

1.0 INTRODUCTION

1.1 CEQA REQUIREMENTS

Before approving a project that may cause a significant environmental impact, the California Environmental Quality Act (CEQA) requires the Lead Agency to prepare and certify a final environmental impact report (EIR). The contents of a Final EIR are specified in CEQA Guidelines Section 15132, which states that:

The Final EIR shall consist of:

- (a) The Draft EIR or a revision of the Draft EIR.
- (b) Comments and recommendations received on the Draft EIR either verbatim or in summary.
- (c) A list of persons, organizations, and public agencies commenting on the Draft EIR.
- (d) The responses of the Lead Agency to significant environmental points raised in the review and consultation process.
- (e) Any other information added by the Lead Agency.

The City of Los Angeles as Lead Agency has provided each public agency that commented on the Draft EIR with a copy of City's response to those comments at least 10 days before certifying the Final EIR. In addition, the City may also provide an opportunity for members of the public to review the Final EIR prior to certification, though this is not a requirement of CEQA.

1.2 PUBLIC REVIEW PROCESS

At the outset of the environmental review process, the City published a Notice of Preparation (NOP). The NOP for the West Adams-Baldwin Hills-Leimert New Community Plan EIR was circulated for a 30-day public review and comment period beginning on February 1, 2008. A public scoping meeting was held on February 27, 2008. A total of 12 comment letters were received at this meeting. This EIR was assigned State Clearinghouse No. 2008021013.

The Draft EIR was prepared and initially circulated for a 45-day review period, as required by State law, beginning on September 13, 2012, with a closing date of October 29, 2012. However, in response to requests by interested parties, the review period was extended to 60 days, ending on November 13, 2012. An Open House and Public Hearing regarding the Proposed Project was held January 15, 2013. The South Los Angeles Area Planning Commission reviewed the Proposed Project on April 2, 2013, and the City Planning Commission (CPC) reviewed and approved the Proposed Project on April 11, 2013 and on February 11, 2016.

This document summarizes the project information presented in the Draft EIR and contains responses to comments on environmental issues received from agencies, organizations, and persons who reviewed the Draft EIR. This Final EIR is comprised of four chapters:

Chapter 1 - Introduction: This chapter includes an overview of the Proposed Project, a summary of the alternatives considered, and a summary of the project's environmental impacts.

Chapter 2 - Responses to Comments: This chapter contains all of the written comments received by the City of Los Angeles during the public review period for the Draft EIR and responses to each of those comments.

Chapter 3 - Changes to the Draft EIR: This chapter provides a list of changes that were made to the Draft EIR in response to comments received during the 60-day public review period, and through the West Adams

New Community Plan (NCP) public hearing and adoption process, as well as clarifying language regarding intent, consistency and other non-substantive changes.

Issues raised by the public in response to the Draft EIR warrant clarification or correction of certain statements in the Draft EIR but none of the corrections and additions constitute “significant new information” as defined by CEQA Guidelines Section 15088.5. Information can include changes in the project or environmental setting as well as additional data or other information. New information is not significant unless the EIR is changing 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. Significant new information could include the following:

- 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 that 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 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.

Corrections and additions to the Draft EIR found in this Final EIR and changes to the Proposed Project do not constitute “significant new information” as defined above.

Chapter 4 - Mitigation and Monitoring Program: This chapter describes the procedures for implementing the mitigation measures to be adopted for the proposed project as identified in the Draft EIR and revised in the Final EIR.

1.3 PROJECT BACKGROUND

The City of Los Angeles General Plan is composed of the following state mandated elements: Conservation, Housing, Land Use, Open Space, Noise, Safety, and Circulation (Mobility). In addition to the seven State mandated elements, the City's General Plan includes these other optional elements: Air Quality, Infrastructure Systems, Plan for a Healthy Los Angeles Element and Public Recreation Plan. Lastly, the City's General Plan includes the Framework Element, which provides a strategy for long-term growth, guiding individual Community Plans and other citywide elements. In the City of Los Angeles, the Land Use Element is comprised of 35 Community Plans. The Proposed Project is one of the 35 Community Plans.

