

Date : 2/25/2019 10:19:16 AM
From : "Hatcher, Shannon@ARB"
To : "Jason McCrean"
Cc : "Kalandiyur, Nesamani@ARB" , "Dolney, Nicole@ARB" , "Kim, Margret@ARB"
Subject : FW: Hollywood/Wilcox EDLP Application
Attachment : Hollywood & Wilcox Commitment letter with CARB and Team edits (R-S)_CARB - EE Edits.docx;Hollywood & Wilcox Commitment letter with CARB and Team edits (R-S)_CARB - EE Edits_CARB.docx;image001.jpg;image002.png;

Hi Jason,

Please find attached a copy of the revised offset commitment letter from the project applicant. One thing to note is I have included the revised letter originally provided by the applicant on February 12 and an updated version that has I have modified (appended by "CARB" in the file name) to correct an editorial issue in section 4(A)(h) of the letter.

Once you have approved the revisions to the letter I will notify the applicant of acceptance of their revisions so they can finalize the application by including the revised letter to the application.

If you have any questions feel free to contact me per the info below.

Cheers,
shannon



Mr. Shannon Hatcher
Air Pollution Specialist
Transportation Analysis Section
Air Quality Planning & Science Division
1001 "I" Street, Sacramento, CA 95814
916.322.9453 | shannon.hatcher@arb.ca.gov

From: Mark Hagmann <m.hagmann@eyestoneeir.com>
Sent: Tuesday, February 12, 2019 8:16 AM
To: Hatcher, Shannon@ARB <shannon.hatcher@arb.ca.gov>
Cc: Kalandiyur, Nesamani@ARB <nesamani.kalandiyur@arb.ca.gov>; Dolney, Nicole@ARB <nicole.dolney@arb.ca.gov>; Kim, Margret@ARB <Margret.Kim@arb.ca.gov>
Subject: RE: Hollywood/Wilcox EDLP Application

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Please see the attached revisions based on the City's comments. Once the edits are acceptable, we will have the document signed and submitted. Please let me know if you have any questions. Also, do you have an update on the timeline for completion.

Mark Hagmann, P.E.

Director of Air Quality



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From: Hatcher, Shannon@ARB <shannon.hatcher@arb.ca.gov>
Sent: Friday, February 8, 2019 12:29 PM
To: Mark Hagmann <m.hagmann@eyestoneeir.com>
Cc: Kalandiyur, Nesamani@ARB <nesamani.kalandiyur@arb.ca.gov>; Dolney, Nicole@ARB <nicole.dolney@arb.ca.gov>; Kim, Margret@ARB <Margret.Kim@arb.ca.gov>
Subject: RE: Hollywood/Wilcox EDLP Application

Hi Mark,

We had a call with the City of LA Department of Planning to discuss the offset committal letter and they requested a few revisions. Specifically, they requested the following:

- Elaborate on what "LEED baseline" represents
- Remove reference of the TDM as a PDF and, instead, identify it as being a mitigation measure from the EIR. I have revised the language to address this request, but can you fill in the EIR MM number for the TDM?

I have made a few edits to address their comments, in addition to a couple other editorial edits, and have inserted comments for portions of the letter I am hoping you could revise. Would you be able to address the comments in the letter and send back?

Cheers,
shannon

From: Mark Hagmann <m.hagmann@eyestoneeir.com>
Sent: Wednesday, February 6, 2019 11:32 AM
To: Hatcher, Shannon@ARB <shannon.hatcher@arb.ca.gov>
Subject: RE: Hollywood/Wilcox EDLP Application

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Thanks.

Mark Hagmann, P.E.

Director of Air Quality



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From: Hatcher, Shannon@ARB <shannon.hatcher@arb.ca.gov>

Sent: Wednesday, February 6, 2019 10:55 AM

To: Mark Hagmann <m.hagmann@eyestoneeir.com>

Subject: RE: Hollywood/Wilcox EDLP Application

Hi Mark,

My apologies for letting this email slip. Below is a list of the few minor issues in Table 11 of the main text of the resubmitted application we have identified:

- Year 2024 Carbon Credits listed as "(7801)" rather than "(801)"
- Year 2034 EV charger emissions listed as "(181)" rather than "(169)"
- Year 2040 EV charger emissions listed as "(159)" rather than "(158)"
- Years 2035 through 2040 EV charger emissions should actually be copied into Years 2034 through 2039
- Year 2039 Project - Baseline and Carbon Credits emissions listed as "650" and "(650)", rather than "620" and "(620)", respectively

Cheers,
shannon

From: Mark Hagmann <m.hagmann@eyestoneeir.com>

Sent: Friday, January 25, 2019 10:37 AM

To: Hatcher, Shannon@ARB <shannon.hatcher@arb.ca.gov>

Subject: RE: Hollywood/Wilcox EDLP Application

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Great! We want to move forward with submitting the total application to OPR. Could you send me your additional edits so that we can have the most up to date language.

