

Jennifer Vinh

From: ALLISON ROSENBAUM <[REDACTED]>
Sent: Wednesday, May 28, 2025 11:25 AM
To: Jennifer Vinh
Subject: [EXTERNAL] Oppose Rules 1111 and 1121

On behalf of multifamily property owners like myself, I write to express our opposition to Proposed Amended Rules (PAR) 1111 and 1121. Our opposition is reflective of the revised language publicly noticed on April 29, 2025, and discussed at subsequent hearings. While the latest amendments attempt to move in the right direction, they fail to address many of the fundamental concerns we have with the proposed amendments. SCAQMD Amended Rules 1111 and 1121 place higher costs on consumers and businesses. Both amended rules force consumers to choose a much more expensive option of "all-electric" space and water heaters that cost thousands more than natural gas appliances or require consumers to pay higher costs, through the fees imposed on manufacturers, to continue using natural gas furnaces and water heaters. These amended rules will burden consumers with over \$300 million annually or \$7.7 billion over the 25-year life of these appliances. With California's soaring cost of living and many consumers struggling to keep up, now is not the time to impose additional costs on consumers. A better approach to reducing NOx emissions would be to impose ultra-low NOx emission standards to make natural gas appliances even more environmentally friendly at no additional cost to consumers. Beyond the initial cost of the appliances, the amendments do not account for the substantial retrofit and infrastructure upgrade expenses that owners of older homes will have to bear to accommodate the new technology. These costs could amount to tens of thousands of dollars, placing an undue financial burden on homeowners, renters, and business owners, many of whom can least afford it. Additionally, we are deeply concerned about the increased strain these rules will place on an already aging electrical grid. This grid not only relies on nonrenewable sources, such as natural gas, to generate power, but is also ill-equipped to handle excessive new demand, posing a significant public safety risk. Residents have already endured frequent blackouts and service interruptions, and since 2015, electric power lines have caused six of the 20 most devastating wildfires in our community. Furthermore, numerous residential and commercial projects are currently on hold due to a lack of available power. Many Southern California families are already struggling with high living costs, and mandating costly retrofits or replacements will only exacerbate financial hardships. These rules disproportionately impact lower-income households, which are the least able to afford such expenses. While we understand and support the Air District's efforts to improve air quality, the proposed amendments would impose an undue and significant burden on homeowners, renters, and small businesses. Thank you for your time and consideration. We respectfully urge the Board to oppose Proposed Amended Rules 1111 and 1121 and explore alternative approaches that balance air quality improvements with economic feasibility for all residents.

Sincerely,

Alison Rosenbaum

Jennifer Vinh

From: Andrew Cappon <[REDACTED]>
Sent: Wednesday, May 28, 2025 5:25 AM
To: Jennifer Vinh
Subject: [EXTERNAL] Oppose Rules 1111 and 1121

Hello SoCal Air Quality Management District--

On behalf of multifamily property owners like myself, I write to express our opposition to Proposed Amended Rules (PAR) 1111 and 1121.

Our opposition is reflective of the revised language publicly noticed on April 29, 2025, and discussed at subsequent hearings.

While the latest amendments attempt to move in the right direction, they fail to address many of the fundamental concerns we have with the proposed amendments.

SCAQMD Amended Rules 1111 and 1121 place higher costs on consumers and businesses.

Both amended rules force consumers to choose a much more expensive option of "all-electric" space and water heaters that cost thousands more than natural gas appliances or require consumers to pay higher costs, through the fees imposed on manufacturers, to continue using natural gas furnaces and water heaters.

These amended rules will burden consumers with over \$300 million annually or \$7.7 billion over the 25-year life of these appliances.

With California's soaring cost of living and many consumers struggling to keep up, now is not the time to impose additional costs on consumers.

A better approach to reducing NOx emissions would be to impose ultra-low NOx emission standards to make natural gas appliances even more environmentally friendly at no additional cost to consumers.

