional information.

Sincerely,

Donna Wilson
Home Owner

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
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Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

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Please feel free to contact me at 310-348-9172 or by email at stokesgwn@aol.com should you require additional information.

Sincerely,

Gwendolyn Stokes
Home Owner

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
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Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

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Please feel free to contact me at 213-952-6281 or by email at klassyraft2@yahoo.com should you require additional information.

Sincerely,

Audrey Horton
Home Owner

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
Case No.: ENV-2024-326-MND
Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston:

As a home owner in the area, I am writing to express my strong support for the Stocker Street Creative project, a transformative state-of-the-art creative campus planned for 3701-3761 W. Stocker Street.

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Please feel free to contact me at 323-772-0431 or by email at jdcochran33@yahoo.com should you require additional information.

Sincerely,

Jacqueline Cochran

Dr. Jacqueline Cochran
Home Owner

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
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Please feel free to contact me at 310-532-5290 or by email at speles13@aol.com should you require additional information.

Sincerely,

Lessie Thompson
Home Owner

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

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Please feel free to contact me at 805-797-2998 or by email at irenepink@peoplepc.com should you require additional information.

Sincerely,

Dr. Irene Pinkard
Home Owner

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

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Please feel free to contact me at 323-757-7376 or by email at 5ethelwilliams@att.net should you require additional information.

Sincerely,

Ethel Williams
Home Owner

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
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Please feel free to contact me at 213-924-3510 or by email at arvisjon@msn.com should you require additional information.

Sincerely,

Arvis L. Jones

Arvis Jones
Home Owner

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
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Please feel free to contact us at 323-896-0803 or by email at sbswartz@icloud.com should you require additional information.

Sincerely,

Steve & Sylvia Swartz
Home Owners

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

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Please feel free to contact me at 323-687-6716 or by email at bjj1917@ca.rr.com should you require additional information.

Sincerely,

Brenda Jones
Home Owner



CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

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Please feel free to contact me at 310-991-6785 or by email at haynes.rosby@yahoo.com should you require additional information.

Sincerely,

Alberta Rosby
Home Owner

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
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Please feel free to contact me at 323-527-6520 or by email at ssmith3066@aol.com.com should you require additional information.

Sincerely,

Shirley Smith

Shirley Smith
Home Owner

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

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Please feel free to contact me at 323-292-0067 or by email at carol_smith041@yahoo.com should you require additional information.

Sincerely,

Carol Smith

Dr. Carol Smith
Home Owner

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

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Please feel free to contact me at 310-944-6425 or by email at cbaylark@aol.com should you require additional information.

Sincerely,

Cheryl Baylark
Home Owner

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

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Please feel free to contact me at 323-564-2041 should you require additional information.

Sincerely,

Brenda L. Barton

Brenda Barton
Home Owner

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

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Please feel free to contact me at 714-222-6913 or by email at tony@fitgroup.com should you require additional information.

Sincerely,

Rev, Everton Robinson
Home Owner

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

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Please feel free to contact me at 323-632-3644 or by email at mr.curry1@sbcglobal.net should you require additional information.

Sincerely,



Victor Curry
Home Owner

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
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Please feel free to contact me at 310-415-5925 or by email at leticiahalsey@yahoo.com should you require additional information.

Sincerely,

Leticia Halsey
Home Owner

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
Case No.: ENV-2024-326-MND
Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston:

As a home owner in the area, I am writing to express our strong support for the Stocker Street Creative project, a transformative state-of-the-art creative campus planned for 3701-3761 W. Stocker Street.

I believe this project is a vital investment in our area's economic future and will provide much-needed resources for local creatives and businesses. It will provide local employment opportunities for contractors and construction workers, and employment of staff for the completed campus. This locally-led development, designed to create industry-specific jobs and drive our local creative economy, directly aligns with my personal vision for building and positive growth in our community.

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Please feel free to contact me at 310-344-3621 or by email at aletaboston@yahoo.com should you require additional information.

Sincerely,

Aleta Boston
Home Owner

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
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Please feel free to contact me at 323-296-1547 or by email at debby5233@gmail.com should you require additional information.

Sincerely,

Debra Williams
Home Owner

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
Case No.: ENV-2024-326-MND
Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

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Please feel free to contact me at 310-714-3985 or by email at rossange@gmail.com should you require additional information.

Sincerely,

Angela M. Ross

Angela Ross
Home Owner

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
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Please feel free to contact me at 310-613-4954 or by email at janicehinton71@yahoo.com should you require additional information.

Sincerely,

Janice Hinton
Home Owner

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
Case No.: ENV-2024-326-MND
Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

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Please feel free to contact me at 310-515-1502 or by email at asberrysa@aol.com should you require additional information.

Sincerely,

Sharon Asberry

Sharon Asberry
Home Owner

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
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Please feel free to contact me at 310-326-1726 or by email at jpinc1226@aol.com should you require additional information.

Sincerely,

Patricia Carr-Harris

Patricia Carr Harris
Home Owner

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
Case No.: ENV-2024-326-MND
Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

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Please feel free to contact me at 310-720-4936 or by email at marshall.wanda@hitco.com should you require additional information.

