

III. Revisions, Clarifications, and Corrections to the Draft EIR

III. Revisions, Clarifications, and Corrections to the Draft EIR

This section of the Final EIR details changes to the Draft EIR that have been made to revise, clarify, or correct the environmental impact analysis for the 222 West 2nd Project (Project). Such changes are a result of public and agency comments received in response to the Draft EIR and/or additional information that has become available since publication of the Draft EIR. The changes described in this section do not result in the Project creating any new or increased significant environmental impacts.

This section is divided into two parts: Section III.A, Corrections and Additions to Draft EIR Sections and Appendices; and Section III.B, Effect of Corrections and Revisions.

A. Corrections and Additions to Draft EIR Sections and Appendices

The following changes have been made to the Draft EIR as a result of public and agency comments received in response to the Draft EIR and/or new information that has become available since publication of the Draft EIR. Deletions are shown in ~~striketrough text~~ and additions are shown in underlined text. Such changes are presented in order of appearance in the Draft EIR and include only the affected sections/appendices.

I. Executive Summary

The revisions, clarifications, or corrections to the Draft EIR sections described below also apply to Section I, Executive Summary, of the Draft EIR.

Page I-9, revise the zoning designation cited in the last sentence of the first paragraph under a. Project Overview as follows:

[Q]G4C2-2D4D-CDO-SN

II. Project Description

Page II-6, revise the Ordinance Number cited in the third sentence of the second paragraph under b. Land Use and Zoning Designations, as follows:

Ordinance No. 164,2307

IV.D Greenhouse Gas Emissions

Page IV.D-32, revise subsection (d) City of Los Angeles Sustainable City pLAN, as follows:

*(d) City of Los Angeles Sustainable City pLAN/L.A.'s Green
New Deal*

On April 8, 2015, Mayor Eric Garcetti released the Sustainable City pLAN which includes both short-term and long-term aspirations through the year 2035 in various topic areas, including: water, solar power, energy-efficient buildings, carbon and climate leadership, waste and landfills, housing and development, mobility and transit, and air quality, among others. Specific targets include the construction of new housing units within 1,500 feet of transit by 2017, reducing vehicle miles traveled per capita by 5 percent by 2025, and increasing trips made by walking, biking or transit by at least 35 percent by 2025. ~~The Sustainable pLAN will be updated every four years.~~

The Sustainable City pLAN was updated in April 2019 (following publication of the Draft EIR) and renamed L.A.'s Green New Deal. The plan's four key principles include commitments to: uphold the Paris Climate Agreement; achieve environmental justice and equity through an inclusive economy; create paths to good paying, green jobs that are available to every Angeleno; and lead by example. L.A.'s Green New Deal has established targets such as 100 percent renewable energy by 2045, diversion of 100 percent of waste by 2050, and recycling 100 percent of wastewater by 2035, among others. In particular, the following targets have been accelerated in L.A.'s Green New Deal:

- Supply 55 percent renewable energy by 2025; 80 percent by 2036; and 100 percent by 2045;
- Source 70 percent of our water locally by 2035 and capture 150,000 acre feet per year (AFY) of stormwater by 2035;

- Reduce building energy use per square foot for all types of buildings 22 percent by 2025; 34 percent by 2035; and 44 percent by 2050;
- Reduce Vehicle Miles Traveled per capita by at least 13 percent by 2025, 39 percent by 2035, and 45 percent by 2050;
- Ensure 57 percent of new housing units are built within 1,500 feet of transit by 2025; and 75 percent by 2035;
- Increase the percentage of zero emission vehicles in the City to 25 percent by 2025; 80 percent by 2035; and 100 percent by 2050;
- Create 300,000 green jobs by 2035; and 400,000 by 2050;
- Convert all City fleet vehicles to zero emission where technically feasible by 2028;
- Reduce municipal GHG emissions 55 percent by 2025 and 65 percent by 2035 from 2008 baseline levels, reaching carbon neutral by 2045.

