

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

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

This section of this Final EIR includes changes to the Draft EIR that have been made to clarify or correct the environmental impact analysis for the Modera Argyle Project (the Project). The changes described in this section do not result in any new or increased significant environmental impacts that would result from the Project. This section is divided into two parts: Section II.A, Corrections and Additions to Draft EIR Sections and Appendices, and Section II.B, Effect of Corrections and Additions.

A. Corrections and Additions to Draft EIR Sections and Appendices

Additional changes have been made to the Draft EIR. Such changes to the Draft EIR are indicated in this section under the appropriate Draft EIR section or appendix heading. Deletions are shown in ~~strike through text~~ and additions are shown in underlined text. Such changes are presented by EIR section.

I. Executive Summary

Volume 1, Section I, Executive Summary, page IV.I-29, add the following subsections to the end of subsection (4) Land Use:

(d) Spot Zoning

The L.A. CEQA Thresholds Guide includes as one its land use screening criteria: “Would the project result in a ‘spot’ zone.” If the answer to the screening question is yes, further analysis is required. “Spot zoning” is not an issue at the Project Site because the Project Site’s C4 zoning is generally consistent with the surrounding area. However, as discussed above, the Project Site’s Commercial Manufacturing land use designation is inconsistent with the surrounding properties’ Regional Center Commercial designation, as well as with the Project Site’s current C4 zoning designation. Accordingly, the Project’s requested General Plan Amendment (GPA) to establish a Regional Center Commercial land use designation would address an existing inconsistency. Moreover, the requested change in land use

designation from Commercial Manufacturing to Regional Center Commercial is consistent with the City's proposed Hollywood Community Plan Update, which would also re-designate the Project Site for Regional Center Commercial land uses. Therefore, the Project would correct an existing zoning and land use inconsistency and impacts would be less than significant.

(e) Industrial Displacement

In 2007, the City's Planning Department and Community Redevelopment Agency formulated an Industrial Land Use Policy (ILUP) that was intended to preserve certain industrially zoned land in the City for industrial use. The ILUP addressed three general areas of the City: Hollywood, West Los Angeles, and "Greater Downtown." The Project Site is located in the designated portion of Hollywood. In 2008, the City Planning Commission approved the ILUP, but it was never formally presented to the City Council for consideration or adoption. Since the ILUP was never formally adopted by the City Council, the City considers zone changes and General Plan Amendments from industrial designations on a case-by-case basis, as it has historically done.

Notwithstanding, the draft ILUP's Hollywood-Wilshire Industrial Area Map highlights parcels within Hollywood in which industrial zoning should be maintained (Employment Protection District), areas that should remain predominantly industrial/employment districts (Industrial Mixed-Use District), and areas where conversions from industrial zoned land to other uses should continue (Transition District). The Project Site, as well as other surrounding parcels that are located north of Sunset Boulevard, are not located within any of the identified industrial area districts. Therefore, the conversion of the Project Site does not hinder the draft ILUP's goals regarding preservation of industrial land uses, which were identified as occurring elsewhere.

In addition, since 2008 a number of other planning and policy studies have been undertaken involving industrial land policy. For example, in 2014, the City began undertaking the current Hollywood Community Plan Update, which proposes to modify the land use designations and zoning for Hollywood and which involves a planning process that includes a study of the current trend of land use. A draft of the Hollywood Community Plan Update is currently available to the public which proposes to designate the Project Site "Regional Center Commercial." According to the draft Update, the Regional Center Commercial land use includes historic theaters, tourist attractions, the Hollywood Walk of Fame, Metro stations, apartments, hotels, office buildings,

and various stores and restaurants. The Project's proposed uses are consistent with this land use designation.

The conversion of industrial land is an economic issue that is not within the scope of CEQA review unless it results in adverse impacts on the physical environment. According to the Hollywood Community Plan, there are 335 acres of land designated for industrial uses within the Community Plan area. This land is predominantly located along Santa Monica Boulevard to the west of Vine Street, as well as south of Sunset Boulevard, east of Gower Street. The Project Site comprises 1.1 acres, or approximately 0.33 percent of the land designated for industrial uses within the Community Plan, and is not located near any other industrially designated lands. Moreover, the Project Site is not currently used for industrial uses and its Commercial Manufacturing land use designation is inconsistent with all of the surrounding properties. Therefore, the Project would not displace any industrial uses, and impacts would be less than significant.

Volume 1, Section I, Executive Summary, page IV.I-59, add the following subsection after Project Design Feature GHG-PDF-4:

b. Hazards and Hazardous Materials

HAZ-PDF-1: Preparation of a Soil Management Plan (SMP): Prior to the issuance of a grading permit, a qualified environmental professional as defined by 40 CFR 312.10 shall be retained to prepare an SMP.^{23a} The SMP shall document the historical conditions known about the Project Site and be prepared and executed in compliance with all applicable regulatory requirements. The SMP shall:

- Be implemented during soil disturbing construction activities (excavation and/or grading) to address any residual soil contamination and to ensure that any contaminated soils are properly identified, excavated, and disposed of off-site or remediated on-site.
- Include practices that are consistent with the California Division of Occupational Safety and Health regulations, California Code of Regulations, Title 8, as well as Certified Unified Program Agency remediation standards that are protective of the planned use.
- Document the historical conditions known about the Project Site and be prepared and executed in

compliance with all applicable regulatory requirements;

- Address any residual soil contamination and to ensure that any contaminated soils are properly identified, excavated, and disposed of off-site or remediated on-site.
- Require that a qualified environmental professional or their designated representative be present on the Project Site during grading and excavation activities to sample and screen any potential residual soil contamination should it be encountered.

The qualified environmental professional shall use visual identification (such as discolored soils) and/or a screening (organic vapor) meter to identify any residual soil contamination. If potential residual soil contamination is observed based on the visual identification or the screening meter, excavation and grading within such area shall be temporarily halted and redirected around the area until the contamination is evaluated by the qualified environmental professional using appropriate sampling and analytical techniques. The nature and extent of contamination shall be determined and the appropriate handling, disposal, and/or treatment of the contaminated soil shall be implemented in accordance with all applicable regulatory requirements.

The SMP also shall provide/include, as applicable, the following:

- Protocols and procedures for properly handling contaminated soil that may be encountered and to protect human health and the environment during soil disturbing construction activities (excavation and/or grading);
- Procedures for segregation of visibly impacted soil/ characterization/off-site disposal (if encountered), health and safety training, soil stockpile management (if conducted), import fill placement (if needed), and environmental site controls for stormwater and dust during the development activities;
- Action levels and air monitoring procedures for worker and community safety.

