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**APPENDIX A**  
**INITIAL STUDY**



# Notice of Preparation

ORIGINAL FILED

AUG 09 2007

**From:** City of West Hollywood  
Community Development Department  
8300 Santa Monica Boulevard  
West Hollywood, CA 90069

LOS ANGELES, COUNTY CLERK

**Subject:** Notice of Preparation (NOP) of a Draft Environmental Impact Report (EIR) for the Formosa Specific Plan Project

**Project Title:** Formosa Specific Plan Project

## Purpose of Notice of Preparation

The City of West Hollywood (City) will be the Lead Agency pursuant to the California Environmental Quality Act (CEQA) and will prepare an EIR for the project identified below. The City needs to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. To the extent that your agency has authority to issue permits or take other actions related to the project, your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

Due to the time limits mandated by state law, your response to this NOP should be sent at the earliest possible date, **but not later than 30 days** after issuance of this notice, on September 7, 2007.

Please send your response to David DeGrazia, Senior Planner, at the address shown above. The City will need the name of a contact person in your agency.

As part of the EIR scoping process, the City of West Hollywood will hold a public scoping meeting on Wednesday, August 14, 2007, from 6:30 p.m. to 8:00 p.m., at Plummer Park Community Center, located at 7377 Santa Monica Boulevard in West Hollywood.

## Project Location:

The 1.3-acre project site is located at 7141 – 7155 Santa Monica Boulevard and 1107 – 1171 Detroit Street in the City of West Hollywood, Los Angeles County. The site is bound by Formosa Avenue to the west, Santa Monica Boulevard to the south, Detroit Street to the east, and residential uses to the north.

## Project Description:

The proposed project involves the redevelopment of an approximately 1.3-acre site located at 7141 - 7155 Santa Monica Boulevard and 1107 - 1171 Detroit Street in the City of West Hollywood with up to 140 residential units and approximately 9,017 square feet of retail/commercial uses. Demolition of six industrial and commercial buildings currently on the site (39,500 total square feet) and asphalt parking lots would be required to allow for development of the proposed project.

The proposed residential and commercial components would include a mix of retail/restaurant and residential uses on the ground floor and the remaining residential units above. The proposed project would be a maximum of six stories above grade (a maximum of 72 feet in height plus architectural features) and would have a maximum floor area of 158,466 square feet (3:1 floor-to-area ratio).

Approximately 22 of the residential units would be studio units, 80 units would be one-bedroom units, 10 units would be one-bedroom plus den units, and 28 units would be two-bedroom units. The proposed project would provide a mix of market-rate and affordable units. The proposed project would provide approximately 28,324 square feet of private (balconies) and common open spaces. Common residential amenities on the second floor would include a spa, swimming pool, landscaped plaza, and clubhouse. Rooftop terraces would also be provided on the fourth and sixth floor levels. A public plaza would be provided on the ground floor that would be available for use by residents and patrons of the retail and restaurant uses.

The proposed project includes a total of 215 parking spaces with 161 of those spaces in a one-level subterranean parking lot reserved for the residential uses and 44 spaces reserved for the retail component. Ten spaces would be located in private residential garages at grade. Vehicular access is proposed along Formosa Avenue and Detroit Street. Vehicular ingress and egress to the subterranean residential only parking area would be located off of Detroit Street. Ingress and egress to the retail parking and private residential garages would be located off of Formosa Avenue.

The site is currently zoned CC (Community Commercial). The CC Zone limits building heights to a maximum of 35 feet and 3 stories with an additional 10 feet for mixed-use projects for a total allowable height of 45 feet. The site currently has a General Plan Land Use designation of Commercial. The General Plan limits floor area on the subject site to a maximum of 2:1 and building height to a maximum of 35 feet and 3 stories. The City and state permit certain density bonuses for the provision of affordable and senior housing. As such, the applicant has developed a specific plan, adoption of which would be required to permit greater height and density, reduced parking requirements, and reduced open space requirements than permitted by City regulations. A Conditional Use Permit (CUP) may be required depending on the type of retail/restaurant uses proposed.

**Potential Environmental Effects of the Proposed Project:**

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
- Hazards and Hazardous Materials
- Land Use and Planning
- Noise
- Public Services and Utilities
- Transportation/Traffic
- Cumulative Impacts
- Growth Inducing Impacts

Date: 8-9-2007

Signature: 

# **City of West Hollywood**

## **Formosa Specific Plan Project**

### **CEQA Initial Study**

- 1. Project Title:** Formosa Specific Plan Project
- 2. Lead Agency:** City of West Hollywood  
8300 Santa Monica Boulevard  
West Hollywood, CA 90069
- 3. Contact Person:** David DeGrazia, Senior Planner  
Phone: (323) 848-6844  
Email: [ddegrazia@weho.org](mailto:ddegrazia@weho.org)
- 4. Project Location:** 7141 - 7155 Santa Monica Boulevard  
and 1107 - 1117 Detroit Street  
West Hollywood, Los Angeles County
- 5. Project Sponsor's Name and Address:** Formosa Partners, LP  
5847 San Felipe, Suite 3600  
Houston, TX 77057  
Phone: (713) 267-2100
- 6. General Plan Designation:** Commercial
- 6. Zoning:** CC (Commercial, Community)
- 7. Description of Project:**

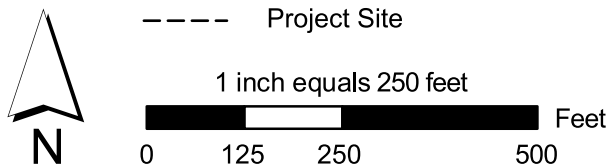
The proposed project involves the redevelopment of an approximately 1.3-acre site located at 7141 - 7155 Santa Monica Boulevard and 1107 - 1117 Detroit Street in the City of West Hollywood with up to 140 residential units and approximately 9,015 square feet of retail/commercial uses (see Figure 1, Project Location Map). Demolition of six industrial and commercial buildings currently on the site (39,500 total square feet) and asphalt parking lots would be required to allow for development of the proposed project.

The proposed residential and retail components would include a mix of retail/commercial and residential uses on the ground floor and the remaining residential units above (see Figure 2, Conceptual Site Plan). The proposed project would be a maximum of six stories above grade (a maximum of 72 feet in height plus architectural features) and would have a maximum floor area of 154,466 square feet (3:1 floor-to-area ratio).



Source: Los Angeles County, March 2007.

**Figure 1**  
**Project Location Map**





Approximately 22 of the residential units would be studio units, 80 units would be one-bedroom units, 10 units would be one-bedroom plus den units, and 28 units would be two-bedroom units. The proposed project would include a mix of market rate and affordable units. The proposed project would provide approximately 28,324 square feet of private (balconies) and common open spaces. Common residential amenities on the second floor would include a spa, swimming pool, landscaped plaza, and clubhouse. Rooftop terraces would also be provided on the fourth and sixth floor levels. A public plaza would be provided on the ground floor that would be available for use by residents and patrons of the retail/commercial uses.

