

Appendix B5

Initial Study - Notice of Preparation - Scoping Period Public Comments



NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT & SCOPING MEETING

To:	All Interested Persons and Agencies	From:	Department of Community Development
Project Title:	1000 North La Brea Avenue Project	Date:	November 23, 2023
Lead Agency:	City of West Hollywood Community Development Department 8300 Santa Monica Boulevard West Hollywood, California 90069	Project Applicant:	1014 N. La Brea Owner, LLC 4700 Wilshire Boulevard, Los Angeles, California 90010

Pursuant to California Public Resources Code Section 21165, the City of West Hollywood is the Lead Agency responsible for preparing an Environmental Impact Report (EIR) addressing potential impacts associated with the development of the proposed 1000 North La Brea Avenue Project (proposed project).

Purpose of Notice of Preparation

Under the requirements of the California Environmental Quality Act (CEQA) and its Guidelines, the City, as the Lead Agency, must evaluate the potentially significant environmental effects of the proposed project. The City has determined that an EIR will be prepared to assess the proposed project's effects on the environment, identify significant impacts, and identify feasible mitigation measures to reduce or eliminate potentially significant environmental impacts. An analysis of alternatives to the proposed project will also be included in the Draft EIR, including the No Project Alternative. The purpose of this Notice of Preparation (NOP) is to inform reviewers of the City's intent to prepare an EIR and to provide an opportunity for interested agencies and persons to comment on the scope and content of the EIR.

Project Location

The project site is comprised of approximately 0.99 acres (43,316 square feet) located at 1000 through 1028 North La Brea Avenue, on the northwest corner of La Brea Avenue and Romaine Street in the City of West Hollywood. The project site consists of three contiguous parcels: Assessor Parcel Numbers (APNs) 5531-014-015, -016, and -017, currently developed with a concrete batch plant located at 1000 North La Brea Avenue owned and operated by CEMEX (i.e., the Hollywood Ready-Mix Concrete Plant). The concrete batch plant consists of a 634-square-foot office building, an industrial plant structure/machinery, water tanks, metal grating, and surface parking. Operation of the concrete batch plant includes the production and shipment of ready-mix concrete. The project site is also developed with an 11,906-sf warehouse building located at 1020 and 1028 North La Brea Avenue.

Project Description

The project involves the demolition of on-site buildings and structures and the removal of two mature trees for the construction and operation of a new 34-story (approximately 352-foot-tall) mixed-use residential and commercial building with 514 apartment units and 30,000 square feet of commercial/retail use on the ground floor. Apart from the 30,000-sf commercial/retail space, the ground floor would include an entry plaza open to the public, a café outdoor seating area, and a residential lobby with associated leasing office and mailroom. Floors two through six would consist of a parking garage with 521 parking spaces and 394 bicycle parking stalls for residents and their guests. The project would also provide an additional 153 parking spaces across two levels in a subterranean parking garage for the proposed commercial uses and for overflow residential parking. Vehicles would enter and exit the subterranean parking garage via driveway at the ground floor along North La Brea Avenue. Vehicles would enter and exit the aboveground parking garage via a driveway at the ground floor along Romaine Street. Floors seven through 34 would include the 514 apartment units, proposed as 128 affordable and workforce units and 386 market-rate units. In addition to apartment units, floor seven would include two outdoor gardens with programmed recreation and seating areas, as well as an indoor gathering area for residents within one of the gardens; floor 17 would include a fitness center, lounge/recreation room, and outdoor garden with seating areas; floor 18 would include additional amenity areas such as a yoga room, library, and outdoor swimming pool with a pool deck and firepit; and floor 19 would include an outdoor garden with seating areas. The rooftop would include an outdoor garden with seating areas, mechanical space including a photo-voltaic (PV) system, and a rooftop emergency helipad structure. These roof level improvements would exceed the finished 352-foot height of the building by an additional 25 feet. The project would also integrate seven billboards with varied dimensions throughout all facades of the building.

Potential Environmental Impacts

An Initial Study has been prepared for the project and is available on the City's Current and Historic Preservation Planning webpage. The Initial Study contains a description of the project, its location, and preliminary determinations of the environmental resource topics to be addressed in the EIR. As determined by the analysis in the Initial Study, the potential environmental effects of the proposed project to be addressed in the Draft EIR will include but may not be limited to the following: Aesthetics, Air Quality, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services, Transportation, Tribal Cultural Resources, and Utilities and Service Systems. These topics, together with other CEQA-mandated analyses including Alternatives, Cumulative Effects, and Growth Inducement, will be addressed in the EIR.