Thanks,

Mark Hagmann, P.E.

Director of Air Quality



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From: Hatcher, Shannon@ARB [<mailto:shannon.hatcher@arb.ca.gov>]

Sent: Friday, January 25, 2019 10:29 AM

To: Mark Hagmann

Cc: King, Heather@ARB; Kalandiyur, Nesamani@ARB; Dolney, Nicole@ARB; Kim, Margret@ARB; 'Damon Mamalakis'; 'dtwerdun@lefrak.com'

Subject: RE: Hollywood/Wilcox EDLP Application

Hi Mark,

We are finalizing our staff report in advance of submittal to CARB upper management for review of the determination, which generally takes a two to three weeks to complete.

Cheers,
shannon

From: Mark Hagmann <m.hagmann@eyestoneeir.com>

Sent: Friday, January 25, 2019 7:25 AM

To: Hatcher, Shannon@ARB <shannon.hatcher@arb.ca.gov>

Subject: RE: Hollywood/Wilcox EDLP Application

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Great! Please let me know if there is anything else I can do to help move the process along. Could you briefly provide me a list of the next steps and approximate timeline.

Thanks.

Mark Hagmann, P.E.

Director of Air Quality



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From: Hatcher, Shannon@ARB [<mailto:shannon.hatcher@arb.ca.gov>]
Sent: Thursday, January 24, 2019 4:40 PM
To: Mark Hagmann
Cc: King, Heather@ARB; Kalandiyur, Nesamani@ARB; Dolney, Nicole@ARB; Kim, Margret@ARB; 'Damon Mamalakis'; 'dtwerdun@lefrak.com'; Brad Napientek; Stephanie Eystone-Jones
Subject: RE: Hollywood/Wilcox EDLP Application

Hi Mark,

I wanted to follow up on your resubmitted application.

We have been able to review the revisions made to the application and your responses to our comments, and it appears the resubmitted application addresses our comments. We did find a few minor issues in the main text of the resubmitted application, but were able to use the supporting information found in the application's technical appendix to address these cosmetic issues we identified.

Cheers,
shannon

From: Hatcher, Shannon@ARB
Sent: Tuesday, January 22, 2019 9:01 AM
To: 'Mark Hagmann' <m.hagmann@eyestoneeir.com>
Cc: King, Heather@ARB <Heather.King@arb.ca.gov>; Kalandiyur, Nesamani@ARB <nesamani.kalandiyur@arb.ca.gov>; Dolney, Nicole@ARB <nicole.dolney@arb.ca.gov>; Kim, Margret@ARB <Margret.Kim@arb.ca.gov>; 'Damon Mamalakis' <damon@agd-landuse.com>; 'dtwerdun@lefrak.com' <dtwerdun@lefrak.com>; Brad Napientek <IMCEAEX-O=MATRIXEIR_OU=EXCHANGE+20ADMINISTRATIVE+20GROUP+20+28FYDIBOHF23SPDLT+29_CN=RECIPIENTS_CN=Brad+20Napientek&id6@namprd05.prod.outlook.com>; Stephanie Eystone-Jones <IMCEAEX-O=MATRIXEIR_OU=First+20administrative+20group_cn=Recipients_cn=Stephanie+2EEystone@namprd05.prod.outlook.com>
Subject: RE: Hollywood/Wilcox EDLP Application

Hi Mark,

Thank you so much for providing. I will take a look at the files and let you know if I have any questions.

Cheers,
shannon

From: Mark Hagmann <m.hagmann@eyestoneeir.com>
Sent: Monday, January 21, 2019 12:41 PM
To: Hatcher, Shannon@ARB <shannon.hatcher@arb.ca.gov>
Cc: King, Heather@ARB <Heather.King@arb.ca.gov>; Kalandiyur, Nesamani@ARB <nesamani.kalandiyur@arb.ca.gov>; Dolney, Nicole@ARB <nicole.dolney@arb.ca.gov>; Kim, Margret@ARB <Margret.Kim@arb.ca.gov>; 'Damon Mamalakis' <damon@agd-landuse.com>; 'dtwerdun@lefrak.com' <dtwerdun@lefrak.com>; Brad Napientek <IMCEAEX-O=MATRIXEIR_OU=EXCHANGE+20ADMINISTRATIVE+20GROUP+20+28FYDIBOHF23SPDLT+29_CN=RECIPIENTS_CN=Brad+20Napientek&id6@namprd05.prod.outlook.com>; Stephanie Eystone-Jones <IMCEAEX-O=MATRIXEIR_OU=First+20administrative+20group_cn=Recipients_cn=Stephanie+2EEystone@namprd05.prod.outlook.com>
Subject: RE: Hollywood/Wilcox EDLP Application