Pages IV.D-37, IV.D-38, IV.D-39, IV.D-45, IV.D-49, IV.D-83, and IV.D-84, revise all occurrences of “Sustainable City pLAn” or “Sustainable pLAn” as follows:

Sustainable City pLAn/L.A.’s Green New Deal

Page IV.D-47, revise Project Design Feature GHG-PDF-2 as follows to reflect anticipated changes in the 2019 California Green Building Standards (CALGreen Code), effective January 1, 2020, and associated updates to the Los Angeles Municipal Code (LAMC):

GHG-PDF-2: Upon buildout of the Project, at least 20 percent of code-required parking spaces within the existing parking garage shall be capable of supporting electric vehicle supply equipment (EVSE). Five percent of the total code-required parking spaces will be provided with EV chargers to immediately accommodate electric vehicles within the parking garage. ~~electric vehicle charging equipment shall be installed on two percent of code-required parking spaces, and an additional three percent of code-required parking spaces shall be capable of supporting future electric vehicle supply equipment (EVSE). In total, 5 percent of code-required parking spaces shall be capable of supporting electric vehicle~~

charging.—When the application of the specified percentage results in a fractional space, the calculation shall round up to the next whole number. Plans shall indicate the proposed type and location(s) of EVSE and also include raceway (enclosed conduit) method(s), wiring schematics and electrical calculations to verify that the electrical system has sufficient capacity to simultaneously charge all electric vehicles at all designated EV charging locations at their full rated amperage. Plan design shall be based upon Level 2 or greater EVSE at its maximum operating capacity. For EV-ready wiring, only raceways and related components are required to be installed at the time of construction. A label stating “EV CAPABLE” shall be posted in a conspicuous place at the service panel or subpanel and next to the raceway termination point.

Page IV.D-54, within Table IV.D-4, revise the fifth sentence of the consistency discussion for the Advanced Clean Cars Program as follows:

The Project would further support this regulation since the Applicant would provide electric vehicle charging stations and electric vehicle supply wiring in a combined total of at least ~~five~~ 20 percent of the total code-required parking spaces for the Project.

Page IV.D-61, within Table IV.D-5, revise the first sentence of the consistency discussion for the development of pricing policies to support low-GHG transportation as follows:

The Project would support this policy since the Applicant would provide electric vehicle charging stations and electric vehicle supply wiring in a combined total of at least ~~five~~ 20 percent of the total code-required parking spaces for the Project.

Page IV.D-72, revise subsection (iv) City of Los Angeles Sustainable City pLAN, as follows:

(iv) City of Los Angeles Sustainable City pLAN/L.A.'s Green New Deal

As discussed above, the Sustainable City pLAN/L.A.'s Green New Deal includes both short-term and long-term aspirations through the year ~~2035~~ 2050 in various topic areas, including: water, ~~solar power~~, renewable energy, energy-efficient buildings, carbon and climate leadership, waste and landfills,

housing and development, mobility and transit, wastewater, and air quality, among others. The Sustainable City pLAn/L.A.'s Green New Deal provides information as to what the City will do with buildings and infrastructure in their control. Although the Sustainable City pLAn/L.A.'s Green New Deal mainly targets GHG emissions related to City owned buildings and operations, certain reductions would also benefit the Project. Such measures include increasing renewable energy usage; reduction of per capita water usage; promotion of walking and biking to work, large events and venues; promotion of high density housing close to major transportation stops; and various recycling and trash diversion goals.

The Project would generally comply with these goals as it is an infill development whose design would be integrated with the new Regional Connector 2nd Street/Broadway rail station and portal on-site. In addition, the Project Site is located within a 0.5-mile radius of two Metro Purple and Red Line stations and is served by 16 Metro Bus Lines and an LADOT DASH line. Furthermore, the Project would comply with CALGreen; would implement various Project design features to reduce energy usage, including GHG-PDF-1 and GHG-PDF-2; and would comply with the City of Los Angeles Solid Waste Management Policy Plan, the RENEW LA Plan, and the Exclusive Franchise System Ordinance (Ordinance No. 182,986) in furtherance of the aspirations included in the Sustainable City pLAn/L.A.'s Green New Deal with regard to energy-efficient buildings and waste and landfills. The Project also would provide secure short- and long-term bicycle storage areas for Project residents and guests. Therefore, ~~in addition,~~ the Project would not conflict with or impede implementation of the Sustainable City pLAn/L.A.'s Green New Deal, and related impacts would be less than significant.

IV.L.3 Utilities and Service Systems—Solid Waste

Page IV.L.3-31, revise Project Design Feature SW-PDF-1 as follows:

SW-PDF-1: The Project shall provide clearly marked, durable on-site recycling containers to promote the recycling of paper, metal, glass, and other recyclable materials and adequate storage areas for such containers during construction operation.