The proposed project includes a total of 215 parking spaces with 161 of those spaces in a one-level subterranean parking lot reserved for the residential uses and 44 spaces reserved for the retail component. Ten spaces would be located in private residential garages at grade. Vehicular access is proposed along Formosa Avenue and Detroit Street. Vehicular ingress and egress to the subterranean residential only parking area would be located off of Detroit Street. Ingress and egress to the retail parking and private residential garages would be located off of Formosa Avenue.

The site is currently zoned CC (Community Commercial). The CC Zone limits building heights to a maximum of 35 feet and 3 stories with an additional 10 feet for mixed-use projects for a total allowable height of 45 feet. The site currently has a General Plan Land Use designation of Commercial. The General Plan limits floor area on the subject site to a maximum of 2:1 and building height to a maximum of 35 feet and 3 stories. The City and state permit certain density bonuses for the provision of affordable and senior housing. As such, the applicant has developed a specific plan, adoption of which would be required to permit greater height and density, reduced parking requirements, and reduced open space requirements than permitted by City regulations. A Conditional Use Permit (CUP) may be required depending on the type of retail/commercial uses proposed.

Construction is anticipated to start in November 2008 and take 26 months to complete, ending in January 2011. It is estimated that the project site would be occupied and in operation in December 2010. Because the project site currently contains a metal plating business on one of the properties (7141 Santa Monica Boulevard), site soils are known to be contaminated and underground and leaking underground storage tanks have historically been located on the project site. Phase I and Phase II Environmental Site Assessments have been prepared for the proposed project site. In accordance with the requirements of the California Department of Toxic Substances Control (DTSC), on-site soils would be removed and remediated prior to the start of construction. Due to the age of on-site structures, there is the potential for asbestos-containing material (ACM) and lead-based paint (LBP). A preconstruction survey would be required to determine the presence of ACM and LBP. All ACM and LBP would be removed prior to the start of demolition in accordance with DTSC requirements for LBP and the South Coast Air Quality Management District's (SCAQMD) requirements for ACM (Rule 1403).<sup>1</sup>

- 8. Surrounding land uses and setting:** The 1.3-acre project site is located at 7141 – 7155 Santa Monica Boulevard and 1107 – 1171 Detroit Street in the City of West Hollywood, Los Angeles County (see Figure 1, Project Location Map). The site is bound by Formosa Avenue to the west, Santa Monica Boulevard to the south, Detroit Street to the east, and residential uses to the north. Regional access to the site is provided by State Route 101 (SR 101, Hollywood Freeway), which is

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<sup>1</sup> SCAQMD. *Rule 1403 - Asbestos Emissions From Demolition/Renovation Activities*. website <http://www.arb.ca.gov/DRDB/SC/CURHTML/R1403.HTM>.



located approximately 1.4 miles northeast of the project site. The project site consists of two properties, 7141 Santa Monica Boulevard together with 1107 – 1171 Detroit Street and 7155 Santa Monica Boulevard. The first property, 7141 Santa Monica Boulevard and 1107 – 1171 Detroit Street is currently occupied by a metal plating facility, which is developed with five contiguous two-story brick and stucco buildings totaling approximately 36,000 square feet. The second property, 7155 Santa Monica Boulevard, is currently occupied by a sound editing studio, which consists of one two-story brick and stucco building totaling approximately 3,500 square feet. The site slopes in a southwesterly direction with the Detroit Street frontage being approximately 2 feet higher than the Formosa Avenue frontage. The surrounding area is primarily commercial along Santa Monica Boulevard and residential to the north of the site along Formosa Avenue and Detroit Street. La Brea Avenue is located one block east of the site. Commercial uses are located on La Brea in the vicinity of the project site.

## **9. Required Approvals:**

Various City permits and approvals would be required in order to approve and implement the project. These include the following:

- City of West Hollywood Design Review Committee (compliance with design guidelines)
- City of West Hollywood Historic Preservation Commission (review of cultural resources, if any)
- City of West Hollywood Planning Commission (review of Specific Plan, CUP [if any], and EIR)
- City of West Hollywood City Council (certification of the EIR and approval of Specific Plan and CUP [if any])

Other regulatory agencies and local jurisdictions would also require permits or approvals in order to construct and operate the proposed project include:

- California Department of Toxic Substances Control (letter of No Further Action)
- Los Angeles Regional Water Quality Control Board, Region 4 (National Pollutant Discharge Elimination System)
- Utility providers (i.e. utility connection permits)



## **EVALUATION OF ENVIRONMENTAL IMPACTS:**

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, “Earlier Analyses,” may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
9. The analysis of each issue should identify:
  - a) the significance criteria or threshold, if any, used to evaluate each question; and
  - b) the mitigation measure identified, if any, to reduce the impact to less than significant.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>1. AESTHETICS.</b> Would the project:				
a. Have a substantial adverse effect on a scenic vista?	X			
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	X			
d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?		X		
e. Create a new source of substantial shade or shadow that would adversely affect daytime views in the area?	X			
<p>The project site has views of the Hollywood Hills to the north and the Los Angeles basin to the south. These views are considered scenic resources in the City of West Hollywood.<sup>2</sup> As such, the impacts to these views of the proposed approximately six story (72 feet) structure will be examined further in the EIR.</p> <p>There are no state designated scenic highways near the project site;<sup>3</sup> therefore, impacts to scenic highways would not occur. No further evaluation of impacts related to scenic vistas or scenic highways is required.</p> <p>The proposed project involves replacing the existing 2-story stucco commercial structures and surface parking lots with a single 5-story structure containing neighborhood commercial and residential uses. As such, the existing visual character of the project site would be expected to change. Further, the proposed project would result in construction of a structure that is two to three stories taller than the existing buildings and the surrounding uses. These changes to the existing visual character and quality of the project site will be further analyzed in the EIR.</p> <p>The existing site uses have nighttime building lighting and security lighting. The proposed project would also use nighttime building lighting and security lighting. However, the increased intensity of use of the site could create additional sources of light and glare than currently exist. As such, a full discussion and analysis of the potential light and glare impacts of the proposed project will be included in the EIR.</p>				

<sup>2</sup> City of West Hollywood. *City of West Hollywood General Plan*. Adopted June 20, 1988. Resolution No. 452.

<sup>3</sup> California Department of Transportation (Caltrans). *California Scenic Highway Program*. website [http://www.dot.ca.gov/hq/LandArch/scenic\\_highways/scenic\\_hwy.htm](http://www.dot.ca.gov/hq/LandArch/scenic_highways/scenic_hwy.htm), accessed April 29, 2007.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>The proposed project would be four stories taller than the existing site buildings when viewed from Santa Monica Boulevard and approximately two to four stories taller than surrounding uses. The massing directly adjacent to the residential uses would two to three stories taller than the existing uses. The proposed project could cast shade and shadows on nearby sensitive viewers (residential uses directly abutting the northern project boundary). Thus, a shade and shadow analysis will be conducted as part of the EIR.</p>				
<p><b>2. AGRICULTURE RESOURCES.</b> In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:</p>				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c. Involve other changes in the existing environment that, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				X
<p>The project site is designated as Commercial in the City General Plan Land Use Element and zoned CC (Commercial, Community). Further, no agricultural activities presently occur on-site. The site is not classified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.<sup>4</sup> There are no Williamson Act contracts applicable to the project site.<sup>5</sup> Thus, the proposed project would not convert farmland to non-agricultural uses. No impacts would result, and no further study of this issue is required.</p>				

<sup>4</sup> California Department of Conservation. *Farmland Mapping and Monitoring Program*. website [http://www.consrv.ca.gov/DLRP/fmmp/overview/survey\\_area\\_map.htm](http://www.consrv.ca.gov/DLRP/fmmp/overview/survey_area_map.htm), accessed June 28, 2006.