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Please see the attached updated AB 900 application for your review. Included are the following:

- 1) Updated application (Second ARB Submittal Hollywood Wilcox Project-GHG AB 900 Methodology and Documentation with Appendices.pdf)
- 2) Word version of the application in R/S (Second ARB Submittal Hollywood Wilcox GHG AB Methodology and Documentation (R-S).doc)
- 3) Responses to ARB Comments (Second ARB Submittal CARB Comments_2019-01-11 Addressed.docx)
- 4) Commitment Letter in R/S (Hollywood & Wilcox Commitment letter with CARB and Team edits (R-S).docx)

All modeling and spreadsheet files are provide on our ftp site (see below).

Address: <ftp://ftp.eyestoneeir.com>
Login: MEIRAtry
Password: M@trIxAut01
Folder: Project0001\ Hollywood Wilcox AB900 - 2nd Submittal
Both the login and password are case-sensitive.

Please let me know if you have any questions regarding the provided files.

Thank you.

Mark Hagmann, P.E.
Director of Air Quality



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From: Hatcher, Shannon@ARB [<mailto:shannon.hatcher@arb.ca.gov>]
Sent: Friday, January 11, 2019 3:35 PM
To: Mark Hagmann
Cc: King, Heather@ARB; Kalandiyur, Nesamani@ARB; Dolney, Nicole@ARB; Kim, Margret@ARB
Subject: RE: Hollywood/Wilcox EDLP Application

Hi Mark,

CARB staff have completed their review of the methodology and modeling included in the application for the Hollywood/Wilcox project. Please find attached a document containing comments and questions we have based on our review, as well as recommendations for revisions to the language from the offset commitment letter included in the appendix.

It may be helpful to walk through and discuss our comments and questions prior to making any revisions, if necessary. We are available for a call the following dates and times:

- Monday, January 14
 - 11:00 to noon
 - 1:00 to 2:00
 - 4:00 to 4:30
- Tuesday, January 15
 - 11:00 to noon
- Wednesday, January 16
 - 11:00 to noon
 - 1:00 to 3:00
 - 4:00 to 4:30
- Thursday, January 17
 - 3:00 to 4:30

Please let me know if you would like to set up a quick call and when would work best for you.

Cheers,
shannon

From: Mark Hagmann <m.hagmann@evestoneir.com>
Sent: Monday, January 7, 2019 12:57 PM
To: Hatcher, Shannon@ARB <shannon.hatcher@arb.ca.gov>
Subject: RE: Hollywood/Wilcox EDLP Application

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Happy New Year! Do you have an update regarding timing?

Mark Hagmann

From: Hatcher, Shannon@ARB [<mailto:shannon.hatcher@arb.ca.gov>]
Sent: Friday, December 21, 2018 11:32 AM
To: Mark Hagmann
Subject: RE: Hollywood/Wilcox EDLP Application

Hi Mark,

Thank you for your response. Please accept my apologies for not getting back to you earlier, as I was out sick a couple of days this week and it has taken me a bit of time to navigate through emails and messages while I was out.

I agree the CalEEMod User's Guide has some values that may be overly conservative and may warrant further investigation.

One reference you may want to consider is the attached Energy Star document for Parking facilities from August 2018. This document is the update to the July 2013 Energy Star Technical Methodology CalEEMod cites and uses in Appendix E of their User's Guide. The August 2018 Energy Star document includes updated values for parking facility ventilation that are much lower than those included in the current version of CalEEMod and appear more in line with the values you are using.

