

Date : 2/28/2019 5:20:36 PM  
From : "Jason McCrea"  
To : "Hatcher, Shannon@ARB"  
Cc : "Kalandiyur, Nesamani@ARB" , "Dolney, Nicole@ARB" , "Kim, Margret@ARB" , "Sergio Ibarra"  
Subject : Re: FW: Hollywood/Wilcox EDLP Application  
Attachment : image001.jpg;image002.png;

Hey Shannon,

The changes we requested were made, so I have no further comments or additions.

We are fine with the commitment letter with revisions.

Thanks.

On Mon, Feb 25, 2019 at 10:19 AM Hatcher, Shannon@ARB <[shannon.hatcher@arb.ca.gov](mailto:shannon.hatcher@arb.ca.gov)> wrote:

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](mailto:shannon.hatcher@arb.ca.gov)

**From:** Mark Hagmann <[m.hagmann@eyestonecir.com](mailto:m.hagmann@eyestonecir.com)>

**Sent:** Tuesday, February 12, 2019 8:16 AM

**To:** Hatcher, Shannon@ARB <[shannon.hatcher@arb.ca.gov](mailto:shannon.hatcher@arb.ca.gov)>

**Cc:** Kalandiyur, Nesamani@ARB <[nesamani.kalandiyur@arb.ca.gov](mailto:nesamani.kalandiyur@arb.ca.gov)>; Dolney, Nicole@ARB <[nicole.dolney@arb.ca.gov](mailto:nicole.dolney@arb.ca.gov)>; Kim, Margret@ARB <[Margret.Kim@arb.ca.gov](mailto:Margret.Kim@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.

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



2121 Rosecrans Avenue, Suite 3355

El Segundo, California 90245

Email [m.hagmann@eyestoneEIR.com](mailto:m.hagmann@eyestoneEIR.com)

T (424) 207-5333

F (424) 207-5349

DIRECT (310) 300-8356

CELL (310) 497-3056

---

**From:** Hatcher, Shannon@ARB <[shannon.hatcher@arb.ca.gov](mailto:shannon.hatcher@arb.ca.gov)>  
**Sent:** Friday, February 8, 2019 12:29 PM  
**To:** Mark Haggmann <[m.haggmann@eyestoneeir.com](mailto:m.haggmann@eyestoneeir.com)>  
**Cc:** Kalandiyur, Nesamani@ARB <[nesamani.kalandiyur@arb.ca.gov](mailto:nesamani.kalandiyur@arb.ca.gov)>; Dolney, Nicole@ARB <[nicole.dolney@arb.ca.gov](mailto:nicole.dolney@arb.ca.gov)>; Kim, Margret@ARB <[Margret.Kim@arb.ca.gov](mailto: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 Haggmann <[m.haggmann@eyestoneeir.com](mailto:m.haggmann@eyestoneeir.com)>  
**Sent:** Wednesday, February 6, 2019 11:32 AM  
**To:** Hatcher, Shannon@ARB <[shannon.hatcher@arb.ca.gov](mailto: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.

Thanks.

**Mark Haggmann, P.E.**

*Director of Air Quality*



2121 Rosecrans Avenue, Suite 3355

El Segundo, California 90245

Email [m.haggmann@eyestoneEIR.com](mailto:m.haggmann@eyestoneEIR.com)

T (424) 207-5333

F (424) 207-5349

DIRECT (310) 300-8356

CELL (310) 497-3056

---

**From:** Hatcher, Shannon@ARB <[shannon.hatcher@arb.ca.gov](mailto:shannon.hatcher@arb.ca.gov)>  
**Sent:** Wednesday, February 6, 2019 10:55 AM  
**To:** Mark Haggmann <[m.haggmann@eyestoneeir.com](mailto:m.haggmann@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 2024 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 Haggmann <[m.haggmann@eyestoneeir.com](mailto:m.haggmann@eyestoneeir.com)>  
**Sent:** Friday, January 25, 2019 10:37 AM  
**To:** Hatcher, Shannon@ARB <[shannon.hatcher@arb.ca.gov](mailto: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.

