

Message

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**From:** Brian Boxer [/O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=A4F8C4AB743D4D5194AA8B3D8C519C29-BRIAN BOXER]  
**Sent:** 8/6/2019 4:15:24 PM  
**To:** David Stone [david@stoneplanningllc.com]  
**CC:** Jonathan Teofilo [/o=ExchangeLabs/ou=Exchange Administrative Group (FYDIBOHF23SPDLT)/cn=Recipients/cn=2b50b9ac3cf6483da8f012ffc091d037-Jonathan Te]; Addie Farrell [/o=ExchangeLabs/ou=Exchange Administrative Group (FYDIBOHF23SPDLT)/cn=Recipients/cn=cc6bb601520a4f9690ae254948d782f5-Addie Farre]; IBECproject [/o=ExchangeLabs/ou=Exchange Administrative Group (FYDIBOHF23SPDLT)/cn=Recipients/cn=88ae86133cd043eca129d9fee992fd20-0AA - IBECp]  
**Subject:** RE: Request

Great. Thanks.

**Brian D. Boxer, AICP**  
D: 916.231.1270 | C: 916.761.2288 | O: 916.564.4500  
[bboxer@esassoc.com](mailto:bboxer@esassoc.com)

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**From:** David Stone <david@stoneplanningllc.com>  
**Sent:** Tuesday, August 6, 2019 4:15 PM  
**To:** Brian Boxer <BBoxer@esassoc.com>  
**Cc:** Jonathan Teofilo <JTeofilo@esassoc.com>; Addie Farrell <AFarrell@esassoc.com>; IBECproject <IBECproject@esassoc.com>  
**Subject:** Re: Request

I got it and I'll look at it tonight

Sent from my iPhone

On Aug 6, 2019, at 5:46 PM, Brian Boxer <[BBoxer@esassoc.com](mailto:BBoxer@esassoc.com)> wrote:

David, just checking in to see if you received this email.

BB

**Brian D. Boxer, AICP**  
D: 916.231.1270 | C: 916.761.2288 | O: 916.564.4500  
[bboxer@esassoc.com](mailto:bboxer@esassoc.com)

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**From:** Brian Boxer  
**Sent:** Tuesday, August 6, 2019 9:42 AM  
**To:** [david@stoneplanningllc.com](mailto:david@stoneplanningllc.com)  
**Cc:** Jonathan Teofilo ([JTeofilo@esassoc.com](mailto:JTeofilo@esassoc.com)) <[JTeofilo@esassoc.com](mailto:JTeofilo@esassoc.com)>  
**Subject:** Request

David,

As you may know, under CEQA there is a requirement that an EIR explore whether or not a Proposed Project could result in "urban decay." Traditionally this is focused on retail competition (and originated in relation to a proposed Super Walmart in Bakersfield). In the IBEC EIR, we are addressing the traditional retail question (which is very limited in this case due to the small amount of retail in the project), but also addressing the question related to other sports and entertainment venues. We have relied upon your study for much of the consideration of potential competition between the proposed IBEC and other venues in the region. The discussion has been distilled down to 2 pages, and the team

asked if you could do a quick review and make sure that we are not mis- or over-interpreting the results of your study. So, I am writing to ask if you could do a quick look at the attached document and send any comments or suggested revisions that you might have.

I know that this is a bit of an extra ask, so I hope that it is not a problem. Please call me if you have any questions.

Thanks.

B

**Brian D. Boxer, AICP**  
*Senior Vice President*  
*Northern California Regional Director*

ESA | Environmental Science Associates  
*Celebrating 50 Years of Work that Matters!*

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