<sup>5</sup> *Ibid.*

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>3. AIR QUALITY.</b> Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?			X	
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	X			
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	X			
d. Expose sensitive receptors to substantial pollutant concentrations?	X			
e. Create objectionable odors affecting a substantial number of people?			X	
<p>The project is located in the South Coast Air Basin (Basin), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). A project is deemed inconsistent with air quality plans if it results in population and/or employment growth that exceeds growth estimates in the applicable air quality plan. Although the proposed project includes new residential housing and employment, which would result in population growth, this growth would not be substantial in comparison to area growth project.<sup>6</sup> Further, the proposed project is a mixed-use development. It is designed to incorporate a mixture of activities that support and encourage pedestrian activity. The project site is within a commercial corridor that provides jobs and shopping opportunities within walking distance. The site is also located along and within one-block of numerous bus lines that connect the site to other areas of West Hollywood and the region. In addition, the retail/commercial space would serve future residents, transit riders, and the surrounding community. As such, the proposed project would not conflict with or obstruct implementation of an applicable air quality management plan. No further evaluation of this issue is required.</p> <p>The SCAQMD has established standards for air quality constituents generated by construction and by operational activities for such pollutants as ozone (O<sub>3</sub>), carbon monoxide (CO), nitrogen dioxide</p>				

<sup>6</sup> Southern California Association of Governments. *2004 Regional Growth Forecast*. website <http://www.scag.ca.gov/forecast/downloads/2004GF.xls>, accessed May 1, 2007.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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(NO<sub>2</sub>), sulfur dioxide (SO<sub>2</sub>), particulate matter less than 10 microns in diameter (PM<sub>10</sub>), and particulate matter less than or equal to 2.5 microns in diameter (PM<sub>2.5</sub>).<sup>7</sup> The SCAQMD maintains an extensive air quality monitoring network to measure criteria pollutant concentrations throughout the Basin. The Basin is designated a non-attainment area for O<sub>3</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub>.<sup>8</sup> The construction and operation of the proposed project would contribute to an increase in air quality emissions for which the region is non-attainment. As such, air quality impacts from construction and operation of the new facilities will be evaluated using the thresholds of significance established by the SCAQMD and presented in their *CEQA Air Quality Handbook*. Short-term emissions would result from the use of construction equipment and trips generated by construction workers and haul/material delivery trucks. All construction activities would comply with SCAQMD Rule 403 to minimize impacts associated with fugitive dust.<sup>9</sup> Long-term emissions would result predominately from the vehicle trips generated by the higher intensity use of the site. These emissions could result in the violation of air quality standards or the exceedance of air quality thresholds of significance, which may contribute to an existing or projected air quality violation. Therefore, air quality impacts will be further evaluated in the EIR to determine the level of significance of the short- and long-term impacts.

Sensitive receptors, including nearby residences, are located in the immediately to the north. Construction and operation of the proposed project may expose these sensitive receptors to increased pollutant concentrations. The air quality analysis in the EIR will include modeling of carbon monoxide hot spots and localized significance thresholds impacts.

Some objectionable odors may be temporarily created during construction activities, such as paving, tar, or diesel exhaust. These odors would not affect a substantial number of people and would only occur in localized areas during project construction. Operation of the proposed mixed-use development is not expected to result in objectionable odors. Odors associated with operation of the proposed project would comply with SCAQMD Rule 402.<sup>10</sup> The impacts related to objectionable odors would be less than significant, and no further evaluation of this issue is required.

**4. BIOLOGICAL RESOURCES.** Would the project:

a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
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<sup>7</sup> SCAQMD. *CEQA Air Quality Handbook*. November 1993. p. 6.

<sup>8</sup> California Air Resources Board. *Area Designation Maps/State and National*. Website <http://www.arb.ca.gov/desig/adm/adm.htm>, accessed April 30, 2007.

<sup>9</sup> SCAQMD. *Rule 403 – Fugitive Dust*. Adopted June 3, 2005.

<sup>10</sup> SCAQMD. *Rule 402 – Nuisance*. Adopted May 7, 1976.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X
<p>The proposed project site is currently developed with urban uses. The project site is located in a heavily urbanized area and is currently occupied by a metal plating facility, a sound editing studio, and surface parking lots. Site landscaping consists of one 26-inch diameter at breast height (DBH) non-native deciduous tree and four palm trees ranging in size from 7 to 9 inches DBH. Street trees are located on Detroit Street and Formosa Avenue. Based on an electronic database review of the Hollywood quadrangle in the California Natural Diversity Database (CNDDDB), several sensitive species have historically been sighted in the general area of the project site.<sup>11</sup> However, based on the disturbed condition of the site and the relative lack of suitable habitat, the potential for any known sensitive species on-site is low. The sensitive species listed in the CNDDDB for the Hollywood quadrangle would be expected to occur in undeveloped areas within the Hollywood Hills, approximately 2 miles north of the site. Most sensitive species in the Hollywood quadrangle are considered locally extirpated or extinct. As such, the proposed project would not have a substantial adverse effect on any species identified as candidate, sensitive, or special status in local or regional plans or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service. Based on a site reconnaissance survey, the existing on-site vegetation does not provide habitat for sensitive</p>				

<sup>11</sup> California Department of Fish and Game. *Natural Diversity Database*. Accessed April 30, 2007.



	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>species. According to the City of West Hollywood General Plan, no significant original native chaparral or grassland vegetation, or associated native wildlife, exists in the City.<sup>12</sup> Therefore, no sensitive or special status, riparian habitat, or other sensitive natural community, and wetlands exist on the project site. Because the project site is located in an urbanized area and no wildlife corridors are known to exist on the project site, the proposed project would not interfere with the movement of any native resident or migratory fish or wildlife corridors. There are no known sensitive biological resources in the project vicinity. No impacts would occur, and no further evaluation of these issues is required.</p> <p>As stated above, the proposed project would involve removal of some on-site trees. None of these trees qualify for protection under the City’s tree protection ordinance. Further, new site landscaping would be provided as part of the project. Compliance with the Migratory Bird Treaty Act (MBTA) would ensure that the proposed project does not conflict with any local policies or ordinances protecting biological resources. The project site is not located within the boundaries of a habitat conservation plan or other designated resource area. As such, implementation of the proposed project would not conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat plan. No impacts would occur, and no further evaluation of these issues is required.</p>				
<b>5. CULTURAL RESOURCES.</b> Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5?	X			
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?		X		
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X		
d. Disturb any human remains, including those interred outside of formal cemeteries?			X	
<p>Generally, historically significant buildings are either more than 45 years old and/or are representative of a particular architectural style or time in California history. Some of the existing site structures were constructed more than 50 years ago and part of the existing metal plating facility was renovated by Frank O. Gehry in 1964. Although none of the site buildings are on the City’s historic building preservation list, this issue will be further analyzed in the EIR.</p>				