In the City of Los Angeles, the Land Use Element is comprised of 35 Community Plans. The proposed NCP is a comprehensive revision of the existing adopted 1998 West Adams-Baldwin Hills-Leimert Community Plan (existing Community Plan). The existing Community Plan was last updated in 1998. It sets forth land use designations, policies, and implementing measures applicable to the Community Plan Area (CPA). The existing Community Plan was designed to accommodate population and employment growth in the CPA through the year 2010. In order to keep the existing Community Plans up-to-date, the City established the NCP Program. The intent of the NCP Program is to update Community Plans regularly in order to respond to changes in a manner consistent with the Framework Element; encouraging smart growth, and identifying appropriate locations for new development while conserving neighborhood character. The Program also seeks to minimize lengthy discretionary approvals, and provide certainty and predictability for developers, homeowners and anyone else concerned with the future development of the City of Los Angeles. The existing Community Plan is being revised under this program, and the Proposed Project will guide land use development through 2030.

1.4 SUMMARY OF THE PROPOSED PROJECT

The Proposed Project is an update of the West Adams-Baldwin Hills-Leimert Community Plan. As part of the City’s NCP Program, the Proposed Project will include updates to the goals, policies and implementation programs of the existing Community Plan as well as establish a series of implementing actions, all which are intended to fulfill the NCP Program goals, objectives, and features listed in **Table 1-1** and described in the Project Description, Section 3.1 of the Draft EIR.

TABLE 1-1: NCP PROGRAM LEVEL GOALS, OBJECTIVES AND FEATURES	
OVERARCHING PROGRAM GOAL: GUIDE LAND USE AND DEVELOPMENT FOR THE NEXT 20 YEARS.	
Objective (1) Accommodate citywide projected population, housing and employment growth.	
Objective (2) Implement “smart growth” goals and policies.	
Objective (3) Minimize lengthy discretionary approvals.	
Objective (4) Assess public infrastructure, service and facility needs.	
Program Features	Amend the goals, policies and programs of the Community Plan consistent with those of the General Plan Framework Element.
	Update the General Plan Framework Long Range Land Use Diagram as necessary to ensure that districts and centers are in accord with Community Plan recommendations.
	Initiate General Plan amendments and zone changes as necessary to implement the General Plan and accomplish the stated goals and policies of the Community Plan.
	Amend and establish overlay districts, specific plans, and/or special districts to portions of the Community Plan, as necessary.
	Refine and amend any applicable Citywide Elements of the General Plan.
	Prepare an EIR that adequately evaluates the project impacts with regard to infrastructure, service and facility needs, and establishes mitigation measures where appropriate.

The Proposed Project includes the following components:

- West Adams-Baldwin Hills-Leimert Community Plan Text (Policy Document),
- Updated general plan land use designations and corresponding zones (also referred to as the “ Plan Map”
- General Plan Amendments
- Modifications to the street designations and amendments to the Transportation (Mobility) Element,
- Amendments to the General Plan Framework Long Range Land Use Diagram
- Updated Community Plan map footnotes and symbol changes
- Zone and height district changes
- Amendments to the Crenshaw Corridor Specific Plan
- Establishment of the West Adams-Baldwin Hills-Leimert Community Plan Implementation Overlay District (CPIO)
- CPIO and the Crenshaw Corridor Specific Plan project approvals, including those approved by administrative clearance.

The Draft EIR included a list of project goals and objectives in the in Project Description of the Draft EIR on page 3-2, which was developed in direct response to community outreach conducted in order to define the scope of the Proposed Project. **Table 1-2** further clarifies the City’s priority for these goals and objectives and how they are implemented through adoption of the various project features of the Proposed Project. The primary goals of the Proposed Project are to facilitate revitalization of the area’s commercial and industrial corridors while conserving the low scale character of adjacent residential neighborhoods. The goals reflect the community vision and seek to improve the quality of life for all who share the community plan area.

