Appendix B
NOP Comments



South Coast
Air Quality Management District
21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

June 24, 2010

Mr. Jim Basham, Planning and Code Enforcement Manager
City of Monterey Park
Development Services Dept.
320 West Newmark Avenue
Monterey Park, CA 91754

RECEIVED
JUN 28 2010
CITY OF MONTEREY PARK
DEVELOPMENT SERVICES DEPARTMENT

Dear Ms. Basham:

Notice of Preparation of a Draft Environmental Impact Report (Draft EIR) for the Monterey Park Market Place Project

The South Coast Air Quality Management District (SCAQMD) appreciates the opportunity to comment on the above-mentioned document. The SCAQMD's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the draft environmental impact report (EIR). Please send the SCAQMD a copy of the Draft EIR upon its completion. **In addition, please send with the draft EIR all appendices or technical documents related to the air quality analysis and electronic versions of all air quality modeling and health risk assessment files. Electronic files include spreadsheets, database files, input files, output files, etc., and does not mean Adobe PDF files. Without all files and supporting air quality documentation, the SCAQMD will be unable to complete its review of the air quality analysis in a timely manner. Any delays in providing all supporting air quality documentation will require additional time for review beyond the end of the comment period.**

Air Quality Analysis

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. Alternatively, the lead agency may wish to consider using the California Air Resources Board (CARB) approved URBEMIS 2007 Model. This model is available on the SCAQMD Website at: www.urbemis.com.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the analysis.

The SCAQMD has developed a methodology for calculating PM2.5 emissions from construction and operational activities and processes. In connection with developing PM2.5 calculation methodologies, the SCAQMD has also developed both regional and localized significance thresholds. The SCAQMD requests that the lead agency quantify PM2.5 emissions and compare the results to the recommended PM2.5 significance thresholds. Guidance for calculating PM2.5 emissions and PM2.5 significance thresholds can be found at the following internet address: http://www.aqmd.gov/ceqa/handbook/PM2_5/PM2_5.html.

In addition to analyzing regional air quality impacts the SCAQMD recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LST's can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the proposed project, it is recommended that the lead agency perform a localized significance analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at http://www.aqmd.gov/ceqa/handbook/LST/LST.html.

In the event that the proposed project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the lead agency perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis") can be found on the SCAQMD's CEQA web pages at the following internet address: http://www.aqmd.gov/ceqa/handbook/mobile_toxic/mobile_toxic.html. An analysis of all toxic air contaminant impacts due to the decommissioning or use of equipment potentially generating such air pollutants should also be included.

Mitigation Measures

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate significant adverse air quality impacts. To assist the Lead Agency with identifying possible mitigation measures for the project, please refer to Chapter 11 of the SCAQMD CEQA Air Quality Handbook for sample air quality mitigation measures. Additional mitigation measures can be found on the SCAQMD's CEQA web pages at the following internet address: www.aqmd.gov/ceqa/handbook/mitigation/MM_intro.html Additionally, SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook contain numerous measures for controlling construction-related emissions that should be considered for use as CEQA mitigation if not otherwise required. Other measures to reduce air quality impacts from land use projects can be found in the SCAQMD's Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning. This document can be found at the following internet address: http://www.aqmd.gov/prdas/aqguide/aqguide.html. In addition, guidance on siting incompatible land uses can be found in the California Air Resources Board's Air Quality and Land Use Handbook: A Community Perspective, which can be found at the following internet address: http://www.arb.ca.gov/ch/handbook.pdf. CARB's Land Use Handbook is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process. Pursuant to state CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed.

Data Sources

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's World Wide Web Homepage (http://www.aqmd.gov).

The SCAQMD is willing to work with the Lead Agency to ensure that project-related emissions are accurately identified, categorized, and evaluated. If you have any questions regarding this letter, please call Ian MacMillan, Program Supervisor, CEQA Section, at (909) 396-3244.