Sincerely,

Wanda Marshall

Wanda Marshall
Home Owner

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
Case No.: ENV-2024-326-MND
Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

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Please feel free to contact me at 310-418-0278 or by email at elainemarcia@yahoo.com should you require additional information.

Sincerely,

Dr. Elaine Thompson
Home Owner



CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

January 24, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
Case No.: ENV-2024-326-MND
Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston:

On behalf of our local business, Le Chic Hair Design, I am writing to express our strong support for the Stocker Street Creative project, a transformative state-of-the-art creative campus planned for 3701-3761 W. Stocker Street.

Our business has served the Baldwin Hills / View Park / Leimert Park / South Los Angeles community for several decades. We believe this project is a vital investment in our area's economic future and will provide much-needed resources for local creatives and businesses. This locally-led development, designed to create industry-specific jobs and drive our local creative economy, directly aligns with our mission to support community development.

We are in full support of the entitlements requested to make this project a reality. We understand these include:

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Please feel free to contact us at (310) 739-1277 should you require additional information.

Sincerely,

Geridetta Walker
Owner
Le Chic Hair Design

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
Case No.: ENV-2024-326-MND
Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston:

As a Home Owner in the area, I am writing to express my strong support for the Stocker Street Creative project, a transformative state-of-the-art creative campus planned for 3701-3761 W. Stocker Street.

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Please feel free to contact me at (✓) 3237609690 or by email at MaxandClaude@Verizon.Net should you require additional information.

Sincerely,

Maxine Harrison

MAXINE HARRISON

Home Owner

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
Case No.: ENV-2024-326-MND
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Please feel free to contact me at (310) 886-0068 or by email at
should you require additional information.

Sincerely,

Annette W. Johnson
ANNETTE W. JOHNSON

Home Owner

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative
(stan@pantheonconsultants.com)

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
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Please feel free to contact me at (323) 758-7282 or by email at dmrobi@msn.com should you require additional information.

Sincerely,

CURTIS W. ROBINSON
D'Etta ROBINSON

D'Etta Robinson

Home Owner

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
Case No.: ENV-2024-326-MND
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Please feel free to contact me at (424) 202-4181 or by email at TateKTrout@outlook.com should you require additional information.

Sincerely,

Karen Trautman

Home Owner

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
Case No.: ENV-2024-326-MND
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Please feel free to contact me at (562)676-7163 or by email at cyvonnek73@gmail.com should you require additional information.

Sincerely,

Consta Yvonne Kelly

Consta Yvonne Kelly

Home Owner

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
Case No.: ENV-2024-326-MND
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- *Project Permit Compliance:* For a conforming development within the Crenshaw Corridor Specific Plan (LAMC Section 11.5.7.C)
- *Waiver of Dedication and Improvements* - To allow existing street and sidewalk configurations to remain on all street frontages, among other items (LAMC Section 12.27)

Granting these requests will allow the Stocker Street Creative team to deliver on their vision for a state-of-the-art campus, acting as a true catalyst for the creative economy in South Los Angeles. This project is a critical step in fostering local talent, creating sustainable industry jobs, and ensuring the continued cultural and economic vibrancy of our community.

Please feel free to contact me at ( ) or by email at yona418@aol.com should you require additional information.

Sincerely,

Yvonne R Jones

Yvonne R. Jones

Home Owner

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
Case No.: ENV-2024-326-MND
Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston:

As a Home Owner in the area, I am writing to express my strong support for the Stocker Street Creative project, a transformative state-of-the-art creative campus planned for 3701-3761 W. Stocker Street.

I believe this project is a vital investment in our area's economic future and will provide much-needed resources for local creatives and businesses. It will provide local employment opportunities for contractors and construction workers, and employment of staff for the completed campus. This locally-led development, designed to create industry-specific jobs and drive our local creative economy, directly aligns with my personal vision for building and positive growth in our community.

I am in full support of the entitlements requested to make this project a reality. We understand these include:

- *Conditional Use Permit* - To allow a Motion Picture Studio with incidental uses. (LAMC Section 12.24.U.15)
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Please feel free to contact me at (310) 908-2908 or by email at
should you require additional information.

Sincerely,

Clinton Stewart
CLINTON STEWART

Home Owner

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative
(stan@pantheonconsultants.com)

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
Case No.: ENV-2024-326-MND
Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

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Please feel free to contact me at ( ) or by email at laurenrobinson92@gmail.com should you require additional information.

Sincerely,

Lauren McConnell

Home Owner

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
Case No.: ENV-2024-326-MND
Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston:

As a Home Owner in the area, I am writing to express my strong support for the Stocker Street Creative project, a transformative state-of-the-art creative campus planned for 3701-3761 W. Stocker Street.

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Please feel free to contact me at (562) 746-7221 or by email at ANNETTELC@Verizon.Net should you require additional information.

Sincerely,

Annette Langley-Clarke
ANNETTE LANGLEY-CLARKE
Home Owner

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
Case No.: ENV-2024-326-MND
Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

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Please feel free to contact me at (310) 926-4676 or by email at
should you require additional information.