Cheers,
shannon

From: Mark Hagmann <m.hagmann@evestoneir.com>
Sent: Friday, December 14, 2018 2:47 PM
To: Hatcher, Shannon@ARB <shannon.hatcher@arb.ca.gov>
Subject: RE: Hollywood/Wilcox EDLP Application

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

Thank you for following up regarding the Hollywood/Wilcox EDLP application. Appendix E, Technical Source Documentation, of the CalEEMod User's Guide provides a ventilation rate in terms of flow rate (cfm/ft²) or 0.6 hp/1,000 ft² and assumes operation 24-hours per day (overly conservative). CalEEMod cites Title 24 year 2013 standard as the source for 0.6 hp/1,000 ft². However, Title 24 2013 standard does not provide a hp/1,000 ft² standard. Instead it provides a minimum 0.15 cfm/ft² flowrate (this was used in our analysis).

In reviewing Appendix E, it cites that ventilation would equal 3.92 kWh/sf (Table 2). However, the subsequent paragraph in Appendix E states:

“Based on the analysis above (Table 2), parking facilities use between 0.05 and 0.40 kW per square foot per year, and this is much lower when compared to some of the land uses already represented in CalEEMod. The lower end of electric energy rates in CalEEMod includes manufacturing, unrefrigerated warehouses (0.65 kwh/sf/yr)....”

Please note that this estimate is within the range that we provided in our AB900 Application. Eyestone has notified SCAQMD (Michael Krause) that there is a disconnect in the CalEEMod calculation procedure for ventilation of parking structures. This issue came up on a project that we worked on that had metered data in which use of CalEEMod default parking electricity factors resulted in an order of magnitude overestimation of electricity. Eyestone began investigating the calculation procedure and provided an alternative calculation procedure to SCAQMD that they are considering in an update to CalEEMod. This calculation procedure has been included in many CEQA documents without comment from SCAQMD. Also, we used the same calculation procedure for the Crossroads AB 900 application, which was approved by CARB last year. While we acknowledge that the power rating does not directly equate to the power consumption, it provides a better estimation than the CalEEMod calculation procedure. Please note that our analysis conservatively assumed that the fans would operate 50 percent of the time at full load. This is likely not the case based on variable speed fans and CO sensors.

A Codes and Standards Enhancement Initiative (CASE) for Garage Exhaust (2013 Building Energy Efficiency Standards was prepared by the California Utilities Statewide Codes and Standards Team in September 2011. (https://www.energy.ca.gov/title24/2013standards/prerulemaking/documents/current/Reports/Nonresidential/Covered_Processes/2013_CASE_ASHRAE8-GarageExhaust_09_30_2011.pdf) The data on page 10 provides some additional support for our calculated annual kW for exhaust fan power. The data shows that an enclosed parking garage with a constant 0.75 cfm/ft² for a 61,700 sf parking garage would result in an energy consumption of 8,900 kwh for a four month period analyzed (a demand-controlled ventilation would only be 2,200 kwh). Projecting over an annual basis, the total would be 35,600 kwh. We estimated 39,210 annual kwh for an 89,680 sf structure. The estimated energy use calculated in the AB 900 application is within the range of this study.

Please let me know if you would like to discuss further.

Mark Hagmann, P.E.

Director of Air Quality



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From: Hatcher, Shannon@ARB [<mailto:shannon.hatcher@arb.ca.gov>]

Sent: Friday, December 14, 2018 11:39 AM

To: Mark Hagmann

Subject: RE: Hollywood/Wilcox EDLP Application

Hi Mark,

Thanks for checking in.

I had a question about your calculations for the ventilation fan energy consumption, where an electricity consumption rate of 0.44 kWh/sq. ft. was used in place of the CalEEMod default value of 3.92 kWh/sq. ft. In looking at the calculations found in the “GHG Parameters and Summary” worksheet from the attached file, it appears the 0.44 kWh/sq. ft consumption rate is derived from the total power rating of the ventilation fan, 12 hp (8.952 kW), where the power rating was converted to a power consumption rate by applying an hourly duration to this power rating. However, the power rating of an equipment piece does not directly equate to the power consumption for that equipment piece by adding a time duration element to the power rating. Do you have any additional or clarifying documentation that supports the use of the 12 hp/hr (8.952 kW/hr) consumption rate used in the analysis?

Cheers,
shannon

From: Mark Hagmann <m.hagmann@eyestoneeir.com>

Sent: Wednesday, December 12, 2018 10:13 AM

To: Hatcher, Shannon@ARB <shannon.hatcher@arb.ca.gov>

Subject: RE: Hollywood/Wilcox EDLP Application

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Hi Shannon,

Are there any further questions regarding the application and are you still anticipating wrapping up the review before the end of the year? I plan on being out on vacation beginning on December 22nd through January 6th. I will be available during that time, but it may be more difficult to address questions while out on vacation.

