



1 Mitigation Monitoring and Reporting Program (“MMRP”).

2 Section 3. In 2010, refinements were proposed to the Project to, among  
3 other things, to:

- 4 • An increase in the maximum total dredge quantity from 30,000 cubic yards  
5 to 72,000 cubic yards, including dredging in the northern arm of the Lagoon;
- 6 • Four options for dredging methods, including one dry method and  
7 three wet methods;
- 8 • A change in the mode of transportation and disposal destination for dredge  
9 material, from trucking to a landfill in the Bakersfield area to trucking or  
10 barging to a disposal site at the Port of Long Beach (POLB);
- 11 • Five Alternatives for connecting the Lagoon to Marine Stadium through  
12 Marina Vista Park, including a second underground culvert, an Eliot Street  
13 Alignment, an open channel with culverts rather than bridges at the street  
14 crossings, as well as expanded open channel concepts;
- 15 • A requirement to use Tier 1 construction equipment for Alternative 1 and Tier  
16 2 construction equipment for the other Alternatives; and
- 17 • Elimination of the proposed bird island as a project component.

18  
19 Section 4. An Addendum was prepared in accordance with the California  
20 Environmental Quality Act (“CEQA”) which was completed on September 22, 2010. The  
21 Addendum represents and discusses the refinements to the project and is considered an  
22 addition to the previous project environmental review documentation. A copy of the  
23 Addendum together with technical appendices and other supporting documentation has  
24 been provided to the Planning Commission for its review and consideration.

25 Section 5. Pursuant to Section 15164 of the CEQA Guidelines, and  
26 based on the evidence and oral and written testimony presented at all previous public  
27 hearings, and based on all of the information contained in the files of the Development  
28 Services Department (incorporated herein by this reference) on the Project, including the

1 DEIR and FEIR for the Project, and the Addendum to the EIR for the Project and  
2 including, but not limited to, the October 7, 2010, Planning Commission staff report, the  
3 Planning Commission finds that:

- 4 1. The EIR Addendum has been completed in compliance with CEQA;
- 5 2. The EIR Addendum reflects the lead agency's independent judgment  
6 and analysis with respect to the Revised Project;
- 7 3. None of the conditions described in CEQA Guidelines Section  
8 15162, which call for the preparation of a subsequent or supplemental EIR have  
9 occurred;
- 10 4. The EIR Addendum is appropriate since the revised project would  
11 not result in any additional significant impacts, nor would it increase the severity of  
12 previously anticipated impacts. Rather, all of the impacts associated with the revised  
13 project are within the envelope of impacts addressed in the certified EIR and/or do not  
14 constitute a new or greater significant impact. Thus, a supplemental or subsequent EIR  
15 is not required pursuant to Public Resources Code Section 21166, or California Code of  
16 Regulations, Title 14, Section 15162 or 15163, because none of the conditions described  
17 in Section 15162 calling for the preparation of a subsequent or supplemental EIR have  
18 occurred.

19 Section 6. Attached hereto and incorporated herein by this reference as  
20 Exhibit "A" are "CEQA Findings" which have been prepared in connection with the  
21 approval of the Revised Project and the Addendum. Said CEQA Findings made in this  
22 Resolution are based on the information and evidence set forth in DEIR, FEIR and the  
23 EIR Addendum, and upon such other substantial evidence (both oral and written) which  
24 has been presented in the record of the proceeding, including, but not limited to, that  
25 information received by the Planning Commission at the public hearing conducted on  
26 October 7, 2010. The DEIR, FEIR, and the EIR Addendum, staff reports, testimony,  
27 technical studies, appendices, plans, specifications, figures, exhibits, and other materials  
28 that constitute the record of proceedings on which this resolution is based are on file and

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1 available for public examination during normal business hours in the Department of  
2 Development Services, Planning Bureau, 333 West Ocean Boulevard, 5<sup>th</sup> Floor, Long  
3 Beach, CA 90802. The custodian of said records is the Director of Development  
4 Services.

5 Section 7. Decision.

6 A. The Planning Commission hereby approves and adopts the  
7 Addendum to the Final Environmental Impact Report for the revised project, which  
8 Addendum is incorporated herein by this reference; and

9 B. The Planning Commission hereby adopts the "CEQA Findings" as  
10 set forth in Exhibit "A" to this Resolution.

11 Section 8. This Resolution shall take effect immediately upon its  
12 adoption by the Planning Commission, and the Planning Commission Secretary shall  
13 certify to the vote adopting this resolution.

