

# 1 Introduction

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This document is an Environmental Impact Report (EIR)/Environmental Impact Statement (EIS) for the proposed One San Pedro (OSP) Specific Plan Project (hereafter referred to as the “proposed project” or “project”) located in the community of San Pedro, in the city of Los Angeles, California. The project would be constructed on two sites: an approximately 20-acre site located at 275 West 1st Street in San Pedro, in the southwestern-most portion of the city of Los Angeles (referred to as the OSP Specific Plan Site); and an approximately 0.6-acre site located at 319-327 North Harbor Boulevard in San Pedro (referred to as the 327 Harbor Site). The OSP Specific Plan Site and 327 Harbor Site are collectively referred to as the project site.

The project involves the development of 47 residential units on the 327 Harbor Site and the adoption of the OSP Specific Plan to guide redevelopment of the OSP Specific Plan Site. The project includes the phased demolition of existing structures on the OSP Specific Plan Site and the construction of up to 1,553 residential units, as well as 85,000 square feet (sf) of Neighborhood Serving Uses and 45,000 sf of commercial retail uses on the OSP Specific Plan Site.

The OSP Specific Plan would regulate the OSP Specific Plan Site’s permitted land uses, circulation, open space, and development standards and would establish a mix of land uses to create a compact, walkable community that ties together the distinct surrounding neighborhoods. The proposed development at the OSP Specific Plan Site is intended to transition the types and intensities of land uses from the Barton Hill residential neighborhood to the north, to the downtown commercial and civic core of San Pedro to the south, while upgrading and activating the OSP Specific Plan Site. A detailed description of the project is provided in Section 2, *Project Description*, of this EIR/EIS.

The project would require certain discretionary approvals by local and State agencies, as well as approval of funding and development agreements by the United States Department of Housing and Urban Development (HUD). Thus, the project is subject to environmental review requirements under the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA). The Housing Authority of the City of Los Angeles (HACLA) is the Lead Agency under CEQA for the project. HUD is the Responsible Agency and the City of Los Angeles Housing Department (LAHD) is the Responsible Entity under NEPA for the project.

## 1.1 Purpose of the EIR/EIS

### 1.1.1 Purpose of the EIR

As described in Section 15121 of the CEQA Guidelines, an EIR is an informational document that informs decision-makers and the general public of the environmental impacts resulting from a project, identify possible ways to minimize any significant effects, and consider reasonable project alternatives. This EIR has been prepared in conformance with CEQA (California Public Resources Code [PRC] Section 21000 et seq.) and the CEQA Guidelines (California Code of Regulations [CCR], Title 14, Section 15000 et seq.). The primary CEQA Guidelines sections governing the content of this document are CEQA Guidelines Sections 15120 through 15132 (Contents of EIRs) and CEQA Guidelines Section 15161 (Project EIR).

As the CEQA Lead Agency, HACLA has the principal responsibility for processing and considering approval of the project for purposes of PRC Section 21067. HACLA will consider the information in this EIR, along with other information that may be presented during the CEQA compliance process. The EIR will be used in connection with other permits and approvals necessary for construction and operation of the project.

In accordance with CEQA Guidelines Section 15121, this EIR provides specific information regarding the environmental effects associated with development of the project site and ways to minimize any significant environmental effects through mitigation measures or reasonable alternatives to the project. This EIR complies with CEQA Guidelines Section 15064, which discusses determining the significance of the environmental effects caused by a project. For some effects, significant environmental impacts cannot be mitigated to a level considered less than significant; in such cases, impacts are considered significant and unavoidable. In accordance with CEQA Guidelines Section 15093(b), if a public agency approves a project that has significant impacts that are not substantially mitigated (i.e., significant unavoidable impacts where impacts cannot be mitigated to less than significant levels), the agency must state in writing the specific reasons for approving the project, based on the Final EIR and any other information in the public record for the project. This is known as a “statement of overriding considerations.”

This document analyzes the environmental effects of the project, as described in detail in Section 4, *Environmental Impact Analysis*, to the degree of specificity appropriate to the activities associated with the project, as required under CEQA Guidelines Section 15146. This analysis considers the activities associated with the project to determine the short-term and long-term effects associated with project implementation. This EIR discusses both the direct and indirect impacts of the project, as well as the cumulative impacts associated with other past, present, and reasonably foreseeable future projects. CEQA requires the preparation of an objective, full disclosure document to inform agency decision-makers and the general public of the direct and indirect environmental effects of the proposed action, including mitigation measures and reasonable alternatives that can reduce or eliminate any identified significant adverse impacts.