Beyond the initial cost of the appliances, the amendments do not account for the substantial retrofit and infrastructure upgrade expenses that owners of older homes will have to bear to accommodate

--Andrew Cappon

[REDACTED], Redondo Beach, CA 90278

Jennifer Vinh

From: Property Manager <[REDACTED]>
Sent: Thursday, May 29, 2025 11:16 AM
To: Jennifer Vinh
Subject: [EXTERNAL] Oppose Rules 1111 and 1121

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Many Southern California families are already struggling with high living costs, and mandating costly retrofits or replacements will only exacerbate financial hardships. These rules disproportionately impact lower-income households, which are the least able to afford such expenses.

While we understand and support the Air District's efforts to improve air quality, the proposed amendments would impose an undue and significant burden on homeowners, renters, and small businesses.

Thank you for your time and consideration. We respectfully urge the Board to oppose Proposed Amended Rules 1111 and 1121 and explore alternative approaches that balance air quality improvements with economic feasibility for all residents.

Sincerely,

Bruce Williams

Jennifer Vinh

From: Burt Teplitzky <[REDACTED]>
Sent: Tuesday, May 27, 2025 6:17 PM
To: Jennifer Vinh
Subject: [EXTERNAL] Oppose Rules 1111 and 1121

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Sincerely,

Burt Teplitzky

West Coast Investments

DRE 00906877

Broker/ Property Manager

[REDACTED]

[REDACTED]

Jennifer Vinh

From: Caroline Jensen <[REDACTED]>
Sent: Thursday, May 29, 2025 11:09 AM
To: Jennifer Vinh
Subject: [EXTERNAL] Oppose Rules 1111 and 1121

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Thank you for your time and consideration. We respectfully urge the Board to oppose Proposed Amended Rules 1111 and 1121 and explore alternative approaches that balance air quality improvements with economic feasibility for all residents.

Sincerely,

Sent from my iPad

Jennifer Vinh

From: d <[REDACTED]>
Sent: Tuesday, May 27, 2025 8:20 PM
To: Jennifer Vinh
Subject: [EXTERNAL] Oppose Rules 1111 and 1121

On behalf of multifamily property owners like myself, I write to express our opposition to Proposed Amended Rules (PAR) 1111 and 1121. Our opposition is reflective of the revised language publicly noticed on April 29, 2025, and discussed at subsequent hearings. While the latest amendments attempt to move in the right direction, they fail to address many of the fundamental concerns we have with the proposed amendments. SCAQMD Amended Rules 1111 and 1121 place higher costs on consumers and businesses. Both amended rules force consumers to choose a much more expensive option of "all-electric" space and water heaters that cost thousands more than natural gas appliances or require consumers to pay higher costs, through the fees imposed on manufacturers, to continue using natural gas furnaces and water heaters. These amended rules will burden consumers with over \$300 million annually or \$7.7 billion over the 25-year life of these appliances. With California's soaring cost of living and many consumers struggling to keep up, now is not the time to impose additional costs on consumers. A better approach to reducing NOx emissions would be to impose ultra-low NOx emission standards to make natural gas appliances even more environmentally friendly at no additional cost to consumers. Beyond the initial cost of the appliances, the amendments do not account for the substantial retrofit and infrastructure upgrade expenses that owners of older homes will have to bear to accommodate the new technology. These costs could amount to tens of thousands of dollars, placing an undue financial burden on homeowners, renters, and business owners, many of whom can least afford it. Additionally, we are deeply concerned about the increased strain these rules will place on an already aging electrical grid. This grid not only relies on nonrenewable sources, such as natural gas, to generate power, but is also ill-equipped to handle excessive new demand, posing a significant public safety risk. Residents have already endured frequent blackouts and service interruptions, and since 2015, electric power lines have caused six of the 20 most devastating wildfires in our community. Furthermore, numerous residential and commercial projects are currently on hold due to a lack of available power. Many Southern California families are already struggling with high living costs, and mandating costly retrofits or replacements will only exacerbate financial hardships. These rules disproportionately impact lower-income households, which are the least able to afford such expenses. While we understand and support the Air District's efforts to improve air quality, the proposed amendments would impose an undue and significant burden on homeowners, renters, and small businesses. Thank you for your time and consideration. We respectfully urge the Board to oppose Proposed Amended Rules 1111 and 1121 and explore alternative approaches that balance air quality improvements with economic feasibility for all residents.