Page IV.L.3-38, strike the first sentence of the second paragraph under (a) *Construction* and revise the subsequent sentence as follows:

~~Per SW-PDF 1, the Project would provide recycling containers on-site during construction, in accordance with City Ordinance No. 171,687. Additionally, the The Project's construction contractor...~~

V. Alternatives

Page V-111, revise the description of Alternative 4A as follows:

Alternative 4A, the Residential Alternative A (with podium), proposes a 56-story building of up to 569 feet in height, with 680 residential units comprised of ~~190-188~~ studio units, ~~257-259~~ one-bedroom units, ~~229-and~~ ~~233~~ two-bedroom units, ~~and 4 three-bedroom (penthouse) units~~, plus 10,000 square feet of ground floor retail uses. Alternative 4A would consist of a single tower over a podium, which would extend over the Metro portal. Based on a total of ~~708,306-708,444~~ square feet of floor area (including the Metro portal), the Project Site would have an FAR of 6.00:1.

Based on the number and size of dwelling units, Alternative 4A would provide at least ~~74,025-73,960~~ square feet of open space in accordance with LAMC requirements. Amenity decks offering a variety...

Page V-125, revise the first sentence of the first paragraph under *(b) Operation* as follows:

Based on 680 residential units and 10,000 square feet of retail uses, as well as the police service population factors provided in the *L.A. CEQA Thresholds Guide*, Alternative 4A would generate an estimated police service population of approximately of ~~2,074-2,070~~ persons, consisting of ~~2,044-2,040~~ residents and 30 employees, as shown in Appendix P of this Draft EIR.

Pages V-126 to V-127, revise the sentence that spans the page break as follows:

Alternative 4A would develop 680 residential units and 10,000 square feet of retail uses, for a total floor area of ~~698,496-698,634~~ square feet (~~708,306~~ 708,444 square feet including the Metro portal).

Page V-133, revise the first sentence of the first paragraph under *(b) Operation* as follows:

Based on 680 multi-family residential units, 10,000 square feet of retail uses, a fitness center, common rooms, and new landscaping, and using

wastewater generation rates provided by LASAN and information provided by LADWP, Alternative 4A would generate demand for approximately ~~85,521~~ 85,431 gallons of water per day, as shown in Appendix P of this Draft EIR, which is less than the Project's water demand of 157,106 gpd.

Page V-134, revise the first sentence of the first paragraph under *(b) Operation* as follows:

Based on 680 multi-family residential units, 10,000 square feet of retail uses, a fitness center, common rooms, and new landscaping, and using wastewater generation rates provided by LASAN, Alternative 4A would generate an estimated ~~81,742~~ 81,652 gallons per day of wastewater, as shown in Appendix P of this Draft EIR, which is less than the 108,749 gpd generated by the Project.

Page V-135, revise the third sentence of the first paragraph under *(a) Construction* as follows:

Specifically, as shown in Appendix P of this Draft EIR, Alternative 4A would generate an estimated ~~4,629~~ 4,627 tons of construction and demolition waste prior to recycling (1,157 tons when applying the 75 percent diversion rate specified in the project design features), compared to 4,454 tons with the Project (1,113 tons with diversion).

Appendix P.2 Alternatives Assumptions and Calculations

Page 24, replace Table 25 with Revised Table 25 as follows:

Revised Table 25
Alternative 4A: Estimated Police Service Population Generation

Proposed Land Use ^a	Units	Population Factor ^b	Service Population
Residential: Studio, One-Bedroom, and Two-Bedroom Units	676-680 du	3 persons/du	2,028-2,040 Residents
Residential: Three-Bedroom Units	4 du	4 persons/du	16 Residents
Commercial Retail	10,000 sf	0.003 person/sf	30 Employees
Police Service Population			2,074-2,070 Total (2,044-2,040 Residents)
<hr/> <p><i>du = dwelling units</i> <i>sf = square feet</i></p> <p>^a <i>The existing uses on-site consist of a parking lot and a parking structure (the latter would remain as part of the Alternative), which do not generate a police service population.</i></p> <p>^b <i>Based on Service Population Conversion Factors provided in the L.A. City CEQA Thresholds Guide for purposes of evaluating impacts on LAPD services. These estimates are conservative and do not precisely reflect the Alternative's anticipated demographics. Use of such rates yield more conservative population estimates, which are used herein to provide a conservative analysis of impacts on police services.</i></p> <p>Source: <i>Eyestone Environmental, 2018 2019.</i></p>			