TABLE 1-2: PROJECT LEVEL GOALS, OBJECTIVES AND FEATURES	
PRIMARY GOAL: REVITALIZATION OF COMMERCIAL AND INDUSTRIAL AREAS	
Objective (1) Facilitate the revitalization of underutilized commercial and industrial areas through the strategic location of potential future new development along major east/west corridors and at specific activity centers and nodes.	
Objective (2) Develop effective land use strategies toward creating a sense of place around existing and future transit systems such as the Exposition Light Rail Transit (Expo LRT) Line by incentivizing mixed-use transit-oriented developments (TOD), while continuing to minimize adverse impacts to adjacent residential neighborhoods.	
Objective (3) Improve the function, design, and economic vitality of commercial areas toward preserving and enhancing the positive characteristics of existing land uses.	
Objective (4) Enhance opportunities for housing and jobs via TOD located near transit stations, while respecting surrounding residential communities by creating requirements for buffering and height transitions.	
Objective (5) Support Regional Center development so that existing, stable residential communities have local shopping access.	
Objective (6) Preserve and strengthen commercial areas to provide a diverse jobs-producing economic base and to enhance the appearance of existing centers and corridors.	
Project Features	General Plan Amendments. General Plan amendments are proposed to maintain consistent neighborhood character, retain existing uses, improve business and employment opportunities, and preserve existing retail and neighborhood services.
	Zone and Height District Changes. Refinements to zoning regulations are proposed to enable opportunities for increased employment and new housing, particularly along commercial corridors, TOD areas, and at commercial centers. Floor Area Ratio (FAR) and building height regulations in some planning sub-areas would be increased or decreased through changes to the height district. In addition, transitional buffers for building heights adjacent to residential uses, as well as the rezoning of some industrial areas to either commercial or less intense “hybrid” industrial uses are proposed to permit ground floor commercial and further limit outdoor storage.
	Community Plan Implementation Overlay District (CPIO). The West Adams CPIO District and its corresponding subareas provide supplementary use (overlay) districts throughout the West Adams CPA that directly implement the goals, policies, and programs of the Community Plan. CPIO Subareas will be used in combination with proposed underlying zone and height district regulations to further tailor use and development standards, including use limitations. CPIO Subareas will involve review procedures that require sign-off (ministerial approval) for projects that comply with the standards:
	<ul style="list-style-type: none"> • Commercial Corridors and Major Intersection Nodes Subareas. These CPIO Subareas identify specific commercial corridors and nodes, and include use limitations and development standards for new construction. • Hyde Park Boulevard Industrial Subarea. This CPIO Subarea has specific use limitations, development standards and streetscape concepts for new industrial construction along a segment of Hyde Park Boulevard from West Boulevard to Van Ness Avenue. • La Brea/Farmdale Avenues TOD Subarea. This CPIO Subarea has specific use limitations, development standards and streetscape concepts for new construction in the blocks surrounding the proposed La Brea and Farmdale Avenues LRT stations. The subarea identifies parcels where more intense development would be permitted; including increased building intensity (FAR), height and reduced parking based on proximity to the LRT station. • Jefferson/La Cienega Boulevards TOD Subarea. This CPIO Subarea has specific use limitations, development standards and streetscape concepts for new construction in the blocks surrounding the proposed La Cienega LRT station. The subarea identifies parcels where more intense development would be permitted; including increased building intensity (FAR), height and reduced parking requirements based on proximity to the LRT station. • Venice/National Boulevards TOD Subarea. This CPIO Subarea has specific use limitations, development standards and streetscape concepts for new construction in the blocks surrounding the proposed Culver City LRT station. The subarea identifies parcels where more intense development would be permitted; including increased building intensity (FAR), height and reduced parking requirements based on proximity to the LRT station.