Sincerely, D. Ducato

Jennifer Vinh

From: Esther Upton <[REDACTED]>
Sent: Thursday, May 29, 2025 9:26 AM
To: Jennifer Vinh
Subject: [EXTERNAL] Oppose Rules 1111 and 1121

On behalf of multifamily property owners like myself, I write to express our opposition to Proposed Amended Rules (PAR) 1111 and 1121. Our opposition is reflective of the revised language publicly noticed on April 29, 2025, and discussed at subsequent hearings. While the latest amendments attempt to move in the right direction, they fail to address many of the fundamental concerns we have with the proposed amendments. SCAQMD Amended Rules 1111 and 1121 place higher costs on consumers and businesses. Both amended rules force consumers to choose a much more expensive option of "all-electric" space and water heaters that cost thousands more than natural gas appliances or require consumers to pay higher costs, through the fees imposed on manufacturers, to continue using natural gas furnaces and water heaters. These amended rules will burden consumers with over \$300 million annually or \$7.7 billion over the 25-year life of these appliances. With California's soaring cost of living and many consumers struggling to keep up, now is not the time to impose additional costs on consumers. A better approach to reducing NOx emissions would be to impose ultra-low NOx emission standards to make natural gas appliances even more environmentally friendly at no additional cost to consumers. Beyond the initial cost of the appliances, the amendments do not account for the substantial retrofit and infrastructure upgrade expenses that owners of older homes will have to bear to accommodate the new technology. These costs could amount to tens of thousands of dollars, placing an undue financial burden on homeowners, renters, and business owners, many of whom can least afford it. Additionally, we are deeply concerned about the increased strain these rules will place on an already aging electrical grid. This grid not only relies on nonrenewable sources, such as natural gas, to generate power, but is also ill-equipped to handle excessive new demand, posing a significant public safety risk. Residents have already endured frequent blackouts and service interruptions, and since 2015, electric power lines have caused six of the 20 most devastating wildfires in our community. Furthermore, numerous residential and commercial projects are currently on hold due to a lack of available power. Many Southern California families are already struggling with high living costs, and mandating costly retrofits or replacements will only exacerbate financial hardships. These rules disproportionately impact lower-income households, which are the least able to afford such expenses. While we understand and support the Air District's efforts to improve air quality, the proposed amendments would impose an undue and significant burden on homeowners, renters, and small businesses. Thank you for your time and consideration. We respectfully urge the Board to oppose Proposed Amended Rules 1111 and 1121 and explore alternative approaches that balance air quality improvements with economic feasibility for all residents. Sincerely,

Jennifer Vinh

From: [REDACTED]
Sent: Wednesday, May 28, 2025 2:05 AM
To: Jennifer Vinh
Subject: [EXTERNAL] Oppose Rules 1111 and 1121

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While we understand and support the Air District's efforts to improve air quality, the proposed amendments would impose an undue and significant burden on homeowners, renters, and small businesses.

Thank you for your time and consideration. We respectfully urge the Board to oppose Proposed Amended Rules 1111 and 1121 and explore alternative approaches that balance air quality improvements with economic feasibility for all residents.

Sincerely,

Hilde Boren

Sent from my iPhone

Jennifer Vinh

From: John Townswick <[REDACTED]>
Sent: Tuesday, May 27, 2025 7:40 PM
To: Jennifer Vinh
Subject: [EXTERNAL] Oppose Rules 1111 and 1121