14  
15 I hereby certify that the foregoing resolution was adopted by the Planning  
16 Commission of the City of Long Beach at its meeting of October 7, 2010, by  
17 the following vote:

18 Ayes: Commissioners: Becky Blair, Charles Durnin, Alan Fox,  
19 Philip Saumur, Donita Van Horik

20  
21 Noes: Commissioners: \_\_\_\_\_  
22 \_\_\_\_\_

23 Absent: Commissioners: Melani Smith, Leslie Gentile  
24 \_\_\_\_\_  
25 \_\_\_\_\_

26 Dated: 10/7/10

27 Jill Griffiths  
28 Planning Commission Secretary

**EXHIBIT A**

**FINDINGS AND FACTS IN SUPPORT OF FINDINGS  
FOR THE COLORADO LAGOON RESTORATION PROJECT  
FINAL ENVIRONMENTAL IMPACT REPORT  
ADDENDUM**

**CITY OF LONG BEACH**

**(STATE CLEARINGHOUSE # 2007111034)**

## SECTION 1: INTRODUCTION

### Statutory Requirements for Findings

According to Section 21166 of CEQA and Section 15162 of State CEQA Guidelines, a subsequent EIR is not required for the proposed changes unless the City determines on the basis of substantial evidence that one or more of the following conditions are met:

1. Substantial changes are proposed in the project that require major revisions of the previous EIR due to involvement of new significant environmental effects or a substantial increase in severity of previously identified significant effects;
2. Substantial changes have occurred with respect to circumstances under which the project is undertaken that will require major revisions of the previous EIR due to involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
3. New information of substantial importance, which was not known and could not have been known with exercise of reasonable diligence at the time the previous EIR was certified, shows any of the following:
  - The project will have one or more significant effects not discussed in the previous EIR;
  - Significant effects previously examined will be substantially more severe than identified in the previous EIR;
  - Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponent declines to adopt the mitigation measures or alternatives; or
  - Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponent declines to adopt the mitigation measures or alternatives.

Under State CEQA Guidelines, Section 15163, if any of the conditions noted above are present but only minor additions or changes would be necessary to make the previous EIR adequate to apply to the project in the changed situation, a supplemental EIR may be prepared.

Section 15164 of State CEQA Guidelines states that an Addendum to an EIR shall be prepared "if some changes or additions are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred." Thus, if none of the above conditions are met, the City may not require preparation of a subsequent or supplemental EIR. Rather, the City can decide that no further environmental documentation is necessary or can require an Addendum be prepared. Therefore, the City finds that an Addendum to the previously certified Final EIR is appropriate. The rationale and the facts for this finding are provided in the body of this Addendum.

This Addendum reviews changes to the project and to existing conditions that have occurred since the 2008 EIR was certified and compares environmental effects of development of the revised project with those of the original project previously disclosed. It also reviews new information of substantial importance that was not known and could not have been known with exercise of reasonable diligence at the time the 2008 EIR was certified and evaluates whether there are new or more severe significant

environmental effects associated with changes in circumstances under which project development is being undertaken. It further examines whether, as a result of any changes or any new information, a subsequent or supplemental EIR may be required. This examination includes an analysis of provisions of Section 21166 of CEQA and Section 15162 of the State CEQA Guidelines and their applicability to the project.

### **Record of Proceedings**

For purposes of CEQA and the findings set forth herein, the record of proceedings for the City of Long Beach Planning Commission's decision on the proposed project consists of the following matters and documents for the certified 2008 EIR:

- Notice of Preparation, Notice of Availability, and Notice of Completion, which were issued by the City in conjunction with the proposed project (see the Final EIR for the Notice of Preparation, Notice of Availability, and Notice of Completion)
- The Final EIR, dated August 2008, which includes all written comments submitted by agencies or members of the public during the public comment period on the Draft EIR and responses to those comments and all of the documents referenced therein
- The Mitigation Monitoring and Reporting Program
- All findings, statements of overriding consideration, and resolutions adopted by the City in connection with the proposed project, and all documents cited or referred to therein
- All final reports, studies, memorandums, maps, correspondence, and all planning documents prepared by the City, or the consultants or responsible or trustee agencies, with respect to: (1) the City's compliance with CEQA; (2) development of the project site; or (3) the City's action on the proposed project
- All documents submitted to the City by agencies or members of the public in connection with development of the proposed project
- All documents compiled by the City in connection with the study of the proposed project and the alternatives
- The testimony and evidence presented at the public scoping meeting on November 14, 2007, the Colorado Lagoon Public Outreach Meeting on June 18, 2008, the Long Beach Parks and Recreation Commission Meeting on June 19, 2008, and the Long Beach Planning Commission Meeting on June 19, 2008.

On September 4, 2008, the Long Beach Planning Commission approved the proposed project, including the following actions:

1. Local Coastal Program Amendment to update the existing and proposed conditions at the Lagoon;
2. Zoning Code Amendment to refine the definition of "passive park";
3. California Coastal Development Permit for improvements in the Coastal Zone;
4. Local Coastal Development Permit for improvements in the local Coastal Zone;

5. Site Plan Review of proposed improvements;
6. Stormwater Pollution Prevention Plan (SWPPP);
7. Standard Urban Stormwater Mitigation Plan (SUSMP);
8. City Water Department Permit for the diversion of the sewer system;
9. Certification of the EIR;
10. Adoption of a Mitigation Monitoring and Reporting Program;
11. Adoption of Findings; and
12. Adoption of a Statement of Overriding Considerations.

On October 14, 2008, the Long Beach City Council held a public hearing and upheld the Planning Commission EIR certification pursuant to an appeal filed on the Commission action.

## **SECTION 2: COLORADO LAGOON RESTORATION PROJECT (PROPOSED PROJECT)**

### **Project Objectives**

The Lagoon Restoration Project is a comprehensive plan for enhancement of the Lagoon, which is owned and maintained by the City Department of Parks, Recreation, and Marine. The City is committed to preserving and improving the open space, recreational resource, and biodiversity that this area provides. The primary goals of the project are to: (1) create habitat that can successfully establish and support native plant and animal communities in the long term, (2) implement long-term water quality control measures, and (3) enhance the Lagoon's value as a recreational resource. The proposed project provides a framework to coordinate these various and potentially competing interests.

Specifically, the objectives of the proposed project are to:

- Reduce and treat storm and dry weather runoff to minimize contamination of water and sediment in the Lagoon.
- Improve water quality by increasing the Lagoon's circulation and enhancing the tidal connection with Marine Stadium.
- Improve water quality by removing contaminated sediments.
- Restore and maintain the estuarine habitats.
- Balance flood control, water quality, and the recreation demands of the Lagoon.
- Enhance public enjoyment of the Lagoon.

The project objectives listed above are intended to implement the following goals, objectives, and policies of the City's Open Space and Recreation Element of the General Plan and the Long Beach Department of Parks, Recreation, and Marine Strategic Plan:

- Develop well-managed, viable ecosystems that support the preservation and enhancement of natural and wildlife habitats (Open Space and Recreation Element, Goals/Objectives 1.1).
- Preserve, keep clean, and upgrade beaches, bluffs, water bodies and natural habitats (Open Space and Recreation Element, Goals/Objectives 1.2).
- Design and manage natural habitats to achieve environmental sustainability (Open Space and Recreation Element, Goals/Objectives 1.4).
- Promote the creation of new and reestablished natural habitats and ecological preserves, including wetlands, woodlands, native plant communities, and artificial reefs (Open Space and Recreation Element, Policy 1.1).
- Protect and improve the community's natural resources, amenities, and scenic values, including nature centers, beaches, bluffs, wetlands, and water bodies (Open Space and Recreation Element, Policy 1.2).
- Promote and assist with the remediation of contaminated sites (Open Space and Recreation Element, Policy 1.4).
- Restore Lagoon to serve as both a productive wetland habitat and recreational resource by reducing pollutant discharges into the water, increasing water circulation with Alamitos Bay, and/or restocking or planting appropriate biological species (Open Space and Recreation Element, Program 1.6).
- Maintain a sufficient quantity and quality of open space in the City to produce and manage natural resources (Open Space and Recreation Element, Goals/Objectives 2.1).
- Preserve, enhance, and manage open areas to sustain and support marine life habitats (Open Space and Recreation Element, Policy 2.4).
- Make all recreation resources environmentally friendly and socially and economically sustainable (Open Space and Recreation Element, Goals/Objectives 4.5).
- Establish lifetime use opportunities. Recreation programs and facilities will be designed to develop and serve a lifetime user through active, passive, and educational experiences (Department of Parks, Recreation, and Marine Strategic Plan, Strategy 9, page 62).
- The Department of Parks, Recreation, and Marine should be a steward for preserving the environmental, cultural, and historical resources in the City (Department of Parks, Recreation, and Marine Strategic Plan, Strategy 11, page 63).
- Support efforts to improve the water quality and cleanliness of City beach areas (Department of Parks, Recreation, and Marine Strategic Plan, Strategy 13, page 66).

