

I. Introduction

As defined by Section 21087 of the California Public Resources Code (PRC), which codifies the California Environmental Quality Act (CEQA), the City of Los Angeles is the Lead Agency for the Project. In accordance with CEQA Guidelines Section 15089, the City of Los Angeles (City), must prepare a Final Environmental Impact Report (EIR) before approving a project. The purpose of the Final EIR is to provide an opportunity for the lead agency to respond to comments made by the public and governmental agencies in regard to the 676 Mateo Street Draft EIR. The Final EIR, pursuant to CEQA Guidelines Section 15132, is comprised of revisions to the Draft EIR; a list of persons, organizations, and agencies that provided comments on the Draft EIR; responses to comments received regarding the Draft EIR; and a Mitigation Monitoring Program.

The EIR is comprised of two parts and the Final EIR constitutes the second part, with the Draft EIR constituting the first part. The Draft EIR was released for public comment on December 10, 2020. The comment period ended on January 25, 2021, meeting the minimum 45-day review period required by the CEQA. The Draft EIR is incorporated by reference and bound separately.

1. Organization of the Final EIR

This Final EIR is organized in the following sections:

I. Introduction

This section is intended to provide a summary of the project description and CEQA requirements.

II. Responses to Comments

This section includes a list of public agencies, organizations, and individuals who submitted comments on the Draft EIR, and detailed responses to the comment letters submitted to the City in response to the Draft EIR. The original comment letters in their entirety are included in Appendix FEIR-1.

III. Revisions, Clarifications, and Corrections

This section provides a complete overview of the revisions to the Draft EIR that have been incorporated into the Final EIR in response to the comments submitted during the public review period or that were initiated by staff. These changes do not add significant new information that would affect the analysis or conclusions presented in the Draft EIR. More specifically, CEQA requires recirculation of a Draft EIR only when “significant new information” is added to a Draft EIR after public notice of the availability of the Draft EIR has occurred (refer to PRC Section 21092.1 and CEQA Guidelines Section 15088.5) but before the EIR is certified. CEQA Guidelines Section 15088.5 specifically states that “[n]ew 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 includes, for example, a disclosure showing that:

- A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.
- A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted to reduce the impact to a level of insignificance.
- A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the significant environmental impacts of the project, but the project’s proponents decline to adopt it.
- The draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.

CEQA Guidelines Section 15088.5 also provides that “[r]ecirculation is not required where the new information added to the EIR merely clarifies or amplifies or makes insignificant modifications in an adequate EIR... A decision not to recirculate an EIR must be supported by substantial evidence in the administrative record.”

As demonstrated in this Final EIR, neither the comments submitted on the Draft EIR, the responses to these comments, nor the corrections and additions presented in Section III, Revisions, Clarifications, and Corrections to the Draft EIR, of this Final EIR, constitute new significant information warranting recirculation of the Draft EIR as set forth in CEQA Guidelines Section 15088.5. Rather, the Draft EIR is comprehensive and has been prepared in accordance with CEQA and the CEQA Guidelines.

IV. Mitigation Monitoring Program

This section includes a list of the project design features and required mitigation measures and includes detailed information with respect to the City’s policies and procedures for implementation of the project design features and mitigation measures. This Mitigation Monitoring Program (MMP) identifies the monitoring phase, the enforcement phase, and the applicable department or agency responsible for ensuring that each feature or measure is implemented.

The Final EIR also includes the following appendices:

Appendix FEIR-1: Draft EIR Comment Letters – This appendix to the Final EIR includes copies of all written comment letters received on the Draft EIR.

APPENDIX FEIR-2: Supplemental Information - This appendix includes additional reference information provided to CREED LA in response to requests for reference documents.

APPENDIX FEIR-3: LADOT Transportation Assessment Guidelines Attachment G – This appendix includes a copy of attachment G of the Los Angeles Department of Transportation (LADOT) Transportation Assessment Guidelines, which explains the transportation demand management strategies in the City’s Vehicle Miles Traveled (VMT) calculator.

2. Public Review Process

In compliance with the CEQA Guidelines, the City has taken steps to provide opportunities for public participation in the environmental process. During the preparation of the Draft EIR, the City contacted various federal, State, regional, and local government agencies and other interested parties to inform the public of the Project and to solicit comments on the scope of environmental review. The City prepared an Initial Study and circulated a Notice of Preparation (NOP) of a Draft Environmental Impact Report for public comment to the State Clearinghouse, Office of Planning and Research, the Los Angeles County Clerk, responsible agencies, and other interested parties on February 23, 2018 for a 30-day public review period. Additionally, a public Scoping Meeting was held on March 12, 2018. The Initial Study, NOP, and NOP comment letters are included in **Appendix A** of the Draft EIR.

In compliance with CEQA Guidelines Sections 15087 and 15105, the Draft EIR was submitted to the State Clearinghouse, Office of Planning and Research. The public review period commenced on December 10, 2020 and ended on January 25, 2021 for a total of 46 days. In compliance with CEQA Guidelines Section 15087(d), a Notice of Completion and Availability of the Draft EIR was filed with the Los Angeles County Clerk. The Draft EIR was also made available for review on the City's website and at the Department of City Planning by appointment. Following the Draft EIR public comment period, this Final EIR has been prepared and includes responses to the comments raised regarding the Draft EIR.