### 1.1.2 Purpose of the EIS

As described in the Code of Federal Regulation (CFR) Title 40, Chapter V, Subchapter A, Section 1502.1 (40 CFR Section 1502.1), the primary purpose of an EIS is to ensure that federal agencies consider the environmental impacts of their actions and inform decision-makers and the public of reasonable project alternatives that would avoid or minimize adverse impacts or enhance the quality of the human environment. Section 7 of this EIR/EIS acts as the EIS for the project. The EIS has been prepared in conformance with NEPA (42 United States Code [USC] Section 4321 et seq.), the Council on Environmental Quality Regulations for implementing NEPA (40 CFR Parts 1500-1508), and the HUD regulations for Environmental Review Procedures for Entities Assuming HUD Environmental Responsibilities (24 CFR Part 58). The NEPA procedures are to be followed by all federal agencies and apply to HUD policy actions (as defined in 24 CFR Section 50.16), and to all HUD project actions (as defined in 24 CFR 50.2[a]). Pursuant to 40 CFR Section 1500.2(c), NEPA is required to integrate its requirements with other planning and environmental review procedures (such as CEQA) that are required by law, so that all such procedures run concurrently rather than consecutively. As such, an EIR/EIS has been prepared for the proposed action.

In accordance with 40 CFR Part 1502, this EIS provides specific information regarding the purpose and need for the proposed action, affected environment, short-term and long-term environmental consequences, cumulative impacts associated with other past, present, and reasonably foreseeable

future projects, and reasonable alternatives to the proposed action that would avoid or minimize adverse effects. This EIS also identifies the preferred alternative and environmentally preferable alternative (the alternative that causes the least environmental damage) pursuant to 40 CFR Section 1502.14(d) and 40 CFR 1505.2(a)(2). LAHD and HUD have the principal responsibility for processing and considering approval of the project for purposes of NEPA. LAHD and HUD will consider the information in this EIR/EIS. The EIR/EIS will be used in connection with other permits and approvals necessary for construction and operation of the proposed action.

## 1.2 EIR/EIS Public Review Process

In compliance with the CEQA Guidelines and 24 CFR Part 58, HACLA and LAHD have taken steps to provide opportunities for participation in the environmental process. During the preparation of the EIR/EIS, an effort was made to contact federal, State, regional, and local government agencies and interested parties to solicit comments and inform the public of the project. As further described below, this included the distribution of a Notice of Preparation (NOP) and Notice of Intent (NOI), which included noticing for public scoping meetings.

### 1.2.1 Notice of Preparation and Notice of Intent

Pursuant to Section 15082 of the CEQA Guidelines, HACLA circulated an NOP to the State Clearinghouse, Office of Planning and Research, responsible agencies, and other interested parties on January 13, 2021 for a 30-day review period, which ended on February 12, 2021. Pursuant to 24 CFR Section 58.55, the NOI was published in the Federal Register (Vol. 86, No. 63) on April 9, 2021 for a 30-day review period, which ended on May 10, 2021. The purpose of the NOP and NOI was to formally convey that HACLA and LAHD are preparing an EIR/EIS for the project and to solicit comments from agencies and the public regarding the scope and content of the environmental information to be included in the EIR/EIS. Comments received in response to the NOP/NOI and scoping meetings have been taken into consideration in the preparation of the EIR/EIS. Copies of the NOP and NOI are provided in Appendix A of this EIR/EIS. Pursuant to Section 15060(d) of the CEQA Guidelines, an Initial Study was not prepared for this project because all impacts are analyzed in the EIR/EIS.

### 1.2.2 Public Scoping Meetings

Three virtual scoping meetings were held for the project: one on February 6, 2021, from 10:00 a.m. to 12:00 p.m.; one on April 27, 2021, from 4:30 p.m. to 6:30 p.m.; and one on May 11, 2021, from 5:30 p.m. to 7:00 p.m. All public scoping meetings were held in English and Spanish. The meetings allowed interested individuals, groups, and public agencies an opportunity to provide written and oral comments regarding the scope and focus of the EIR/EIS. The public scoping meetings were noticed in the NOP and NOI, on HACLA's website, in the Daily Breeze (local newspaper), and through the City of Los Angeles 15th Council District weekly newsletter.