### **Certified 2008 EIR Project Description**

The Colorado Lagoon (Lagoon) is an approximately 11.7-acre (ac) tidal water body that is connected to Alamitos Bay and the Pacific Ocean through an underground tidal culvert to Marine Stadium. The Lagoon serves three main functions: hosting estuarine habitat, providing public recreation (including swimming), and retaining and conveying storm water drainage. The deteriorated ecological health of the Lagoon has been established for the past several decades. The purpose of the proposed project is to restore the site's ecosystem, improve the estuarine habitat, provide enhanced recreation facilities, improve water and sediment quality, and manage storm water.

The proposed project would be implemented in two phases. Phase 1 includes improvements to the Lagoon through cleaning of the culvert and removal of structural impedances at the culvert (a near-term project component); dredging areas of the Lagoon; implementing storm drain upgrades; removal of the north parking lot, access road, and the restroom on the north shore of the Lagoon; recontouring side slopes; developing Bird Island; revegetating land areas; planting eelgrass in the Lagoon water body; and developing the walking trail and viewing platform at the Lagoon.

Phase 2 of the proposed project includes improvements to Marina Vista Park, including: the long-term project component of building an open channel between the Lagoon and Marine Stadium; constructing two roadway bridges spanning the open channel at East Colorado Street and East Eliot Street; demolishing and replacing two public restrooms in Marina Vista Park; reconfiguring the baseball and youth overlay soccer fields; and developing a walking trail on the eastern side of the open channel and vegetation buffers on both sides of the channel.

Once restored, the Lagoon will have improved water and sediment quality, which would enhance recreational opportunities at the Lagoon, potentially lead to a more diverse invertebrate and fish community, and increase the potential for the Lagoon to support a variety of plant and animal species. Additionally, the Colorado Lagoon Restoration project would provide a walking trail that extends through areas that currently provide no public access.

### **Proposed Project Changes**

Changes to the Colorado Lagoon Restoration Project addressed in the Addendum include:

- An increase in the maximum total dredge quantity from 30,000 cy to 72,000 cy, including dredging in the northern arm;
- Consideration of four optional dredge methods, including one dry and three wet methods;
- A change in the mode of transportation and disposal destination for dredge material, from trucking to a landfill in the Bakersfield area to trucking or barging to a disposal site at the Port of Long Beach (POLB);
- Requirement to use cleaner (reduced air pollutant emissions) “Tier 2” construction equipment for dredging Options 2, 3, and 4, and “Tier 1” construction equipment for Alternative 1;
- Five alternatives for connecting the Lagoon to Marine Stadium through Marina Vista Park, including a second culvert, an Eliot Street Alignment, an open channel with culverts rather than bridges at the street crossings, an expanded channel concept; with one bridge and one culvert, and an expanded channel concept with two bridges; and,
- Elimination of the bird island component.

Table A summarizes the differences between the project analyzed in the 2008 EIR and the revised project analyzed in the Addendum.