<sup>12</sup> City of West Hollywood. *City of West Hollywood General Plan*. Adopted June 20, 1988. Resolution No. 452.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>The proposed project would involve subsurface excavation to create the subterranean parking garage. Significant archaeological and paleontological resources may be uncovered during site excavation. The impacts of the proposed project on these resources will be evaluated in the EIR.</p> <p>No religious or sacred uses, including sacred burial grounds, have been identified on the project site. No known human remains are known to exist on the project site, and the project site is not designated nor has it been designated for use as a cemetery. Therefore, no impacts to human remains are anticipated to occur. In the event that human remains are encountered during site excavation, an approach to recover and respectfully treat the remains would be developed in accordance with CEQA requirements and other state and federal laws. The impacts would be less than significant, and no further evaluation of this issue is required.</p>				
<b>6. GEOLOGY AND SOILS.</b> Would the project:				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?				X
b. Result in substantial soil erosion, loss of topsoil, or changes in topography or unstable soil conditions from excavation, grading, or fill?			X	
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X	

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

A geotechnical evaluation was prepared for the proposed project. The full geotechnical evaluation can be reviewed at the City of West Hollywood Community Development Department. As with most of southern California, the project site is located in a seismically active region. The project site is not located within a fault rupture zone, within a currently established Alquist-Priolo Earthquake Fault Zone, or a Fault Location and Precaution Zone as designated by the City of West Hollywood. There are no active faults that traverse the project site and the potential for surface rupture is considered low. However, several potentially active faults are located in the project vicinity. The closest fault is the Hollywood fault, located approximately 2.4 miles to the northwest of the site. Other faults within 10 miles of the project site include the Santa Monica, Newport-Inglewood, upper Elysian Park Blind Thrust Fault, Puente Hills Blind Thrust Fault, Verdugo, and Raymond.<sup>13</sup> Although the potential for surface rupture at the site is low, the site could be subject to strong ground shaking in the event of an earthquake. Compliance with the Uniform Building Code (UBC) Seismic Zone 4 requirements would ensure that proposed structures can withstand the expected worst-case seismic ground shaking. The City's plan check and building inspection procedures would ensure that the project is constructed according to these standards. The impacts would be less than significant, and no further evaluation of this issue is required.

The probability of seismically-induced landslides at the project site is considered to be remote due to the lack of any significant topographic relief across the site.<sup>14</sup> No impacts would occur, and no further evaluation of this issue is required.

The relatively flat nature of the proposed project site precludes it from being readily susceptible to erosion. However, construction of the proposed project would result in ground surface disruption during grading and trenching that could create the potential for erosion to occur. Since the proposed project site is greater than one acre, the construction contractor would prepare and comply with a Storm Water Pollution Prevention Plan (SWPPP), which would feature erosion control measures.<sup>15</sup> In addition, the construction contractor would comply with the Storm Water Construction Activities General Permit and obtain a National Pollution Discharge Elimination System (NPDES) permit.<sup>16</sup> Adherence to existing regulations and implementation of standard construction practices would ensure

<sup>13</sup> Geotechnologies, Inc. *Geotechnical Engineering Investigation for Proposed Apartment Building, Northwest Corner of Santa Monica Boulevard and Detroit Street, West Hollywood, CA.* December 9, 2005.

<sup>14</sup> *Ibid.*

<sup>15</sup> Clean Water Act. United States Code, Title 33, Sections 101-607. Amended November 27, 2002.

<sup>16</sup> U.S. Environmental Protection Agency. *National Pollution Discharge Elimination System.* website <http://cfpub2.epa.gov/npdes/stormwater/cgp.cfm>, accessed June 28, 2006.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>that soil erosion would be reduced to a less than significant level. No further evaluation of this issue is required.</p> <p>Liquefaction is the process in which sediments below the water table temporarily lose strength and behave as a liquid rather than a solid. Liquefaction generally occurs in sand and silts in areas with high groundwater levels. Review of the California Seismic Hazard Zones Map indicates that the project site is not located in an area designated as liquefiable. However, in accordance with City requirements, a liquefaction analysis was performed. Groundwater was encountered on-site at approximately 20 feet below the ground surface. However, due to the relatively dense nature of the soils underlying the site, the potential for liquefaction occurring beneath the site is considered remote.<sup>17</sup> The impacts would be less than significant, and no further evaluation of this issue is required.</p> <p>Expansive soils are soils that swell when they absorb water and shrink as they dry. Pure clay soils and claystone are good examples of expansive soils. The hazard associated with expansive soils is that structural damage may occur when buildings are placed on these soils. Expansive soils are often present in liquefaction zones due to the high level of groundwater typically associated with liquefiable soils. Tests performed on a representative sample of on-site soils showed that the site soils are in the low expansion range.<sup>18</sup> The impacts would be less than significant, and no further evaluation of this issue is required.</p> <p>Land subsidence is the loss of surface elevation due to the removal of subsurface support. Land subsidence is caused by activities that contribute to the loss of support materials within the underlying soils, such as agricultural practices or the overdraft of an aquifer. The proposed project site does not currently contain nor is it planned to include activities that would contribute to the loss of subsurface support. Subsidence is not known to occur on-site or in the immediate project area. No impacts would occur, and no further evaluation of this issue is required.</p> <p>Seismically-induced settlement typically occurs in thick beds of dry or loose sands during a major earthquake. Based on the relatively dense nature of soils underlying the site, the potential for dynamic settlement is considered negligible.<sup>19</sup> No impacts would occur, and no further evaluation of this issue is required.</p> <p>The proposed project is located in an urbanized area, which includes adequate sewer infrastructure. Therefore, septic tanks or alternative wastewater disposal systems are not necessary. No impacts associated with use of a septic system would occur, and no further evaluation of this issue is required.</p>				

<sup>17</sup> Geotechnologies, Inc. *Geotechnical Engineering Investigation for Proposed Apartment Building, Northwest Corner of Santa Monica Boulevard and Detroit Street, West Hollywood, CA.* December 9, 2005.