^{23a} To be considered a qualified environmental professional, a person must hold a current Professional Engineer's or Professional Geologist's license or registration from a state, tribe, or U.S. territory (or the Commonwealth of Puerto Rico) and have the equivalent of three years of full-time relevant experience; or be licensed or certified by the federal government, a state, tribe, or U.S. territory (or the Commonwealth of Puerto Rico) to perform environmental inquiries as defined in Section 312.21 and have the equivalent of three years of full-time relevant experience; or a have Baccalaureate or higher degree from an accredited institution of higher education in a discipline of engineering or science and the equivalent of five years of full-time relevant experience; or have the equivalent of ten years full-time experience.

Volume 1, Section I, Executive Summary, page IV.I-59, amend the subsection header for Noise as follows:

~~b.~~c. Noise

Volume 1, Section I, Executive Summary, page IV.I-60, amend the subsection header for Public Services—Fire Protection as follows:

~~c.~~d. Public Services—Fire Protection

Volume 1, Section I, Executive Summary, page IV.I-60, amend the subsection header for Public Services—Police Protection as follows:

~~d.~~e. Public Services—Police Protection

Volume 1, Section I, Executive Summary, page IV.I-61, amend the subsection header for Transportation as follows:

~~e.~~f. Transportation

Volume 1, Section I, Executive Summary, page IV.I-63, amend the subsection header for Utilities and Service Systems—Water Supply as follows:

~~f.~~g. Utilities and Service Systems—Water Supply

II. Project Description

Volume 1, Section I, Project Description, page II-21, amend the last sentence of the last paragraph as follows:

Haul trucks would come to the site from the US-101 Freeway ~~southbound~~ northbound to Gower Street, turn right onto Selma Avenue, turn left onto El Centro Avenue, turn right on Sunset Boulevard, turn right on Argyle Avenue, and proceed to the Project Site.

Volume 1, Section I, Project Description, page II-22, revise the fourth bullet point under necessary approvals as follows:

- Pursuant to LAMC Section 12.24-W,1, a Master Conditional Use Permit (CUB) for the sales and/or dispensing of alcoholic beverages for three (3) on-site full line permits in connection with the Project's proposed restaurant uses; or one (1) off-site full line permit and one (1) full line on-site permit in connection with the Project's grocery store option;

III. Environmental Setting

No corrections or additions have been made to this section of the Draft EIR.

IV. Environmental Impact Analysis

IV.A. Air Quality

No corrections or additions have been made to this section of the Draft EIR.

IV.B. Cultural Resources

No corrections or additions have been made to this section of the Draft EIR.

IV.C. Greenhouse Gas Emissions

Volume 1, Section IV.C, Greenhouse Gas Emissions, page IV.C-31, 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

The Sustainable City pLAN was adopted in 2015 and 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.¹ Specific targets included the construction of new housing units within 1,500 feet of transit by 2017, reducing vehicle miles traveled per capita by five percent by 2025, and increasing trips made by walking, biking or transit by at least 35 percent by 2025. ~~The Sustainable City pLAn will be updated every four years.~~

The Sustainable City pLAn was updated in April 2019 and renamed L.A.'s Green New Deal. The 2019 Sustainable City pLAn/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.

Volume 1, Section IV.C, Greenhouse Gas Emissions, page IV.C-37, revise the last sentence of the first full paragraph as follows:

This analysis also considers consistency with regulations or requirements adopted by the 2008 Climate Change Scoping Plan and subsequent updates, the City of Los Angeles' LA Green Plan/ClimateLA, and the Sustainable City pLAn/L.A.'s Green New Deal.

Volume 1, Section IV.C, Greenhouse Gas Emissions, page IV.C-37 and IV.C-38, revise the third sentence of subsection (3) 2006 L.A. CEQA Thresholds Guide as follows:

For the reasons set forth above, to answer both of the above Appendix G threshold questions, the City will consider whether the Project is consistent with AB 32 and SB 375 (through demonstration of conformance with the 2016 RTP/SCS), the LA Green Plan/ClimateLA, and the Sustainable City pLAn/L.A.'s Green New Deal.

Volume 1, Section IV.C, Greenhouse Gas Emissions, page IV.C-39, revise the last sentence of the second full paragraph as follows:

As discussed previously, the City has established goals and actions to reduce the generation and emission of GHGs from both public and private activities

¹ *City of Los Angeles, Sustainable City pLAn, April 2015.*

in the LA Green Plan/ClimateLA, and the Mayer's Sustainable City pLAN/L.A.'s Green New Deal.

Volume 1, Section IV.C, Greenhouse Gas Emissions, page IV.C-39, revise the last sentence of the last paragraph as follows:

A consistency analysis is provided below and describes the Project's compliance with or exceedance of performance-based standards included in the regulations outlined in the applicable portions of the 2008 Climate Change Scoping Plan and subsequent updates, 2016 RTP/SCS, LA Green Plan/ClimateLA, and the Sustainable City pLAN/L.A.'s Green New Deal.

Volume 1, Section IV.C, Greenhouse Gas Emissions, page IV.C-40, revise the last sentence of the second full paragraph as follows:

However, the Project without Reduction Features does take into account certain regulatory measures included in the 2008 Climate Change Scoping Plan, 2016 RTP/SCS, LA Green Plan/Climate LA, and the Sustainable City pLAN/L.A.'s Green New Deal.

Volume 1, Section IV.C, Greenhouse Gas Emissions, page IV.C-73, 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 aspirations as the Project is an infill development consisting of residential and commercial retail and restaurant uses on a Project Site located 0.28 mile from the Metro Red Line Hollywood/Vine Station. In addition, the Project Site is served by one Metro Rapid line, seven Metro Local lines, and three LADOT DASH lines. Furthermore, the Project would comply with CALGreen, implement various project design features to reduce energy usage, including GHG-PDF-1 and WAT-PDF-1, 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 would also provide secure short- and long-term bicycle storage areas for Project residents and guests. **Therefore, the Project would be consistent with the Sustainable City pLAN/L.A.'s Green New Deal.**

Volume 1, Section IV.C, Greenhouse Gas Emissions, page IV.C-75, revise subsection (vi) Conclusion as follows:

Because the Project's location, land use characteristics and design render it consistent with statewide and regional climate change mandates, plans, policies, and recommendations, as well as the City's Green Building Code, the LA Green Plan/Climate LA, and the Sustainable City pLAN/L.A.'s Green New Deal, the Project would not conflict with any applicable plan, policy, regulation or recommendation to reduce GHG emissions and its impacts would be less than significant.