On behalf of multifamily property owners like myself, I write to express our opposition to Proposed Amended Rules (PAR) 1111 and 1121. Our opposition is reflective of the revised language publicly noticed on April 29, 2025, and discussed at subsequent hearings. While the latest amendments attempt to move in the right direction, they fail to address many of the fundamental concerns we have with the proposed amendments. SCAQMD Amended Rules 1111 and 1121 place higher costs on consumers and businesses. Both amended rules force consumers to choose a much more expensive option of "all-electric" space and water heaters that cost thousands more than natural gas appliances or require consumers to pay higher costs, through the fees imposed on manufacturers, to continue using natural gas furnaces and water heaters. These amended rules will burden consumers with over \$300 million annually or \$7.7 billion over the 25-year life of these appliances. With California's soaring cost of living and many consumers struggling to keep up, now is not the time to impose additional costs on consumers. A better approach to reducing NOx emissions would be to impose ultra-low NOx emission standards to make natural gas appliances even more environmentally friendly at no additional cost to consumers. Beyond the initial cost of the appliances, the amendments do not account for the substantial retrofit and infrastructure upgrade expenses that owners of older homes will have to bear to accommodate the new technology. These costs could amount to tens of thousands of dollars, placing an undue financial burden on homeowners, renters, and business owners, many of whom can least afford it. Additionally, we are deeply concerned about the increased strain these rules will place on an already aging electrical grid. This grid not only relies on nonrenewable sources, such as natural gas, to generate power, but is also ill-equipped to handle excessive new demand, posing a significant public safety risk. Residents have already endured frequent blackouts and service interruptions, and since 2015, electric power lines have caused six of the 20 most devastating wildfires in our community. Furthermore, numerous residential and commercial projects are currently on hold due to a lack of available power. Many Southern California families are already struggling with high living costs, and mandating costly retrofits or replacements will only exacerbate financial hardships. These rules disproportionately impact lower-income households, which are the least able to afford such expenses. While we understand and support the Air District's efforts to improve air quality, the proposed amendments would impose an undue and significant burden on homeowners, renters, and small businesses. Thank you for your time and consideration. We respectfully urge the Board to oppose Proposed Amended Rules 1111 and 1121 and explore alternative approaches that balance air quality improvements with economic feasibility for all residents.

Sincerely,
John Townswick

Jennifer Vinh

From: June Mah <[REDACTED]>
Sent: Wednesday, May 28, 2025 7:32 AM
To: Jennifer Vinh
Subject: [EXTERNAL] Oppose Rules 1111 and 1121

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Jennifer Vinh

From: Ken Zieg <[REDACTED]>
Sent: Tuesday, May 27, 2025 6:42 PM
To: Jennifer Vinh
Subject: [EXTERNAL] Oppose Rules 1111 and 1121

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Sincerely,

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Jennifer Vinh

From: Pundari C Ganti <[REDACTED]>
Sent: Tuesday, May 27, 2025 9:49 PM
To: Jennifer Vinh
Subject: [EXTERNAL] Oppose Rules 1111 and 1121

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Thanking You
With best regards
Pundari C'ganti, M.D,F.A.C.G
[REDACTED]
Villa Park, CA 92861

Jennifer Vinh

From: Ronald ZAHORYIN <[REDACTED]>
Sent: Tuesday, May 27, 2025 8:55 PM
To: Jennifer Vinh
Subject: [EXTERNAL] Oppose Rules 1111 and 1121

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Sincerely,

Jennifer Vinh

From: Rosanna Coveyou <[REDACTED]>
Sent: Tuesday, May 27, 2025 7:37 PM
To: Jennifer Vinh
Subject: [EXTERNAL] Oppose Rules 1111 and 1121

On behalf of multifamily property owners like myself, I write to express our opposition to Proposed Amended Rules (PAR) 1111 and 1121. Our opposition is reflective of the revised language publicly noticed on April 29, 2025, and discussed at subsequent hearings.

While the latest amendments attempt to move in the right direction, they fail to address many of the fundamental concerns we have with the proposed amendments.

SCAQMD Amended Rules 1111 and 1121 place higher costs on consumers and businesses. Both amended rules force consumers to choose a much more expensive option of "all-electric" space and water heaters that cost thousands more than natural gas appliances or require consumers to pay higher costs, through the fees imposed on manufacturers, to continue using natural gas furnaces and water heaters.

These amended rules will burden consumers with over \$300 million annually or \$7.7 billion over the 25-year life of these appliances. With California's soaring cost of living and many consumers struggling to keep up, now is not the time to impose additional costs on consumers.