### 1.2.3 Comments Received in Response to the NOP and NOI

Written comment letters, emails, and verbal comments responding to the NOP and NOI were submitted to HACLA by the California Department of Transportation (Caltrans), United States Environmental Protection Agency (U.S. EPA), and other individuals/interested parties. Public comments received during the NOP/NOI circulation period are provided in Appendix A of this EIR/EIS and are summarized in Table 1-1 below.

**Table 1-1 NOP/NOI Comments and EIR/EIS Response**

Agency Comments		
Agency	Comment/Request	How and Where It Was Addressed
Caltrans	Implement Transportation Demand Management (TDM) by reducing amount of parking availability in order to prioritize public transit over driving and reach net reduction of VMT rates.	This comment is addressed in Section 4.13, <i>Transportation</i> , where project VMT impacts and proposed TDM measures are described.
	Further review of project to be done at DEIR stage after updated transportation data is provided. Transportation report will be conducted if needed.	This comment is addressed in Section 4.13, <i>Transportation</i> , which includes updated transportation data for the project. The Transportation Assessment is included as Appendix I of this EIR/EIS.
	Oversized-transport vehicles require Caltrans transportation permit on State highways. Caltrans has the jurisdiction for review and approval for work that would affect freeways and their facilities. Large size truck trips limited to off-peak commute periods.	This comment is noted. The project applicant would obtain all necessary permits prior to commencement of construction activities.
U.S. EPA	U.S. EPA supports goal of expanding affordable housing, comments pertain to NEPA and CEQA regulations.	This comment is noted. No response required.
	Draft EIR/EIS to address Clean Air Act Section 176, general conformity regulations at 40 CFR Parts 51 and 93, and mitigation of PM <sub>10</sub> and PM <sub>2.5</sub> . Provide a detailed discussion of ambient air conditions, NAAQs, criteria pollutant nonattainment and maintenance areas. Analysis of impacts from construction to operation. Disclose health risks due to emissions.	This comment is addressed in Section 4.2, <i>Air Quality</i> , and Section 7.4.4, <i>Air Quality</i> . These sections provide a detailed background of relevant federal, State, and local air quality regulations, information regarding existing air quality conditions, and the project-specific air quality analysis for construction and operation, including health risk due to emissions.
	Implement dust source controls by: covering/applying water or chemical/organic dust palliative, installment of wind fencing and phase grading, limiting to 15 miles per hour for non-earth moving materials and 10 miles per hour for moving materials.	Project dust control measures are addressed in Section 4.2, <i>Air Quality</i> . The proposed project would comply with SCAQMD Rule 403, which includes implementation of dust control measures.
Implement mobile and stationary source controls by: limiting number of truck trips, maintain and inspect engines in order to perform at U.S. EPA certification level, lease new federally approved equipment preferably with alternate fuel options, use U.S. EPA-registered traps and controls to reduce diesel particulate matter and other pollutant levels.	Mobile and stationary source control measures are addressed in Section 4.2, <i>Air Quality</i> . As described therein, Mitigation measure AQ-1 includes requirements for construction equipment specifications including alternate fuels and U.S. EPA Tier 4 certification.	