Volume 1, Section IV.C, Greenhouse Gas Emissions, page IV.C-82, revise the second sentence of the second full paragraph as follows:

More specifically, the regulatory compliance analysis provided above demonstrates that the Project complies with or exceeds the plans, policies, regulations and GHG reduction actions/strategies outlined in the 2008 Climate Change Scoping Plan and subsequent updates, the 2016 RTP/SCS, the LA Green Plan/ClimateLA and the Sustainable City pLAN/L.A.'s Green New Deal, as well as with the City's Green Building Code.

Volume 1, Section IV.C, Greenhouse Gas Emissions, page IV.C-83, revise the fourth sentence of the paragraph beginning on the previous page as follows:

Furthermore, the Project would generally comply with the aspirations of the Sustainable City pLAN/L.A.'s Green New Deal, which includes specific targets related to housing and development, and mobility and transit.

Volume 1, Section IV.C, Greenhouse Gas Emissions, page IV.C-83, revise the second sentence of the first full paragraph as follows:

The Project would comply with applicable LA Green Building Code, LA Green Plan/ClimateLA, Sustainable City pLAN/L.A.'s Green New Deal, and other applicable regulatory requirements as set forth throughout this Draft EIR and specific project design features to further support and promote environmental sustainability.

IV.D. Land Use and Planning

Volume 1, Section IV.D, Land Use and Planning, page IV.D-3, revise the last paragraph as follows:

The Economic Development Chapter seeks to identify physical locations necessary to attract continued economic development and investment to targeted districts and centers. Goals, objectives, and policies ~~focus on~~ include retaining commercial uses, particularly within walking distance of residential areas, ~~and~~ promoting business opportunities in areas where growth can be accommodated without encroaching on residential neighborhoods, and retaining industrial land uses on appropriate sites.

Volume 1, Section IV.D, Land Use and Planning, page IV.D-4, revise the last full paragraph as follows:

The Project's consistency with applicable goals, objectives, and policies in the ~~General Plan Framework~~ Element adopted for the purpose of avoiding or mitigating an environmental effect is analyzed in Table IV.D-1 on page IV.D-23 and the corresponding discussion in the impact analysis below. In addition, the Project's consistency with certain economic development goals, objectives, or policies is discussed below for informational purposes. As these economic development goals, objectives, and policies were not adopted for the purpose of avoiding or mitigating an environmental effect, any potential inconsistency therewith would not be considered to be a significant environmental impact. (CEQA Guidelines Section 15064(e).)

Volume 1, Section IV.D, Land Use and Planning, page IV.D-5, revise the last sentence of the first paragraph as follows:

The Project's consistency with applicable policies in the Conservation Element adopted for the purpose of avoiding or mitigating an environmental effect is analyzed in Subsection 3.c.(4) below under Threshold (b) on page IV.D-40.

Volume 1, Section IV.D, Land Use and Planning, page IV.D-5, revise the last sentence of the City of Los Angeles General Plan Housing Element subsection as follows:

The Project's consistency with the applicable policies in the Housing Element adopted for the purpose of avoiding or mitigating an environmental effect is analyzed in Table IV.D-2 on page IV.D-43 in the impact analysis below.

Volume 1, Section IV.D, Land Use and Planning, page IV.D-6, revise the last full paragraph as follows:

Although most of these goals apply at a regional- or citywide-level, the Project's consistency with applicable policies in the Health and Wellness Element adopted for the purpose of avoiding or mitigating an environmental effect is analyzed in Subsection 3.c.(4) below under Threshold (b) on page IV.D-41.

Volume 1, Section IV.D, Land Use and Planning, page IV.D-7, revise the last sentence of the first full paragraph as follows:

The Project's consistency with applicable land use policies in the Community Plan adopted for the purpose of avoiding or mitigating an environmental effect is analyzed in Table IV.D-3 on page IV.D-48 in the impact analysis below. In addition, the Project's consistency with certain economic development goals, objectives, or policies is discussed below for informational purposes. As these economic development goals, objectives, and policies were not adopted for the purpose of avoiding or mitigating an environmental effect, any potential inconsistency therewith would not be considered to be a significant environmental impact. (CEQA Guidelines Section 15064(e).)

Volume 1, Section IV.D, Land Use and Planning, page IV.D-9, revise the last sentence of the last full paragraph as follows:

Project's consistency with applicable policies in the Mobility Plan adopted for the purpose of avoiding or mitigating an environmental effect is analyzed in Table IV.D-4 on page IV.D-56 in the impact analysis below.

Volume 1, Section IV.D, Land Use and Planning, page IV.D-14, insert the following subsection after subsection (f) Other City of Los Angeles Environmental Policies, Ordinances, and Plans:

(g) Industrial Policy Initiatives

In 2007, the City's Planning Department and Community Redevelopment Agency formulated an Industrial Land Use Policy (ILUP) that was intended to preserve certain industrially zoned land in the City for industrial use. The ILUP addressed three general areas of the City: Hollywood, West Los Angeles, and "Greater Downtown." The Project Site is located in the designated portion of Hollywood. In 2008, the City Planning Commission approved the ILUP, but it was never formally presented to the City Council for consideration or adoption. Since the ILUP was never formally adopted by the City Council, the City considers zone changes and General Plan Amendments from industrial designations on a case-by-case basis, as it has historically done.

In addition, since 2008 a number of other planning and policy studies have been undertaken involving industrial land policy. For example, in 2014, the City began undertaking the Hollywood Community Plan Update, which involves a planning process that includes a study of the current trend of land use. The plan proposes to modify the land use designations and zoning for Hollywood. A draft Hollywood Community Plan Update is currently available to the public which proposes to designate the Project Site "Regional Center Commercial". According to the Draft Hollywood Community Plan Update, Regional Center Commercial includes historic theaters, tourist attractions, the Hollywood Walk of Fame, Metro stations, apartments, hotels, office buildings, and various stores and restaurants. The Project's proposed uses are consistent with this land use designation.

In addition, neither the Industrial Land Use Survey documents prepared in 2006^{10a} in support of the ILUP nor the Hollywood-Wilshire Industrial Area Directions documents prepared in 2007^{10b} for the Hollywood area identified the Project Site as an Industrial Preservation Area, Employment Protection District, or any other designation intended to preserve industrial land uses or associated designations. Furthermore, while the Project Site is designated for commercial manufacturing land uses by the

Community Plan, it is not zoned for industrial uses or used for industrial purposes.