This NOP is being circulated pursuant to California Resources Code Section 21153(a) and CEQA Guidelines Section 15082. Public agencies and the public are invited to comment on the proposed scope and content of the environmental information to be included in the Draft EIR. A 30-day comment period is provided to return written comments to the City. All comments should be directed to the City at the following address:

Antonio Castillo, Senior Planner
Community Development Department
City of West Hollywood
8300 Santa Monica Boulevard
West Hollywood, California 90069-6216
E-mail: ACastillo@weho.org

Responses to this NOP should be sent at the earliest possible date, but not later than 30 days after issuance of this notice. **The response deadline is December 23, 2023.** This NOP and the Initial Study for the proposed project are available for review at the Community Development Department (8300 Santa Monica Boulevard, West Hollywood, California 90069), at West Hollywood Library (625 North San Vicente Boulevard, West Hollywood, California 90069), and on the City of West Hollywood website, www.weho.org.

Scoping Meeting

As part of the EIR scoping process, the City of West Hollywood will hold a virtual public scoping meeting on **Thursday, November 30, 2023, at 6:00 p.m. via Zoom** <https://us06web.zoom.us/j/87457527061> (Meeting ID: 874 5752 7061). The purpose of the scoping meeting is to share information regarding the proposed project and environmental review process and to receive comments regarding the scope and content of the environmental analysis to be addressed in the EIR.



NATIVE AMERICAN HERITAGE COMMISSION

December 1, 2023

Antonio Castillo
City of West Hollywood
8300 Santa Monica Boulevard
West Hollywood, CA 90069

Re: 2023110626, 1000 North La Brea Avenue Project, Los Angeles County

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Dear Mr. Castillo:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

[AB 52](#)

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

- 1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project:** Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:

 - a. A brief description of the project.
 - b. The lead agency contact information.
 - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
 - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).

- 2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report:** A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).

 - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).

- 3. Mandatory Topics of Consultation If Requested by a Tribe:** The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

 - a. Alternatives to the project.
 - b. Recommended mitigation measures.
 - c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).

- 4. Discretionary Topics of Consultation:** The following topics are discretionary topics of consultation:

 - a. Type of environmental review necessary.
 - b. Significance of the tribal cultural resources.
 - c. Significance of the project's impacts on tribal cultural resources.
 - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).

- 5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process:** With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).

- 6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document:** If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:

 - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
 - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

- 7. Conclusion of Consultation:** Consultation with a tribe shall be considered concluded when either of the following occurs:
- a.** The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - b.** A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).
- 8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document:** Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).
- 9. Required Consideration of Feasible Mitigation:** If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).
- 10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:**
- a.** Avoidance and preservation of the resources in place, including, but not limited to:
 - i.** Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii.** Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - b.** Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i.** Protecting the cultural character and integrity of the resource.
 - ii.** Protecting the traditional use of the resource.
 - iii.** Protecting the confidentiality of the resource.
 - c.** Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - d.** Protecting the resource. (Pub. Resource Code §21084.3 (b)).
 - e.** Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
 - f.** Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).
- 11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource:** An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
- a.** The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
 - b.** The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - c.** The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf.

Some of SB 18's provisions include:

1. **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>.

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (https://ohp.parks.ca.gov/?page_id=30331) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
 - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.

4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
 - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, § 15064.5(f) (CEQA Guidelines § 15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code § 7050.5, Public Resources Code § 5097.98, and Cal. Code Regs., tit. 14, § 15064.5, subdivisions (d) and (e) (CEQA Guidelines § 15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