## Agency Comments

<p>Implement administrative controls: identify construction schedule to minimize cumulative impacts, require air quality analysis in order to adopt required measures, identify areas where mitigation measures are rejected, prepare inventory and identify sustainability of add-on emission controls, implement traffic and parking management plan, and identify sensitive receptors in project area (e.g., children, elderly, schools and hospitals).</p>	<p>This comment is addressed in Section 4.2, <i>Air Quality</i>, which provides a discussion of cumulative air quality impacts, emission controls and air quality analysis, sensitive receptors, and mitigation measures. This comment is also addressed in Section 4.13, <i>Transportation</i>, which provides information concerning the construction traffic management plan.</p>
<p>Draft EIR/EIS to discuss impacts and incorporate mitigation into project design and discuss potential impacts on future occupants of releases from nearby commercial and industrial facilities.</p>	<p>The risk to future occupants related to hazardous materials pollution is addressed in Section 4.6, <i>Hazards and Hazardous Materials</i>.</p>
<p>Draft EIR/EIS should describe potential direct, indirect, and cumulative impacts of the project on children's health.</p>	<p>Cumulative impacts of the project are discussed at the end of each environmental issue area throughout this EIR. In particular, human health, including the potential for direct and indirect impacts, is addressed in Section 4.2, <i>Air Quality</i>, Section 4.6, <i>Hazards and Hazardous Materials</i>, Section 7.4.4, <i>Air Quality</i>, and Section 7.4.18, <i>Environmental Justice</i>.</p>
<p>Draft EIR/EIS should discuss testing, handling, and disposal of hazardous materials. Draft EIR/EIS should describe measures that will be taken to meet National Emission Standards for Hazardous Air Pollutants and Asbestos Hazard Emergency Response Act requirements, include a clearance program, and identify whether lead-based paint is present as well as their potential impacts.</p>	<p>This comment is addressed in Section 4.6, <i>Hazards and Hazardous Materials</i>, which provides information as to how the project would handle, use, and dispose of hazardous materials in accordance with applicable regulations.</p>
<p>Consider Promising Practices for Environmental Justice Methodologies in NEPA Reviews when developing the Environmental Justice section of the Draft EIR/EIS. Potential impacts to consider include relocation, air quality, noise, vibration, access to property, pedestrian safety, etc. Define the "reference community" and the "affected community." Disclose environmental justice impacts on minority or low-income communities and propose mitigation measures. Document outreach methods for minority and low-income communities.</p>	<p>This comment is addressed in Section 7.4.18, <i>Environmental Justice</i>.</p>

Agency Comments		
	Identify measures to manage stormwater runoff. Incorporate renewable energy generation, discuss energy conservation potential of the project alternatives. Explore incorporating the use of recycled industrial materials in the construction of project facilities. Establish LEED certified facilities. Include sustainable communities (mixed-income housing, integrating cultural communities, etc.).	The sustainability features included in the project design are described in Section 2, <i>Project Description</i> . As discussed therein, the project would include LEED or similar certification for the proposed structures, rooftop solar panels, and energy and water conservation features. Best management practices for runoff management are discussed in Section 4.7, <i>Hydrology and Water Quality</i> . Project impacts involving energy, including renewable energy generation and LEED certification, are discussed in Section 4.16.3, <i>Energy</i> .
Native American Heritage Commission	The project is subject to Assembly Bill (AB) 52. In addition, tribal consultation under Senate Bill (SB) 18 and Section 106 of the National Historic Preservation Act may be required. The commenter provides a summary of the consultation requirements of AB 52 and SB 18 as well as example mitigation measures. Consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of the proposed project is recommended.	Tribal consultation efforts and proposed mitigation measures are discussed in Section 4.14, <i>Tribal Cultural Resources</i> .

Public Comments Received During Scoping Meetings		
Topic	Comment/Request	How and Where It Was Addressed
Cost of Living	Discuss the pros and cons of the project in regard to the social environment and cost of living.	A discussion of the socioeconomic impacts of the proposed project in included in Section 7.4.17, <i>Environmental Impact Statement Factors</i> .
Environmental Hazards	The EIR/EIS should address minimizing environmental health issues, public safety, safe and skilled construction workforce, air pollution, noise, GHG emissions, soil contamination, and hazardous waste.	Project impacts related to public safety, soil contamination, and hazardous waste are discussed in Section 4.6, <i>Hazards and Hazardous Materials</i> , and Section 4.11, <i>Public Services</i> . Project impacts related to air pollution and health are addressed in Section 4.2, <i>Air Quality</i> . Project impacts related to GHG emissions are discussed in Section 4.5, <i>Greenhouse Gas Emissions</i> . Project impacts related to noise are discussed in Section 4.9, <i>Noise</i> .
Construction	Address when the demolition will begin and what side will it start on (ex. Mesa or Harbor).	This comment is addressed in Section 2, <i>Project Description</i> .
	Address construction time length of Construction Stage 1.	This comment is addressed in Section 2, <i>Project Description</i> .
	Address where the first Construction Stage will start.	This comment is addressed in Section 2, <i>Project Description</i> .
	Address whether Construction Stage 1 of will separate or mix the public housing residents.	This comment is addressed in Section 2, <i>Project Description</i> .