Sincerely,

Ian MacMillan
Program Supervisor, CEQA Inter-Governmental Review
Planning, Rule Development & Area Sources

IM
LAC100617-03
Control Number

WATER RECLAMATION
SOLID WASTE MANAGEMENT

COUNTY SANITATION DISTRICTS
OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

STEPHEN R. MAGUIN
Chief Engineer and General Manager

July 2, 2010

File No: 02-00.04-00

Mr. Jim Basham
Planning and Code Enforcement Manager
Department of Development Services
City of Monterey Park
320 West Newmark Avenue
Monterey Park, CA 91754-2896

RECEIVED
JUL 6 2010
CITY OF MONTEREY PARK
DEVELOPMENT SERVICES DEPARTMENT

Dear Mr. Basham:

Notice of Preparation of a Supplement to
the Monterey Park Town Plaza Environmental Impact Report

The County Sanitation Districts of Los Angeles County (Districts) received a Notice of Preparation of a Draft Environmental Impact Report for the subject project on June 17, 2010. The proposed development is located within the jurisdictional boundaries of District No. 2. We offer the following comments regarding sewerage service:

1. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' Garfield Avenue Extension Trunk Sewer, Section 3, located in Wilcox Avenue at Pomona Boulevard. This 12-inch diameter trunk sewer has a design capacity of 1.8 million gallons per day (mgd) and conveyed a peak flow of 0.8 mgd when last measured in 2007.

2. The wastewater generated by the proposed project will be treated at the Joint Water Pollution Control Plant located in the City of Carson, which has a design capacity of 400 mgd and currently processes an average flow of 280.8 mgd.

3. The expected average wastewater flow from the project site is 104,688 gallons per day. For a copy of the Districts' average wastewater generation factors, go to www.lacsd.org, Information Center, Will Serve Program, Obtain Will Serve Letter, and click on the appropriate link on page 2.

4. The Districts are authorized by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System or increasing the strength or quantity of wastewater attributable to a particular parcel or operation already connected. This connection fee is a capital facilities fee that is imposed in an amount sufficient to construct an incremental expansion of the Sewerage System to accommodate the proposed project. Payment of a connection fee will be required before a permit to connect to the sewer is issued. For a copy of the Connection Fee Information Sheet, go to www.lacsd.org, Information Center, Will Serve Program, Obtain Will Serve Letter, and click on the appropriate link on page 2. For more

specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at extension 2727.

5. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the design capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CAA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise you that the Districts intend to provide this service up to the levels that are legally permitted and to inform you of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,

Stephen R. Maguin

Adriana Raza
Customer Service Specialist
Facilities Planning Department

AR:ar

MAYOR:
GARY TAYLOR

MAYOR PRO TEM:
STEVEN LY

COUNCIL MEMBERS:
SANDRA ARMENTA
MARGARET CLARK
POLLY LOW

City of Rosemead

8838 E. VALLEY BOULEVARD • P.O. BOX 399
ROSEMEAD, CALIFORNIA 91770
TELEPHONE (626) 569-2100
FAX (626) 307-9218

July 14, 2010

Mr. Jim Basham, Planning and Code Enforcement Manager
City of Monterey Park Development Services
320 West Newmark Avenue
Monterey Park, CA 91754

RE: Comments on Notice of Preparation and Initial Study for the Monterey Park Towne Plaza

Dear Mr. Basham:

The City of Rosemead Planning Division and Public Works Department has reviewed the Notice of Preparation and Initial Study for the Monterey Park Towne Plaza located at 2550 Greenwood Avenue in the City of Monterey Park. We appreciate the opportunity to comment on the document and we would like you to consider addressing the following concerns. The City of Rosemead is also requesting a copy of the Supplemental Environmental Impact Report and revised Traffic Study when available.

Transportation/Traffic

1. The proposed project should consider the future use of public transit, bicycle, and pedestrian access to the project site. The City of Rosemead currently provides public transit to the Montebello Towne Center and may consider expanding services to this proposed project site. For this reason, we believe item "F" under XIV. Transportation/Traffic (Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?) should be identified as less than significant with mitigation incorporated.

2. The proposed project may have a significant traffic impact to intersections with the City of Rosemead. We would request that the following intersections be included in the Traffic Impact Analysis (TIA) and Draft Supplement for the revised proposed project:
    - Potrero Grande Ave./Rush St./San Gabriel Blvd.
    - Rush St./Walnut Grove Ave.
    - Del Mar Ave./Graves Ave.
    - Del Mar Ave./Garvey Ave.