A better approach to reducing NOx emissions would be to impose ultra-low NOx emission standards to make natural gas appliances even more environmentally friendly at no additional cost to consumers.

Beyond the initial cost of the appliances, the amendments do not account for the substantial retrofit and infrastructure upgrade expenses that owners of older homes will have to bear to accommodate the new technology. These costs could amount to tens of thousands of dollars, placing an undue financial burden on homeowners, renters, and business owners, many of whom can least afford it.

Additionally, we are deeply concerned about the increased strain these rules will place on an already aging electrical grid. This grid not only relies on nonrenewable sources, such as natural gas, to generate power, but is also ill-equipped to handle excessive new demand, posing a significant public safety risk. Residents have already endured frequent blackouts and service interruptions, and since 2015, electric power lines have caused six of the 20 most devastating wildfires in our community. Furthermore, numerous residential and commercial projects are currently on hold due to a lack of available power.

Many Southern California families are already struggling with high living costs, and mandating costly retrofits or replacements will only exacerbate financial hardships. These rules disproportionately impact lower-income households, which are the least able to afford such expenses.

While we understand and support the Air District's efforts to improve air quality, the proposed amendments would impose an undue and significant burden on homeowners, renters, and small businesses.

Thank you for your time and consideration. We respectfully urge the Board to oppose Proposed Amended Rules 1111 and 1121 and explore alternative approaches that balance air quality improvements with economic feasibility for all residents.

Sincerely,

Rosanna Coveyou

Jennifer Vinh

From: Ruth Ann <[REDACTED]>
Sent: Wednesday, May 28, 2025 7:58 AM
To: Jennifer Vinh
Subject: [EXTERNAL] Oppose Rules 1111 and 1121

On behalf of multifamily property owners like myself, I write to express our opposition to Proposed Amended Rules (PAR) 1111 and 1121. Our opposition is reflective of the revised language publicly noticed on April 29, 2025, and discussed at subsequent hearings. While the latest amendments attempt to move in the right direction, they fail to address many of the fundamental concerns we have with the proposed amendments. SCAQMD Amended Rules 1111 and 1121 place higher costs on consumers and businesses. Both amended rules force consumers to choose a much more expensive option of "all-electric" space and water heaters that cost thousands more than natural gas appliances or require consumers to pay higher costs, through the fees imposed on manufacturers, to continue using natural gas furnaces and water heaters. These amended rules will burden consumers with over \$300 million annually or \$7.7 billion over the 25-year life of these appliances. With California's soaring cost of living and many consumers struggling to keep up, now is not the time to impose additional costs on consumers. A better approach to reducing NOx emissions would be to impose ultra-low NOx emission standards to make natural gas appliances even more environmentally friendly at no additional cost to consumers. Beyond the initial cost of the appliances, the amendments do not account for the substantial retrofit and infrastructure upgrade expenses that owners of older homes will have to bear to accommodate the new technology. These costs could amount to tens of thousands of dollars, placing an undue financial burden on homeowners, renters, and business owners, many of whom can least afford it. Additionally, we are deeply concerned about the increased strain these rules will place on an already aging electrical grid. This grid not only relies on nonrenewable sources, such as natural gas, to generate power, but is also ill-equipped to handle excessive new demand, posing a significant public safety risk. Residents have already endured frequent blackouts and service interruptions, and since 2015, electric power lines have caused six of the 20 most devastating wildfires in our community. Furthermore, numerous residential and commercial projects are currently on hold due to a lack of available power. Many Southern California families are already struggling with high living costs, and mandating costly retrofits or replacements will only exacerbate financial hardships. These rules disproportionately impact lower-income households, which are the least able to afford such expenses. While we understand and support the Air District's efforts to improve air quality, the proposed amendments would impose an undue and significant burden on homeowners, renters, and small businesses. Thank you for your time and consideration. We respectfully urge the Board to oppose Proposed Amended Rules 1111 and 1121 and explore alternative approaches that balance air quality improvements with economic feasibility for all residents. Sincerely,

Jennifer Vinh

From: John McCarthy <[REDACTED]>
Sent: Wednesday, May 28, 2025 7:04 PM
To: Jennifer Vinh
Subject: [EXTERNAL] Oppose Rules 1111 and 1121

On behalf of multifamily property owners like myself, I write to express our opposition to Proposed Amended Rules (PAR) 1111 and 1121. Our opposition is reflective of the revised language publicly noticed on April 29, 2025, and discussed at subsequent hearings.