Mark Hagmann

From: Hatcher, Shannon@ARB [<mailto:shannon.hatcher@arb.ca.gov>]

Sent: Wednesday, November 28, 2018 1:41 PM

To: Mark Hagmann

Cc: Kimura, Lezlie@ARB; Kalandiyur, Nesamani@ARB; Dolney, Nicole@ARB; King, Heather@ARB

Subject: RE: Hollywood/Wilcox EDLP Application

Hi Mark,

Thank you for providing answers to our questions.

We have been proceeding with our review during staff transitions and anticipate completing our review by the end of December. I will reach out to you if we have any additional questions.

Cheers,
shannon

From: Mark Hagmann <m.hagmann@eyestoneeir.com>
Sent: Wednesday, November 28, 2018 11:21 AM
To: Hatcher, Shannon@ARB <shannon.hatcher@arb.ca.gov>
Cc: Kimura, Lezlie@ARB <Lezlie.Kimura@arb.ca.gov>; Kalandiyur, Nesamani@ARB <nesamani.kalandiyur@arb.ca.gov>; Dolney, Nicole@ARB <nicole.dolney@arb.ca.gov>; King, Heather@ARB <Heather.King@arb.ca.gov>
Subject: RE: Hollywood/Wilcox EDLP Application

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Here are the Team's answers to ARB's two questions.

1. Does the restored Attie Building also propose to achieve LEED Gold certification?

Response: The Attie Building will part of the larger project, so the whole project will be certified LEED Gold..

2. Do you have any information about the current tenant(s) located on the project site, and if so, whether those existing tenants would be relocated as a result of the project, or return/remain on-site following project completion?

Response: On tenant relocation, all of the existing tenants are all commercial in nature and we have landlord termination clauses (in the case of redevelopment) in the leases or have struck month-to-month leases (still with a landlord termination clause). So, the tenants will move out (we will not be relocating them and they will most likely not be returning...no tenants have a right to come back).

Also, it was my understanding that ARB would require approximately a 60-day review timeline. December 10th would be 60-days. I am worried that once we get much beyond that holidays will slow the process down. It looks like the application has been bounced around a bit with reassignments and with me not receiving the November 6th email from Lezlie Kimura until today. Is there anything else I can do on my end to facilitate the process (e.g., walk you through the analysis)?

Mark Hagmann

From: Hatcher, Shannon@ARB [<mailto:shannon.hatcher@arb.ca.gov>]
Sent: Wednesday, November 28, 2018 9:56 AM
To: Mark Hagmann
Cc: Kimura, Lezlie@ARB; Kalandiyur, Nesamani@ARB; Dolney, Nicole@ARB; King, Heather@ARB
Subject: RE: Hollywood/Wilcox EDLP Application

Hi Mark,

Thank you for providing the files! We will begin reviewing the files you provided and look forward to your team's responses for items 1 and 2.

Cheers,
Shannon



Mr. Shannon Hatcher
Air Pollution Specialist
Transportation Analysis Section
Air Quality Planning & Science Division
1001 "I" Street, Sacramento, CA 95814
916.322.9453 | shannon.hatcher@arb.ca.gov

From: Mark Hagmann <m.hagmann@eyestoneeir.com>
Sent: Wednesday, November 28, 2018 9:45 AM
To: Hatcher, Shannon@ARB <shannon.hatcher@arb.ca.gov>
Cc: Kimura, Lezlie@ARB <Lezlie.Kimura@arb.ca.gov>; Kalandiyur, Nesamani@ARB <nesamani.kalandiyur@arb.ca.gov>; Dolney, Nicole@ARB <nicole.dolney@arb.ca.gov>
Subject: RE: Hollywood/Wilcox EDLP Application

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Hi Shannon,

I understand that you are now overseeing the review of this project's application. For some reason, I did not receive the original response email from Lezlie Kimura back on November 6th. In follow up with Heather King today, she forwarded me the email. For items 1 and 2, the Team will reply shortly. Please see attached the requested electronic files. Also, the lead agency point of contact for this project is Jason McCrea (213) 847-3743 jason.mccrea@lacity.org

If there is anything else I can do to make your review easier, then please let me know.