TABLE 1-2: PROJECT LEVEL GOALS, OBJECTIVES AND FEATURES	
	<p>Specific Plan Amendments. Specific Plan amendments are proposed for the Crenshaw Corridor Specific Plan. Amendments include height and FAR increases in certain areas, additional design guidelines and standards, identification of TOD areas, administrative clearance regulations, setback requirements, sign regulations and standards, and use limitations.</p> <p>These amendments to the existing Crenshaw Corridor Specific Plan refine design standards for development along the length of the corridor from the I-10 to Florence Avenue, and in particular at the Adams/Crenshaw Boulevards intersection and for new potential TODs in the blocks surrounding the following proposed Crenshaw/LAX Project LRT stations: Crenshaw/Exposition Boulevards, Crenshaw/Martin Luther King Jr. Boulevards, Crenshaw Boulevard/ Vernon Avenue, and Crenshaw Boulevard/ Slauson Avenue.</p>
PRIMARY GOAL: NEIGHBORHOOD CONSERVATION	
Objective 1. Maintain and enhance the enduring and often historic character of the existing low-scale residential neighborhoods while providing a variety of housing opportunities.	
Objective 2. Include a comprehensive program of historic and cultural resource protection, enhancement, conservation, and re-use of existing buildings.	
Objective 3. Retain and enhance historic and cultural resources within the West Adams CPA, particularly those within the West Adams, Leimert Park, and Jefferson Park neighborhoods.	
Project Features	<p>General Plan Amendments. General Plan amendments are proposed to maintain consistent neighborhood character, retain existing uses. Some General Plan amendments would also create consistency with future proposed land uses, restrict incompatible uses, apply updated Framework land use categories, or eliminate those categories that no longer exist, and correct minor errors. Some General Plan amendments would be accompanied by zone changes.</p>
	<p>Single-Family Residential. The existing Low Residential land use category would be divided into Low I, Low II and Low III Residential in order to limit the range of corresponding zones allowed within each land use designation as a method of retaining the existing character of the various neighborhoods. The existing zoning designations associated with single-family land use would be R1 for Low II Residential and RD5 to RD6 for Low III Residential.</p>
	<p>Zone and Height District Changes. The number of residential units (density) permitted and the bulk and massing (intensity) of new construction has been decreased through changes to the zone and height district in several residential neighborhoods in order to maintain the existing character of the various neighborhoods.</p>
	<p>Community Plan Implementation Overlay District (CPIO). The West Adams CPIO District and its corresponding subareas provide supplementary use (overlay) districts throughout the West Adams CPA that directly implement the goals, policies, and programs of the Community Plan. CPIOs in combination with the proposed underlying zone and height district regulations, as well as SurveyLA results to further tailor use and development standards such as transitional buffers for building heights adjacent to residential uses and reduced height in order to maintain neighborhood character.</p>
PRIMARY GOAL: IMPROVED QUALITY OF LIFE	
Objective 1. Provide opportunities to improve public health by creating more pedestrian-friendly environments, improving access to public transit, and locating jobs and housing within walking or biking distance from one another.	
Objective 2. Establish use limitations for off-site alcohol sales, free-standing fast-food restaurants, automotive uses, swap meets, pawn shops, and gun shops.	
Project Features	<p>Community Plan Implementation Overlay District (CPIO). The CPIO District and its corresponding subareas provide supplementary use (overlay) districts throughout the West Adams CPA that directly implement the goals, policies, and programs of the Community Plan as follows:</p> <ul style="list-style-type: none"> • The CPIO Subareas identify parcels where mixed-use development is encouraged, and require the ground floor of all new buildings to incorporate pedestrian-friendly design features. • CPIO Subareas will be used in combination with the proposed underlying zone to prohibit or further limit certain uses through distance separation. • Several TOD CPIO Subareas also incorporate streetscape concepts for new construction in the blocks surrounding the LRT stations.

TABLE 1-2: PROJECT LEVEL GOALS, OBJECTIVES AND FEATURES	
SECONDARY GOAL: INCREASE MOBILITY	
Objective 1. Developing transportation alternatives	
Objective 2. Making streets more walkable	
Objective 3. Improving parking resources	
Project Features	Mobility Plan 2035. The Proposed Project is consistent with Mobility Plan 2035 (which replaced the City's 1999 Transportation Element) and identifies pedestrian, bicycle and transit priority streets.
	Community Plan Implementation Overlay District (CPIO). The Expo Line TOD and Hyde Park CPIO Subareas have streetscape concepts for the blocks surrounding the proposed LRT stations. The subareas reduce parking requirements based on proximity to the LRT station.
	Specific Plan Amendments. Amendments to the Crenshaw Corridor Specific Plan require all projects to comply with any adopted Streetscape Plan for Crenshaw Boulevard.
SECONDARY GOAL: PLAN FOR ADEQUATE PUBLIC INFRASTRUCTURE AND SERVICES.	
Objective 1. Provide for the development of civic, cultural, religious, educational, and other community uses such as libraries, fire stations, community centers, police facilities, parks, schools, etc.	
Project Features	Zone Consistency. The Proposed Project ensures that zoning and land use are consistent with new park and public facility uses.
	Community Plan Implementation Overlay District (CPIO). The CPIO District and its corresponding subareas provide supplementary use (overlay) districts throughout the West Adams CPA that directly implement the goals, policies, and programs of the Community Plan as follows: <ul style="list-style-type: none"> • The Expo Line TOD and Hyde Park CPIO Subareas have development standards and streetscape concepts for the blocks surrounding the proposed LRT stations. These subareas require large TOD projects to incorporate open space that is accessible to the public. • Development regulations are proposed to incentivize the establishment of community centers, particularly along commercial corridors, TOD areas, and commercial nodes.
	Specific Plan Amendments. Amendments to the Crenshaw Corridor Specific Plan require all projects to comply with any adopted Streetscape Plan for Crenshaw Boulevard and require large TOD projects to incorporate open space that is available to the public.