Sincerely,

Chuck Sykes

Home Owner

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative
(stan@pantheonconsultants.com)

January 26, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

GET WIRED 2
CERTIFLED WBENC.
Transforming spaces with sound and vision

Re: Letter of Support for Stocker Street Creative
Case No.: ENV-2024-326-MND
Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston:

On behalf of my construction firm, **Get Wired 2, LLC** I am writing to express our strong support for the Stocker Street Creative project, a transformative state-of-the-art creative campus planned for 3701-3761 W. Stocker Street.

Our organization has served the Baldwin Hills / View Park / Leimert Park / South Los Angeles community for many years. We are particularly encouraged by the developer insisting upon local participation in the building of this campus. We believe this project is a vital investment in our area's economic future and will provide much-needed resources for local creatives and businesses. This locally-led development, designed to create industry-specific jobs and drive the local creative economy, directly aligns with our mission as a local contractor and local employer to have an opportunity to build in the community.

We are in full support of the entitlements requested to make this project a reality. We understand these include:

- *Conditional Use Permit* - To allow a Motion Picture Studio with incidental uses. (LAMC Section 12.24.U.15)
- *Project Permit Compliance:* For a conforming development within the Crenshaw Corridor Specific Plan (LAMC Section 11.5.7.C)
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Granting these requests will allow the Stocker Street Creative team to deliver on their vision for a state-of-the-art campus, acting as a true catalyst for the creative economy in South Los Angeles. This project is a critical step in fostering local talent, creating sustainable industry jobs, and ensuring the continued cultural and economic vibrancy of our community.

Please feel free to contact us at by email at cdecatur@yahoo.com should you require additional information.

Sincerely,

Claudia De Catur-Brown

Claudia De Catur-Brown
Owner
www.getwired2.us

TEC LEIMERT BOARD

Vusi Azania

Dām Funk

Rashidi Jones

Antonio McFadden

Byron Mobley

Themba Nelson

Diana Simmons

Julie Van

501c3 ID: 31954

TEC LEIMERT

"Bridging the digital divide."

January 27, 2026

Re: Letter of Support - Stocker Street Creative

Dear City of Los Angeles Planning Department,

We write on behalf of TEC Leimert (Technology Entertainment Convergence) in support of the proposed Stocker Street Creative development in Baldwin Hills.

TEC Leimert is a South Los Angeles-based nonprofit operating at the intersection of workforce development, creative technology, and the entertainment economy. We prepare local residents, particularly emerging professionals, to participate in creative industries shaped by ongoing technological change.

Stocker Street Creative represents a critical investment in South Los Angeles's creative infrastructure at a time when the creative economy is increasingly driven by access to technology and production capacity. The proposed campus would anchor film, television, and media production in a community that has long contributed cultural value without equitable access to industry infrastructure or emerging technologies.

We are encouraged by the project's emphasis on job creation, local hiring, and skills development. Aligning production infrastructure with workforce participation strengthens career pathways in creative industries and supports long-term talent retention. Research consistently shows that regions investing in both physical infrastructure and technology access are better positioned to sustain creative enterprises and economic stability.

TEC Leimert brings a research-informed perspective to this work. In partnership with the National Science Foundation and UCLA, we have examined access to emerging creative technologies and the role of community and culture initiated research in advancing inclusive innovation. This work underscores the importance of situating creative technology and workforce development within communities most impacted by industry change. We see Stocker Street Creative as a strong partner and platform to advance this work in practice.

For these reasons, we support the Stocker Street Creative project and encourage the City of Los Angeles to advance its approval. This development reflects a strategic approach to creative-economy growth that integrates technology, workforce opportunity, and community impact in South Los Angeles.

Sincerely,

Paris McCoy

Rashidi Jones

January 18, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012

re: Letter of Support for:
Stocker Street Creative 3701-3761 W. Stocker Street, Los Angeles, CA 90008
Case No.: ENV-2024-326-MND

Dear Mr. Winston:

My name is Ty Carter and I am contacting you, as both a resident and a housing provider in the area, to express my support for the Stocker Street Creative Project. I moved to Baldwin Hills as a child in 1972. As the managing partner for Prism Capital Group, L.L.C., I currently own several apartment buildings and have been a housing provider in the immediate area for over 30 years. Additionally, I've had a 20-year history in production, both private and corporate with over fifteen [combined] years at Sony Pictures and Fox Television. I share my history to add context and perspective to my support for this project.

With long term and firsthand experience of the neighborhood as a resident, housing provider and business owner, I have seen the ups and downs of the neighborhood. I have every confidence that this project would create an immediate and positive economic impact through the development phase, as well as a steady long-term effect on the neighborhood. The mission and stated goal of this project also specifically align with those of the city and state – which is specifically to bring the 'production' industry back to Los Angeles. With production friendly legislation in the works at both the state and local levels, it is also necessary to have a means of training the next generations of creative and technically capable crews. The Stocker Street Creative will fill this crucial role, and I offer my strongest support.

I understand that such developments require a process and that at this time, the Stocker Street Creative seeks a permit, waiver of dedication and improvements, and a C.U.P. Granting these requests will expedite the Stocker Street Creative team's ability to deliver on their vision – and that of the City – for true catalyst for the creative economy in South Los Angeles. Socially, it will

serve to foster local talent, create sustainable entertainment industry jobs, and ensure the continued cultural and economic vibrancy of our community.