Public Comments Received During Scoping Meetings		
Relocation	Address when the demolition and the relocation will begin.	This comment is addressed in Section 2, <i>Project Description</i> .
	Address the rehabilitation process in regard to COVID.	COVID is not an environmental issue under CEQA or NEPA but this comment will be provided to HACLA decision makers for their consideration.
	Address safety measures that will be taken in the relocation process due to COVID and consideration for families that are sick/in quarantine.	The relocation plan is described in Section 2, <i>Project Description</i> .
	Address relocation options, vouchers, additional developments	This comment is addressed in Section 2, <i>Project Description</i> .
Commercial Component	Address stakeholders and relation to commerce with Waterfront retail.	The project's relation to surrounding land uses, including commercial uses, is discussed in Section 4.8, <i>Land Use and Planning</i> . Socioeconomic impacts of the project are discussed in Section 7.4.17, <i>Environmental Impact Statement Factors</i> .
	Address project relation in conjunction to the commercial district south of the project area and its connectivity to the downtown area to work as a compliment to the existing business district.	Connectivity and land use compatibility are addressed in Section 4.8, <i>Land Use and Planning</i> . Socioeconomic impacts of the project are discussed in Section 7.4.17, <i>Environmental Impact Statement Factors</i> .
Meeting Accessibility	Provide a way to print presentation in order to present to RAC and make public.	All Scoping Meeting materials were made available to the public on HACLA's website.
	Request a way to have separate number for Spanish translation.	Spanish translation was provided during the project Scoping Meetings.
Environmental Justice	Assure non-displacement of residents including low-income and minority groups during housing crisis.	This comment is addressed in Section 4.10, <i>Population and Housing</i> . The project would not permanently displace existing residents and would increase the amount of affordable housing available on the project site.
Geology	Address groundwater and runoff that runs through region from the Palos Verdes Hills and relation to project site and proposed project.	Section 4.7, <i>Hydrology and Water Quality</i> , provides a discussion of the project's impacts to groundwater and runoff.
Historical Component	Consider site history and address how it will be memorialized in relation to the proposed project.	This comment is addressed in Section 4.3, <i>Cultural Resources</i> .
Open Space	Address park space for recreation and leisure on water side of Harbor Boulevard.	Park and recreation amenities are addressed in Section 4.12, <i>Recreation</i> .
Housing	Review of unit mix in regard to effects of low-income concentration.	The proposed project includes a mix of affordable and market-rate units, as described in Section 2, <i>Project Description</i> .
	Discuss below market rate purchasing for lower income residents to build equity.	As described in Section 2, <i>Project Description</i> , the proposed project would include affordable homeownership opportunities.

Public Comments Received During Scoping Meetings		
	Analyze alternatives that would include additional density and potential ownership opportunities.	This comment is addressed in Section 6, <i>Alternatives</i> , which analyzes a range of reasonable alternatives for the proposed project under each environmental issue area.
	Address public housing and purchase property of relocation.	This comment is addressed in Section 4.10, <i>Population and Housing</i> .
	Address and confirm senior housing, accessibility and housing eligibility for low income and return to project site.	The types of housing proposed are described in Section 2, <i>Project Description</i> . This comment is also addressed in Section 4.10, <i>Population and Housing</i> .
	Address amenities provided (washing machines).	This comment is addressed in Section 2, <i>Project Description</i> .
Education	Discuss contribution for continuing education for the residents in the forms of scholarships or continuing education and trades.	This is not an environmental issue under CEQA or NEPA but this comment will be provided to HACLA decision makers for their consideration.

## 1.3 Agency Roles and Responsibilities

### 1.3.1 CEQA Lead, Responsible, and Trustee Agencies

The CEQA Guidelines define lead, responsible, and trustee agencies pursuant to CEQA. HACLA is the CEQA lead agency for the project because it holds principal responsibility for approving the project.

A CEQA responsible agency refers to a public agency other than the lead agency that has discretionary approval over the project. Responsible agencies include the City of Los Angeles, which regulates land development in the city, the Los Angeles Regional Water Quality Control Board (RWQCB), which regulates water quality in the region, and the South Coast Air Quality Management District (SCAQMD), which regulates air quality in the region.

A CEQA trustee agency refers to a State agency having jurisdiction by law over natural resources affected by a project. There are no trustee agencies for the proposed project.