3. Bicycle Parking Facilities: The City of Rosemead recommends the following:
    - Bicycle parking spaces shall equal to three (3) percent of required off-street parking.
    - Bicycle parking facilities shall be:
        1) Securely anchored to the lot surface so they cannot be easily removed and shall be of sufficient strength to resist theft;
        2) Separated by a physical barrier to protect the bicycle from damage by motor vehicles if located within a vehicle parking area; and
        3) Motor vehicle entrances shall display adequate signs to indicate the availability and location of the bicycle parking facilities.

Aesthetics

1. Adequate lighting shall be provided in the vehicle parking area. To ensure that the proposed lighting does not impact adjacent properties, the City of Rosemead would like to recommend that all exterior lighting shall consist of low pressure sodium lamps, shielded on all sides, and that are directed away from adjacent properties.
    - The overall height of the light pole and fixture shall not exceed 24 feet.
    - The poles shall be steel, aluminum, or other similar approved material. The style of the poles shall compliment the fixture design.
    - The City of Rosemead would like to review a lighting plan (photometric survey), addressing all parking lot lighting on-site.

Please feel free to contact me, at 626-569-2157, if you have any questions regarding this matter. Rosemead City Hall is open from 7:00 a.m. to 6:00 p.m., Monday through Thursday. City Hall is closed on Fridays.

Sincerely,

Stan Wong
Community Development Director

Cc: Chris Marcarello, Director of Public Works

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

GAIL FARBER, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
http://dpw.lacounty.gov

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE: LD-1

July 15, 2010

Mr. Jim Basham
Planning and Code Enforcement Manager
Development Services Department
City of Monterey Park
320 West Newmark Avenue
Monterey Park, CA 91754

Dear Mr. Basham:

INITIAL STUDY/NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) FOR MONTEREY PARK MARKET PLACE CITY OF MONTEREY PARK

Thank you for the opportunity to review the Initial Study/Notice of Preparation for the Monterey Park Market Place project. The project alters the previous project (Monterey Park Towne Plaza, March 2000) by increasing the amount of retail square feet to 600,000, an increase of 84,618 square feet. The 51.1-acre project is located at 2550 Greenwood Avenue in southern Monterey Park, north of State Route-60, between the Paramount Boulevard and Potrero Grande Drive freeway exits.

The following comments are for your consideration and relate to the environmental document only.

Services-Traffic/Access

We believe the proposed project has the potential to significantly impact the County of Los Angeles and County/City roadways and intersections in the area. We would like the opportunity to review the project's DEIR, including the traffic impact studies, upon its completion. The County's methodology shall be used when evaluating the County and/or County/City intersections. The study should also address the cumulative impact generated by this and nearby developments and include the level of service analysis for the affected intersections. If traffic signals or other mitigation measures are warranted at the affected County intersections, the developer should

determine the proportionate share of traffic signal or other mitigation costs and submit this information to the County of Los Angeles Department of Public Works for review and approval. A copy of our Traffic Impact Analysis Report Guidelines may be obtained on Public Works' website at http://dpw.lacounty.gov/Traffic.

If you have any questions regarding the traffic comment, please contact Ms. Lindsay Sagorski at (626) 300-4784 or by e-mail at lsagorski@dpw.lacounty.gov.

Hazards-Geotechnical/Soils/Geology

All geotechnical issues discussed in the Initial Study should be addressed in the DEIR. Geotechnical reports addressing the proposed development and recommending mitigation measures for the geotechnical hazards should be included as part of the DEIR as necessary.

If you have any questions regarding the geotechnical comment, please contact Mr. Jeremy Wan at (626) 458-4925 or by e-mail at jwan@dpw.lacounty.gov.

Other–Environmental Safety

1. Storage Space for Recyclables

   The California Solid Waste Reuse and Recycling Access Act of 1991, as amended, requires each development project to provide an adequate storage area for collection and removal of recyclable materials. The environmental document should include/discuss standards to provide adequate recyclable storage areas for collection/storage of recyclable and green waste materials for this project.