Personally, as the father of two young men who are pursuing careers in the entertainment industry, I only wish that Stocker Street Creative was already up and running. My older son is the Director of Cinema Arts track at a college prep high school in Pasadena. He is also pursuing his MS in Digital Media Management at U.S.C. While this is a highly renowned program and he will no doubt come out of the program better equipped to pursue his professional goals, he has noted that conspicuously missing is any semblance of a cultural component in the program. The lacking of this component in his U.S.C. curriculum is diametrically opposed to what he teaches his students – to draw from your own life experiences, especially the nuances that make your experiences unique. My younger son is in his final semester at LMU and has been actively pursuing music as a producer and performer. Again, the nuances of various sub-cultures are absent from the instruction he's receiving. The Stocker Street Creative would no doubt be a space where such subtleties would be intentionally at the forefront.

Should you have any questions or need additional information from/about me, please do not hesitate to contact me at 310-994-2858 or via email at t.carter.pcg@gmail.com.

Sincerely,



Ty Carter
Prism Capital Group, L.L.C.

USC University of Southern California

University Relations
Effie Turnbull Sanders
Vice President

January 30, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: **Letter of Support for Stocker Street Creative**
Case No.: ENV-2024-326-MND | CPC-2024-325-CU-MCUP-CUX-SPE-SPP-DRB-SPR-WDI
Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston:

On behalf of the University of Southern California's Office of Civic Engagement, I am writing to express our strong support for the Stocker Street Creative project, a transformative state-of-the-art creative campus planned for 3701-3761 W. Stocker Street.

We believe this project is a vital investment in our area's economic future and will provide much-needed resources for local creatives and businesses. This locally-led development, which includes USC Alumni, is designed to create industry-specific jobs and drive our local creative economy. The development directly aligns with our mission to support local economic development projects and businesses that create sustainable jobs and opportunities for community-centered projects in close proximity to our campuses. The project will build on significant investments that the University of Southern California has made in the neighborhoods surrounding our campuses, including our Trojan Shop Local and Bridges to Business technical assistance programs. These programs are part of a comprehensive strategy to support our local economy, drive business growth and help communities access economic opportunities to build stronger, healthier and more sustainable neighborhoods. Our office intends to continue engaging with this project to help champion and support local artists, entrepreneurs and developing entertainment industry professionals, in one of Los Angeles' most influential and creative arts focused corridors.

I strongly urge the City of Los Angeles Planning Commission to APPROVE the entitlements requested for the development of the Stocker Street Creative project as submitted.

Granting the entitlements requested will allow Stocker Street Creative to foster local talent, create sustainable industry jobs and ensure the continued cultural and economic vibrancy of our community. Please feel free to contact me at effie.turnbull@usc.edu should you require additional information.

Sincerely,

Effie Turnbull Sanders

Effie Turnbull Sanders
Vice President, Civic Engagement
University of Southern California

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com);
Samuel Garrison, Senior Vice President, University Relations (sam.garrison@usc.edu)

January 26, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
Case No.: ENV-2024-326-MND | CPC-2024-325-CU-MCUP-CUX-SPE-SPP-DRB-SPR-WDI
Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston and the esteemed members of the City of Los Angeles Planning Commission,

I am writing to express my strong support for the proposed Stocker Street Creative production studio, slated for development at the 5-acre site located at 3701-3761 Stocker Street in Baldwin Hills. The Stocker Street Creative campus represents a significant and much-needed investment in the South Los Angeles community. As a home owner in View Park-Windsor Hills, I live in close proximity to the project and will not only utilize the facilities, but will also encourage local residents to engage as well.
.
I am particularly enthusiastic about the project's commitment to job creation and local talent development. With an estimated 2,100 construction jobs and 1,600 industry and operational jobs, the initiative to target local hires and facilitate job training for young adults and those seeking career advancement is invaluable. This project promises to create significant living-wage employment opportunities and skilled labor jobs, directly contributing to the economic well-being of our residents. Furthermore, Stocker Street Creative will establish a level-setting space for hundreds of small businesses, nonprofits, and educational programs to thrive, creating professional and entrepreneurial opportunities in the creative industries for local talent and the next generation. The planned publicly accessible central plaza, community meeting rooms, and local dining options further underscore its commitment to Community Enhancement and engagement with residents.

I urge the City of Los Angeles Planning Commission to approve the entitlements requested for the development of Stocker Street Creative.

- Pursuant to LAMC Section 16.05, **Site Plan Review** for a major development project with over 100,000 square feet in net new nonresidential or non-warehouse use in the C2 zone, per Section 12.24.U.14(C)(2).
- Pursuant to LAMC Section 11.5.7.C, Project Permit Compliance for a conforming development in the **Crenshaw Corridor Specific Plan**.
- Pursuant to LAMC Section 12.24.U.15, a **Conditional Use Permit (CUP) to allow a Motion picture studio with incidental uses, including outdoor sets**.
- Pursuant to LAMC Section 12.27, a Waiver of Dedication and Improvements to (1) **allow existing street and sidewalk configurations to remain** on all street frontages, which allows the existing street trees to remain, (2) **allow the existing sidewalk configuration to remain on Santa Rosalia**, (3) **allow the sidewalks along Stocker Street and Don Felipe Drive to be widened by three feet** for a total sidewalk width of 15 feet in lieu of the existing variable 12 feet. The Waiver of Dedication is requested in lieu of the City of Los Angeles Bureau of Engineering requirements.
- Pursuant to LAMC Section 11.5.7.D, a Specific Plan Exception to **allow wall signs that exceed 100 square feet of sign area per 50 linear feet of street frontage**.
- Pursuant to Ordinance No. 171,681, approval of discretionary requests including a Master Conditional Use Permit (MCUP) to **allow for alcohol sales, a Conditional Use Entertainment (CUX) for dancing and live entertainment at the restaurant and at special events in the outdoor plaza**.