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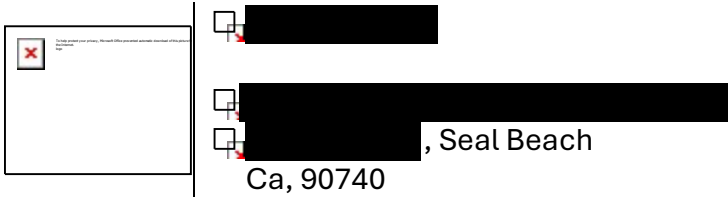
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Thank you for your time and consideration. We respectfully urge the Board to oppose Proposed Amended Rules 1111 and 1121 and explore alternative approaches that balance air quality improvements with economic feasibility for all residents.

Sincerely,

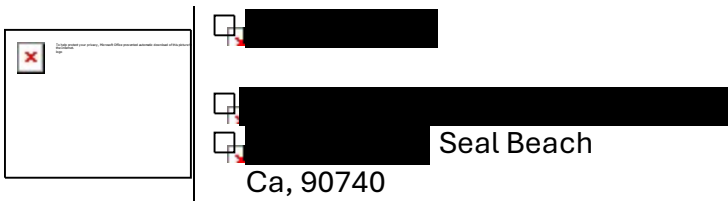
Sean John McCarthy, DRE 01956215

Property Manager @ AM Property Management Inc



Sean John McCarthy, DRE 01956215

Property Manager @ AM Property Management Inc



Jennifer Vinh

From: thomas teig <[REDACTED]>
Sent: Tuesday, May 27, 2025 8:23 PM
To: Jennifer Vinh
Subject: [EXTERNAL] Oppose Rules 1111 and 1121

On behalf of multifamily property owners like myself, I write to express our opposition to Proposed Amended Rules (PAR) 1111 and 1121. Our opposition is reflective of the revised language publicly noticed on April 29, 2025, and discussed at subsequent hearings.

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While we understand and support the Air District's efforts to improve air quality, the proposed amendments would impose an undue and significant burden on homeowners, renters, and small businesses.

Thank you for your time and consideration. We respectfully urge the Board to oppose Proposed Amended Rules 1111 and 1121 and explore alternative approaches that balance air quality improvements with economic feasibility for all residents.

Sincerely,

Thomas Teig

Jennifer Vinh

From: Todd Befield <[REDACTED]>
Sent: Tuesday, May 27, 2025 9:14 PM
To: Jennifer Vinh
Subject: [EXTERNAL] Oppose Rules 1111 and 1121

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While we understand and support the Air District's efforts to improve air quality, the proposed amendments would impose an undue and significant burden on homeowners, renters, and small businesses.

Thank you for your time and consideration. We respectfully urge the Board to oppose Proposed Amended Rules 1111 and 1121 and explore alternative approaches that balance air quality improvements with economic feasibility for all residents.

Sincerely,

Todd (son) & Evelyn (elderly mother) small landlords

Jennifer Vinh

From: Veronica Davis <[REDACTED]>
Sent: Wednesday, May 28, 2025 2:00 PM
To: Jennifer Vinh
Subject: [EXTERNAL] Oppose Rules 1111 and 1121

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Thank you for your time and consideration. We respectfully urge the Board to oppose Proposed Amended Rules 1111 and 1121 and explore alternative approaches that balance air quality improvements with economic feasibility for all residents.

Sincerely,
Veronica J Davis, Housing Provider
Garden Grove, Huntington Beach

Jennifer Vinh

From: Vickie Collins <[REDACTED]>
Sent: Tuesday, May 27, 2025 7:48 PM
To: Jennifer Vinh
Subject: [EXTERNAL] Oppose Rules 1111 and 1121

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Sincerely, vickie collins