<sup>18</sup> *Ibid.*

<sup>19</sup> *Ibid.*

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>7. HAZARDS AND HAZARDOUS MATERIALS:</b> Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
d. Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?		X		
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X
<p>The proposed project includes the development of residential and retail/commercial uses, the operation of which would not involve the handling of hazardous materials. The proposed project would not create a significant hazard to the public or environment through routine transport, storage, use, and disposal of hazardous materials. Grading and construction activities may involve limited transport, storage, use, or disposal of hazardous materials such as remodeling/demolition debris, lead and asbestos containing materials, in the fueling and servicing of construction equipment on-site, or the removal and export of contaminated soils. However, these activities would be minimal, short-term, or</p>				

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>one-time in nature, and would be subject to federal, state, and local health and safety requirements. Therefore, the impacts would be less than significant, and no further evaluation of this issue is required.</p> <p>Compared to the existing metal plating activities, the project would result in a beneficial effect related to hazardous materials. Long-term operation of the proposed project would involve very little transport, storage, use, or disposal of hazardous materials associated with janitorial, maintenance, and repair activities (i.e., commercial cleaners, lubricants, or paints), and household cleaning supplies. Use of these hazardous materials would be very limited, and transport, storage, use, and disposal of these materials would be subject to federal, state, and local health and safety requirements. The impacts would be less than significant, and no further evaluation of this issue is required.</p> <p>The closest school to the project site is Melrose Elementary School, located approximately 0.47 miles to the south. However, the proposed project would not involve the use of hazardous materials, acutely hazardous materials, substances, or wastes in sufficient quantities to pose a potential hazard. In fact, the project would clean up a contaminated site and replace an existing hazardous waste generator with a mix of commercial and residential uses. As described above, the proposed project would be required to comply with all federal, state, and local rules and regulations for hazardous materials handling to ensure that impacts would be less than significant. No further evaluation of this issue is required.</p> <p>Based on a Phase I Environmental Site Assessment conducted for the site, the project site has been contaminated by the existing metal plating business currently operating on-site. The site parcel located at 7141 Santa Monica Boulevard was identified on the HAZNET, Resource Conservation and Recovery Act Large Quantity Generator (RCRA-LQG), Historic Underground Storage Tank (HIST, UST), Leaking Underground Storage Tank (LUST), Department of Toxic Substances Control (DTSC) Cortese, SWEEPS UST, and Los Angeles County Hazardous Materials Site (HMS) lists. The Regional Water Quality Control Board (RWQCB) has reported several violations at the site and several USTs and LUSTs have historically been identified. In addition, the project site is located within 1/8 of a mile of four properties that are listed as currently or historically containing hazardous materials. Due to the age of on-site structures, there is also the potential that these buildings were constructed with lead-based paint (LBP) and asbestos-containing materials (ACM), which are considered hazardous.<sup>20</sup> As such, removal of site contaminants would be required to be undertaken prior to project construction. It is also possible that previously unidentified pockets of contamination may be discovered during construction. Such contamination would be remediated according to standard City, state, and federal regulations. Nonetheless, a complete discussion of this issue will be included in the EIR.</p> <p>The project site is not located within a two-mile radius of any public airport or private airstrip. No airport land use plan applies to the site. As such, the proposed project would not create an airplane</p>				

<sup>20</sup> Professional Service Industries, Inc. *Phase I Environmental Site Assessment for the Faith Plating and SSI Studios, 7141 and 7155 Santa Monica Boulevard, West Hollywood, Los Angeles, California 90046.* December 29, 2005.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>safety hazard for people residing or working in the project area. No impacts would occur, and no further evaluation of this issue is required.</p> <p>The proposed project would not interfere with any current emergency response plans or emergency evacuation plans for local, state, or federal agencies. Access to all local roads would be maintained during construction and project operation. Any emergency procedures or design features required by City, state, and federal guidelines would be implemented during construction and operation of the proposed project. The impacts would be less than significant, and no further evaluation of this issue is required.</p> <p>The project site and surrounding area are fully urbanized. No areas of wildlands are located on or adjacent to the project site. No impacts would occur, and no further evaluation of this issue is required.</p>				
<b>8. HYDROLOGY AND WATER QUALITY.</b> Would the project:				
a. Violate any water quality standards or waste discharge requirements?			X	
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?			X	
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?			X	
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
f. Otherwise substantially degrade water quality?			X	

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h. Place within a 100-year flood hazard area structures that would impede or redirect flood flows?				X
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X	
j. Inundation by seiche, tsunami, or mudflow?				X
<p>The proposed project site is currently developed with urban uses. The majority of the project site contains flat impervious surfaces and the nature of the project is such that the final grading of the site would not differ significantly from the existing grade. The project does not include any uses that might discharge unusual pollutants, such as industrial or manufacturing uses. However, in the long term, leaking automobile fluids, trash, disturbed soils, and other contaminants could be carried away by storm water into local and regional waterways. In the short term, water used to control dust during grading and construction, as well as storm water, could carry construction debris, spilled fluids (including petroleum products from construction vehicles), and disturbed soils into local and regional waterways. Water quality in West Hollywood is regulated by the State of California Water Quality Control Board (WQCB), Los Angeles Region (Region 4, LARWQCB). The County of Los Angeles issues permits to cities to discharge storm water runoff under NPDES. The LARWQCB requires all discretionary projects, such as this project, to incorporate features to filter or retain the first ¾ inch of storm water on-site. Since most pollutants are carried away in the first ¾ inch of rainfall, this requirement would address the primary source of pollution on-site. The proposed project includes covered parking for the residential and retail uses, thereby minimizing the amount of automobile-related pollutants that could be directly exposed to rain/surface runoff. Further, the proposed project would be required to submit a site drainage plan for review and approval by the City prior to the issuance of building permits. This submittal must include Best Management Practices (BMPs) to limit discharge of sediment and pollutants during construction and operation. During construction, adherence to all applicable water quality requirements would be required. Implementation of these requirements, including preparation of a SWPPP, would ensure that impacts to water quality, both during construction and operation, are less than significant. In addition, the project would have the beneficial effect of removing contaminated soils from the site that could enter into the groundwater system. No further evaluation of this issue is required.</p> <p>Potable water to the project site would be supplied by an existing water main located in Santa Monica Boulevard. No direct removal of well water is anticipated as part of the project. Water would be supplied from purchased sources, primarily from imported water. Thus, the proposed project would</p>				



	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>not substantially deplete groundwater supplies. The project site is fully developed with structures and pavement in its existing condition. Implementation of the proposed project would not change the amount of permeable surfaces at the project site. As such, the proposed project would not interfere substantially with groundwater recharge. The impacts would be less than significant, and no further evaluation of this issue is required.</p> <p>Development of the proposed project would not require any substantial changes to the existing drainage pattern of the site or the area, including the alteration of the course of a stream or river, or substantially increase erosion or siltation and the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Standard City requirements to submit a site drainage plan prior to issuance of building permits would ensure that construction and operational impacts are minimized. The impacts would be less than significant, and no further evaluation of this issue is required.</p> <p>The project site is not located within a 100-year flood zone.<sup>21</sup> Therefore, the proposed project would not place housing or other structures within a 100-year flood zone. However, the project site is located within the inundation area of Mulholland Dam should this dam fail.<sup>22</sup> In the unlikely event of damage to the dam, evacuation procedures are in place within the City. Sudden inundation of this facility is considered remote.<sup>23</sup> The impacts from inundation associated with the proposed project would be less than significant, and no further evaluation of this issue is required.</p> <p>Due to the distance of the project site to the Pacific Ocean (approximately 10 miles to the west) and the numerous structures between the project site and the ocean, there is virtually no risk of on-site hazard due to tsunamis (seismically-induced waves). There are no enclosed water bodies within the vicinity of the project site that could place the site at risk from inundation due to a seiche. The project site is within two miles of the Hollywood Hills, which could be subject to mudslides. However, numerous structures stand between the project site and the base of the hills. As such, the risk of mudflows is considered negligible. No impacts would occur, and no further evaluation of this issue is required.</p>				
<b>9. LAND USE AND PLANNING.</b> Would the project:				
a. Physically divide an established community?				X
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X	

<sup>21</sup> City of West Hollywood. *City of West Hollywood General Plan*. Adopted June 20, 1988. Resolution No. 452.