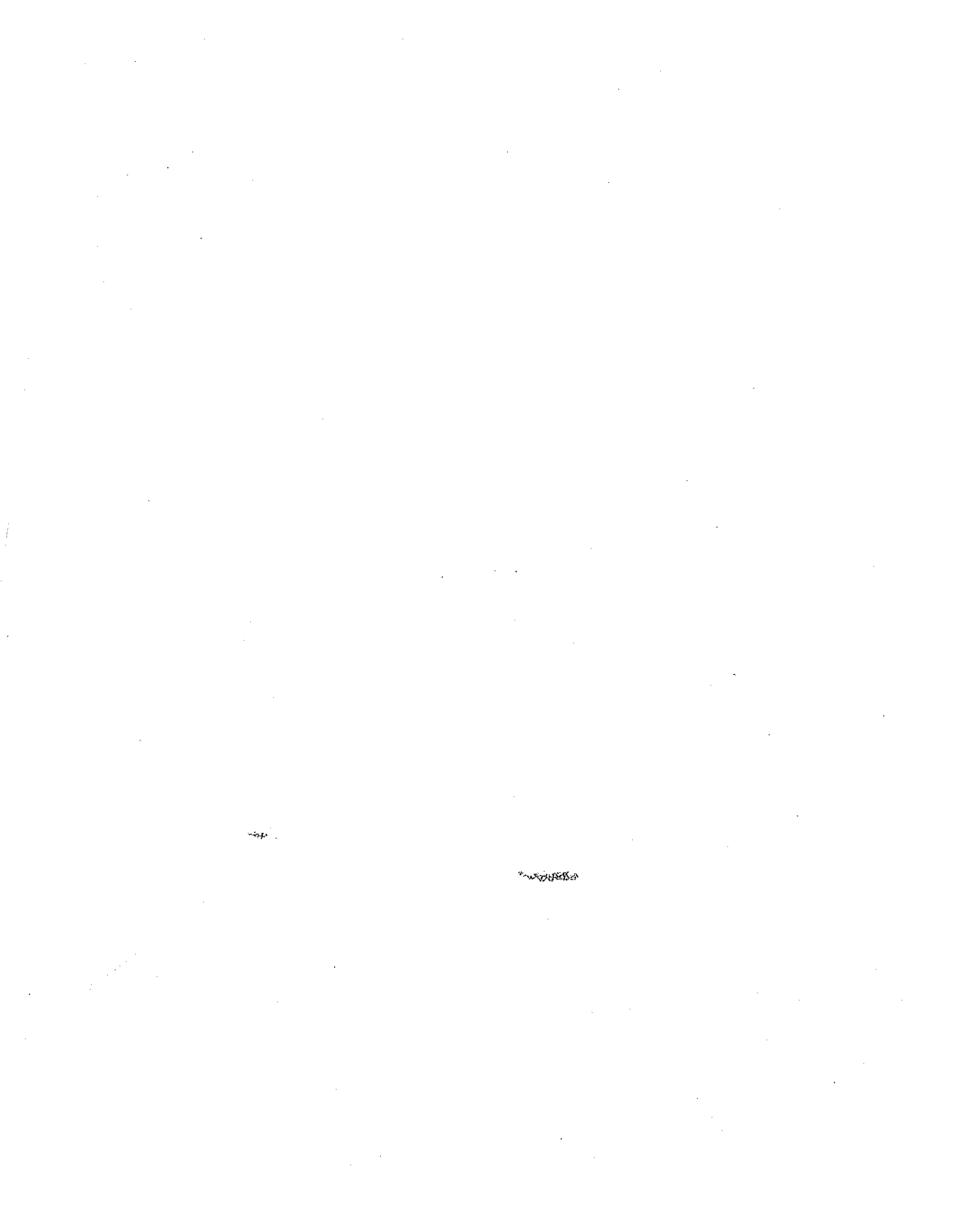
If you have any questions or need additional information, please contact me at my email address:
Andrew.Green@nahc.ca.gov.

Sincerely,



Andrew Green
Cultural Resources Analyst

cc: State Clearinghouse





December 14, 2023

Ref. DOC 7091505

VIA EMAIL ACastillo@weho.org

Mr. Antonio Castillo, Senior Planner
Community Development Department
City of West Hollywood
8300 Santa Monica Boulevard
West Hollywood, CA 90069

Dear Mr. Castillo:

NOP Response to 1000 North La Brea Avenue Project

The Los Angeles County Sanitation Districts (Districts) received a Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the subject project located in the City of West Hollywood on November 27, 2023. The proposed project is located within the jurisdictional boundaries of District No. 4. We offer the following comments regarding sewerage service:

1. The wastewater flow originating from the proposed project will discharge directly to the Districts' La Brea Avenue Trunk Sewer, located in North La Brea Avenue north of Romaine Street. The Districts' 12-inch diameter trunk sewer has a capacity of 2.7 million gallons per day (mgd) and conveyed a peak flow of 0.2 mgd when last measured in 2019. A 6-inch diameter or smaller direct connection to a Districts' trunk sewer requires a Trunk Sewer Connection Permit issued by the Districts. An 8-inch diameter or larger direct connection to a Districts' trunk sewer requires submittal of Sewer Plans for review and approval by the Districts. For additional information, please contact the Districts' Engineering Counter at engineeringcounter@lacsd.org or (562) 908-4288, extension 1205.
2. The expected increase in average wastewater flow from the project, described in the NOP as 514 apartment units and 30,000 square feet of retail, is 59,096 gallons per day, after all structures on the project site are demolished. For a copy of the Districts' average wastewater generation factors, go to www.lacsd.org, under Services, then Wastewater Program and Permits and select Will Serve Program, and click on the [Table 1, Loadings for Each Class of Land Use](#) link.
3. Wastewater generated by the proposed project will be treated by the City of Los Angeles Hyperion Treatment System. Questions regarding sewerage service for the proposed project should also be directed to the City of Los Angeles' Department of Public Works.
4. The Districts are empowered by the California Health and Safety Code to charge a fee to connect facilities (directly or indirectly) to the Districts' Sewerage System or to increase the strength or quantity of wastewater discharged from connected facilities. This connection fee is used by the Districts for its capital facilities. Payment of a connection fee may be required before this project is permitted to discharge to the Districts' Sewerage System. For more information and a copy of the Connection Fee Information Sheet, go to www.lacsd.org, under Services, then Wastewater (Sewage) and select Rates & Fees. In determining the impact to the Sewerage System and applicable connection fees, the Districts will determine the user

category (e.g. Condominium, Single Family Home, etc.) that best represents the actual or anticipated use of the parcel(s) or facilities on the parcel(s) in the development. For more specific information regarding the connection fee application procedure and fees, please contact the Districts' Wastewater Fee Public Counter at (562) 908-4288, extension 2727.

5. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CAA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service but is to advise the City that the Districts intend to provide this service up to the levels that are legally permitted and to inform the City of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2742, or phorsley@lacs.org.

Very truly yours,

Patricia Horsley

Patricia Horsley
Environmental Planner
Facilities Planning Department

PLH:plh

cc: A. Schmidt
A. Howard



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Meredith Williams, Ph.D., Director
8800 Cal Center Drive
Sacramento, California 95826-3200



Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

December 20, 2023

Antonio Castillo
Senior Planner
City of West Hollywood
8300 Santa Monica Boulevard
West Hollywood, CA 90069
ACastillo@weho.org

RE: NOTICE OF PREPARATION (NOP) OF A DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) FOR 1000 NORTH LA BREA AVENUE DATED NOVEMBER 22, 2023 STATE CLEARINGHOUSE # [2023110626](#)

Dear Antonio Castillo,

The Department of Toxic Substances Control (DTSC) received a NOP of a DEIR for the 1000 North La Brea Avenue project. The project involves the demolition of an existing concrete batch plant and warehouse building for the construction and operation of a new 34-story (approximately 352-foot-tall) mixed-use residential and commercial building with 514 apartment units and 30,000 square feet of commercial/retail use on the ground floor. The ground floor would include an entry plaza open to the public, a café outdoor seating area, and other residential amenities. The project would provide seven floors of parking, including two subterranean floors, totaling 674 parking spaces. Other amenities include outdoor gardens, a fitness center, recreation rooms, a library, an outdoor swimming pool, and a firepit. The rooftop will also include a photo-voltaic system

and an emergency helipad structure. These roof level improvements would exceed the finished 352-foot height of the building by an additional 25 feet. The project would also integrate seven billboards with varied dimensions throughout all facades of the building. Based on our Project review, DTSC requests consideration of the following comments.

1. Due to the historic occupancies of the site (including a used car lot), existing uses of the site (i.e., concrete batch plant), historic and current land uses of adjoining properties (i.e., auto service shop, machine shops, plastic manufacturers, dry cleaners), DTSC recommends this project enter into DTSC's Standard Voluntary Agreement (SVA) program so that a proper evaluation of the Project can be reviewed by designated DTSC technical staff. The [FLUXX portal link](#) is provided and the page also has a link to the [Fluxx User Guide](#) that can help you navigate the system. You will need to create a new profile and once in the system, click "Start a Request for Lead Agency Oversight Application." DTSC recommends that once the SVA is signed, a Preliminary Endangerment Assessment Report (PEA Report) be submitted for DTSC review. The PEA Report shall summarize all existing data and provide an evaluation of the possible risk to current and future users of the site.

If you have any questions about the application portal, please contact the DTSC Brownfield Coordinator [Gregory Shaffer](#) or contact the [Application Portal Inbox](#).

2. If buildings or other structures are to be demolished on any project sites included in the proposed project, surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition, and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with DTSC's 2006 [Interim](#)

[Guidance Evaluation of School Sites with Potential Contamination from Lead Based Paint, Termiticides, and Electrical Transformers.](#)

3. DTSC recommends that all imported soil and fill material should be tested to ensure any contaminants of concern are within approved screening levels for the intended land use. To minimize the possibility of introducing contaminated soil and fill material there should be documentation of the origins of the soil or fill material and, if applicable, sampling be conducted to ensure that the imported soil and fill material meets screening levels for the intended land use. The soil sampling should include analysis based on the source of the fill and knowledge of the prior land use.

DTSC appreciates the opportunity to comment on the 1000 North La Brea Avenue project. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like any clarification on DTSC's comments, please respond to this letter or via [email](#) for additional guidance.

Sincerely,



Tamara Purvis
Associate Environmental Planner
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control

cc: (via email)

Governor's Office of Planning and
Research State Clearinghouse
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Department of Toxic Substances Control
Scott.Wiley@dtsc.ca.gov



December 22, 2023

Antonio Castillo, Senior Planner
Community Development Department
City of West Hollywood
8300 Santa Monica Boulevard
West Hollywood, California 90069-6216
acastillo@weho.org

RE: Notice of Preparation of a Draft Environmental Impact Report – 1000 North La Brea Avenue Project

Dear Antonio Castillo:

The City of Beverly Hills extends its appreciation for the opportunity to comment on the Notice of Preparation and outline its expectations and concerns regarding the forthcoming development of the Environmental Impact Report for the 1000 North La Brea Project.