This project is vital for advancing the creative economy in South Los Angeles, creating jobs, and providing a sustainable, modern center for the community.

Sincerely,

Wanda Knight, Local Resident and Homeowner
5237 Parkglen Avenue, View Park-Windsor Hills, CA 90043
wrknight@yahoo.com (310) 993-0608

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative
(stan@pantheonconsultants.com)

January 26, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
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Sincerely,

Wanda Knight, Local Resident and Homeowner
5237 Parkglen Avenue, View Park-Windsor Hills, CA 90043
wrknight@yahoo.com (310) 993-0608

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative
(stan@pantheonconsultants.com)

We All Fall.Com
PH/Txt: 424-678-1768 kym@weallfall.com

January 26, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012

E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative

Case No.: ENV-2024-326-MND

Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston:

On behalf of my firm, We All Fall, LLC I am writing to express our strong support for the Stocker Street Creative project, a transformative state-of-the-art creative campus planned for 3701-3761 W. Stocker Street.

Our organization has served the Baldwin Hills / View Park / Leimert Park / South Los Angeles community for many years. We are particularly encouraged by the developer insisting upon local participation in the building of this campus. We believe this project is a vital investment in our area's economic future and will provide much-needed resources for local creatives and businesses. This locally led development, designed to create industry-specific jobs and drive the local creative economy, directly aligns with our mission as a local contractor and local employer to have an opportunity to build in the community.
We are in full support of the entitlements requested to make this project a reality. We understand these include:

- Conditional Use Permit - To allow a Motion Picture Studio with incidental uses. (LAMC Section 12.24.U.15)

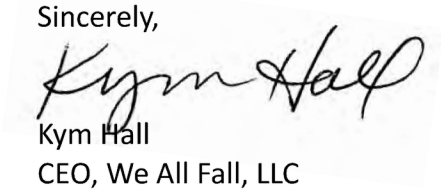
- Project Permit Compliance: For a conforming development within the Crenshaw Corridor Specific Plan (LAMC Section 11.5.7.C)

- Waiver of Dedication and Improvements - To allow existing street and sidewalk configurations to remain on all street frontages, among other items (LAMC Section 12.27)

Granting these requests will allow the Stocker Street Creative team to deliver on their vision for a state-of-the-art campus, acting as a true catalyst for the creative economy in South Los Angeles. This project is a critical step in fostering local talent, creating sustainable industry jobs, and ensuring the continued cultural and economic vibrancy of our community.

Please feel free to contact us at 424-678-1768 or by email at kym@weallfall.com should you require additional information.

Sincerely,



Kym Hall
CEO, We All Fall, LLC

Kyle Winston
Los Angeles City Planning
200 N. Spring Street, Room 721
Los Angeles, CA 90012
kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
Case No.: ENV-2024-326-MND
Project Location: 3701–3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston,

I am writing to express my strong support for the Stocker Street Creative (SSC) project, a transformative and locally grounded 5-acre, 256,000-square-foot creative campus proposed for the Baldwin Hills–Crenshaw community.

Stocker Street Creative represents the kind of development South Los Angeles has long needed: one that is intentional about economic inclusion, rooted in community partnerships, and designed to create real career pathways—not just short-term activity. The proposed campus will deliver state-of-the-art sound stages, production and creative office space, community-serving retail, and publicly accessible gathering areas, all while aligning with the West Adams–Baldwin Hills–Leimert Community Plan and the Crenshaw Corridor Specific Plan.

What distinguishes this project is not only its physical scale, but its social and economic impact. Stocker Street Creative is designed to function as an ecosystem—connecting construction jobs, production careers, creative entrepreneurship, and workforce training with local residents, students, and small businesses. The project's partnerships with workforce development organizations, educational institutions, and community-based nonprofits demonstrate a serious commitment to local hiring, talent development, and long-term economic mobility.

Equally important, the development team has demonstrated a clear respect for process and community. SSC is implementing mitigation measures to address traffic, noise, construction impacts, sustainability, and public safety. This level of diligence reflects an understanding that effective development in Los Angeles must be both ambitious and responsible.

The project also understands the importance of sustainability and transit. SSC targets LEED Gold qualification and is designed as a Transit-Oriented Development, utilizing the nearby K-Line to encourage public transport use.

Stocker Street Creative's 3,000-square-foot community room, retail spaces for local small businesses, and a public green plaza have the potential to serve as a cultural and economic anchor—supporting local creatives, attracting production activity that has historically bypassed South Los Angeles, and ensuring that residents are positioned to benefit from growth rather than be displaced by it.

