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16-0876 0876-51 September 12, 2016

City Council City of Los Angeles c/o Etta Armstrong, Assistant to Sharon Dickinson & Sharon Dickinson etta.armstrong@lacity.org

cc: sharon.dickinson@lacity.org

Via Email

California Environmental Quality Act Comments on Paramount Pictures Re:

Master Plan FEIR, City Case No. ENV-2011-2460-EIR; State

Clearinghouse No. 2011101035

Dear Ms. Armstrong and Ms. Dickinson and the Honorable City Council of the City of Los Angeles:

Please accept these further comments pursuant to the California Environmental Quality Act ("CEQA") on behalf of the SoCal Environmental Justice Alliance on the Final Environmental Impact Report ("FEIR") for the Paramount Pictures Master Plan project ("the Project") which you are considering tomorrow. They should be considered by the Council and should become a part of the Administrative Record for this Project.

Air Quality

In our earlier comments to the PLUM Committee, we noted that we had reviewed your Appendix E.1 and it does not fully disclose the basis for your assumptions and to the extent it does it appears flawed. Specifically, the Appendix appears to group out a series of sub-projects into groups A-D, and even though it acknowledges that those sub-projects will be constructed concurrently, it does not assess the air quality impacts for those subprojects concurrently. Rather, it picks out the maximum daily emissions for a given year for each sub-group in order to identify when emissions would be significant. We were concerned that this substantially understated the emissions that will occur.

We consulted with some experts and they concur in our analysis. Attached is a memo from Soil Water Air Protection Enterprises (SWAPE) addressing our concerns with respect to the Paramount Pictures Air Quality Appendix.

Etta Armstrong, Sharon Dickinson and Los Angeles City Council September 12, 2016 Page 2

Thank you for your consideration of these comments.

Sincerely,

/s/Craig M. Collins

Craig M. Collins Blum Collins LLP

Attachment: Comments from SWAPE

Failure to Account for Overlap in Construction Activities

Review of the Project's construction schedule, provided in Appendix E of the DEIR, demonstrates that the Project will be constructed in four groups, Group A – D, with each group starting construction concurrently (Appendix E, pp. 6-7). Specifically, construction for all groups will begin in Year 1, and will continue through Year 5 for Group A, Year 7 for Group B, and Year 6 for Group C and D (Appendix E, pp. 6-7). The excerpts provided below demonstrate that much of the construction activity occurring for each construction group will occur at the same time (Appendix E, pp. 6-7).

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The fact that the majority of construction for all four groups will occur concurrently is further supported by the "Project Peak Daily Construction Emissions with Mitigation" table. This table, which is presented in Appendix E, provides the maximum daily emissions for each construction group for each year of construction (see excerpt below) (Appendix E, pp. 9).

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		2010	3.15	47.25	45.78	0.05	5.61	3.65	
		2017	261	37.53	42.61	0.03	5 18	3.04	
		2016	177	207.00	26.10	0.000	3.73	1.71	
		2016	437	78.94	92.07	0.20	6.62	4.52	
		2920	74.53	119.12	125.56	0.36	11.96	6.42	C4.385.4A
		3021	70.29	(3.01)	.64.07	0.14	6.75	3.48	
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		2017	281	4134	\$2.00	0.10	453	285	
		201b	6.72	114.71	96 00	0.53	9.39	4.50	D2 3 NOX PM10
		2019	5 til.	77.25	97.90	0.10	1.23	5.01	D2.48.3.4 CO, PM2
		2020	50.64	35.11	51.75	63.	4.75	544	Ann
		2021	58.61	13.91	16.48	9.15	487	295	
Maximu	um		60.64	114.71	97 80	0.33	9.79	5.66	
Troustin	1934		75	100	551	150	150	55	
Country	1.24		((4)	15	(457)	(350)	(141)	(47)	
roup A-D Mexima			105.92	119.12	126 64	0.36	11.06	6,42	
Thomas	urp		75	155	650	155	150	55	
Christia			31	19	(424)	(150)	(198)	(49)	

As demonstrated in the figure above, all construction groups are assumed to start in 2016 and continue through 2021, with Group B finishing in 2022. While there is some inconsistency between the years

presented in the figure above and years presented in the construction schedule (in the construction schedule, Group A has a five year duration, while in the table, Group A lasts for six years), both the construction schedule and the table above demonstrate that all four groups will start construction simultaneously, with the bulk of construction for each phase overlapping with each other.

Based off this information, the Project's construction emissions should have been evaluated assuming that construction of all four groups would occur concurrently. Review of the DEIR and associated appendices, however, demonstrates that this is not the case. According to the "Project Peak Daily Construction Emissions with Mitigation" table, the peak daily construction emissions were not evaluated assuming overlap of Groups A-D. Rather, only the overlap of Group B sub-phase B3.4 with Group C sub-phase C2.2 and Group B sub-phase B3.5 with Group C sub-phase C1.3 were considered (Appendix E, pp. 6-7, 9). This method of evaluation directly contradicts the construction schedule provided in the tables and figures in Appendix E (pp. 6-7, 9). By failing to account for the overlap in construction between all four groups, the DEIR and associated appendices underestimate the Project's construction emissions, and as a result, the Project's construction-related air quality impact is inadequately evaluated.

