



ERRATUM TO THE SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT

Crenshaw Crossing Project

Case Number: ENV-2019-5426-SCEA

Project Location: 3502-3606 W. Exposition Boulevard, 3630-3646 S. Crenshaw Boulevard, and 3501-3633 W. Obama Boulevard, 3631-3645 S. Bronson Avenue, Los Angeles, CA 90016

Community Plan Area: West Adams-Baldwin Hills-Leimert

Council District: 10 - Mark Ridley Thomas

Project Description: The construction and operation of two mixed-use buildings, up to 86 feet in height, with up to 380,112 square feet of total floor area, including up to 401 residential units, with 61 units reserved for Very-Low Income households and 20 units reserved for Very-Low Income or Low Income households, and 40,454 square feet of commercial and community floor area, on two sites comprising approximately 4.18-acres (net area). The West Site would include a 206,803 square foot building, with 225 residential units, 7,504 square feet of ground-floor commercial/restaurant uses, and 2,650 square feet of community space, on a 1.93 acre site. The East Site would include a 173,309 square foot building, with 176 residential units and 30,300 square feet of commercial floor area (including a 22,277 square foot grocery store) on a 2.25 acre site.

PREPARED FOR:

The City of Los Angeles
Department of City Planning

PREPARED BY:

Meridian Consultants

APPLICANT:

WIP Expo Crenshaw, LLC.

September 2021

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1 INTRODUCTION

The City of Los Angeles (City) has prepared this Erratum to the Sustainable Communities Environmental Assessment (SCEA), Case No. ENV-2019-5426-SCEA, for the Crenshaw Crossing Project (the Project). The SCEA was circulated on June 10, 2021, for a review period of 30 days ending on July 9, 2021. This Errata provides minor corrections and revisions to the information in the SCEA. Minor corrections include adding references to the newly adopted 2020-2045 RTP/SCS (also known as Connect SoCal) in the Introduction, and addressing impacts and changes in the labeling of the Appendix for the GHG Emissions Output File in Chapter III and Chapter XIII of the Initial Study, and text corrections to the impact conclusions in Air Quality and Noise. These modifications clarify and refine the information in the SCEA, and provide supplemental information to the City's decision makers and the public. These modifications do not alter the conclusions of the SCEA.

CEQA Guidelines Section 15088.5(a) identifies the circumstances that would require the City to recirculate the environmental document when significant new information is added after public notice is given for availability for review, but before the document is adopted. New information is not considered "significant" unless the environmental document 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 that the project's proponents have declined to implement.

CEQA Guideline Sections 15088.5(b) and (e) provide additional guidelines which state that recirculation is not required where the new information added merely clarifies, amplifies, or makes insignificant modifications in an adequate environmental document, and provided that the decision to not recirculate is supported by substantial evidence in the administrative record. The minor corrections and clarifications identified below do not represent significant, new information, as defined in CEQA Guidelines Section 15088.5(a) and, for this reason, recirculation of the SCEA for additional review is not required, consistent with CEQA Guidelines Section 15088.5(b).

2 TECHNICAL CORRECTIONS AND CLARIFICATIONS

2.1 Appendix F: GHG Emissions Output File

A discrepancy in the labeling of Appendix F: Emissions Output File has been identified. The discrepancy is corrected below (correction shown in underline):

- The Appendix is correctly labeled as Appendix F in the Table of Contents of the SCEA. The Appendix cover page is incorrectly labeled as Appendix E in the SCEA and is corrected to be labeled as Appendix F.

2.2 Introduction

In the Section 1.0 Introduction of the SCEA, the discussion of Senate Bill 375 pertaining to the SCEA and the discussion of Transit Priority Project Criteria refer only to the 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (2016-2040 RTP/SCS) and do not refer to the newly adopted 2020-2045 RTP/SCS (Connect SoCal). As such, an additional paragraph on page 1.0-2 has been added in Section 1.0: Introduction as follows (new text shown in underline):

- On September 3, 2020, SCAG's Regional Council adopted the 2020-2045 RTP/SCS (also known as the Connect SoCal plan). For the SCAG region, CARB has revised its long-range GHG emissions reduction target at 19 percent below 2005 per capita emissions levels by 2035, which the 2020-2045 RTP/SCS intends to meet or exceed. On October 30, 2020, CARB officially determined that the 2020-2045 RTP/SCS would achieve CARB's 2035 GHG emission reduction target.

The additional language addressing Connect SoCal makes the Introduction consistent with the rest of the existing SCEA, and does not change the analysis of impacts.

2.3 Initial Study

Air Quality

The conclusion of the level of significance for air quality impacts in Chapter III: Air Quality of the Initial Study identifies the impacts as reduced with mitigation, but incorrectly states that they would not be reduced to a less than significant level. The fifth sentence on page 4.0-35 is revised to conclude a less than significant impact with mitigation as follows (removed text shown in strikethrough, new text shown in underline):

- The following mitigation measures from prior applicable EIRs incorporated into the Project ~~will lessen the significant~~ would reduce impacts ~~of the Project, but not to a~~ less than significant level.

The correction of this language makes the statement consistent with the analysis in Chapter III: Air Quality of the Initial Study and does not change the analysis of the original SCEA.

Noise

Both the Initial Study checklist and the statement of level of significance for Threshold B in Chapter XIII: Noise of the Initial Study, Threshold B for groundborne vibration refers to impacts being less than significant with mitigation; however, the vibration analysis concluded this impact will be less than significant without mitigation. The table on page 4.0-140 has been revised to show the “Less than Significant” box checked. The conclusory heading associated with Threshold B on page 4.0-148 is revised to be consistent with this determination as shown below (removed text shown in strikethrough, new text shown in underline):

- Less than Significant ~~with Mitigation Incorporated~~.

The correction of this language makes the statement consistent with the analysis in Threshold B in Chapter XIII: Noise of the Initial Study to conclude that the Project will have less than significant impacts, and does not change the analysis in the original SCEA.

3 CONCLUSION

Based on the analysis presented above, the changes in this Erratum do not result in any of the conditions set forth in Section 15088.5 of the CEQA Guidelines requiring recirculation of the SCEA. The City has determined the minor revisions and modifications to the SCEA included in this Errata do not change any of the findings or conclusions of the SCEA. The information contained in this Errata merely clarifies, amplifies, or makes insignificant changes to the information that has already been presented in the SCEA. The modifications to the SCEA are not significant because the SCEA is not changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the Project. As demonstrated by the analysis herein, these minor corrections and clarifications do not represent significant new information as defined in CEQA Guidelines Section 15088.5(a). There would be no new significant impacts or new mitigation measures required for the Project as a result of the changes identified in this Erratum. Recirculation of the SCEA for additional review is not required, consistent with CEQA Guidelines Section 15088.5(b) for this reason.