^{10a} City of Los Angeles, Hollywood Area, Industrial Land Use Survey, Preliminary Staff Recommendations, March 29, 2006.

^{10b} City of Los Angeles, Index Page, Hollywood–Wilshire Industrial Area Directions, December 2007.

Volume 1, Section IV.D, Land Use and Planning, page IV.D-15, revise the last paragraph as follows:

The Project's consistency with the applicable goals of the 2016 RTP/SCS adopted for the purpose of avoiding or mitigating an environmental effect is analyzed in Table IV.D-5 on page IV.D-64 in the impact analysis below.

Volume 1, Section IV.D, Land Use and Planning, page IV.D-21, revise the fourth bullet point under (3) Necessary Approvals as follows:

- Pursuant to LAMC Section 12.24-W,1, a Master Conditional Use Permit (CUB) for the sales and/or dispensing of alcoholic beverages for three (3) on-site full line permits in connection with the Project's proposed restaurant uses; or one (1) off-site full line permit and one (1) on-site full line permit in connection with the Project's grocery store option;

Volume 1, Section IV.D, Land Use and Planning, page IV.D-22, revise subsection (a) Consistency with Local and Regional Plans and Applicable Policies as follows:

As previously discussed, various local and regional plans and regulatory documents guide development of the Project Site. The following discussion addresses the Project's consistency with the requirements and policies of the ~~General Plan~~ Framework Element, the Housing Element, the Health and Wellness Element, the Hollywood Community Plan, the Mobility Plan, the LAMC, the Hollywood Redevelopment Plan, and the 2016–2040 RTP/SCS that were specifically adopted for the purpose of avoiding or mitigating an environmental effect. It also includes, for informational purposes, a discussion of the Project's consistency with certain goals, objectives, and policies of the Framework Element and Community Plan pertaining to industrial preservation and conversion.

Volume 1, Section IV.D, Land Use and Planning, page IV.D-30, add Policy 3.14.4 to Table IV.D-1:

<p>Policy 3.14.4: <u>Limit the introduction of new commercial and other non-industrial uses in existing commercial manufacturing zones to uses which support the primary industrial function of the location in which they are located.</u></p>	<p>No Conflict. <u>This is an economic development policy that was not specifically adopted for the purpose of avoiding or mitigating an environmental effect. While the Project Site is currently designated for Commercial Manufacturing uses by the Community Plan, it is developed with commercial uses and it is surrounded by properties designated Regional Center Commercial which contain a mix of multi-family residential, commercial, office, and entertainment uses within a range of low- to high-rise structures. The draft Hollywood Community Plan update would re-designate the Project Site for Regional Center Commercial uses and the Project is requesting a GPA from Commercial Manufacturing to Regional Center Commercial in order to construct a mid-rise building containing residential and neighborhood-serving commercial uses that would be similar to and compatible with the existing mix of land uses surrounding the Project Site. While not specifically correcting an instance of “spot zoning,” as discussed further below, this requested change would correct an existing instance where the current land use designation is inconsistent with the surrounding area. Therefore, following the GPA, the Project would not conflict with this policy.</u></p>
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Volume 1, Section IV.D, Land Use and Planning, page IV.D-30, add Policy 3.14.6 to Table IV.D-1:

<p>Policy 3.14.6: <u>Consider the potential re-designation of marginal industrial lands for alternative uses by amending the community plans based on the following criteria:</u></p> <ul style="list-style-type: none"> a. <u>Where it can be demonstrated that the existing parcelization precludes effective use for industrial or supporting functions and where there is no available method to assemble parcels into a unified site that will support viable industrial development;</u> b. <u>Where the size and/or the configuration of assembled parcels are insufficient to accommodate viable industrial development;</u> c. <u>Where the size, use, and/or configuration of the industrial parcels adversely impact adjacent residential neighborhoods;</u> d. <u>Where available infrastructure is inadequate and improvements are economically infeasible to</u> 	<p>Consistent. <u>This is an economic development policy that was not specifically adopted for the purpose of avoiding or mitigating an environmental effect. Therefore, the following is for informational purposes only. The Project is proposing re-designation of commercial manufacturing land. However, as discussed above in the consistency analysis for Policy 3.14.4, the Project Site is surrounded by properties designated Regional Center Commercial which contain a mix of multi-family residential, commercial, office, and entertainment uses within a range of low- to high-rise structures and developed with commercial uses. In addition, the proposed Hollywood Community Plan update would re-designate the Project Site for Regional Center Commercial uses, indicating the City’s long-range planning vision for the Project Site. Therefore, development of the Project would not result in a fragmented pattern of development because it would not physically divide an established community. Moreover, the Project Site</u></p>
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<p><u>support the needs of industrial uses;</u></p> <p>e. <u>Where the conversion of industrial lands to an alternative use will not create a fragmented pattern of development and reduce the integrity and viability of existing industrial areas;</u></p> <p>f. <u>Where the conversion of industrial lands to an alternative use will not result in an adverse impact on adjacent residential neighborhoods, commercial districts, or other land uses;</u></p> <p>g. <u>Where it can be demonstrated that the reduction of industrial lands will not adversely impact the City's ability to accommodate sufficient industrial uses to provide jobs for the City's residents or incur adverse fiscal impacts; and/or</u></p> <p>h. <u>Where existing industrial uses constitute a hazard to adjacent residential or natural areas.</u></p>	<p><u>represents approximately 0.33 percent of the land designated for industrial uses in the Hollywood Community Plan area, and is not located in proximity to any other industrial-designated land. Therefore, the Project would not adversely impact the City's ability to accommodate sufficient industrial uses to provide jobs for the City's residents or cause the City to incur adverse fiscal impacts. Therefore, the Project would not conflict with this policy.</u></p>
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Volume 1, Section IV.D, Land Use and Planning, page IV.D-34, add Goal 7B to Table IV.D-1:

<p><u>Goal 7B:</u> <u>A City with land appropriately and sufficiently designed to sustain a robust commercial and industrial base.</u></p>	<p><u>Consistent.</u> <u>This is an economic development goal that was not specifically adopted for the purpose of avoiding or mitigating an environmental effect. Therefore, the following is for informational purposes only. In addition to the proposed residential uses, the Project would develop either 24,000 square feet of neighborhood-serving commercial retail and restaurant uses or a 27,000-square foot grocery store. The Project would result in up to 73 employees on-site depending on the development option and would generate ongoing revenues to the City in the form of sales and business license taxes. In addition, the Project Site represents approximately 0.33 percent of the land designated for industrial uses in the Hollywood Community Plan area. Therefore, adequate land would remain for a robust industrial base, and the Project would contribute to a robust commercial base.</u></p>
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Volume 1, Section IV.D, Land Use and Planning, page IV.D-35, add Policy 7.2.8 to Table IV.D-1:

<p><u>Policy 7.2.8.</u> <u>Retain the current manufacturing and industrial land use designations, consistent with other Framework Element policies, to provide adequate quantities of land for emerging industrial sectors.</u></p>	<p><u>No Conflict.</u> <u>This is an economic development policy that was not specifically adopted for the purpose of avoiding or mitigating an environmental effect. Therefore, the following is for informational purposes only. The Project Site currently developed with commercial uses and the Project would not displace any industrial uses. Moreover, the Project Site represents approximately 0.33 percent of the land</u></p>
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	<p><u>designated for industrial uses in the Hollywood Community Plan area. Therefore, adequate land would remain for industrial uses. Furthermore, the Project would result in up to 73 employees on-site depending on the development option and would generate substantial ongoing revenues to the City in the form of sales and business license taxes. This meets the intent of this policy. Moreover, this policy must be considered in light of Policy 3.14.6. As discussed above, the Project would meet the criteria for changing the current commercial manufacturing land use designation.</u></p>
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Volume 1, Section IV.D, Land Use and Planning, page IV.D-35, add Policy 7.2.9 to Table IV.D-1:

<p><u>Policy 7.2.9.</u> <u>Limit the redesignation of existing industrial land to other land uses except in cases where such redesignation serves to mitigate existing land use conflicts, and where it meets the criteria spelled out in Policy 3.14.6 of Chapter 3: Land Use.</u></p>	<p><u>Consistent.</u> <u>This is an economic development policy that was not specifically adopted for the purpose of avoiding or mitigating an environmental effect. Therefore, the following is for informational purposes only. As discussed above in the consistency analysis for Policy 3.14.4, while not specifically correcting an instance of “spot zoning,” the requested GPA to change the land use designation from Commercial Manufacturing to Regional Center Commercial would correct an existing instance where the current land use designation is inconsistent with the surrounding area. Furthermore, the Project would meet the criteria spelled out in Policy 3.14.6 for changing the Project Site’s current commercial manufacturing land use designation.</u></p>
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Volume 1, Section IV.D, Land Use and Planning, page IV.D-39, revise subsection (e) Economic Development Chapter as follows:

These are economic development policies that were not specifically adopted for the purpose of avoiding or mitigating an environmental effect. Therefore, the following is for informational purposes only. As demonstrated by the discussion in Table IV.D-1, the Project would be consistent with the relevant objectives and policies that support the goals of the Economic Development Chapter of the Framework Element. Specifically, the Project would develop a mix of residential uses and neighborhood-serving commercial uses within the Project Site. The proposed uses would complement the employment base of the Hollywood area, meet the needs of local residents, and foster continued economic investment by providing new residential, commercial, and employment opportunities. Moreover, the

Project Site is not currently developed with industrial uses and, therefore, the Project would not displace and existing industrial uses. In addition, the Project would meet the criteria for to change the site's commercial manufacturing use designation. Thus, the Project would be generally consistent with the applicable objectives and policies that support the goals set forth in the Economic Development Chapter.

Volume 1, Section IV.D, Land Use and Planning, page IV.D-53, add the following paragraph at the end of subsection (5) Hollywood Community Plan:

The Community Plan also addresses industry in the Community Plan Area. However, these are economic development policies that were not specifically adopted for the purpose of avoiding or mitigating an environmental effect. Therefore, the following is for informational purposes only. The Community Plan envisions industrial land to be occupied by motion picture and television production, radio studios, sound and recording studios, film processing studios, and motion picture equipment manufacturing and distribution. While the Project Site was historically used by the motion picture industry (refer to Section IV.B, Cultural Resources, of the Draft EIR), no such uses currently exist on the Project Site. Furthermore, as discussed above, the Project Site's Commercial Manufacturing land use designation is inconsistent with the Regional Center Commercial designation of all surrounding properties, as well as with the Project Site's current C4 zoning designation. Furthermore, the proposed Hollywood Community Plan Update would re-designate the Project Site for Regional Center Commercial uses, which is consistent with the Project's requested GPA, and which also reflects the City's long-range planning vision for the Project Site. Therefore, the Project would not conflict with the Community Plan's standards for industry.

Volume 1, Section IV.D, Land Use and Planning, page IV.D-64, add the following subsections at the end of the Project-level impact discussion:

(d) Spot Zoning

The L.A. CEQA Thresholds Guide includes as one its land use screening criteria: "Would the project result in a 'spot' zone". If the answer to the screening question is yes, further analysis is required. "Spot zoning" is not an issue at the Project Site because the Project Site's C4 zoning is consistent with the surrounding area. However, as discussed above, the Project Site's Commercial Manufacturing land use designation is inconsistent with the Regional Center Commercial designation of all surrounding properties, as well as with the Project Site's current C4 zoning designation.

In addition, the proposed Hollywood Community Plan Update would re-designate the Project Site for Regional Center Commercial uses, which is consistent with the Project's requested GPA, and which also reflects the City's long-range planning vision for the Project Site. Therefore, the Project would correct an existing land use inconsistency and impacts would be less than significant.

(e) Industrial Displacement

According to the Community Plan, there are 335 acres of land designated for industrial uses. The Project Site comprises 1.1 acres, or approximately 0.33 percent of the land designated for industrial uses. The conversion of industrial land is an economic issue that is not within the scope of CEQA review unless it results in adverse impacts on the physical environment. Moreover, the Project Site is not currently used for industrial uses and its Commercial Manufacturing land use designation is inconsistent with all of the surrounding properties. Therefore, the Project would not displace any industrial uses, and impacts would be less than significant.