Mark Hagmann, P.E.
Director of Air Quality



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From: Kimura, Lezlie@ARB [<mailto:Lezlie.Kimura@arb.ca.gov>]
Sent: Tuesday, November 06, 2018 8:28 AM
To: Mark Hagmann
Cc: King, Heather@ARB; Hatcher, Shannon@ARB; Kalandiyur, Nesamani@ARB; Dolney, Nicole@ARB
Subject: RE: Hollywood/Wilcox EDLP Application

Hi Mark,

Thanks for your inquiry on status of the Hollywood/Wilcox AB 900 application review. We have been proceeding with review of the application and have a couple of clarifying questions at this time:

1. Does the restored Attie Building also propose to achieve LEED Gold certification?
2. Do you have any information about the current tenant(s) located on the project site, and if so, whether those existing tenants would be relocated as a result of the project, or return/remain on-site following project completion?

In order to further expedite CARB staff's review, would it be possible to provide the following?:

- CalEEMod input file(s) and output files in Excel
- Excel calculation files presented in Appendix C

It is customary for CARB staff to consult with the lead agency for projects seeking AB 900 certification. Could you please provide a lead agency point of contact for this project?

We would be happy to schedule a call to discuss responses to these questions, if easier. Otherwise, response via email is fine. Once the information above is received, the current anticipate turnaround for our determination is by the end of December.

ALSO: Note we are going through some staffing changes here and have transferred lead review for this application to Mr. Shannon Hatcher of our staff, cc'd here. Please include Shannon on subsequent communications regarding this project.

Thank you,



Lezlie Kimura Szeto, Manager
SUSTAINABLE COMMUNITIES POLICY & PLANNING SECTION
CALIFORNIA AIR RESOURCES BOARD
1001 "I" Street, Sacramento, CA 95814
PHONE: (916) 327-5985
EMAIL: Lezlie.Kimura@arb.ca.gov

From: Mark Hagmann <m.hagmann@eyestoneeir.com>
Sent: Thursday, November 1, 2018 9:41 AM
To: King, Heather@ARB <Heather.King@arb.ca.gov>
Subject: RE: Hollywood/Wilcox EDLP Application

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

Hi Heather,

I just wanted to check in with you regarding our application to see if you require anything further and if you have an anticipated schedule.

Thanks,

Mark Hagmann, P.E.

From: Kimura, Lezlie@ARB [<mailto:Lezlie.Kimura@arb.ca.gov>]
Sent: Wednesday, October 10, 2018 12:04 PM
To: Mark Hagmann
Cc: 'dtwerdun@lefrak.com'; damon@agd-landuse.com; dave@agd-landuse.com; Stephanie Eyestone-Jones; Brad Napientek; King, Heather@ARB; Dolney, Nicole@ARB; Scott Morgan (scott.morgan@opr.ca.gov); ARB AB900 Submittals Account (ab900arb)
Subject: RE: Hollywood/Wilcox EDLP Application

Thank you, Mark. We have received your application and documentation for review.

Heather King of my staff (cc'd here) will lead review for this application and is cc'd here. We will start doing by doing a completeness check and will be in touch within the next week to let you know if we require anything further and of our anticipated schedule.

Best regards,



Lezlie Kimura Szeto, Manager
SUSTAINABLE COMMUNITIES POLICY & PLANNING SECTION
CALIFORNIA AIR RESOURCES BOARD
1001 "I" Street, Sacramento, CA 95814
PHONE: (916) 327-5985
EMAIL: Lezlie.Kimura@arb.ca.gov

From: Mark Hagmann <m.hagmann@eyestoneeir.com>
Sent: Tuesday, October 09, 2018 10:33 AM
To: ARB AB900 Submittals Account (ab900arb) <AB900ARBsubmittals@arb.ca.gov>
Cc: Kimura, Lezlie@ARB <Lezlie.Kimura@arb.ca.gov>; 'dtwerdun@lefrak.com' <dtwerdun@lefrak.com>; damon@agd-landuse.com; dave@agd-landuse.com; Stephanie Eyestone-Jones <s.eyestone@eyestoneeir.com>; Brad Napientek <b.napientek@eyestoneeir.com>
Subject: Hollywood/Wilcox EDLP Application

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

On behalf of 6436 Hollywood Boulevard LLC and 1624 Wilcox Ave LP, the Project Applicant, Eyestone Environmental prepared an Application for CEQA Streamlining for the Hollywood and Wilcox Project (Project), to demonstrate that the Project meets the requirements of the Jobs and Economic Improvement through Environmental Leadership Act (Public Resources Code Section 21178 et seq.), also referred to as Assembly Bill (AB) 900. As detailed in the attached application, the Project would incorporate a number of project characteristics and project design features to avoid, minimize, and reduce greenhouse gas emissions (GHG). Our findings conclude that the Project would meet the GHG emissions requirements for streamlined environmental review under CEQA.

Should you have any questions or require additional information please feel free to contact me.