### 1.3.2 NEPA Lead, Participating, and Cooperating Agencies

LAHD, on behalf of HUD, is the NEPA lead agency concerning the project in accordance with 42 USC Section 5304(g) and HUD regulations at 24 CFR Part 58. LAHD is the Responsible Entity for completing the Environmental Review through a Memorandum of Agreement (MOA) with HUD. HUD is the Certifying Officer for the Record of Decision (ROD) and HUD Release of Funds.

LAHD is also working closely with a number of other federal, State, and local agencies throughout this NEPA process. Pursuant to 40 CFR Section 1508.1(e), a NEPA cooperating agency is “any federal agency (and a State, tribal, or local agency with agreement of the lead agency) other than a lead agency that has jurisdiction by law or special expertise with respect to any environmental impact involved in a proposal (or a reasonable alternative) for legislation or other major federal action that may significantly affect the quality of the human environment.” During the public scoping period, LAHD invited several federal, State, tribal, and local agencies with potential jurisdiction over the project to participate in the NEPA process. Of the notified agencies, two provided written comments



to the NOI and are considered to be NEPA participating agencies: U.S. EPA, Region 9 and the California Department of Transportation, District 7. Pursuant to 40 CFR Section 1508.1(w), a participating agency under NEPA is defined as “a federal, State, tribal, or local agency participating in an environmental review or authorization of an action.” Therefore, HACLA, the City of Los Angeles, and SCAQMD are considered cooperating agencies under NEPA.

## 1.4 Format of the EIR/EIS

The EIR/EIS is organized into the following sections:

- **Executive Summary.** This portion of the EIR/EIS provides an overview of the entire document in a concise, summarized format. It briefly describes the project (location and key project features), the CEQA and NEPA review process and focus, identifies effects found to be significant and unavoidable, identifies areas of controversy, provides a summary of the project alternatives (descriptions and conclusions regarding comparative impacts), and provides a table summarizing project impacts pursuant to CEQA, project design features, mitigation measures, and the level of impact significance following implementation of mitigation measures. The reader is referred to Section 7, *Environmental Impact Statement*, for a summary of potential environmental effects pursuant to NEPA.
- **Section 1, Introduction.** This section describes the purpose of the EIR/EIS, including CEQA compliance requirements, steps undertaken to date regarding implementation of the CEQA process, and also summarizes the EIR/EIS’s organization and important comment period dates. The reader is referred to Section 7, *Environmental Impact Statement*, for similar information pursuant to NEPA.
- **Section 2, Project Description.** This section provides a complete detailed description of the proposed project, including the project location, objectives, characteristics, and anticipated public agency actions.
- **Section 3, Environmental Setting.** This section provides an overview of the study area’s environmental setting, including a description of existing and surrounding land uses and a list of the related projects in the project area that form the basis of the cumulative impact analyses in Section 4, *Environmental Impact Analysis*.
- **Section 4, Environmental Impact Analysis.** This section is the primary focus of the EIR. Each CEQA environmental issue area contains a discussion of existing conditions for the project area, an assessment and discussion of the significance of impacts associated with the project, an assessment of cumulative impacts, identification of project design features and mitigation measures (where applicable), a discussion of level of impact significance after mitigation, and a discussion of effects found not to be significant, pursuant to CEQA. The reader is referred to Section 7, *Environmental Impact Statement*, for the environmental impact analysis pursuant to NEPA.
- **Section 5, Other CEQA Considerations.** This section provides a summary of significant and unavoidable impacts of the project, reasons why the project is being proposed, a discussion of potential growth-inducing effects of the project, and significant irreversible environmental changes.

- **Section 6, Alternatives.** This section includes an assessment of a reasonable range of alternatives to the proposed project, pursuant to CEQA. The range of alternatives selected is based on their ability to feasibly attain most of the basic objectives of the project and to avoid or substantially lessen any of the significant effects of the project.
- **Section 7, Environmental Impact Statement.** This section constitutes the EIS, pursuant to NEPA, and includes a discussion of direct, indirect, and cumulative impacts of the environmental resource topics specific to NEPA for each of the project alternatives. This section also includes other required NEPA disclosures, including the relationship between short-term uses of the environment and long-term productivity associated with federal actions, irreversible and irretrievable commitment of resources and energy consumption, and potentially significant and unavoidable adverse impacts.
- **Section 8, References.** This section provides a list of references used in the EIR/EIS, including the persons and public agencies consulted.
- **Section 9, Acronyms and Abbreviations.** This section provides a list of acronyms and abbreviations in the EIR/EIS.
- **Section 10, List of Preparers.** This section provides a list of the persons who contributed to the preparation of the EIR/EIS.