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 Haggmann, P.E.**

*Director of Air Quality*



2121 Rosecrans Avenue, Suite 3355

El Segundo, California 90245

Email [m.haggmann@eyestoneEIR.com](mailto:m.haggmann@eyestoneEIR.com)

T (424) 207-5333

F (424) 207-5349

DIRECT (310) 300-8356

CELL (310) 497-3056

---

**From:** Hatcher, Shannon@ARB [<mailto:shannon.hatcher@arb.ca.gov>]  
**Sent:** Friday, January 25, 2019 10:29 AM  
**To:** Mark Haggmann  
**Cc:** King, Heather@ARB; Kalandiyur, Nesamani@ARB; Dolney, Nicole@ARB; Kim, Margret@ARB; 'Damon Mamalakis'; [dtwerdun@lefrak.com](mailto: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 Haggmann <[m.haggmann@eyestoneeir.com](mailto:m.haggmann@eyestoneeir.com)>  
**Sent:** Friday, January 25, 2019 7:25 AM  
**To:** Hatcher, Shannon@ARB <[shannon.hatcher@arb.ca.gov](mailto: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.

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*



2121 Rosecrans Avenue, Suite 3355

El Segundo, California 90245

Email [m.hagmann@eyestoneEIR.com](mailto:m.hagmann@eyestoneEIR.com)

T (424) 207-5333

F (424) 207-5349

DIRECT (310) 300-8356

CELL (310) 497-3056

---

**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](mailto: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](mailto:m.hagmann@eyestoneeir.com)>

**Cc:** King, Heather@ARB <[Heather.King@arb.ca.gov](mailto:Heather.King@arb.ca.gov)>; Kalandiyur, Nesamani@ARB <[nesamani.kalandiyur@arb.ca.gov](mailto:nesamani.kalandiyur@arb.ca.gov)>; Dolney, Nicole@ARB <[nicole.dolney@arb.ca.gov](mailto:nicole.dolney@arb.ca.gov)>; Kim, Margret@ARB <[Margret.Kim@arb.ca.gov](mailto:Margret.Kim@arb.ca.gov)>; 'Damon Mamalakis' <[damon@agd-landuse.com](mailto:damon@agd-landuse.com)>; [dtwerdun@lefrak.com](mailto:dtwerdun@lefrak.com) <[dtwerdun@lefrak.com](mailto:dtwerdun@lefrak.com)>; Brad Napientek <[IMCEAEX-O=MATRIXEIR\\_OU=EXCHANGE+20ADMINISTRATIVE+20GROUP+20+28FYDIBOHF23SPDLT+29\\_CN=RECIPIENTS\\_CN=Brad+20Napientek8d6@namprd05.prod.outlook.com](mailto:IMCEAEX-O=MATRIXEIR_OU=EXCHANGE+20ADMINISTRATIVE+20GROUP+20+28FYDIBOHF23SPDLT+29_CN=RECIPIENTS_CN=Brad+20Napientek8d6@namprd05.prod.outlook.com)>; Stephanie Eystone-Jones <[IMCEAEX-O=MATRIXEIR\\_OU=First+20administrative+20group\\_cr=Recipients\\_cr=Stephanie+2EEystone@namprd05.prod.outlook.com](mailto:IMCEAEX-O=MATRIXEIR_OU=First+20administrative+20group_cr=Recipients_cr=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](mailto:m.hagmann@eyestoneeir.com)>  
**Sent:** Monday, January 21, 2019 12:41 PM  
**To:** Hatcher, Shannon@ARB <[shannon.hatcher@arb.ca.gov](mailto:shannon.hatcher@arb.ca.gov)>  
**Cc:** King, Heather@ARB <[Heather.King@arb.ca.gov](mailto:Heather.King@arb.ca.gov)>; Kalandiyur, Nesamani@ARB <[nesamani.kalandiyur@arb.ca.gov](mailto:nesamani.kalandiyur@arb.ca.gov)>; Dolney, Nicole@ARB <[nicole.dolney@arb.ca.gov](mailto:nicole.dolney@arb.ca.gov)>; Kim, Margret@ARB <[Margret.Kim@arb.ca.gov](mailto:Margret.Kim@arb.ca.gov)>; 'Damon Mamlakis' <[damon@agd-landuse.com](mailto:damon@agd-landuse.com)>; 'dtwerdun@lefiak.com' <[dtwerdun@lefiak.com](mailto:dtwerdun@lefiak.com)>; Brad Napientek <IMCEAEX-O=MATRIXEIR\_OU=EXCHANGE+20ADMINISTRATIVE+20GROUP+20+28FYDIBOHF23SPDLT+29\_CN=RECIPIENTS\_CN=Brad+20Napientek8d6@namprd05.prod.outlook.com>; Stephanie Eyestone-Jones <IMCEAEX-O=MATRIXEIR\_OU=First+20administrative+20group\_cn=Recipients\_cn=Stephanie+2EEyestone@namprd05.prod.outlook.com>  
**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.