Mark Hagmann, P.E.

Director of Air Quality



2121 Rosecrans Avenue, Suite 3355
El Segundo, California 90245

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~~January 16, 2019~~ ~~October 8, 2018~~

Ms. Lezlie Kimura Szeto, Manager
Sustainable Communities Policy & Planning Section
California Air Resources Board
1001 I Street
Sacramento, CA 95814

Re: Greenhouse Gas Emissions Offset Approach for the Hollywood & Wilcox Project

Dear Ms. Kimura Szeto:

This letter is provided as a supplement to the application filed by 6436 Hollywood Boulevard LLC and 1624 Wilcox Ave LP (the "Applicant"), who proposes to develop the Hollywood & Wilcox Project (the "Project") in the Hollywood community in the City of Los Angeles.

As you know, the Applicant has applied for certification by the Governor as a leadership project under the Jobs and Economic Improvement Through Environmental Leadership Act of 2011, as amended (collectively, "AB 900" or the "Act"). The application includes projected emissions for the Project that show certain projected net additional emissions of greenhouse gases ("GHG") as a result of the construction of the Project and as a consequence of Project operations.

The Applicant has committed to no net increase in construction and operation-related GHG emissions. Consistent with policy recommendations included in California Air Resources Board's ("CARB") California 2017 Climate Change Scoping Plan,¹ while offsets are a potential way to mitigate GHG emissions, other options will continue to be explored as well to the extent feasible, with the following order of preference: (1) Project Design Feature ~~(PDF)~~—on-site reduction measures; (2) off-site local reductions; (3) off-site regional reductions, and

(4) offset credits issued by ~~an recognized and reputable accredited carbon~~ registry, such as the American Climate Registry (ACR), Climate Action Reserve (CAR), and Verra (formerly the Verified Carbon Standard or VCS). To the extent offsets are used to mitigate GHG emissions, prior to issuance ~~or of any~~ Temporary Certificate of Occupancy for any building in the Project, the Applicant or its successor shall enter into one or more contracts to purchase carbon credits issued by ~~an recognized and reputable carbon~~ accredited carbon registry, which contract, together with any previous contracts, shall evidence the purchase of carbon credits in an amount sufficient to offset the operational emissions attributable to each building constructed within the Project over the analysis horizon of 30 years ("Operation Emissions"). Prior to execution of the contract(s), the Applicant shall provide the lead agency (the City of Los Angeles) a calculation of the net additional

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operational GHG emissions according to the methodology followed in the *Greenhouse Gas Emissions Methodology and Documentation for the Hollywood & Wilcox Project* document. The Applicant shall agree to promptly submit copies of executed contracts for purchased carbon credits to CARB and to the Governor's office. The commitments to enter into contracts to offset net additional GHG emissions will be incorporated as a condition of Project approval under the Public Resources Code Section 21183(e), which is binding and enforceable by the lead agency.

The Applicant proposes to meet the requirement set forth in California Public Resources Code Section 21183(c), which requires that the Project demonstrate that it will not result in net additional emissions of GHG, through the implementation of GHG-reducing [Project Design Feature PDFs](#), [project mitigation measures](#), and/or acquisition of voluntary carbon credits sufficient to offset all projected additional emissions, in the following manner:

1. ~~No later than six (6) months after the~~ [Prior to](#) issuance of a Temporary Certificate of Occupancy for the Project, the Applicant shall commit to providing to the lead agency, the City of Los Angeles, a calculation of the net additional emissions resulting from the construction of the Project (the "Construction Emissions"), to be calculated in accordance with the methodology agreed upon by CARB in connection with the AB 900 certification of the Project (the "Agreed Methodology"). The Applicant shall provide courtesy copies of the calculations to CARB and the Governor's Office promptly following transmittal of the calculations to the City of Los Angeles. The Applicant shall enter into one or more contracts for the implementation of GHG-reducing Project Design Features and/or purchase voluntary carbon credits from an [recognized and reputable](#) ~~accredited~~ carbon registry in an amount sufficient to offset the Construction Emissions. The Applicant shall provide courtesy copies of any such contracts to CARB and the Governor's Office promptly following the execution of such contracts.
2. Prior to issuance of any [Temporary](#) Certificate of Occupancy for the Project, the Applicant or its successor shall commit to entering into one or more contracts to purchase carbon credits from an [accredited](#) ~~recognized and reputable~~ carbon registry ~~(to be selected from an accredited registry)~~, which contract, together with any previous contracts for the purchase of carbon credits, shall evidence the purchase of carbon credits in an amount sufficient to offset the Operational Emissions attributable to the Project, and shall be calculated on a net present value basis for a 30-year useful life.