The proposed West Adams NCP would promote the physical arrangement of land uses that best encourage and contribute to the economic, social, and physical health, safety, and welfare of the people who live and work in the West Adams CPA. The Proposed Project will also allocate land for the range of uses that the community will need through 2030, including improving the link between land use and transportation in a manner that is consistent with the Framework Element.

The Proposed Project was developed with a variety of policies to provide for new housing opportunities, improve the function, design, and economic vitality of the community's commercial corridors; and preserve and enhance neighborhood character and existing uses that provide the foundation for community identity. The proposed NCP includes design strategies that address scale, height, bulk, setbacks and appearance, and maximizes development opportunities along transit corridors, while minimizing adverse impacts. The proposed NCP also supports and guides the development of commercial and industrial opportunity sites with job-producing uses with the intentions of improving the economic and physical condition of the CPA.

The proposed West Adams NCP includes new policies and programs, as well as zone changes, General Plan land use designation, General Plan footnote and Specific Plan amendments, and establishes overlay zones, as appropriate. The zoning would serve to regulate development standards such as heights of structures, setbacks, lot coverage, density and intensity, open space, use of land, parking, and design. Establishment of the CPIO District and amendments to the Crenshaw Corridor Specific Plan would also regulate development, enhance the unique character of neighborhoods, and address growth within the West Adams CPA. While the policies and programs contained in the West Adams NCP apply throughout the CPA, it is important to note that zone changes being proposed are targeted to specific geographic areas and do not affect every parcel in

the West Adams CPA. Development proposed outside these zone change areas would be subject to existing City regulations and standards, as contained in its existing zoning, and would be guided by the policies and programs in the proposed NCP.

In addition to policies addressing the distribution of land uses and building intensity, the proposed NCP is also concerned with mobility, historic preservation, urban design, provisions for public infrastructure, public safety, and healthy and sustainable communities. The proposed project intends to allocate land uses in a manner which promotes economic, social, and physical welfare of the community, providing sufficient land for housing, jobs, and recreation while preserving historic, cultural, and environmental resources.

Under the Proposed Project, the West Adams CPA would have the capacity for approximately 84,257 dwelling units, 214,012 residents, and 53,556 jobs. Housing, population and employment capacity within the West Adams CPA would accommodate the SCAG 2030 projections and be increased consistent with the General Plan Framework Element through a series of General Plan amendments and zone changes proposed within targeted areas.

1.5 SUMMARY OF THE PROPOSED PROJECT IMPACTS

Impacts of the Proposed Project fall into three categories: (1) impacts which are less-than-significant or no impact when compared to the environmental impact thresholds, (2) significant impacts that can be mitigated to less-than-significant levels, and (3) significant and unavoidable impacts.

LESS-THAN-SIGNIFICANT OR NO IMPACT

Based on the analysis contained in this Draft EIR, the following environmental topics were found to result in a less-than-significant impact or no impact:

- Aesthetics (all construction impacts; operational impacts to views, vistas, and scenic resources)
- Agriculture and Forestry Resources (all construction impacts; operational impacts to farmland, agricultural land, timberland, and forest land)
- Air Quality (construction impacts to odors and consistency with the Air Quality Management Plan; operational impacts to regional and localized emissions, odors, and consistency with the Air Quality Management Plan); Air Quality (toxic air contaminants)¹
- Biological Resources (construction impacts to candidate, sensitive, or special status species, riparian habitat, wetlands, and habitat conservation plans; all operational impacts)
- Cultural Resources (all operational impacts)
- Geology and Soils (all construction and operational impacts)
- Greenhouse Gas Emissions (all construction impacts)
- Hazards and Hazardous Materials (all construction impacts; operational impacts to transport, use, and disposal, upset and accident conditions, schools, airport hazards, emergency response plans, and wildland fire.)
- Hydrology and Water Quality (all construction and operational impacts)
- Land Use and Planning (all construction and operational impacts)
- Mineral Resources (all construction and operational impacts)
- Noise (operational ground vibration)
- Population, Housing and Employment (all construction and operational impacts)
- Public Services (Fire – all construction and operational impacts; Police – all construction impacts; Public Schools – all construction and operational impacts)