2. Underground Storage Tanks

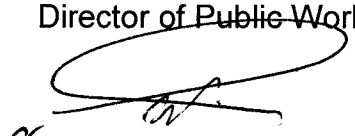
   Should any operation within the subject project include the construction, installation, modification, or removal of underground storage tanks, Public Works' Environmental Programs Division must be contacted for required approvals and operating permits.

If you have any questions regarding the environmental safety comments, please contact Mr. Corey Mayne at (626) 458-3524 or by e-mail at cmayne@dpw.lacounty.gov.

We welcome the opportunity to review and comment on future DEIRs as they become available. If you have any other questions or require additional information, please contact Mr. Toan Duong at (626) 458-4945 or by e-mail at tduong@dpw.lacounty.gov.

Very truly yours,

GAIL FARBER
Director of Public Works



DENNIS HUNTER, PLS PE
Assistant Deputy Director
Land Development Division

JY:ca
P:\ldpub\CEQA\CDM\ CITY OF MONTEREY PARK_MONTEREY PARK MARKET PLACE_ IS-NOP.doc

City of Montebello
Planning and Community Development Department

Memorandum

DATE: July 16, 2010

TO: Jim Basham, City of Monterey Park, Planning & Code Enforcement Manager
(sent via email, and postal mail)

FROM: Ariel Socarras, City of Montebello, Planning Manager

RE: Comments for Monterey Market Place

Thank you for including the City of Montebello in your mailing of the Notice of Preparation (NOP) for a Draft Environmental Impact Report (DEIR) for the revised Monterey Park Market Place project. As stated in your NOP, the revisions to the previously approved project include increasing the overall square footage of the project by an additional 84,618 square feet for a total of 600,000 square feet for the new proposal. The City of Montebello has reviewed the NOP and the associated Initial Study and its comments are as follows:

- For the sake of clarity, a site plan should be provided on all subsequent documents/reports for the processing of the project that identifies the areas of where the additional square footage is proposed so that the scope of the revision can be better understood in comparison to the previous approval.

- In Section 1.3.1 of the Initial Study, it states that improvements to the Paramount Boulevard/Neil Armstrong Street alignments have been completed. Can the completed improvements please be clarified because we are unsure of what exactly has been done up to this point.

- In Sections 1.2.1 and 3.3.e of the Initial Study, the project site is described as being 45 acres, which appears to have been inadvertently used from the text of the previous project's approval since it appears that the new project site is 51.1 acres.

- In Section 1.3.2 of the Initial Study, the proposed project is described as, 'increasing the amount of *retail* (emphasis added) square feet to 600,000, an increase of 84,618 square feet…' Seeing that the overall project includes a variety of Retail, Wholesale, Service Station, Fitness Center, Restaurants, and Fast Food Restaurants, it would be more appropriate to describe and analyze the project in the DEIR as 600,000 square feet of 'commercial space,' as opposed to 'retail space.'

- Section 2.10 of the Initial Study, states that approval is required from the City of Montebello for off-site signage. There is no reference to these signs, their proposed locations, or design elsewhere in the Initial Study. More information on these signs is necessary for the City of Montebello to provide comments.

- The City of Montebello is currently processing the Montebello Hills Specific Plan (MHSP), which is a residential project of up to 1,200 units just south of the 60 Freeway at Paramount Boulevard. The MHSP should be included in your list of cumulative projects for analyzing traffic impacts as part of your supplemental analysis for the revised proposal.

- Given the expansion of the proposal, the City of Montebello may consider an amendment to the agreement that was entered into between the Cities of Monterey Park and Montebello for the original project approved in 2000.

Please feel free to contact me if you have any questions or would like to discuss any of these items further. I can be reached at 323.887.1475 or asocarras@cityofmontebello.com. Thank you again for allowing us the opportunity to review the NOP.

cc: Michael Huntley, Director of Planning & Community Development
Read File - 2010

DEPARTMENT OF TRANSPORTATION
DISTRICT 7, REGIONAL PLANNING
IGR/CEQA BRANCH
100 MAIN STREET, MS # 16
LOS ANGELES, CA 90012-3606
PHONE: (213) 897-6696
FAX: (213) 897-1337

Flex your power!
Be energy efficient!