Page 26, replace Table 27 with Revised Table 27 as follows:

Revised Table 27
Alternative 4A: Estimated Water Demand

Land Use	Units	Demand Factor ^a	Total Water Demand (gpd)
Residential: Studio	190 <u>188</u> du	75 gpd/du	14,250 <u>14,100</u>
Residential: One Bedroom	257 <u>259</u> du	110 gpd/du	28,270 <u>28,490</u>
Residential: Two Bedroom	229 <u>233</u> du	150 gpd/du	34,350 <u>34,950</u>
Residential: Three Bedroom	4 du	190 gpd/du	760
Commercial Retail	10,000 sf	50 gpd/1,000 sf	500
Residential Units Base Demand Adjustment ^b	—	—	1,718
Fitness Center ^c	5,444 sf	650 gpd/1,000 sf	3,539
Common Rooms ^d	1,463 sf	50 gpd/1,000 sf	73
Residential Amenities Base Demand Adjustment ^b	—	—	981
Landscaping ^e	11,566 sf	—	1,080
Total Water Demand (prior to required water savings)			85,521<u>85,431</u>

gpd = gallons per day

du = dwelling units

sf = square feet

gpd/du = gallons per day per dwelling unit

gpd/1,000 sf = gallons per day per 1,000 square feet

— = Information is not applicable.

^a *Based on sewage generation rates provided by LASAN, Sewage Facilities Charge, Sewage Generation Factor for Residential and Commercial Categories, effective April 6, 2012.*

^b *Base Demand Adjustments are the estimated savings due to Ordinance No. 180,822 accounted for in the current LASAN sewage generation rates. The total demands listed are based on the Water Supply Assessment for the Project.*

^c *Based on the Health Club/Spa sewage generation rate, which includes any lobby area, workout floors, aerobic rooms, swimming pools, Jacuzzis, saunas, locker rooms, showers, and restrooms. Similar to the Project, the Alternative is assumed to include a 2,544-square-foot indoor fitness center and a 2,900-square-foot outdoor pool area.*

^d *Common rooms are ancillary rooms for tenant use. Water demand is based on the Lounge sewage generation rate.*

^e *Estimated per California Code of Regulations, Title 23, Division 2, Chapter 2.7, Model Water Efficient Landscape Ordinance.*

Source: Eyestone Environmental, ~~2018~~ 2019.

Page 27, replace Table 28 with Revised Table 28 as follows:

Revised Table 28
Alternative 4A: Estimated Wastewater Generation

Land Use	Units	Generation Rate ^a (gpd/unit)	Total Wastewater Generation (gpd)
Residential: Studio	490 <u>188</u> du	75 gpd/du	44,250 <u>14,100</u>
Residential: One Bedroom	257 <u>259</u> du	110 gpd/du	28,270 <u>28,490</u>
Residential: Two Bedroom	229 <u>233</u> du	150 gpd/du	34,350 <u>34,950</u>
Residential: Three Bedroom	4 du	490 gpd/du	760
Commercial Retail	10,000 sf	50 gpd/1,000 sf	500
Fitness Center ^b	5,444 sf	650 gpd/1,000 sf	3,539
Common Rooms ^c	1,463 sf	50 gpd/1,000 sf	73
Total Wastewater Generation			81,742<u>81,652</u>

gpd = gallons per day

du = dwelling units

sf = square feet

gpd/du = gallons per day per dwelling unit

gpd/1,000 sf = gallons per day per 1,000 square feet

Totals have been rounded to the nearest whole number and may not sum due to rounding.

^a *Based on sewage generation rates provided by LASAN, Sewage Facilities Charge, Sewage Generation Factor for Residential and Commercial Categories, effective April 6, 2012.*

^b *Based on the Health Club/Spa sewage generation rate, which includes any lobby area, workout floors, aerobic rooms, swimming pools, Jacuzzis, saunas, locker rooms, showers, and restrooms. Similar to the Project, the Alternative is assumed to include a 2,544-square-foot indoor fitness center and a 2,900-square-foot outdoor pool area.*

^c *Common rooms are ancillary rooms for tenant use. Wastewater demand is based on the Lounge sewage generation rate.*

Source: Eyestone Environmental, ~~2018~~ 2019.