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: MEIRAutry

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



2121 Rosecrans Avenue, Suite 3355

El Segundo, California 90245

Email [m.hagmann@eyestoneEIR.com](mailto:m.hagmann@eyestoneEIR.com)

T (424) 207-5333

F (424) 207-5349

DIRECT (310) 300-8356

CELL (310) 497-3056

**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 Haggmann <[m.haggmann@eyestonecir.com](mailto:m.haggmann@eyestonecir.com)>  
**Sent:** Monday, January 7, 2019 12:57 PM  
**To:** Hatcher, Shannon@ARB <[shannon.hatcher@arb.ca.gov](mailto: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.

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

Mark Haggmann

---

**From:** Hatcher, Shannon@ARB [<mailto:shannon.hatcher@arb.ca.gov>]  
**Sent:** Friday, December 21, 2018 11:32 AM  
**To:** Mark Haggmann  
**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@eyestoneeir.com](mailto:m.hagmann@eyestoneeir.com)>  
**Sent:** Friday, December 14, 2018 2:47 PM  
**To:** Hatcher, Shannon@ARB <[shannon.hatcher@arb.ca.gov](mailto: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/ft<sup>2</sup>) or 0.6 hp/1,000 ft<sup>2</sup> 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 ft<sup>2</sup>. However, Title 24 2013 standard does not provide a hp/1,000 ft<sup>2</sup> standard. Instead it provides a minimum 0.15 cfm/ft<sup>2</sup> 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\\_ASHRAES-GarageExhaust\\_09.30.2011.pdf](https://www.energy.ca.gov/title24/2013standards/prerulemaking/documents/current/Reports/Nonresidential/Covered_Processes/2013_CASE_ASHRAES-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/ft<sup>2</sup> 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*



2121 Rosecrans Avenue, Suite 3355

El Segundo, California 90245

Email [m.hagmann@eyestoneEIR.com](mailto:m.hagmann@eyestoneEIR.com)

T (424) 207-5333

F (424) 207-5349

DIRECT (310) 300-8356

CELL (310) 497-3056

---

**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](mailto:m.hagmann@eyestoneeir.com)>  
**Sent:** Wednesday, December 12, 2018 10:13 AM  
**To:** Hatcher, Shannon@ARB <[shannon.hatcher@arb.ca.gov](mailto: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.

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 22<sup>nd</sup> through January 6<sup>th</sup>. 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, Lezie@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](mailto:m.hagmann@eyestoneeir.com)>  
**Sent:** Wednesday, November 28, 2018 11:21 AM  
**To:** Hatcher, Shannon@ARB <[shannon.hatcher@arb.ca.gov](mailto:shannon.hatcher@arb.ca.gov)>  
**Cc:** Kimura, Lezie@ARB <[Lezie.Kimura@arb.ca.gov](mailto:Lezie.Kimura@arb.ca.gov)>; Kalandiyur, Nesamani@ARB <[nesamani.kalandiyur@arb.ca.gov](mailto:nesamani.kalandiyur@arb.ca.gov)>; Dolney, Nicole@ARB <[nicole.dolney@arb.ca.gov](mailto:nicole.dolney@arb.ca.gov)>; King,



Heather@ARB <[Heather.King@arb.ca.gov](mailto: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.

