

February 20, 2008

Gail Goldberg, Director of Planning  
City of Los Angeles  
Department of City Planning  
200 N. Spring Street, Room 525  
Los Angeles, CA 90012

Subject: Request for Recirculation of Ponte Vista DEIR – Case No. ENV-2005-4516-  
EIR (26900 S. Western Avenue)

Dear Ms. Goldberg:

Thank you for the opportunity to previously provide comment on the aforementioned DEIR. It has been over one year since the DEIR for this project was circulated for public comment and the City of Lomita understands that significant changes are now proposed to the project.

In our comment letter dated January 25, 2007, the City of Lomita had raised a number of issues relative to the DEIR including the way the proposed discretionary actions were listed, air quality impact analysis, the methodology of the population and housing impacts including jobs-housing balance and person-per-household, trip generation methodology used for the retail and recreational uses and the impact of cut-through traffic from additional traffic generated by this project on Pacific Coast Highway and Lomita Boulevard.

The City of Lomita would like to take this opportunity to remind the City of Los Angeles of Section 15088.5 of the State CEQA Guidelines regarding the recirculation of an EIR prior to certification. Section 15088.5(a) (Recirculation of an EIR Prior to Certification) states “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.”<sup>1</sup>

“Significant new information requiring recirculation includes 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.

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<sup>1</sup> Title 14, California Code of Regulations, Chapter 3, Guidelines for the Implementation of the California Environmental Quality Act, Article 7 (EIR Process), Section 15088.5.

(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.”<sup>2</sup>

It is the City of Lomita’s opinion that a revised project could create a new significant impact(s) and a feasible project alternative may exist that was not previously analyzed but the project proponent has thus far, declined to accept it.

In addition, a lead agency’s “...decision not to recirculate an EIR must be supported by substantial evidence in the administrative record.”<sup>3</sup>

If you have any questions or need additional information, please contact Gary Sugano, Community Development Director at (310) 325-7110, extension 121.

Sincerely,

Margaret Estrada  
Mayor

CC: Tom A. Odom, City Manager  
Honorable Janice Hahn, Council District 15, 200 N. Spring Street, Room 435, Los Angeles, CA 90012  
Annette Morris, 26833 Via Desmonde, Lomita, CA 90717  
Nancy Castiglione, 26248 Alta Vista Avenue, Lomita/Harbor City, CA 90710  
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City of Rancho Palos Verdes, Joel Rojas, Director of Planning, Building and Code Enforcement  
City of Rolling Hills Estates, David Wahba, Planning Director  
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<sup>2</sup> Ibid.

<sup>3</sup> Ibid.