In an effort to account for the overlap that would occur between each group of construction, we conducted a simple analysis. Instead of evaluating the emissions generated by each group separately, as was conducted in the DEIR, we added all of the emissions generated by each group for each year and then compared the sum of these emissions to applicable thresholds. For example, as demonstrated in the table below, the estimated peak daily construction emissions for 2016 for each group were summed and then compared to thresholds. This method of determining significance provides for a more accurate representation of the Project's air quality impacts, as it reflects the anticipated construction schedule and provides for a more conservative analysis.

P	roject Peak Daily Construc	tion Emis	sions w	ith M	itigatio	n (lbs/da	y)
Year	Time Period	VOC	NOx	CO	SO _x	PM ₁₀	PM _{2.5}
2016	Group A	4	65	62	0	5	3
	Group B	6	70	80	0	6	3
	Group C	3	47	50	0	6	4
	Group D	4	55	54	0	8	5
	Total	17	236	246	1	24	15
	SCAQMD Threshold	75	100	550	150	150	55
	Exceed?	No	Yes	No	No	No	No
2017	Group A	3	48	49	0	5	3
	Group B	5	45	68	0	6	3
	Group C	3	38	43	0	5	3
	Group D	3 ,	42	53	0	5	3
	Total	13	173	213	0	20	12
	SCAQMD Threshold	75	100	550	150	150	55
	Exceed?	No	Yes	No	No	No	No
2018	Group A	2	30	38	0	2	2
	Group B	5	83	84	0	6	4

	Group C	2	31	36	0	3	2
	Group D	7	115	95	0	9	5
	Total	15	258	253	1	21	12
	SCAQMD Threshold	75	100	550	150	150	55
	Exceed?	No	Yes	No	No	No	No
2019	Group A	1	22	25	0	4	2
	Group B	3	29	44	0	6	2
	Group C	5	79	92	0	7	5
	Group D	5	77	98	0	7	5
	Total	14	207	259	1	23	14
	SCAQMD Threshold	75	100	550	150	150	55
	Exceed?	No	Yes	No	No	No	No
2020	Group A	26	19	28	0	3	1
	Group B	106	104	126	0	11	6
	Group C	75	119	126	0	12	6
	Group D	61	73	85	0	9	6
	Total	268	316	364	1	34	19
	SCAQMD Threshold	75	100	550	150	150	55
	Exceed?	Yes	Yes	No	No	No	No
2021	Group A	26	18	27	0	3	1
	Group B	103	35	49	0	5	2
	Group C	70	43	64	0	7	3
	Group D	59	40	55	0	5	3
	Total	258	136	196	0	19	10
	SCAQMD Threshold	75	100	550	150	150	55
	Exceed?	Yes	Yes	No	No	No	No
2022	Group A	-	-	-	-	-	-
	Group B	102	21	33	0	4	2
	Group C	-	-		-	-	u.
	Group D		-	-	-	-	-
	Total	102	21	33	0	4	2
	SCAQMD Threshold	75	100	550	150	150	55

As demonstrated above, when construction emissions are evaluated correctly, assuming that overlap in groups will occur, the Project's construction-related NO_x emissions for years 2016 through 2021 exceed the 100 pound per day (lb/day) threshold, and the Project's construction-related ROG emissions for years 2020 through 2022 exceed the 75 lb/day threshold set forth by the South Coast Air Quality Management District (SCAQMD), even with the inclusion of mitigation. This demonstrates a significant increase in emissions when compared to what was evaluated in the DEIR. By failing to accurately account for overlap in the Project's construction schedule, estimated emissions in the DEIR are greatly

underestimated. As such, a revised DEIR should be prepared with an updated air quality analysis that accurately describes the Project's air quality impact.

Additional Issues Found with Information Provided in Appendix E

In addition to the analysis conducted above, our review also found the DEIR's Air Quality Analysis (Appendix E) to be unclear, unintelligible, and inconsistent. For example, as previously mentioned, while the "Paramount Studios Construction Schedule" provided in Appendix E indicates that construction of Group A will occur over four years and three months (Appendix E, pp. 6), the "Project Peak Daily Construction Emissions with Mitigation" table assumed that Group A will have a construction duration of six years, from 2016-2021 (Appendix E, pp. 9). Furthermore, the final column in the "Paramount Studios Construction Schedule" provided in Appendix E for Group B indicates that Year 7 for Group B is also the same as Year 1 of Group C (see excerpt below) (Appendix E, pp. 6).

	Group B (Year 7) or Group C (Year 1)										
1	2	3	4	5	6	7	8	9	##	##	##
L.,											
Ц											
Ц											
Ц	Щ					Ш					
Щ						Ш					
				_			_				
Щ	_			_							
	_										
	_										
X	X	X									
			X								

The "Project Peak Daily Construction Emissions with Mitigation" table, however, indicates that construction of Group B will end in 2022 and construction of Group C will start in 2016 (Appendix E, pp. 9). Therefore, there is no way that the the last year of construction for Group B and the first year of construction for Group C would coincide, as is indicated in the "Paramount Studios Construction Schedule". Furthermore, the overlap analysis conducted for Group B and Group C in the "Project Peak Daily Construction Emissions with Mitigation" table is also nonsensical, as the sub-phases for each group in the "Paramount Studios Construction Schedule" do not correspond to the construction years listed in the table.

Our analysis demonstrates that various parts of the DEIR's Air Quality Analysis directly contradict each other, resulting in confusion. Due to these many discrepancies, the analyses conducted in the DEIR's Air Quality Analysis (Appendix E) are inadequate and should not be relied upon to determine Project significance. A revised DEIR should be prepared with an updated air quality analysis that accurately describes the Project's air quality impact.