**Table A: Comparison of Differences Between the Certified 2008 EIR and the Addendum to the Certified 2008 EIR**

Project Analyzed in the Certified 2008 EIR	Project Analyzed in the Addendum to the Certified 2008 EIR	Change
Habitat and recreational improvements to Colorado lagoon, Marina Vista Park, and Marine Stadium composing 48.61 ac project area/park site.	Habitat and recreational improvements to Colorado Lagoon, Marina Vista Park, and Marine Stadium composing 48.61 ac project area/park site.	No
Clean culvert and remove tidal gates, sill, and other structural impedances.	The culvert was cleaned and the tidal gates, sill, and other structural impedances were removed in June 2010. Additional culvert cleaning may be required in the future (i.e., 5 years).	Yes. Initial culvert cleaning has been conducted, but additional cleaning may be required in the future (i.e., 5 years).
Build open channel between Lagoon and Marine Stadium.	There are five design alternatives, each having various configurations of underground culverts and an earthen open channel.	Yes; five design alternatives are now proposed for the connection between the Lagoon and Marine Stadium.
Remove contaminated sediment in the western arm (16,000 cy).	Remove contaminated sediment in the western arm (approximately 26,000 cy hazardous and 3,000 cy non-hazardous).	Yes; increase from 16,000 cy to 29,000 cy.
Removal of existing restroom structure along north side of the Lagoon.	Removal of existing restroom structure along north side of the Lagoon.	No
Two dredge methods; one wet and one dry.	There are three wet and one dry optional dredge methods.	Yes; additional optional dredge methods have been added.
Transportation of dredge sediment to the Bakersfield area.	Transportation of dredge sediment to the Port of Long Beach.	Yes; change in disposal destination.
Remove sediment in the central Lagoon (5,500 cy).	Remove sediment in the central Lagoon (approximately 8,000 cy hazardous and 1,000 cy non-hazardous).	Yes; increase from 5,500 cy to 9,000 cy.
N/A	Remove sediment in the northern Lagoon (approximately 10,000 cy hazardous and 24,000 cy non-hazardous).	Yes; sediment was not proposed to be removed from the northern arm in the certified 2008 EIR.
N/A	Use of Tier 2 construction equipment for dredging Options 2, 3, and 4, and Tier 1 construction equipment for Option 1	Yes; Tier 1 or Tier 2 equipment are now proposed for the project based on dredging option.
Storm drain upgrades.	Storm drain upgrades.	No

**Table A: Comparison of Differences Between the Certified 2008 EIR and the Addendum to the Certified 2008 EIR**

Project Analyzed in the Certified 2008 EIR	Project Analyzed in the Addendum to the Certified 2008 EIR	Change
Replace local hard drain outlets in the lagoon with a vegetated bioswale (2,500 cy).	Replace local hard drain outlets in the lagoon with a vegetated bioswale (2,500 cy).	No
Remove north parking lot access road and create side slope recontouring and revegetation.	Remove north parking lot access road and create side slope recontouring and revegetation.	No
Import and plant eelgrass in the Lagoon.	Import and plant eelgrass in the Lagoon.	No
Develop a bird island.	The bird island has been removed from the project.	Yes; bird island has been removed.
Construct walking trail around the Lagoon and open channel.	Construct walking trail around the Lagoon and open channel.	No
Reconfigure sports fields in Marina Vista Park.	Reconfigure sports fields in Marina Vista Park.	Yes; reconfiguration scenarios have changed with implementation of the five design alternatives for the connection between the Lagoon and Marine Stadium.
Implement trash management protocols.	Implement trash management protocols.	No
Implement bird management protocols.	Implement bird management protocols.	No
Modify sand nourishment practices.	Modify sand nourishment practices.	No
Construct two roadway bridges spanning the open channel at east Colorado Street and East Eliot Street. Demolish and replace two existing restroom structures. Construction of a walking trail along open channel.	<ul style="list-style-type: none"> <li>• Alternative 1: Parallel/second underground culvert               <ul style="list-style-type: none"> <li>○ Second underground culvert parallel to existing underground culvert;</li> <li>○ No bridges;</li> <li>○ No walking trail;</li> <li>○ Existing culvert left in place for use; and</li> <li>○ Demolish and replace two existing restroom structures.</li> </ul> </li> <li>• Alternative 2: EIR-conforming open channel               <ul style="list-style-type: none"> <li>○ Earthen open channel for entire connection between Colorado Lagoon and Marine Stadium;</li> <li>○ Two bridges constructed at Colorado Street and Eliot Street;</li> </ul> </li> </ul>	Yes; five alternative connections have been added.