Volume 1, Section IV.D, Land Use and Planning, page IV.D-65, add the paragraphs before the final paragraph of subsection 4. Cumulative Impacts:

As noted above, the question of whether a project results a spot zone is merely a screening criterion under the *L.A CEQA Thresholds Guide*; a spot zone does not in and of itself constitute a significant impact. If a related project would result in the creation of a spot zone, it would be subject to further CEQA analysis to determine whether there would be a significant land use impact under the Appendix G thresholds of significance. If necessary, the City would require mitigation measures. Moreover, as noted above, the Project would correct an instance where the existing land use designation is inconsistent with the surrounding area and would not result in a significant land use impact as a result of a spot zone. **Therefore, cumulative impacts with respect to spot zoning would be less than significant.**

As noted, the Project Site comprises 1.1 acres, or approximately 0.33 percent of the land designated for industrial uses in the Community Plan area. The related projects that are seeking zone changes and General Plan Amendments from industrial designations comprise a total of 11.52 acres of the land designated for industrial uses. The Project, together with the related projects, comprise 12.62 acres of land designated for industrial uses, which represents less than 4 percent of the total land designated for industrial uses in the Community Plan area. Moreover, the conversion of industrial land is an

economic issue that is not within the scope of CEQA review unless it results in adverse impacts on the physical environment. While the related projects could potentially displace existing warehouse or industrial uses, it is unclear whether these uses will go out of business or relocate. It would be speculative to assume that they will relocate to other sites in the area. If they were to relocate, it is unclear whether these businesses would move into existing buildings or seek to develop new facilities. The latter would require discretionary approval, CEQA review, and would be required to implement feasible mitigation for any significant impacts that would result. Furthermore, as noted above, the Project would not result in the displacement of any industrial uses and the Project Site's current Commercial Manufacturing land use designation is inconsistent with all of the surrounding properties. **As such, cumulative impacts related to displacement of industrial uses would be less than significant.**

IV.E. Noise

No corrections or additions have been made to this section of the Draft EIR.

IV.F.1 Public Services—Fire Protection

No corrections or additions have been made to this section of the Draft EIR.

IV.F.2 Public Services—Police Protection

No corrections or additions have been made to this section of the Draft EIR.

IV.F.3 Public Services—Schools

No corrections or additions have been made to this section of the Draft EIR.

IV.F.4 Public Services—Libraries

No corrections or additions have been made to this section of the Draft EIR.

IV.F.5 Public Services—Parks and Recreation

No corrections or additions have been made to this section of the Draft EIR.

IV.G. Transportation

Volume 2, Section IV.G, Transportation, page IV.G-17, insert the following paragraph before the final paragraph of subsection (c) Transit System:

Additionally, a layover area for Metro Bus Line 757 is located along Selma Avenue adjacent to the Project.

Volume 2, Section IV.G, Transportation, page IV.G-49, amend the first sentence of subsection (3) Transit and Parking Impacts as follows:

~~There~~ As discussed above, there is a Metro bus layover stop adjacent to the Project Site on Selma Avenue that may have to be ~~temporarily~~ relocated either east of the Project Site boundary or west of Argyle Avenue.

Volume 2, Section IV.G, Transportation, page IV.G-70, amend the first sentence of the analysis under Threshold (c) as follows:

As discussed in Section VI.6, ~~Effects Not Found to be Significant Other~~ CEQA Considerations, of this Draft EIR, and in the Initial Study (Appendix A of this Draft EIR), the Project's design does not include hazardous features.

IV.H. Tribal Cultural Resources

No corrections or additions have been made to this section of the Draft EIR.

IV.I.1 Utilities and Service Systems—Water Supply and Infrastructure

Volume 2, Section IV.I.1, Utilities and Service Systems—Water Supply and Infrastructure, page IV.I.1-11, revise subsection (b) Sustainable City pLAN as follows:

(b) Sustainable City pLAN/L.A.'s Green New Deal^{27,27a}

In April 2015, the City's first Sustainable City pLAN was released (the pLAN). The pLAN ~~includes~~ included a multi-faceted approach to developing a locally sustainable water supply to reduce reliance on imported water, reducing water use through conservation, and increasing local water supply and availability. The pLAN ~~enhances~~ enhanced ED 5's goals and incorporates water savings goals of reduction in per capita potable water by 20 percent by 2017, by 22.5 percent by 2025, and by 25 percent by 2035 by

Fiscal Year 2013–2014 levels. The pLAN also ~~includes~~included a reduction in imported water purchases from MWD by 50 percent of the total supply by 2025 and a goal to expand local sources of water to 50 percent of the total water supply by 2035. Specific strategies and desired outcomes for conservation, recycled water, and stormwater capture ~~are~~were included in the pLAN. These ~~include~~included investments in state-of-the art technology, rebates and incentives promoting water-efficient appliances, tiered water pricing, a technical assistance program for business and industry, and large landscaped irrigation and efficiency programs.

In April 2016, the Sustainable City pLAN's First Annual Report for 2015–2016 was released. It was reported that the City had reduced water use by 19 percent to nearly achieve the 20 percent water reduction goal, and that rebates for water efficient appliances have contributed to conservation.²⁸ As discussed above, as of February 2017, the City has met its 20 percent water reduction target, which also meets the Sustainable City pLAN's goal. As the Sustainable City pLAN's Second Annual Report for 2016–2017 was released in March 2017, the City has begun working toward its next goal of reducing municipal water use by 22.5 percent by 2025.

The Sustainable City pLAN was updated in April 2019 and renamed L.A.'s Green New Deal. The 2019 Sustainable City pLAN/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.

^{27a} *L.A.'s Green New Deal, Sustainability Plan, 2019.*

Volume 2, Section IV.I.1, Utilities and Service Systems—Water Supply and Infrastructure, page IV.I.1-24, amend the final sentence of the first paragraph of the Programs Addressing Challenges within the Delta subsection:

The BDCP ~~is~~was intended to help reduce the risk posed by seismic activities to water supplies from the Delta, protect drinking water quality and help to alleviate conflicts between water management and environmental protection.