The environmental analyses in the EIR/EIS are supported by the following appendices:

- **Appendix A:** Notice of Preparation, Notice of Intent, Scoping Meeting Materials, and Comments Received
- **Appendix B:** Air Quality and Greenhouse Gas Emissions Modeling and Analysis
- **Appendix C:** Cultural Resources Report and Programmatic Agreement
- **Appendix D:** Preliminary Geotechnical and Soils Reports
- **Appendix E:** Environmental Site Assessments and Other Hazardous Materials Site Investigations
- **Appendix F:** Water Resources Technical Reports
- **Appendix G:** Noise and Vibration Study Report
- **Appendix H:** Correspondence from the Los Angeles Fire Department, Los Angeles Police Department, and Los Angeles Public Library
- **Appendix I:** Transportation Assessments
- **Appendix J:** Water Supply Assessment and Water Service Information
- **Appendix K:** Wastewater Service Information
- **Appendix L:** Arborist Report
- **Appendix M:** Energy Calculations

## 1.5 Public Review of the EIR/EIS

The EIR/EIS is required to be circulated for review and comment by the public and other interested parties, agencies, and organizations for a minimum of 45 calendar days. In compliance with the provision of Sections 15085(a) and 15087(a)(1) of the CEQA Guidelines, HACLA, serving as the Lead Agency: (1) published a Notice of Availability (NOA) of an EIR/EIS that indicated that the EIR/EIS was available for review at <https://www.hacla.org/en/about-us/public-documents>; (2) posted the NOA and the EIR/EIS on HACLA's website (<https://www.hacla.org/en/about-us/public-documents>); (3)

filed the Notice of Completion form, NOA, and Draft EIR/EIS with the State Clearinghouse (<https://ceqanet.opr.ca.gov/>); (4) sent a NOA to all property owners and occupants within 500 feet of the project site; and (5) sent a NOA to the last known name and address of all organizations and individuals who previously requested such notice in writing or attended public meetings about the project. In addition, in compliance with the provisions of 24 CFR Section 58.60 and 40 CFR 1506.10, LAHD, serving as Responsible Entity: (1) filed the EIR/EIS with the U.S. EPA via e-NEPA; (2) distributed copies of the EIR/EIS to any organizations or individuals who requested them; and (3) posted a copy of the EIR/EIS on the LAHD website (<https://housing.lacity.org/partners/nepa-review>). The EIR/EIS will be made available in the Federal Register through submission to the U.S. EPA, which maintains a filing system, provides notices for all EIS documents, and assists the public and other federal agencies by providing agency contacts on, and information about EISs. The public review period commenced on June 23, 2023 and will end on August 21, 2023 for a total of 61 days. Any public agency or members of the public desiring to comment on the EIR/EIS must submit their comments in writing, by email or U.S. mail, to the following address prior to the end of the public review period:

**Mail:** Zoe Kranemann, Development Officer  
Housing Authority of the City of Los Angeles  
2600 Wilshire Boulevard  
Los Angeles, California 90057

**Email:** [revitalizersp@hacla.org](mailto:revitalizersp@hacla.org)

## 1.6 Final EIR/EIS

Upon the close of the public review period, HACLA and LAHD will proceed to evaluate and prepare responses to all relevant oral and written comments received from public agencies and other interested parties during the public review period, and prepare a Final EIR/EIS. In compliance with Section 15132 of the CEQA Guidelines and 40 CFR Part 1502, the Final EIR/EIS will consist of: (1) the Draft EIR/EIS or a possible revision of it; (2) comments received on the Draft EIR/EIS during the public circulation period; (3) a list of persons, organizations, and public agencies that commented; (4) responses to significant environmental points raised in the review process; and (5) any other information added by the Lead Agency and Responsible Entity. Pursuant to PRC Section 21092.5, CEQA Guidelines Section 15088(b), and 40 CFR Section 1503.4, a written response to public agencies on comments made by those public agencies shall be provided at least 10 days prior to certifying the EIR/EIS.

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