¹In the Draft EIR, Air Quality (toxic air contaminants) was identified as a less than significant impact with mitigation. However, upon the holding of *CBI v. BAAQMD* (2015), this is not an impact as the impact conclusion relied on finding impacts from the existing environment to the project.

- Transportation and Traffic (all construction impacts; operational impacts to emergency access and public transit, bicycle, and pedestrian facilities.)
- Utilities (Water, Wastewater, Solid Waste, and Energy – all construction and operational impacts)

SIGNIFICANT IMPACTS THAT CAN BE MITIGATED TO A LESS-THAN-SIGNIFICANT LEVEL

Based on the analysis contained in the Draft EIR, the following environmental topics were found to result in a less-than-significant impact with implementation of mitigation measures:

- Aesthetics (visual character and light and glare)
- Biological Resources (migratory birds and tree preservation)
- Cultural Resources (historical, archeological, and paleontological resources and human remains)
- Hazards and Hazardous Materials (hazardous material sites)
- Noise (operational noise)
- Public Services (police - operational)

SIGNIFICANT AND UNAVOIDABLE IMPACTS

Based on the analysis contained in the Draft EIR, significant and unavoidable adverse impacts would occur for the following environmental topics:

- **Aesthetics (Shade and Shadow).** During the Winter Solstice, shadows generated from the implementation of the Proposed Project would impact residential land uses located within and around the CPIO subareas and Crenshaw Corridor Specific Plan.
- **Air Quality (Construction Regional and Localized Emissions).** During construction, regional and localized emissions would exceed the South Coast Air Quality Management District (SCAQMD) significance thresholds.
- **Greenhouse Gas Emissions (Operational GHG Emissions and Applicable Plans, Policies, or Regulations).** During operation of the Proposed Project, GHG emissions would not be reduced to less than existing levels. This would have the potential to interfere with implementation of the ClimateLA plan, and subsequently could interfere with the State's ability to meet its goals under AB 32.
- **Noise (Construction Noise and Vibration).** In the absence of detailed noise and vibration analyses associated with specific projects, it is anticipated that construction noise and vibration levels at various sensitive land uses would still exceed the City's thresholds of significance.
- **Public Services (Public Parks and Libraries).** Implementation of the Proposed Project could increase the population within the West Adams CPA by approximately 31,412 persons and could cause potentially significant impacts to public parks and recreational facilities. Similarly, the projected increase in population would likely use the Washington Irving and Baldwin Hills Libraries and require the expansion of the existing libraries or the development of a new library. No feasible mitigation measures were identified to reduce the significant impact related to public parks and libraries to less than significant.
- **Transportation and Traffic (Circulation System and Congestion Management Plan).** No feasible mitigation measures were identified to reduce the significant impact related to the circulation system and Congestion Management Plan to less than significant.

1.6 NOTICING AND AVAILABILITY OF THE DRAFT EIR

In compliance with CEQA Guidelines Section 15082, a NOP for the Proposed Project was circulated for a period of 30 days beginning February 1, 2008 to provide an opportunity for interested parties to comment on the scope of the EIR. A public scoping meeting was held on February 27, 2008. The Draft EIR for the Proposed Project was prepared pursuant to the CEQA Guidelines. In compliance with CEQA Guidelines Sections 15085 and 15087, a Notice of Availability of the Draft EIR was circulated for a 45-day period from September 13, 2012 through October 29, 2012. However, in response to requests by interested parties, the review period was extended to 60 days and closed on November 13, 2012. During the same period, the Draft EIR was made available for public review, in accordance with CEQA Guidelines Section 15087. The Lead Agency received 17 written letters from agencies and the public during the review period. A public hearing was also held on the Proposed Project on January 15, 2013 and comments raised on the Draft EIR at this meeting are also addressed in this Final EIR. These comments and the corresponding responses are presented in Chapter 2.0, Responses to Comments of this Final EIR.