For these reasons, I fully support the requested entitlements, including the Conditional Use Permit, Project Permit Compliance, and related approvals necessary to move this project forward. I respectfully urge the City to approve the project and allow Stocker Street Creative to proceed.

Sincerely,

Yolanda "Cookie" Parker

Board Chair, Yes2Jobs

CC: Stanley E. Washington, Project Executive, Stocker Street Creative

Kyle Winston <kyle.winston@lacity.org>

Letter of Support for Stocker Street Creative Case No.: ENV-2024-326-MND | CPC-2024-325-CU-MCUP-CUX-SPE-SPP-DRB-SPR-WDI Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

Yolanda <yomo246@yahoo.com> Thu, Jan 29, 2026 at 2:45 PM
To: kyle.winston@lacity.org
Cc: stan@pantheonconsultants.com

Dear Mr. Winston:
I am writing to express strong support for the Stocker Street Creative project, a transformative state-of-the-art creative campus planned for 3701-3761 W. Stocker Street.

I believe this project is a vital investment in the Crenshaw District's and the city's economic future and will provide much-needed resources for local creatives and businesses. This locally-led development, designed to create industry-specific jobs and drive our local creative economy, directly aligns with the types of community and economic development projects I would like in the South Los Angeles.

My name is Yolanda Moore and for over two decades now I have made my home and raised my family directly across the street from the proposed development!

Living here has been a blessing as View Park is a unique neighborhood with much to offer and with the addition of this proposed development, Los Angeles looks to gain yet another jewel to be proud of!

The resulting output of the professional and entrepreneurial opportunities in the creative industries will surely refocus the world towards us and in doing so, spur interests of additional investments which will positively affect us all!

Therefore, I strongly urge the City of Los Angeles Planning Commission to APPROVE the entitlements requested for the development of the Stocker Street Creative project:

- Pursuant to LAMC Section 16.05, **Site Plan Review** for a major development project with over 100,000 square feet in net new nonresidential or non-warehouse use in the C2 zone, per Section 12.24.U.14(C)(2).
- Pursuant to LAMC Section 11.5.7.C, Project Permit Compliance for a conforming development in the **Crenshaw Corridor Specific Plan**.
- Pursuant to LAMC Section 12.24.U.15, a **Conditional Use Permit (CUP) to allow a Motion picture studio with incidental uses, including outdoor sets**.
- Pursuant to LAMC Section 12.27, a Waiver of Dedication and Improvements to (1) **allow existing street and sidewalk configurations to remain** on all street frontages, which allows the existing street trees to remain, (2) **allow the existing sidewalk configuration to remain on Santa Rosalia**, (3) **allow the sidewalks along Stocker Street and Don Felipe Drive to be widened by three feet** for a total sidewalk width of 15 feet in lieu of the existing variable 12 feet. The Waiver of Dedication is requested in lieu of the City of Los Angeles Bureau of Engineering requirements.
- Pursuant to LAMC Section 11.5.7.D, a Specific Plan Exception to **allow wall signs that exceed 100 square feet of sign area per 50 linear feet of street frontage**.
- Pursuant to Ordinance No. 171,681, approval of discretionary requests including a Master Conditional Use Permit (MCUP) to **allow for alcohol sales, a Conditional Use Entertainment (CUX) for dancing and live entertainment at the restaurant and at special events in the outdoor plaza**.

Granting the entitlements requested will allow Stocker Street Creative to foster local talent, create sustainable industry jobs and ensure the continued cultural and economic vibrancy of our community.

Sincerely,
Yolanda Moore, (View Park Estates Resident)
3820 Stocker Street Unit #3
View Park, CA 90008]
Yomo246@yahoo.com
323-712-0000

February 1, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
Case No.: ENV-2024-326-MND
Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston:

My name is Luke Adkins and I am a business owner and homeowner in the View Park community. I am writing to express my strong support for the Stocker Street Creative project, a transformative state-of-the-art creative campus planned for 3701-3761 W. Stocker Street.

My business "Edwards Plastering" has served the community for over 25 years. We believe this project is a vital investment in our area's economic future and will provide much-needed resources for local creatives and businesses. This locally-led development, designed to create industry-specific jobs and drive our local creative economy, directly aligns with our mission to champion cultural arts and provide a positive social environment within our neighborhood.

We are in full support of the entitlements requested to make this project a reality. We understand these include:

- *Conditional Use Permit* - To allow a Motion Picture Studio with incidental uses. (LAMC Section 12.24.U.15)
- *Project Permit Compliance:* For a conforming development within the Crenshaw Corridor Specific Plan (LAMC Section 11.5.7.C)
- *Waiver of Dedication and Improvements* - To allow existing street and sidewalk configurations to remain on all street frontages, among other items (LAMC Section 12.27)
- Master Conditional Use Permit (MCUP) to allow for alcohol sales, a Conditional Use Entertainment (CUX) for dancing and live entertainment at the restaurant and at special events in the outdoor plaza. Ordinance No. 171,681.
- Pursuant to LAMC Section 11.5.7.D, a Specific Plan Exception to allow wall signs that exceed 100 square feet of sign area per 50 linear feet of street frontage so that we can promote the featured films.