<sup>22</sup> Geotechnologies, Inc. *Geotechnical Engineering Investigation for Proposed Apartment Building, Northwest Corner of Santa Monica Boulevard and Detroit Street, West Hollywood, CA*. December 9, 2005.

<sup>23</sup> City of West Hollywood. *City of West Hollywood General Plan*. Adopted June 20, 1988. Resolution No. 452.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
<p>The project site is currently developed with commercial and manufacturing uses and does not contain any residential dwellings. In addition, the project would not introduce a new road or above-ground infrastructure that would divide the site. No road closures are planned as part of the project that would divide the project site from the surrounding community. Therefore, no impacts would occur, and no further evaluation of this issue is required.</p> <p>The project site is zoned CC (Community Commercial). The CC zoning limits building heights to a maximum of 35 feet and 3 stories with an additional 10 feet for projects proposing mixed-use for a total allowable height of 45 feet. The site has a General Plan Land Use designation of Commercial. The General Plan limits floor area on the subject site to a maximum of 2:1 and building height to a maximum of 35 feet and 3 stories. The City and state permit certain density bonuses for the provision of affordable and senior housing. However, as currently proposed, the project would exceed City height limits and permitted density, would not meet the required number of parking spaces, and requests reduced setbacks. As such, compliance with applicable land use plans, policies, and regulations will be discussed in detail in the EIR.</p> <p>As discussed in Section 4, Biological Resources, no habitat conservation plan or natural community conservation plan applies to the site. No impacts would occur, and no further evaluation of this issue is required.</p>				
<b>10. MINERAL RESOURCES.</b> Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
<p>There are no known mineral deposits of economic importance underlying the project site.<sup>24</sup> Development of the proposed project would not result in the loss of availability of any known mineral resource. No impacts would occur, and no further evaluation of this issue is required.</p>				

<sup>24</sup> California Geological Survey. *SMARA Mineral Land Classification*. Updated 2006. website <http://www.consrv.ca.gov/CGS/minerals/mlc/index.htm>, accessed April 29, 2007.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>11. NOISE.</b> Would the project result in:				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X		
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?		X		
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	X			
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	X			
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X
<p>Construction of the project would intermittently generate high noise levels on and adjacent to the project site. Construction noise would potentially disturb nearby sensitive receptors, including residences to the north, west, and east. Similarly, construction activities requiring the use of machinery may create groundborne vibration and/or noise, which may affect surrounding residential land uses. Construction activities would occur over several months. Construction noise and potential groundborne vibration would be a short-term adverse effect of the project and mitigation measures may be required to reduce these impacts to a less than significant level. During operation, noise levels in the vicinity of the project site could increase as a result of the more vehicle trips to the project site. Increased operational noise may also significantly impact sensitive receptors in the project area. Noise impacts generated by the construction and operation of the proposed project and their effects on adjacent sensitive receptors will be further evaluated in the EIR. Noise measurements will be undertaken to accurately quantify the potential change in ambient noise levels as a result of the proposed project.</p> <p>There are no public airports or private airstrips in the project vicinity. Accordingly, the proposed project would not expose people residing or working in the project area to aircraft noise. No impacts would occur, and no further evaluation of this issue is required.</p>				

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>12. POPULATION AND HOUSING.</b> Would the project:				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X
<p>The project would result in increased residential population and economic activity on the site. Approximately 140 net new residential units would be constructed. The proposed project is intended to provide a mix of market rate and affordable multi-family and senior units. The City of West Hollywood General Plan states that the need for senior and affordable housing will continue to grow and is a priority issue for the City.<sup>25</sup> As such, the proposed project would have the beneficial effect of increasing the amount of affordable and senior housing in the City. The project site is located within a proposed Mixed Use Overlay Zone that would allow residential development on a commercial designated parcel. The proposed 140 net new residential units would not induce substantial population growth. Further, this level of development is within planned growth projections for the City and the region.<sup>26</sup> The project would redevelop an existing urban site and would not construct new infrastructure in a previously undeveloped area. The impacts would be less than significant, and no further evaluation of this issue is required.</p> <p>No residential units would be removed to construct the proposed project. Therefore, the proposed project would not displace existing housing or people, or necessitate construction of replacement housing elsewhere. No impact would result, and no further evaluation of this issue is required in the EIR.</p>				

<sup>25</sup> *Ibid.*

<sup>26</sup> Southern California Association of Governments. *2004 Regional Growth Forecast*. website <http://www.scag.ca.gov/forecast/downloads/2004GF.xls>, accessed May 1, 2007.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>13. PUBLIC SERVICES.</b>				
a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire protection?		X		
ii) Police protection?		X		
iii) Schools?			X	
iv) Parks?			X	
v) Other public facilities?			X	
<p>Fire protection is provided to the City of West Hollywood by the Los Angeles County Fire Department. Fire Station No. 8, located at 7643 Santa Monica Boulevard, is approximately 0.6 miles west of the project site. Fire Station 7, located at 864 North San Vicente Boulevard, is approximately 2.3 miles west of the project site. The project site is currently developed with commercial uses. Redevelopment of the project site with a mix of retail/commercial and residential uses may increase the number of service calls for fire protection. As such, this issue will be evaluated in detail in the EIR.</p> <p>The Los Angeles County Sheriff's Department provides police protection to the City of West Hollywood. The LACSD's West Hollywood station is located at 720 North San Vicente Boulevard, approximately 2.2 miles west of the project site. Sheriff's units are continuously mobile, and service calls are responded to from the nearest available mobile unit. As such, the location of the proposed project would not affect police protection response times. However, redevelopment of the project site with residential and retail/commercial uses may increase the number of service calls for police protection. This issue will be further evaluated in the EIR.</p> <p>The proposed project would provide a total of 140 net new residential units. These units could contribute additional school-aged children to the area. In accordance with City requirements, the project applicant would be required to pay the Los Angeles Unified School District school fees. Payment of these fees is intended to be used to fund school expansion and new school construction programs to accommodate population growth and would ensure a less than significant impact on schools. No further evaluation of this issue is required.</p>				

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Please refer to Section 14, Recreation, for a discussion of the project's effects on nearby parks. Impacts to recreational facilities would be less than significant.				
<b>14. RECREATION.</b>				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?			X	
c. Would the project affect existing recreational opportunities?			X	
The proposed project includes construction and operation of 140 residential units and approximately 9,017 square feet of retail/commercial uses. Poinsettia Recreation Center and Plummer Park are located within 0.5 miles of the project site. Although the proposed project would provide on-site amenities for residents (clubhouse, spa, terrace, and private residential open space), the proposed project would be expected to increase demand for nearby parks and recreational facilities. In accordance with City requirements, the applicant would be required to pay public open space (Quimby Act) fees in lieu of providing on-site public park and recreational facilities. These fees are intended to be used by the City to acquire parkland or expand and maintain existing recreational facilities. Payment of in-lieu fees would ensure a less than significant impact on parks and recreation. No further evaluation of this issue is required.				
<b>15. TRANSPORTATION/TRAFFIC.</b> Would the project:				
a. Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	X			
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	X			
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			X	