Crucially, the Project should embody the high quality of life that West Hollywood and neighboring communities, like Beverly Hills, regard as a standard. Considering its significant mass and scale, the Project must complement the broader regional context—visually and operationally. That said, the City wishes to emphasize several fundamental factors that should guide the development of the EIR:

Aesthetics—While Senate Bill 743 does not consider aesthetics as a significant environmental impact (PRC Section 21099[d][1]), the EIR must adhere to CEQA's fundamental principles. The aesthetic identity of our region holds immense value. The City insists that the EIR diligently integrate comprehensive visual simulations as an integral component of its analysis. These simulations should vividly illustrate the potential effects of the Project on scenic vistas, specifically those encompassing the iconic Los Angeles Basin, not only within West Hollywood but also in neighboring communities, such as Beverly Hills. Specific viewpoints from Beverly Hills' residential neighborhoods and public parks, such as Greystone Mansions and Gardens, should be included.

Billboards—The Project's unique billboard proposal requires a distinct and thorough examination to evaluate the potential visual impact on the region's character and advertising landscape. The City seeks clarity on how these billboards will influence the immediate surroundings and, critically, the explicit methodology employed in determining their visual effects. Evaluation of the

billboards should offer diverse viewpoints, including those of neighboring communities such as Beverly Hills.

Traffic and Infrastructure—Traffic is a shared concern that affects the daily lives of those across the region. Recognizing that significant developments—like the Project—can place added demands on local infrastructure, the City encourages the EIR to consider and recommend necessary upgrades or transportation improvements. In addition to analyzing the Project’s immediate impact, the EIR should also contemplate the potential regional implications of increased traffic resulting from the Project. This entails analyzing any spillover effects on neighboring communities, including Beverly Hills. Beyond traffic considerations, the EIR should examine the impact on other infrastructure and public services, including water supply, sewage systems, and emergency services. The City stresses the importance of recommendations to address any increased demands or potential spillover effects.

Public Participation—The Project's scale and potential regional impacts warrant extensive public engagement. Maintaining a focus on active public involvement should remain a central aspect of the Project’s development. The Project's potential effects on traffic, aesthetics, and quality of life may resonate with residents and businesses in the Beverly Hills community. Therefore, the City reiterates the importance of meaningful, robust public participation to gather intelligence from all stakeholders.

Should you have any questions regarding this letter, please contact Patrick Achis, Associate Planner at 310-285-1129 or pachis@beverlyhills.org.

Sincerely,
Patrick Achis, Associate Planner
City of Beverly Hills
455 North Rexford Drive
Beverly Hills, CA 90210

cc:
Michael Forbes, Director of Community Development, City of Beverly Hills



GAVIN NEWSOM, Governor
Making Conservation
a California Way of Life

DEPARTMENT OF TRANSPORTATION

DISTRICT 7
100 S. MAIN STREET, MS 16
LOS ANGELES, CA 90012
PHONE (213) 266-3562
FAX (213) 897-1337
TTY 711
www.dot.ca.gov

December 22, 2023

Antonio Castillo
City of West Hollywood
8300 Santa Monica Blvd
West Hollywood, CA 90069

RE: 1000 North La Brea Ave Project –
Notice of Preparation (NOP)
Vic. LA-2/10.61, US-101/12.74
SCH # 2023110626
GTS # 07-LA-2023-04385

Dear Antonio Castillo:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above-referenced project. The project involves the demolition of an existing concrete batch plant and warehouse building for the construction and operation of a new 34-story (approximately 352-foot-tall) mixed-use residential and commercial building with 514 apartment units and 30,000 square feet of commercial/retail use on the ground floor. The ground floor would include an entry plaza open to the public, a café outdoor seating area, and other residential amenities. The project would provide seven floors of parking, including two subterranean floors, totaling 674 parking spaces. Other amenities include outdoor gardens, a fitness center, recreation rooms, a library, an outdoor swimming pool, and a firepit. The rooftop will also include a photo-voltaic system and an emergency helipad structure. These roof level improvements would exceed the finished 352-foot height of the building by an additional 25 feet. The project would also integrate seven billboards with varied dimensions throughout all facades of the building. The City of West Hollywood is the Lead Agency under the California Environmental Quality Act (CEQA).