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 10<sup>th</sup> 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 6<sup>th</sup> email from Lezie 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, Lezie@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](mailto:shannon.hatcher@arb.ca.gov)

---

**From:** Mark Hagmann <[m.hagmann@evestonecir.com](mailto:m.hagmann@evestonecir.com)>  
**Sent:** Wednesday, November 28, 2018 9:45 AM  
**To:** Hatcher, Shannon@ARB <[shannon.hatcher@arb.ca.gov](mailto:shannon.hatcher@arb.ca.gov)>  
**Cc:** Kimura, Lezie@ARB <[Lezie.Kimura@arb.ca.gov](mailto:Lezie.Kimura@arb.ca.gov)>; Kalandiyur, Nesamani@ARB <[nesamani.kalandiyur@arb.ca.gov](mailto:nesamani.kalandiyur@arb.ca.gov)>; Dolney, Nicole@ARB <[nicole.dolney@arb.ca.gov](mailto:nicole.dolney@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 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 6<sup>th</sup>. 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](mailto: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



2121 Rosecrans Avenue, Suite 3355

El Segundo, California 90245

Email [m.hagmann@eyestoneEIR.com](mailto:m.hagmann@eyestoneEIR.com)

T (424) 207-5333

F (424) 207-5349

DIRECT (310) 300-8356

CELL (310) 497-3056

---

**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](mailto:Lezlie.Kimura@arb.ca.gov)

**From:** Mark Haggmann <[m.haggmann@eyestoneeir.com](mailto:m.haggmann@eyestoneeir.com)>  
**Sent:** Thursday, November 1, 2018 9:41 AM  
**To:** King, Heather@ARB <[Heather.King@arb.ca.gov](mailto: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 Haggmann, P.E.

**From:** Kimura, Lezlie@ARB [<mailto:Lezlie.Kimura@arb.ca.gov>]  
**Sent:** Wednesday, October 10, 2018 12:04 PM  
**To:** Mark Haggmann  
**Cc:** '[dtwerdun@lefrak.com](mailto:dtwerdun@lefrak.com)'; [damon@agd-landuse.com](mailto:damon@agd-landuse.com); [dave@agd-landuse.com](mailto:dave@agd-landuse.com); Stephanie Eyestone-Jones; Brad Napientek; King, Heather@ARB; Dolney, Nicole@ARB; Scott Morgan ([scott.morgan@opr.ca.gov](mailto: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](mailto:Lezlie.Kimura@arb.ca.gov)

**From:** Mark Haggmann <[m.haggmann@eyestoneeir.com](mailto:m.haggmann@eyestoneeir.com)>  
**Sent:** Tuesday, October 09, 2018 10:33 AM  
**To:** ARB AB900 Submittals Account (ab900arb) <[AB900ARBsubmittals@arb.ca.gov](mailto:AB900ARBsubmittals@arb.ca.gov)>  
**Cc:** Kimura, Lezlie@ARB <[Lezlie.Kimura@arb.ca.gov](mailto:Lezlie.Kimura@arb.ca.gov)>; '[dtwerdun@lefrak.com](mailto:dtwerdun@lefrak.com)' <[dtwerdun@lefrak.com](mailto:dtwerdun@lefrak.com)>; [damon@agd-landuse.com](mailto:damon@agd-landuse.com); [dave@agd-landuse.com](mailto:dave@agd-landuse.com); Stephanie Eyestone-Jones <[s.eyestone@eyestoneeir.com](mailto:s.eyestone@eyestoneeir.com)>; Brad Napientek <[b.napientek@eyestoneeir.com](mailto: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 Haggmann, P.E.**

*Director of Air Quality*



2121 Rosecrans Avenue, Suite 3355

El Segundo, California 90245

**Email** [m.haggmann@eyestoneEIR.com](mailto:m.haggmann@eyestoneEIR.com)

**T** (424) 207-5333

**F** (424) 207-5349

**DIRECT** (310) 300-8356

**CELL** (310) 497-3056



**Jason McCrea**, Planning Assistant  
**Department of City Planning**  
**Major Projects**  
**T:** 213-847-3672  
221 N. Figueroa St., Suite 1350  
Los Angeles, CA 90012



eyes to the

ENVIRONMENTAL



CALIFORNIA  
AIR RESOURCES BOARD