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?		X		
e. Result in inadequate emergency access?			X	
f. Result in inadequate parking capacity?		X		
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X
<p>The proposed project includes construction of new residential and retail/commercial uses on the site, which would result in an increase in traffic generated and a potential negative impact to levels of service at project area intersections. A full transportation and traffic analysis will be conducted for the proposed project; the report will be summarized in the EIR, and the complete report will be included as an EIR appendix. The traffic study will include an analysis of neighborhood traffic intrusion per City of West Hollywood requirements.</p> <p>The project site is not located in the vicinity of any airport. Due to the relatively low height of the buildings proposed (i.e., up to five stories), the project is not expected to affect air traffic passing over the site. The project would create new residential units in West Hollywood; however, this increase would be relatively small on a regional scale and would not result in substantial increases in air traffic in the region. The impacts would be less than significant, and no further evaluation of this issue is required.</p> <p>The proposed project does not include any changes to existing roadways, the creation of new roadways, or any other features that could increase hazards due to design. However, the proposed project includes ingress/egress on Formosa Avenue and Detroit Street that could cause traffic to back up onto Santa Monica Boulevard during the peak periods and create a hazard. Thus, this issue will be analyzed as part of the traffic study and discussed in the EIR.</p> <p>The design of the proposed project would provide adequate emergency access. The project would comply with all Building, Fire, and Safety Codes. Project plans would be reviewed by the Fire Department, Building Department, and Transportation Department prior to the issuance of a building permit to ensure that adequate emergency access would be provided during construction and operation of the project. Compliance with these standard requirements would ensure a less than significant impact. No further evaluation of this issue is required.</p> <p>The proposed project includes one level of subterranean parking for the majority of the residential and all of the retail/commercial uses. In addition, 10 private residential garages are proposed. The amount of parking proposed would not meet the City parking requirements outlined in the Zoning Ordinance.</p>				

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
As such, a parking study and shared parking analysis will be conducted and the results will be summarized in the EIR.				
Design of the proposed project would comply with all local and state requirements relating to public transportation. All City policies supporting alternative transportation would be implemented as part of the project. In addition, the project would have the beneficial effect of combining housing and commercial uses on the same site in close proximity to local and regional transit lines, shopping, and employment centers. The impacts would be less than significant, and no further evaluation of this issue is required.				
<b>16. UTILITIES AND SERVICE SYSTEMS.</b> Would the project:				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
e. Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g. Comply with federal, state, and local statutes and regulations related to solid waste?			X	
Wastewater generated by the proposed project would be treated at the City of Los Angeles Hyperion Treatment Plant (HTP). The HTP operates a tertiary treatment system, in compliance with the RWQCB. The City of West Hollywood Public Works Department and City of Los Angeles Bureau of Sanitation provide sewer service in the project area. Wastewater mains are located in Santa Monica Boulevard, Formosa Avenue, and Detroit Street, which currently serve the existing uses. It is				



	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>estimated that the exiting uses generate 3,076 gallons of wastewater per day. The proposed residential and retail/commercial uses would be expected to generate 26,057 gallons per day of wastewater.<sup>27</sup> It is anticipated that sufficient sewage flow capacity exists in the area to serve the proposed development.<sup>28</sup> The HTP processes approximately 360 million gallons of wastewater per day and has a remaining capacity of approximately 90 million gallons per day. Therefore, the proposed project would be adequately served by the HTP and related wastewater infrastructure. The applicant would be required to pay all applicable hook-up fees associated with the increased use of the site to fund the maintenance and expansion of wastewater treatment facilities. Further, in accordance with Title 24 of the California Building Code, the applicant would be required to install low-flow fixtures, water conservation measures, and comply with the landscape water conservation ordinance. Thus, the impacts would be less than significant, and no further evaluation of these issues is required.</p> <p>The City of Los Angeles Department of Water and Power (LADWP) currently provides water service to the project site. The existing uses are estimated to use 876 gallons per day.<sup>29</sup> The proposed project would be expected to consume approximately 29,660 gallons per day. According to LADWP's Urban Water Management Plan, DWP has anticipated the amount of water required to serve its customers into the future. These assumptions are based on the population and demographic predictions of the Southern California Association of Governments and LADWP's own population, water supply, and water availability data.<sup>30</sup> Because the proposed project is within local and regional population growth projections, the impact to water supply would be less than significant.<sup>31</sup> No further evaluation of this issue is required.</p> <p>Construction of the proposed project would result in the generation of solid waste such as scrap lumber, concrete, residual wastes, packing materials, and plastics. It is anticipated that a large amount of the construction debris would be recycled. Those materials that cannot be recycled would be disposed of at nearby landfills. Disposal and recycling of the construction debris would be required to comply with all federal, state and local regulations, and no impacts would occur. An increase in use of the site would be expected to increase the amount of solid waste generated by the proposed mixed-use development. Because recycling is mandatory in the City, a substantial portion of the waste generated by the proposed project would be diverted away from area landfills and recycled. The remaining non-recyclable waste would likely be disposed of at one of the regional landfills, including Puente Hills</p>				

<sup>27</sup> City of Los Angeles Bureau of Sanitation. *Water and Wastewater Generation Factors*. September 2004.

<sup>28</sup> Psomas. *Preliminary Investigation Report*. May 10, 2006.

<sup>29</sup> City of Los Angeles Bureau of Sanitation. *Water and Wastewater Generation Factors*. September 2004.

<sup>30</sup> City of Los Angeles Department of Water and Power. *2005 Urban Water Management Plan*. website <http://www.ladwp.com/ladwp/cms/ladwp007157.pdf>, accessed May 1, 2007.

<sup>31</sup> Southern California Association of Governments. *2004 Regional Growth Forecast*. website <http://www.scag.ca.gov/forecast/downloads/2004GF.xls>, accessed May 1, 2007.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Landfill in Whittier or Antelope Valley Landfill in unincorporated Los Angeles County. Both of these landfills are active and have adequate capacity to accommodate the proposed project. <sup>32</sup> As such, impacts of the proposed project would be less than significant. No further evaluation of this issue is required.				
<b>17. MANDATORY FINDINGS OF SIGNIFICANCE.</b>				
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	
b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	X			
c. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	X			
<p>Based on this initial study, the proposed project is not expected to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal. The proposed project is not expected to eliminate important examples of the major periods of California history or prehistory; however, further cultural resource investigations must be conducted in order to verify this conclusion.</p> <p>The proposed project has the potential to result in significant cumulative impacts. It is anticipated that the project may occur at the same time as other projects in the area, and the incremental effect of this project may be cumulatively considerable. This issue will be further examined in the EIR.</p>				

<sup>32</sup> California Integrated Waste Management Board. *California Waste Stream Profiles*. website <http://www.ciwmb.ca.gov/Profiles/>, accessed May 1, 2007.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>The proposed project has the potential to result in substantial adverse effects on human beings, either directly or indirectly (i.e., air quality, noise, and traffic). Further analysis will be provided in the EIR to determine potentially significant impacts and identify mitigation measure that would reduce impacts to the extent feasible.</p>				

## References

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- Geotechnologies, Inc. *Geotechnical Engineering Investigation for Proposed Apartment Building, Northwest Corner of Santa Monica Boulevard and Detroit Street, West Hollywood, CA*. December 9, 2005.
- Professional Service Industries, Inc. *Phase I Environmental Site Assessment for the Faith Plating and SSI Studios, 7141 and 7155 Santa Monica Boulevard, West Hollywood, Los Angeles, California 90046*. December 29, 2005.
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Southern California Association of Governments. *2004 Regional Growth Forecast*. website  
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<http://cfpub2.epa.gov/npdes/stormwater/cgp.cfm>, accessed June 28, 2006.