The nearest state facilities are the SR-2 and the US-101. After reviewing the NOP, Caltrans has the following comments:

- According to the Initial Study, a transportation analysis will be prepared to analyze the impacts of the project based on the City's impact criteria since the Vehicle Miles Traveled (VMT) generated by the proposed project have potential to increase traffic levels at the intersections that contribute to cumulative traffic increases. Caltrans expects that the transportation impacts will be analyzed further in an Environmental Impact Report (EIR).
- Caltrans recommends the following during the construction period:

"Provide a safe and reliable transportation network that serves all people and respects the environment."

- Work with Caltrans Office of Permits, Multi-Modal Unit, for a designated truck route for construction trucks to transport construction equipment to and from the construction sites.
- Construction vehicles/equipment should use alternative routes to avoid congested state facilities, especially during peak hours.
- Cover construction trucks with tarpaulin to avoid debris spillage onto State facilities.
- Caltrans requests to include a Construction Management Plan (CMP) with traffic handling plans in the Draft Environmental Impact Report and consider handicapped wheelchair users and pedestrians who use the sidewalk at the entry ramp.

As a reminder, any transportation of heavy construction equipment and/or materials that requires the use of oversized transport vehicles on State Highways will need a Caltrans transportation permit. Caltrans recommends that the Project limit construction traffic to off-peak periods to minimize the potential impact on State facilities. If construction traffic is expected to cause issues on any State facilities, please submit a construction traffic control plan detailing these issues for Caltrans' review.

Caltrans looks forward to reviewing the forthcoming EIR. If you have any questions, please feel free to contact Jaden Oloresisimo, the project coordinator, at Jaden.Oloresisimo@dot.ca.gov and refer to GTS # 07-LA-2023-04385.

Sincerely,

Frances Duong

Frances Duong
LDR/CEQA Branch Chief (Acting)

cc: State Clearinghouse

12/22/2023

Antonio Castillo, Senior Planner
Community Development Department
City of West Hollywood
8300 Santa Monica Boulevard
West Hollywood, CA 90069-6216
E-mail: ACastillo@weho.org

RE: NOP Comments for 1000 North La Brea Avenue Project

Dear Mr. Castillo,

On behalf of The Coalition for Responsible Equitable Economic Development ("CREED LA") thank you for the opportunity to provide comments on the Notice of Preparation (NOP) for environmental review of the 1000 North La Brea Avenue Project (the "Project"). The project involves the demolition of on-site buildings and structures and the removal of two mature trees for the construction and operation of a new 34-story building with 514 apartment units and 30,000 square feet of commercial/retail use on the ground floor.

The goal of an EIR is to provide decisionmakers and the public with detailed information about the effects of a proposed project on the environment, how significant impacts will be minimized and alternatives to the project (Pub. Res. Code § 21002.2). We, therefore, respectfully request a complete analysis of all identified impacts, imposition of all feasible mitigation and study of a reasonable range of alternatives. In addition, we wish to provide the following comments:

1. The DEIR should follow South Coast AQMD's suggestion that a mobile source health risk assessment be performed if a project includes diesel-fueled vehicular trips. Every effort should also be made to ensure that public health impacts are studied, quantified, and fully mitigated. We must not ignore the unjust consequences of toxic pollution on surrounding communities and workers.
2. To determine the significance of the Project's GHG, we urge the City to adopt quantitative thresholds that embody climate change's existential threat to humankind and provide detailed discussion on the Applicant's plan to offset the Project's GHG emissions. We can always do more to slow down global warming.

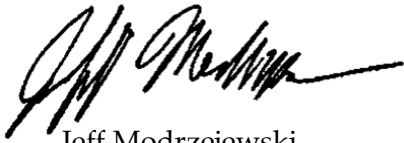
3. We request that the City make every effort to mitigate all impacts to the fullest extent feasible. A Statement of Overriding Considerations should be considered only after ALL feasible mitigation measures are included in the MMRP.

4. The DEIR should analyze reasonable Alternatives that include less parking, and address potential air quality, GHG and traffic impacts associated with the excess parking.

5. We request that the City Provide all sources and referenced materials when the DEIR is made available.

Once again, thank you for the opportunity to submit our comments. We look forward to reviewing and commenting on subsequent environmental review documents when these documents are released for public review.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Modrzejewski", with a long horizontal flourish extending to the right.

Jeff Modrzejewski
Executive Director

Antonio Castillo

From: rap@rebop.com
Sent: Thursday, January 4, 2024 6:39 AM
To: Antonio Castillo
Subject: 1000 N. La Brea proposed development

[You don't often get email from rap@rebop.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION - EXTERNAL SENDER. Please do not click links or open attachments unless you recognize the source of this email and know the content is safe.

Dear Mr. Castillo:

I heartily oppose this proposed development - we need a cement processing facility in the area more than we need a ridiculous 34 story apartment complex.

1.) Despite the new law regarding mandatory parking spaces or the lack thereof, this developer NEEDS to provide at least ONE (1) parking space per bedroom of every single apartment. The neighborhood cannot handle any increased influx of on-street parking.