Granting these requests will allow the Stocker Street Creative team to deliver on their vision for a state-of-the-art campus, acting as a true catalyst for the creative economy in South Los Angeles. This project is a critical step in fostering local talent, creating sustainable industry jobs, and ensuring the continued cultural and economic vibrancy of our community.

Please feel free to contact Edward's Plastering at 323-717-6230 or by email at ladkins5110@sbcglobalsbcglobal.net should you require additional information.

Sincerely,



Luke Adkins
Plasterer and Business Owner
Edward's Plastering

January 30, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
Case No.: ENV-2024-326-MND | CPC-2024-325-CU-MCUP-CUX-SPE-SPP-DRB-SPR-WDI
Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston:

I am writing to express my strong support for the Stocker Street Creative project, a transformative state-of-the-art creative campus planned for 3701-3761 W. Stocker Street.

I believe this project is a vital investment in our area's economic future and will provide much-needed resources for local creatives and businesses. This locally-led development, designed to create industry-specific jobs and drive our local creative economy, directly aligns with our mission.

I am the Senior Program Manager for Advocacy and Outreach at the NAACP Hollywood Bureau. Our mission is to advocate for equitable opportunity and authentic representations in the entertainment industry that reflect our diverse communities. The alliances, coalitions, and partnerships we forge are dedicated to honoring the diverse and multicultural forms of artistic expression and promoting responsible approaches toward commercial exploitation. The development of Stocker Street Creative will create professional and entrepreneurial opportunities in the creative industries for local talent participating in NAACP talent development programs. There is great potential for the ways the NAACP and Stocker Street Creative can partner together on training programs or outreach events.

On a personal note, I happen to live across the street at 3800 Stocker Street and look forward to having a vibrant facility nearby for more dining and job opportunities in the neighborhood. Although I am concerned with the increased traffic the development may cause, I think the development is a value add to the community.

I strongly urge the City of Los Angeles Planning Commission to APPROVE the entitlements requested for the development of the Stocker Street Creative project:

- Pursuant to LAMC Section 16.05, **Site Plan Review** for a major development project with over 100,000 square feet in net new nonresidential or non-warehouse use in the C2 zone, per Section 12.24.U.14(C)(2).
- Pursuant to LAMC Section 11.5.7.C, Project Permit Compliance for a conforming development in the **Crenshaw Corridor Specific Plan**.
- Pursuant to LAMC Section 12.24.U.15, a **Conditional Use Permit (CUP) to allow a Motion picture studio with incidental uses, including outdoor sets**.
- Pursuant to LAMC Section 12.27, a Waiver of Dedication and Improvements to (1) **allow existing street and sidewalk configurations to remain** on all street frontages, which allows the existing street trees to remain, (2) **allow the existing sidewalk configuration to remain on Santa Rosalia**, (3) **allow the sidewalks along Stocker Street and Don Felipe Drive to be widened by three feet** for a total sidewalk width of 15 feet in lieu of the existing variable 12 feet. The Waiver of Dedication is requested in lieu of the City of Los Angeles Bureau of Engineering requirements.
- Pursuant to LAMC Section 11.5.7.D, a Specific Plan Exception to **allow wall signs that exceed 100 square feet of sign area per 50 linear feet of street frontage**.
- Pursuant to Ordinance No. 171,681, approval of discretionary requests including a Master Conditional Use Permit (MCUP) to **allow for alcohol sales, a Conditional Use Entertainment (CUX) for dancing and live entertainment at the restaurant and at special events in the outdoor plaza**.

Granting the entitlements requested will allow the Stocker Street Creative to foster local talent, create sustainable industry jobs and ensure the continued cultural and economic vibrancy of our community. Please feel free to contact me by email at septghill@gmail.com should you require additional information.

Sincerely,

September Hill
3800 Stocker Street
Los Angeles, CA 90008

CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

Grant African Methodist Episcopal Church

10435 South Central Avenue Los Angeles, "Watts," CA 90002
Office: (323) 564-1151 Fax: (323) 564-5027

Rev. Dr. Timothy Coston Jr, Pastor

Bishop Francine Brookins
Presiding Prelate

Rev. Dr. Allen Williams
Presiding Elder

February 10, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
Case No.: ENV-2024-326-MND
Project Location: 3701-3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston:

On behalf of our organization, Grant African Methodist Church, I am writing to express our strong support for the Stocker Street Creative project, a transformative state-of-the-art creative campus planned for 3701-3761 W. Stocker Street.

Our organization has served the [Baldwin Hills / View Park / Leimert Park / South Los Angeles] community for 119 years. We believe this project is a vital investment in our area's economic future and will provide much-needed resources for local creatives and businesses. This locally-led development, designed to create industry-specific jobs and drive our local creative economy, directly aligns with our mission: to minister to the spiritual, intellectual, physical, emotional, economic, and environmental needs of all people and to support economic empowerment for all.