**Table A: Comparison of Differences Between the Certified 2008 EIR and the Addendum to the Certified 2008 EIR**

Project Analyzed in the Certified 2008 EIR	Project Analyzed in the Addendum to the Certified 2008 EIR	Change
	<ul style="list-style-type: none"> <li>○ Walking trail constructed along eastern side of channel approximately 10 ft wide with a 3–5 ft fence;</li> <li>○ Most of existing culvert left in place for use; and</li> <li>○ Demolish and replace two existing restroom structures.</li> <li>• Alternative 3: Combination open channel and culverts               <ul style="list-style-type: none"> <li>○ Earthen open channel for part of connection between Colorado Lagoon and Marine Stadium;</li> <li>○ Two new shorter underground culvert sections, one at each end of open channel;</li> <li>○ No bridges;</li> <li>○ Walking trail constructed along eastern side of channel approximately 10 ft wide with a 3–5 ft fence;</li> <li>○ Existing culvert left in place for use; and</li> <li>○ Demolish and replace two existing restroom structures.</li> </ul> </li> <li>• Alternative 4: Combination open channel (maximum wetlands) and one culvert               <ul style="list-style-type: none"> <li>○ Earthen open channel for part of connection between Colorado Lagoon and Marine Stadium with the width of the channel section maximized for habitat potential;</li> <li>○ One new shorter underground culvert section;</li> <li>○ One bridge constructed at Eliot Street;</li> <li>○ Walking trail constructed along eastern side of channel approximately 10 ft wide with a 3–5 ft fence;</li> <li>○ Existing culvert demolished; and</li> </ul> </li> </ul>	

**Table A: Comparison of Differences Between the Certified 2008 EIR and the Addendum to the Certified 2008 EIR**

Project Analyzed in the Certified 2008 EIR	Project Analyzed in the Addendum to the Certified 2008 EIR	Change
	<ul style="list-style-type: none"> <li>○ Demolish and replace two existing restroom structures.</li> <li>• Alternative 4a: same as Alternative 4, but with two bridges.</li> </ul>	

**Evaluation of Environmental Impacts**

This Addendum compares anticipated environmental effects of the project as revised with those disclosed in the certified 2008 EIR to review whether any conditions set forth in Section 15162 of the State CEQA Guidelines requiring preparation of a subsequent or supplemental EIR are met. Potential environmental effects of the project are addressed for each of the following areas:

- Aesthetics;
- Air Quality;
- Biological Resources;
- Cultural and Paleontological Resources;
- Geology and Soils;
- Hazards and Hazardous Materials;
- Hydrology and Water Quality;
- Land Use;
- Noise;
- Public Services and Utilities;
- Recreation; and
- Transportation and Circulation.

Chapter 2.0 of the Addendum contains a description of the proposed project as revised. Chapter 3.0 contains analyses and explanations of potential environmental impacts of proposed revised project. The analyses provide the City with a basis for its determination that no subsequent or supplemental EIR will be required for the project.

**SECTION 3: FINDINGS OF THIS ADDENDUM**

The City is the Lead Agency for the proposed project. The City has determined that analyses of project environmental effects are best provided through use of an Addendum because none of the

conditions set forth in Public Resource Code Section 21166 or Section 15162 of the State CEQA Guidelines requiring preparation of a subsequent or supplemental EIR has been met.

1. There are no substantial changes to the project that would require major revisions of the certified 2008 EIR due to new significant environmental effects or a substantial increase in severity of impacts identified in the certified 2008 EIR;
2. No substantial changes have occurred in the circumstance under which the project is being undertaken that will require major revisions to the certified 2008 EIR to disclose new significant environmental effects or that would result in a substantial increase in severity of impacts identified in the certified 2008 EIR; and
3. There is no new information of substantial importance, which was not known at the time the 2008 EIR was certified, indicating that:
  - The project will have one or more significant effects not discussed in the certified 2008 EIR;
  - There are impacts that were determined to be significant in the certified 2008 EIR that would be substantially more severe;
  - There are additional mitigation measures or alternatives to the project that would substantially reduce one or more significant effects identified in the certified 2008 EIR; or
  - There are additional mitigation measures or alternatives that were rejected by the project proponent considerably different from those analyzed in the certified 2008 EIR that would substantially reduce any significant impact identified in that EIR.

The complete evaluation of potential environmental effects of the project, including rationale and facts supporting City findings, is contained in Chapter 3.0 of the Addendum.