Volume 2, Section IV.I.1, Utilities and Service Systems—Water Supply and Infrastructure, page IV.I.1-24, amend the second paragraph of the Programs Addressing Challenges within the Delta subsection:

The draft BDCP and associated Draft Environmental Impact Report/Environmental Impact Statement (EIR/EIS) were made available for public review and comment in December 2013. The BDCP evolved into the California WaterFix, a project supported by Governor Brown, which would construct additional intake and conveyance facilities to transport water from the Delta to other parts of the State.^{82a} On May 2, 2019, under direction by Governor Gavin Newsom, DWR announced it was taking formal steps to withdraw proposed permits for the WaterFix and would begin a new environmental review and planning process for a single tunnel project to address Delta conveyance.^{82b} ~~In April 2015, state agencies announced a modified preferred alternative referred to as California WaterFix, which includes design changes and refinements to address impacts to Delta communities and various environmental commitments. A separate ecosystem effort referred to as California EcoRestore was also announced that includes restoration of at least 30,000 acres of Delta habitat. A recirculated draft EIR/supplemental draft EIS evaluating California WaterFix and cumulative impacts of California EcoRestore was prepared and released for public review in July 2015.^{83,84} Together, California WaterFix and California EcoRestore are expected to make significant contributions toward achieving the coequal goals of providing a more reliable water supply in California and protecting, restoring and enhancing the Delta ecosystem established in the Sacramento San Joaquin Delta Reform Act of 2009. On December 22, 2016, the California Department of Water Resources and the U.S. Bureau of Reclamation completed the Bay Delta Conservation Plan/California WaterFix Final EIR/EIS, which has been submitted to state and federal regulatory agencies for approval and permit authorization.⁸⁵ On January 18, 2017, the United States Environmental Protection Agency recommended that the lead agencies for WaterFix carefully consider such reasonably foreseeable operational constraints to ensure appropriate design and operation.⁸⁶ On July 21, 2017, the California Department of Water Resources certified the Final EIR and approved the California WaterFix (Alternative 4a).⁸⁷ In addition, on the same day, DWR filed a validation action with the Sacramento County Superior Court to affirm the department's authority to, among other things, issue revenue bonds to finance the planning, design, construction, and other capital costs of California WaterFix. The validation action is intended to provide assurances to the financial community for the sale of the revenue bonds for California WaterFix.⁸⁸ On February 7, 2018, DWR proposed to pursue WaterFix as planned with construction implemented in stages.⁸⁹ On April 10, 2018, the MWD Board of Directors voted to provide the additional funding necessary to allow for the construction of the full California WaterFix project. MWD's financing of the full project is expected to cost households on average up to \$4.80 per month,~~

~~though that average cost would be reduced as Metropolitan recoups some of its investments from the agricultural sector. In addition, MWD would sell or lease capacity in the tunnels to allow water deliveries or exchanges for other parties.⁹⁰~~

~~^{82a} *Contra Costa Water District, Bay Delta Conservation Plan/California WaterFix, www.ccwater.com/317/Bay-Delta-Conservation-Plan-Comments, accessed May 28, 2019.*~~

~~^{82b} *California Department of Water Resources, State Withdraws WaterFix Approvals, Initiates Planning and Permitting for a Smaller Single Tunnel, May 2, 2019, https://water.ca.gov/News/News-Releases/2019/May/State-Withdraws-WaterFix-Approvals, accessed May 28, 2019.*~~

~~⁸³ *Bay Delta Conservation Plan, The Environmental Review Process, http://baydeltaconservationplan.com/EnvironmentalReview/EnvironmentalReview/EnvironmentalReview.aspx, accessed December 28, 2018.*~~

~~⁸⁴ *California Department of Water Resources and U.S. Bureau of Reclamation, Bay Delta Conservation Plan/California WaterFix Partially Recirculated Draft EIR/Supplemental Draft EIR Executive Summary, 2015.*~~

~~⁸⁵ *California Department of Water Resources and the U.S. Bureau of Reclamation, Final Environmental Impact Report/Environmental Impact Statement for the Bay Delta Conservation Plan/California WaterFix, December 2016.*~~

~~⁸⁶ *U.S. Environmental Protection Agency, Director of Enforcement Division, to Bureau of Reclamation, Mid-Pacific Region, Regional Director, January 18, 2017.*~~

~~⁸⁷ *Bay Delta Conservation Plan, Notice of Determination (NOD), http://baydeltaconservationplan.com/NoticeofDetermination.aspx, accessed December 28, 2018.*~~

~~⁸⁸ *California Department of Water Resources, News for Immediate Release, California WaterFix Reaches Key Milestone as State Environmental Review is Certified, July 21, 2017.*~~

~~⁸⁹ *California Department of Water Resources, News for Immediate Release, Statement Regarding California WaterFix, February 7, 2018.*~~

~~⁹⁰ *Joint Powers Agreement Forming the Delta Conveyance Design and Construction Joint Powers Authority, Effective May 14, 2018.*~~

Volume 2, Section IV.I.1, Utilities and Service Systems—Water Supply and Infrastructure, page IV.I.1-26, strike the third and fourth paragraphs of the Programs Addressing Challenges within the Delta subsection:

~~After extensive study and analysis of major infrastructure projects, DWR and participating public water agencies have established a formal partnership to staff, design, contract, construct and finance the California WaterFix project.⁹⁴ On May 14, 2018, the Delta Conveyance Design and Construction Authority (DCA) was formed as a Joint Powers Authority by the participating public water agencies. It is charged with final design and construction of WaterFix facilities, under the oversight of DWR. This model will allow the State and the public water agencies, including MWD, that are~~

~~funding the project to assign roles and responsibilities that align around a shared vision to safely and transparently design and build WaterFix.⁹²~~

~~In addition, a primary consideration in the operation of the SWP is avoiding, minimizing, and/or offsetting adverse impacts to species of concern, species listed as threatened or endangered by a State or federal agency, or species proposed for listing. The SWP is operated pursuant to biological opinions issued under the federal Endangered Species Act (ESA), and consistency determinations or incidental take permits issued under the California Endangered Species Act (CESA). As such, in order to avoid and minimize adverse impacts to these species, the SWP is operated with flexibility in operational responses, which can include the Delta Cross Channel gate closure, export curtailments, changes in delivery schedules, increased reservoir releases, preferential use of certain facilities, or a combination of these actions.⁹³~~

~~⁹¹ Joint Powers Agreement Forming the Delta Conveyance Design and Construction Joint Powers Authority, Effective May 14, 2018.~~

~~⁹² California Waterfix, Delta Conveyance Design and Construction Authority, www.california-waterfix.com/dcdca/, accessed June 29, 2018.~~

~~⁹³ California Department of Water Resources, Bulletin 132-16, Management of the California State Water Project, June 2017.~~

IV.I.2 Utilities and Service Systems—Wastewater

No corrections or additions have been made to this section of the Draft EIR.

IV.J. Energy Conservation and Infrastructure

Volume 2, Section IV.J, Energy Conservation and Infrastructure, page IV.J-4, amend the first sentence of subsection (d) Senate Bill 100 as follows:

~~Senate Bill (SB) 100, signed September 10, 2018, is the 100 Percent Clean Energy Act of 2018.~~

Volume 2, Section IV.J, Energy Conservation and Infrastructure, page IV.J-15, amend the last sentence of the first full paragraph as follows:

Also, as discussed in Section ~~IV.D~~, IV.C, Greenhouse Gas Emissions, of this Draft EIR, the Project would also be consistent with the SCAG RTP/SCS which includes goals to reduce VMT and corresponding decrease in fuel consumption.