Page 28, replace Table 29 with Revised Table 29 as follows:

Revised Table 29
Alternative 4A: Estimated Solid Waste Generation—Construction

Land Use	Size/Units	Generation Rate ^a (lbs/sf)	Total (tons)
Existing Uses to be Removed			
Paved Areas	40,000 sf	155	3,100
Total Demolition Waste			3,100
Proposed Uses			
Residential (680 dwelling units)	689,064 <u>688,634</u> sf	4.38	4,509 <u>1,508</u>
Commercial Retail	10,000 sf	3.89	19
Total Construction Waste			1,528 <u>1,527</u>
Total Waste Generation (prior to recycling)			4,629 <u>4,627</u>
Total Waste Disposal (after 75% recycling)			1,157
<p><i>sf = square feet</i> <i>lbs/sf = pounds per square foot</i> <i>Totals have been rounded to the nearest whole number and may not sum due to rounding.</i> ^a U.S. Environmental Protection Agency, Report No. EPA530-98-010, <i>Characterization of Building-Related Construction and Demolition Debris in the United States</i>, June 1998, pages 2-3, 2-4, and 2-8 and Appendix A, Table A-6. Source: <i>Eyestone Environmental, 2018 2019.</i></p>			

B. Effect of Corrections and Revisions

CEQA Guidelines Section 15088.5 requires that an EIR which has been made available for public review, but not yet certified, be recirculated whenever significant new information has been added to the EIR. The entire document need not be circulated if revisions are limited to specific portions of the document.

The relevant portions of CEQA Guidelines Section 15088.5 read as follows:

- (a) *A lead agency is required to recirculate an EIR when significant new information is added to the EIR after public notice is given of the availability of the draft EIR for public review under Section 15087 but before certification. As used in this section, the term “information” can include changes in the project or environmental setting as well as additional data or other information. New information added to an EIR is not “significant” unless the EIR is changed in a way that deprives the public of a meaningful*

opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project's proponents have declined to implement. "Significant new information" requiring recirculation include, for example, a disclosure showing that:

- (1) A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.*
 - (2) A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance.*
 - (3) A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the environmental impacts of the project, but the project's proponents decline to adopt it.*
 - (4) The draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded. (Mountain Lion Coalition v. Fish and Game Com. (1989) 214 Cal.App.3d 1043)*
- (b) Recirculation is not required where the new information added to the EIR merely clarifies or amplifies or makes insignificant modifications in an adequate EIR.*

The information contained in this section clarifies, amplifies, or refines information in the Draft EIR but does not make any changes that would meet the definition of "significant new information" as defined above. The information added to the Draft EIR does not change the Draft EIR in a way that deprives the public of a meaningful opportunity to comment upon a new or substantially increased significant environmental effect of the Project or disclose a feasible alternative or mitigation measure the Applicant has declined to adopt. As provided in the discussion below, the revisions, clarifications, and corrections to the Draft EIR would not result in new significant impacts or increase any impact already identified in the Draft EIR.

IV.L.3 Utilities and Service Systems—Solid Waste

The changes to Section IV.L.3, Utilities and Service Systems—Solid Waste, of the Draft EIR involve correction of Project Design Feature SW-PDF-1 to indicate that on-site

recycling containers and adequate storage for such contains would be provided during Project operations.

V. Alternatives

The changes to Section V, Alternatives, of the Draft EIR involve updating the residential unit mix. However, the total number of units would remain unchanged, and the total floor area would be reduced slightly. Based on the calculation of impacts provided in Appendix P.2, which was likewise revised to reflect the updated unit mix, certain quantified impacts also have been revised, as necessary. In general, impacts would be reduced slightly.

Appendix P.2 Alternatives Assumptions and Calculations

The changes to Appendix P.2, Alternatives Assumptions and Calculations, of the Draft EIR involve updating the residential unit mix and any calculation of impacts that are dependent upon the unit mix. In general, impacts would be reduced slightly. The total number of units would remain unchanged, and thus any quantified impacts that are based on the total number of units likewise would remain unchanged.

Conclusions

Based on the discussion above, the revisions, clarifications, and corrections to the Draft EIR would not result in any new significant impacts or a substantial increase in an impact already identified in the Draft EIR or disclose a feasible alternative or mitigation measure the Applicant has declined to adopt. The revisions to the Draft EIR clarify, amplify, or refine the information in the Draft EIR. Thus, none of the conditions in Section 15088.5 of the CEQA Guidelines are met, and recirculation of the Draft EIR is not required.