2.) What about our water situation - or rather, the lack thereof city, county and statewide? Whatever size of development if authorized, they absolutely need to build in grey water filtration and re-use for every apartment as well as the building. Why is it Cedars Sinai is the only business that has repiped to responsibly and sustainably reuse water to the savings of 5,000,000 gallons of fresh water per year?

3.) And what about traffic mitigation? Please, no development in the city is seriously addressing the effects the massive increase in population and automobiles (see the TVC2050 fiasco as well as the many other rapidly approved developments in process along Beverly Boulevard at the moment.)

4.) 34 stories is too high for that corridor.

5.) How much water will they have to pump from the water table during construction over - 3-5 years? The water table can't take much more depletion. All our established trees will die with the next long-term drought (which we all know will be following these lovely years of rain.) The "de-watering" process during construction is thoughtless and a huge waste and I hate to think, considering the breadth of this table and the construction under way everywhere, the long term effect it will have on the city, what nature is left in the city, and stability of the ground over it. (The land over the Ogallala Aquifer in the center of the country has dropped nearly a foot in places because of over-pumping.)

6.) I believe these developers do the current taxpayers a great disservice by taking advantage of relaxed building code and laws to build substandard apartments that, when finished, will be renting for \$4,000 - \$9,000 per one bedroom unit.

NO, NO, NO, NO, NO. Reasonable, responsible development, yes, but not his.

Sincerely,

Ruth Peebles

142 South Kilkea Drive
Los Angeles, CA 90048

Antonio Castillo

From: Alexander Igonon <ignon@earthlink.net>
Sent: Thursday, January 4, 2024 9:09 AM
To: Antonio Castillo
Subject: 1000 N. La Brea

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Dear Mr. Castillo,

A 34 story "mixed use" building at 1000 N. La Brea is a completely asinine proposal. West Hollywood and particularly that area is a traffic nightmare as it is. We do not need another high rise building. If anything we need open space. Greed is overtaking all aspects of life. A 34 story building would be just another glaring example of suicide by stupidity and avarice. Do we want to be another Beijing? You, as controller, can see to it that another example of still born maximum use architecture and overpopulation does not choke us out completely. Unless of course your palms are being greased by developers like so many city councils.

Sincerely, Alexander Igonon

Antonio Castillo

From: Maggie Christie <maggiopup13@earthlink.net>
Sent: Thursday, January 4, 2024 10:42 AM
To: Antonio Castillo
Subject: 1000 N La Brea Ave Proposal

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Hello Mr. Castillo,

Re the new proposal for 1000 N La Brea. 521 parking spaces are not sufficient for this development, please increase to at least 1,000. The West Hollywood area is already a problem with parking. 394 bicycle stalls are totally too many and will remain empty, guaranteed!

Maggie Christie
835 North Stanley Ave
Los Angeles, CA 90046



ANTHONY C. MARRONE
FIRE CHIEF
FORESTER & FIRE WARDEN

*"Proud Protectors of Life,
the Environment, and Property"*

COUNTY OF LOS ANGELES FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 881-2401
www.fire.lacounty.gov



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January 4, 2024

Antonio Castillo
8300 Santa Monica Blvd.
West Hollywood, CA 90069

Dear Mr. Castillo:

THE NOTICE OF PREPARATION, "1000 NORTH LA BREA PROJECT" PROPOSES THE DEVELOPMENT OF AN AREA WHICH CONSISTS OF APPROXIMATELY 0.99 ACRES. THE PROJECT INVOLVES THE DEMOLITION AND CONSTRUCTION OF A MIXED-USE RESIDENTIAL AND COMMERCIAL BUILDING AND PARKING SPACES, CITY OF WEST HOLLYWOOD, FFER2023006358

The Notice of Preparation reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department.

The following are their comments:

PLANNING DIVISION:

Fire protection serving the area appears to be adequate for the existing development/land use; however, each additional development creates greater demands on existing resources

For any questions regarding this response, please contact Kien Chin, at (323) 881-2404 or Kien.Chin@fire.lacounty.gov.

LAND DEVELOPMENT UNIT:

The development of this project Shall comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows and fire hydrants.

Every building constructed shall be accessible to Fire Department apparatus by way of access roadways, with an all-weather surface of not less than 28 feet in width. The roadway shall be extended to within 150 feet of all portions of the exterior walls when measured by an unobstructed route around the exterior of the building. The roadway shall provide approved signs and/or stripping stating "NO PARKING - FIRE LANE" and shall be maintained in accordance with the County of Los Angeles Fire Code.