V. Alternatives

Volume 2, Section V, Alternatives, page V-37, revise the first sentence of the Tribal Cultural Resources subsection as follows:

As discussed in Section ~~IV.K~~, IV.H, Tribal Cultural Resources, of this Draft EIR, a Sacred Lands File (SLF) search was conducted for the Project, and results were negative for any recorded tribal cultural resources on the Project Site.

Volume 2, Section V, Alternatives, page V-59, revise the first sentence of the Tribal Cultural Resources subsection as follows:

As discussed in Section ~~IV.K~~, IV.H, Tribal Cultural Resources, of this Draft EIR, an SLF search was conducted for the Project, and results were negative for any recorded tribal cultural resources on the Project Site.

Volume 2, Section V, Alternatives, page V-83, revise the first sentence of the Tribal Cultural Resources subsection as follows:

As discussed in Section ~~IV.K~~, IV.H, Tribal Cultural Resources, of this Draft EIR, an SLF search was conducted for the Project, and results were negative for any recorded tribal cultural resources on the Project Site.

VI. Other CEQA Considerations

Volume 2, Section VI, Other CEQA Considerations, page VI-17, amend the fifth sentence of the final paragraph as follows:

Additionally, in conformance with existing regulatory requirements, soils that contain PCE vapors would be excavated for the construction of the parking garage in accordance with a soil management plan (SMP) prepared pursuant to Project Design Feature HAZ-PDF-1, which would include Project-specific soil-handling controls required for complying with local, state, and federal overseeing agencies.

VII. References

Volume 2, Section VII, References, page VII-6, delete the following:

~~California Department of Water Resources. Bulletin 132-16, Management of the California State Water Project, June 2017.~~

Volume 2, Section VII, References, page VII-6, delete the following:

~~California Department of Water Resources. News for Immediate Release, California WaterFix Reaches Key Milestone as State Environmental Review is Certified, July 21, 2017.~~

~~California Department of Water Resources. News for Immediate Release, Statement Regarding California WaterFix, February 7, 2018.~~

Volume 2, Section VII, References, page VII-7, delete the following:

~~California Department of Water Resources and U.S. Bureau of Reclamation. Bay Delta Conservation Plan/California WaterFix Partially Recirculated Draft EIR/Supplemental Draft EIR Executive Summary, 2015.~~

Volume 2, Section VII, References, page VII-8, delete the following:

~~California Department of Water Resources and the U.S. Bureau of Reclamation. Final Environmental Impact Report/Environmental Impact Statement for the Bay Delta Conservation Plan/California WaterFix, December 2016.~~

Volume 2, Section VII, References, page VII-10, add the following between City of Los Angeles. Green LA and City of Los Angeles. Hollywood Redevelopment Plan:

City of Los Angeles. Hollywood Area, Industrial Land Use Survey, Preliminary Staff Recommendations, March 29, 2006.

Volume 2, Section VII, References, page VII-10, add the following between City of Los Angeles. Hollywood Redevelopment Plan and City of Los Angeles. L.A. CEQA Thresholds Guide:

City of Los Angeles. Index Page, Hollywood-Wilshire Industrial Area Directions, December 2007.

Volume 2, Section VII, References, add the following as the first item on page VII-15:

Contra Costa Water District. Bay Delta Conservation Plan/California WaterFix, www.ccwater.com/317/Bay-Delta-Conservation-Plan-Comments, accessed May 28, 2019.

Volume 2, Section VII, References, page VII-28, delete the following:

~~U.S. Environmental Protection Agency. Director of Enforcement Division, to Bureau of Reclamation, Mid-Pacific Region, Regional Director, January 18, 2017.~~

Volume 2, Section VII, References, page VII-28, add the following between United Teachers Los Angeles and Wong, Jillian:

Wanamaker, Marc. Telephone conversation with Jenna Snow, February 15, 2019.

VIII. List of Preparers

No corrections or additions have been made to this section of the Draft EIR.

IX. Acronyms and Abbreviations

No corrections or additions have been made to this section of the Draft EIR.

Appendices

No corrections or additions have been made to Appendices A through N of the Draft EIR.

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.*

With the exception of the additions and corrections to Section I, Executive Summary; Section II, Project Description; and Section IV.D, Land Use and Planning, the additions and corrections above are limited to typographical errors, minor revisions, and updates to the regulatory setting. These additions and corrections would not result in new significant impacts or increase the impacts of the Project.

With respect to the additions and corrections to Section I, Executive Summary, the inclusion of Project Design Feature HAZ-PDF-1 makes the SMP which was already to be included in the Project a condition of approval.

With respect to the additions and corrections to Section II, Project Description, the changes to the haul route do not result in any haul trucks passing any additional sensitive receptors beyond those previously analyzed in the Draft EIR. Additionally, the addition of one on-site full line alcohol sales permit associated with the Project's grocery store option would not result in new or increased impacts.

With respect to the additions and corrections to Section IV.D, Land Use and Planning, these additions and corrections augment the analysis included in the Draft EIR. Furthermore, as discussed above, the economic development policies that were not specifically adopted for the purpose of avoiding or mitigating an environmental effect were discussed for informational purposes only. Additionally, as discussed above, while not specifically correcting an instance of "spot zoning," the Project would correct an instance where the existing land use designation is inconsistent with the surrounding area and would not result in significant impacts with respect to industrial displacement. Therefore, the additions and corrections contained in this section and the information contained in Section II, Responses to Comments, of this Final EIR, clarify, amplify, or make insignificant changes to the Draft EIR. In addition, Section II, Responses to Comments, of this Final EIR, fully considers and responds to comments claiming that the Project would have significant impacts or more severe impacts not disclosed in the Draft EIR and demonstrates that none of these comments provided substantial evidence that the Project would result in changed circumstances, significant new information, considerably different mitigation measures, or new or more severe significant impacts than were discussed in the Draft EIR. Rather, the additions and corrections to the Draft EIR address typographical errors, provide minor revisions, and augment the analysis of the Draft EIR and would not result in new significant impacts or an increase in any impact already identified in the Draft EIR. Thus, none of the conditions in CEQA Guidelines Section 15088.5 are met and recirculation of the Draft EIR is not required.