Prior to execution of the contract(s), the Applicant and its consultant shall calculate the Operational Emissions, in accordance with the methodology described in the Applicant's "Application for Environmental Leadership Development Project," specifically the "Greenhouse Gas Emissions Methodology and Documentation" prepared by Eyestone Environmental.

~~Once the City has had an opportunity to review and approve the methodology and associated calculations, the Project Applicant shall provide copies of the calculation methodology to the CARB and Governor's Office of Planning and Research ("OPR"), which is then subject to a determination signed by the Executive Officer of CARB pursuant to the procedures set forth in Section 6 of OPR's Guidelines.~~ The City will issue a Temporary Certificate of Occupancy upon receipt of the following: (1) a fully executed copy of the carbon offset purchase agreement(s); (2) a final CARB Determination that the Project will not result in any net additional GHG emissions; and (3) a copy of OPR's Certification Letter for the Project.

3. The following ~~Project Design Feature~~PDFs were accounted for in the AB 900 application for purposes of reducing GHG emissions and are, therefore, included as commitments in this letter.

A. The design of the new buildings shall incorporate features to be capable of achieving Gold certification under the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED)-BD&C® or LEED-NC® Rating System using the LEED v4 rating system. Specific sustainability features that are integrated into the Project design to enable the Project to achieve at least LEED® Gold® certification would include the following:

- a. The Project will promote alternatives to conventionally fueled automobiles by providing 10 percent of the total code-required parking spaces to be equipped with EV charging stations and/or outlets for plugin.
- b. The Project will optimize building energy performance with a 22 percent reduction from the LEED/Los Angeles Green Building Code baseline consistent with LEED requirements.
- c. The Project will reduce water consumption by 35 percent for indoor water and 30 percent for outdoor water from the LEED/Los Angeles Green Building Code usage baseline.
- d. The Project will provide on-site recycling areas with containers to promote the recycling of paper, metal, glass, and other recyclable materials and adequate storage areas for such containers.

B. The residential units within the Project shall not include the use of natural gas-fueled fireplaces.

C. The Project will include the equivalent of 105 kilowatts of photovoltaic panels on the Project Site.

4. The following mitigation measure, identified as Mitigation Measure ~~XX-XX~~TR-MM-1 in the Project's Final Environmental Impact Report (FEIR), was accounted for in the AB 900 application for purposes of reducing GHG emissions and are, therefore, included as a commitment in this letter,

A. A transportation demand management (TDM) program would also be implemented to reduce the use of single occupant vehicles by increasing the number of trips by walking,

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Greenhouse Gas Emissions Offset Approach

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- g. Contribution to the City's Bicycle Plan Trust Fund for implementation of bicycle improvements in the Project area.
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The improvement measure commitments outlined herein will be incorporated into the Project's ~~Final Environmental Impact Report (FEIR)~~ as ~~Project Design Feature~~PDFs or mitigation measures. The Applicant will agree to comply with all ~~Project Design Feature~~PDFs and mitigation measures contained in the FEIR through the Project's Mitigation Monitoring and Reporting Program, which represents a binding and enforceable agreement with the Project's lead agency, the City of Los Angeles.

Commented [H57]: Please define.

Commented [BN8R7]: Addressed

Should you have any questions, please do not hesitate to call Mario Palumbo at (212) 875-4900.

Sincerely,

6436 Hollywood Boulevard LLC

By: California
Manager Corp.,
Manager By:



—
Arnold S. Lehman, Vice President

1624 Wilcox Ave LP

By: Princeton Leasing
LLC, General Partner
By: California Manager
Corp., Manager



Arnold S. Lehman, Vice President

cc: City of Los Angeles, Department of City Planning
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Greenhouse Gas Emissions Offset Approach

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Should you have any questions, please do not hesitate to call Mario Palumbo at (212) 875-4900.

Sincerely,

6436 Hollywood Boulevard LLC

By: California
Manager Corp.,
Manager By:



—
Arnold S. Lehman, Vice President

1624 Wilcox Ave LP

By: Princeton Leasing
LLC, General Partner
By: California Manager
Corp., Manager



Arnold S. Lehman, Vice President

cc: City of Los Angeles, Department of City Planning
Mark Hagmann, P.E., Air Quality Director, Eyestone Environmental LLC



eyes to the

ENVIRONMENTAL



CALIFORNIA
AIR RESOURCES BOARD