IGR/CEQA No. 100634AL-NOP
Ref. IGR/CEQA No. 021055, 990536, 000354, 000549, 991067
Monterey Park Market Place
Vic. LA-60/PM R6.4 to R7.77
SCH # 1999051058

July 16, 2010

RECEIVED
JUL 19 2010
CITY OF MONTEREY PARK
DEVELOPMENT SERVICES DEPARTMENT

Mr. Jim Basham
Planning Division
City of Monterey Park
320 West Newmark Avenue
Monterey Park, CA 91754-2896

Dear Mr. Basham:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The proposed project alter the previous approved project (in year of 2000) by increasing the amount of retail square feet to 600,000, an increase of 84,618 square feet.

Since the traffic study is prepared more than 10 years ago, a new traffic study is needed. To assist us in our efforts to evaluate the impacts of this project on State transportation facilities, a traffic study in advance of the DEIR should be prepared. We wish to refer the project's traffic consultant to our traffic study guide Website:

http://www.dot.ca.gov/hq/traffops/developserv/operationalsystems/reports/tisguide.pdf

and we list here some elements of what we generally are expecting in the traffic study:

1. Presentations of assumptions and methods used to develop trip generation, trip distribution, choice of travel mode, and assignments of trips to SR-60 and its on/off ramps at Potrero Grande Dr. and Paramount Blvd.

2. Consistency of project travel modeling with other regional and local modeling forecasts and with travel data. We may use indices to check results. Differences or inconsistencies must be thoroughly explained.

3. Analysis of ADT, AM and PM peak-hour volumes for both the existing and future conditions in the affected area. Utilization of transit lines and vehicles, and of all facilities, should be realistically estimated. Future conditions would include build-out of all projects (see next item) and any plan-horizon years.

4. Inclusion of all appropriate traffic volumes. Analysis should include traffic from the project, cumulative traffic generated from all specific approved developments in the area, and traffic growth other than from the project and developments. That is, include: existing + project + other projects + other growth.

5. Discussion of mitigation measures appropriate to alleviate anticipated traffic impacts. These mitigation discussions should include, but not be limited to, the following:

    - Description of Transportation Infrastructure Improvements
    - Financial Costs, Funding Sources and Financing
    - Sequence and Scheduling Considerations
    - Implementation Responsibilities, Controls, and Monitoring

    Any mitigation involving transit, or Transportation Demand Management (TDM) should be justified and the results conservatively estimated. Improvements involving dedication of land or physical construction may be favorably considered.

6. Regarding realistic mitigation measures, Caltrans may accept fair share contributions toward pre-established or future improvements on the State Highway System. Please use the following ratio when estimating project equitable share responsibility: additional traffic volume due to project implementation is divided by the total increase in the traffic volume (see Appendix "B" of the Guide).

    We note for purposes of determining project share of costs, that the number of trips from the project on each traveling segment or element is estimated in the context of forecasted traffic volumes which include build-out of all approved and not yet approved projects, and other sources of growth. Analytical methods such as select-zone travel forecast modeling might be used.

The Department has jurisdiction superceding that of Metro in identifying the State facility analysis needed for this project. Caltrans is responsible for obtaining measures that will off-set project vehicle trip generation that worsens Caltrans facilities. CEQA allows a responsible agency such as Caltrans to develop superceding criteria for evaluating impacts upon those facilities it manages. In addition, the County CMP standards states that Caltrans should be consulted for the analysis of the State facilities. State Route(s) mentioned in item #1 and its facilities should be analyzed preferably using methods suggested in Department's Traffic Impact Study Guide. To help us to determine the appropriate scope, we request that a select zone model run is performed. We welcome consultation regarding appropriate scope and methods of analysis preferred by Caltrans.

We look forward to reviewing the traffic study. We expect to receive a copy from the State Clearinghouse when the DEIR is completed. However, to expedite the review process, and clarify any misunderstandings, you may send a copy in advance to the undersigned.

If you have any questions, please feel free to contact me at (213) 897-8391 and refer to IGR/CEQA No. 100634AL

Sincerely,

Alan Lin

ALAN LIN
IGR/CEQA Interim Branch Chief

cc: Scott Morgan, State Clearinghouse