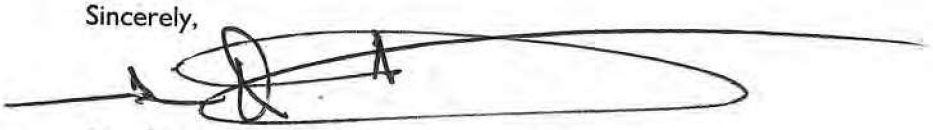
We are fully supportive of the entitlements requested to make this project a reality. We understand these include:

- *Conditional Use Permit* - To allow a Motion Picture Studio with incidental uses. (LAMC Section 12.24.U.15)
- *Project Permit Compliance:* For a conforming development within the Crenshaw Corridor Specific Plan (LAMC Section 11.5.7.C)
- *Waiver of Dedication and Improvements* - To allow existing street and sidewalk configurations to remain on all street frontages, among other items (LAMC Section 12.27)

Granting these requests will allow the Stocker Street Creative team to deliver on their vision for a state-of-the-art campus, acting as a true catalyst for the creative economy in South Los Angeles. This project is a critical step in fostering local talent, creating sustainable industry jobs, and ensuring the continued cultural and economic vibrancy of our community.

Please feel free to contact us at (323-564-1151) or by email at (grantamela@gmail.com) should you require additional information.

Sincerely,



Rev. Dr. Timothy O. Coston, Jr.
Pastor
Grant AME Church, Los Angeles

Please CC: Stanley E. Washington, Project Executive & Developer, Stocker Street Creative (stan@pantheonconsultants.com)

January 30, 2026

Kyle Winston
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
E-mail: kyle.winston@lacity.org

Re: Letter of Support for Stocker Street Creative
Case No.: ENV-2024-326-MND
Project Location: 3701–3761 W. Stocker Street, Los Angeles, CA 90008

Dear Mr. Winston:

I write as a proud member and pastor at Crenshaw United Methodist Church, with heartfelt conviction and love for our community, to STRONGLY encourage the City of Los Angeles Planning Commission to APPROVE the following entitlements for Stocker Street Creative's development at 3701–3761 Stocker Street.

At Crenshaw United Methodist Church, we are guided every day by our mission to build HOPE. Hope in spiritual formation, economic dignity, youth empowerment and advocacy, and cultural affirmation. We believe development can happen WITH dignity — development that empowers, uplifts, and celebrates community.

As visionary neighbors who have already made incredible investments in and commitments to the Crenshaw Corridor through projects like Destination Crenshaw and employment opportunities at the church, Stocker Street Creative offers another wonderful opportunity to plant creative industry seeds in our community while ALSO strengthening our creative economy infrastructure.

Allowing Stocker Street Creative's entitlements will pave the way for this development to incubate creative industry professionals by providing state-of-the-art studio production facilities, space to tell Crenshaw-focused stories, job training, and employment. Local talent can learn, grow, and create while shining a light on our great neighborhood.

This project will also allow Crenshaw United Methodist Church to build on our budding relationship with the Stocker Group and Stocker Street Creative through community partnership. This partnership won't just bring jobs to the neighborhood — it will create collaborative programming with the church to open doors for youth and emerging leaders connected to our church and community. Exposure to jobs in the creative industry, access to internships, and experiential learning will widen career pipelines for those who may not otherwise have the opportunity to explore these options. Stocker Street Creative will strengthen the church's mission as a neighbor invested not only in institutions but in the people of Crenshaw.

For these reasons, we support the entitlements requested by Stocker Street Creative, including

but not limited to:

Approval Pursuant to LAMC Section 16.05 of a Site Plan Review for a major development project that includes over 100,000 square feet of net new nonresidential or non-warehouse use in the C2 zone, as defined in Section 12.24.U.14(C)(2).

Approval Pursuant to LAMC Section 11.5.7.C of Project Permit Compliance for a conforming development located in the Crenshaw Corridor Specific Plan.

Approval Pursuant to LAMC Section 12.24.U.15 of a Conditional Use Permit (CUP) to allow a motion picture studio with incidental uses, including outdoor sets.

Approval Pursuant to LAMC Section 12.27 of a Waiver of Dedication and Improvements to:

1. allow existing street and sidewalk configurations to remain on all street frontages, preserving existing street trees.
2. allow the existing sidewalk configuration to remain on Santa Rosalia; and
3. allow sidewalks along Stocker Street and Don Felipe Drive to be widened by three feet for a total sidewalk width of 15 feet, in lieu of the existing variable 12 feet, in lieu of Bureau of Engineering requirements.

Approval Pursuant to LAMC Section 11.5.7.D of a Specific Plan Exception to allow wall signs exceeding 100 square feet of sign area per 50 linear feet of street frontage.

Approval Pursuant to Ordinance No. 171,681 of discretionary requests, including a Master Conditional Use Permit (MCUP) for alcohol sales and a Conditional Use Entertainment (CUX) permit for dancing and live entertainment at the restaurant and outdoor plaza special events.

Please consider approving these entitlements that will help grow Crenshaw's creative industry from the inside out. Stocker Street Creative is the type of development we have been praying for and working toward at Crenshaw United Methodist Church. Just as trees with strong roots better withstand winds of change, development with dignity better sustains and supports our Crenshaw community.

Thank you for your leadership and thoughtful consideration. If you have any questions or need clarification, please don't hesitate to contact me at [phone] or [email].

With respect and resolve,

Rev. Royce Porter
Pastor
Crenshaw United Methodist Church
3740 Don Felipe Drive, Los Angeles, CA 90008
310-977-2349
WWW.CRENSHAWUMC.ORG