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS	CARSON	EL MONTE	INGLEWOOD	LAWNDALE	PICO RIVERA	SIGNAL HILL
ARTESIA	CERRITOS	GARDENA	IRWINDALE	LOMITA	POMONA	SOUTH EL MONTE
AZUSA	CLAREMONT	GLENDORA	LA CANADA-FLINTRIDGE	LYNWOOD	RANCHO PALOS VERDES	SOUTH GATE
BALDWIN PARK	COMMERCE	HAWAIIAN GARDENS	LA HABRA	MALIBU	ROLLING HILLS	TEMPLE CITY
BELL	COVINA	HAWTHORNE	LA MIRADA	MAYWOOD	ROLLING HILLS ESTATES	VERNON
BELL GARDENS	CUDAHY	HERMOSA BEACH	LA PUENTE	NORWALK	ROSEMEAD	WALNUT
BELLFLOWER	DIAMOND BAR	HIDDEN HILLS	LAKEWOOD	PALMDALE	SAN DIMAS	WEST HOLLYWOOD
BRADBURY	DUARTE	HUNTINGTON PARK	LANCASTER	PALOS VERDES ESTATES	SANTA CLARITA	WESTLAKE VILLAGE
CALABASAS		INDUSTRY		PARAMOUNT		WHITTIER

Every building constructed shall provide an adequate water supply for fire protection purposes. The fire hydrant spacing shall be 300 feet with a fire flow requirements of TBD gpm at 20 psi residual pressure for TBD hours (actual Fire Flow will be calculated upon formal submittal to the County of Los Angeles Fire Department Fire Prevention Division. An approved fire sprinkler system in the proposed building in compliance with applicable codes and regulations will qualify for a fire flow reduction as outlined Table B105.1 of the County of Los Angeles Fire Code.

Specific fire and life safety requirements for the construction phase will be addressed at the Fire Department building plan check review. There will be additional fire and life safety requirements during this time.

The County of Los Angeles Fire Department, Land Development Unit appreciates the opportunity to comment on this project. Should any questions arise, please contact Nancy Rodeheffer at (323) 890-4243 or Nancy.rodeheffer@fire.lacounty.gov.

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

The statutory responsibilities of the County of Los Angeles Fire Department, Forestry Division include erosion control, watershed management, rare and endangered species, brush clearance, vegetation management, fuel modification for Fire Hazard Severity Zones, archeological and cultural resources, and the County Oak Tree Ordinance. Potential impacts in these areas should be addressed.

The County of Los Angeles Fire Department, Forestry Division has no objection to the proposed project.


For any questions regarding this response, please contact Forestry Assistant, Terrence Duldulao at (818) 890-5719.

HEALTH HAZARDOUS MATERIALS DIVISION:

The Health Hazardous Materials Division (HHMD) of the Los Angeles County Fire Department has no comments or requirements for the project at this time. HHMD will likely provide comments after review of the pending EIR.

Please contact HHMD Hazardous Materials Specialist III, Jennifer Levenson at (323) 890-4114 or Jennifer.Levenson@fire.lacounty.gov if you have any questions.

Very truly yours,



RONALD M. DURBIN, CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

RMD:pg

Vanessa Villanueva

Subject: FW: [EXT] FW: 1000 N LaBrea Project

-----Original Message-----

From: Vaughan Rider <bearrider@roadrunner.com>

Sent: Thursday, January 11, 2024 1:53 PM

To: Antonio Castillo <ACastillo@weho.org>; Vaughan Rider <bearrider@roadrunner.com>

Subject: 1000 N LaBrea Project

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Hello Antonio,

A pleasure talking to you.

This project at 34 stories seems totally out of scale with our neighborhood.

Development is good, and affordable housing is good, but at what price to our surrounding neighborhood.

As a property owner here for 37 years, I think we can come up with a far better version of this project.

Please keep me informed as this project moves forward.

Thanks

Vaughan Rider

1157 Poinsettia Drive

West Hollywood, CA 90046

323-833-6084

bearrider@roadrunner.com

Sent from my iPhone

E-mail correspondence with the City of West Hollywood (including any attachment) is a public record under the California Public Records Act, which may be subject to public disclosure under the Act.

Antonio Castillo

From: Lynn Hoopingarner <Lynn@hoopingarner.org>
Sent: Friday, January 12, 2024 11:10 PM
To: Antonio Castillo
Subject: 1000 N. LaBrea

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Hi Tony,

Please include this in the scoping materials for the DEIR.

I would request that one of the alternatives considered is one that is consistent with the existing zoning and city codes.

Thank you.

Lynn M. Hoopingarner
310.652.5678

Antonio Castillo

From: barri clark <barrilimpus@yahoo.com>
Sent: Saturday, January 13, 2024 12:08 PM
To: Antonio Castillo
Subject: 1000 North La Brea Ave

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Hello:
Structure is too tall and also ugly.
Barri Clark
Willoughby Ave and Citrus.