

## Alford, Patrick

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**From:** Dave Sutherland [davesutherland4@gmail.com]  
**Sent:** Sunday, November 06, 2011 10:22 AM  
**To:** Alford, Patrick  
**Subject:** Comments on dEIR Banning Ranch

Mr. Patrick Alford  
City of Newport Beach  
Newport Beach, Ca 92663

Reference: page 4.10-23

The dEIR states that "Operational emissions would continue to increase as the proposed residences are occupied, which is anticipated to start in 2015 and the anticipated completion of the Project in 2023, the occupancy and use of residences, retail uses and other Project components would continue to increase. Over the same period, vehicle emissions factors for most gaseous pollutants are anticipated to diminish because of improved vehicle fleet emissions." ? What empirical evidence is there to support the reduction of fleet emissions as implied in this assertion? Please provide the source of this assumption?

Sincerely,

Dave Sutherland  
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