**Formosa Specific Plan Project  
Scoping Meeting  
August 14, 2007**

**Summary of Public Comments**

A public scoping meeting was held at Plummer Park on August 14, 2007 to introduce and discuss the Formosa Specific Plan project. The purpose of the scoping meeting was to solicit comments as to the scope and contents of the Draft Environmental Impact Report (EIR). Approximately 20 people attended the meeting to receive information about the project and the California Environmental Quality Act (CEQA) process. Attendees provided oral comments on the environmental issues of concern to them and gave suggestions for the design and operation of the proposed project. The table below contains the verbal comments made by the speakers:

Category/Subcategory	Comment
Design	The entrance for the residential parking garage would be better on Formosa.
	What will happen to the Frank Gehry façade?
	Where will the delivery entrance be located?
	Will there be an area where cabs and other forms of transportation can pick up residents without blocking traffic?
	Are the retail spaces only going to be located on the ground floor?
	Is the fitness center going to be limited to site residents only?
	Will the retail parking be free to the public?
	How many levels of subterranean parking are proposed?
	What are the proposed retail uses? Have tenants been identified?
Hazards/Hazardous Materials	Is the site considered a brownfield?
Land Use and Planning	Does the project comply with the City's Green Building Ordinance?
Parking	Will the number of parking spaces proposed meet City code? Will a parking reduction be sought by the applicant?
	Where will employees of the retail uses park? Will they park on the adjacent residential streets?
	Will residents of the project site be able to obtain preferential street parking permits from the City?
Population and Housing	The EIR should include a discussion of population and Housing. How will the project meet the City's RHNA goals and goals for low-income housing?
Recreation	I disagree with the Initial Study. I think there is going to be an impact on Plummer Park and City recreational programs.
	What is the impact on recreation and Plummer Park?
Traffic	Is there a way to mitigate the use of Formosa as a thru street?
	Formosa is a one-lane street during the day because delivery trucks for Jones Café are usually double-parked in the street blocking a lane of traffic.
	The sidewalk bulbouts on Formosa and Detroit are a choke point for traffic.
Other	The City needs to do something about the amount of traffic in Santa Monica Boulevard. There is so much traffic that you cannot sit at a sidewalk café and have a conversation. If the project is trying to promote a more active street life, something has to be done about the traffic.
	The EIR should include an analysis of the economic and social impacts of the proposed project.
	Is Faith Plating still in operation on the site?
	The project should provide a net gain in parking spaces for the area.



ARNOLD SCHWARZENEGGER  
GOVERNOR

STATE OF CALIFORNIA  
GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH  
STATE CLEARINGHOUSE AND PLANNING UNIT



CYNTHIA BRYANT  
DIRECTOR

**Notice of Preparation**

August 9, 2007

To: Reviewing Agencies

Re: Formosa Specific Plan Project  
SCH# 2007081053

Attached for your review and comment is the Notice of Preparation (NOP) for the Formosa Specific Plan Project draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

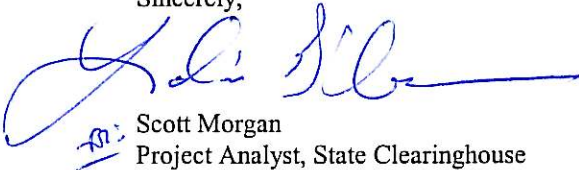
Please direct your comments to:

**David DeGrazia**  
City of West Hollywood  
8300 Santa Monica Boulevard  
West Hollywood, CA 90069

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

  
Scott Morgan  
Project Analyst, State Clearinghouse

Attachments  
cc: Lead Agency



**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 2007081053  
**Project Title** Formosa Specific Plan Project  
**Lead Agency** West Hollywood, City of

**Type** NOP Notice of Preparation

**Description** The proposed project involves the redevelopment of an approximately 1.3-acre site located at 7141-7155 Santa Monica Boulevard and 1107-1117 Detroit Street in the City of West Hollywood with up to 140 residential units and approximately 9,017 square feet of retail/commercial uses. Demolition of six industrial and commercial buildings currently on the site (39,500 total square feet) and asphalt parking lots would be required to allow for development of the proposed project. The proposed residential and retail components would include a mix of retail/restaurant and residential uses on the ground floor and the remaining residential units above. The proposed project would be a maximum of six stories above grade (a maximum of 72 feet in height plus architectural features) and would have a maximum floor area of 158,466 square feet (3:1 floor-to-area ratio).

**Lead Agency Contact**

**Name** David DeGrazia  
**Agency** City of West Hollywood  
**Phone** (323) 848-6844 **Fax**  
**email**  
**Address** 8300 Santa Monica Boulevard  
**City** West Hollywood **State** CA **Zip** 90069

**Project Location**

**County** Los Angeles  
**City** West Hollywood  
**Region**  
**Cross Streets** 7141-7155 Santa Monica Boulevard, 1107-1117 Detroit Street  
**Parcel No.**  
**Township** **Range** **Section** **Base**

**Proximity to:**

**Highways** SR 101  
**Airports**  
**Railways**  
**Waterways**  
**Schools** Melrose Elementary School  
**Land Use** Metal Plating Facility / CC (Commercial, Community) / Commercial

**Project Issues** Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Cumulative Effects; Drainage/Absorption; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Landuse; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Septic System; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Wildlife

**Reviewing Agencies** Resources Agency; Regional Water Quality Control Board, Region 4; Department of Parks and Recreation; Native American Heritage Commission; Office of Historic Preservation; Department of Fish and Game, Region 5; Department of Water Resources; California Highway Patrol; Caltrans, District 7; Department of Pesticide Regulation

**Date Received** 08/09/2007 **Start of Review** 08/09/2007 **End of Review** 09/07/2007

**NOP Distribution List**

County: Los Angeles

SCH#

Regional Water Quality Control Board (RWQCB)

Resources Agency

- Resources Agency  
Nadell Gayou
- Dept. of Boating & Waterways  
David Johnson
- California Coastal Commission  
Elizabeth A. Fuchs
- Colorado River Board  
Gerald R. Zimmerman
- Dept. of Conservation  
Sharon Howell
- California Energy Commission  
Paul Richins
- Cal Fire  
Allen Robertson
- Office of Historic Preservation  
Wayne Donaldson
- Dept. of Parks & Recreation  
Environmental Stewardship Section
- Reclamation Board  
DeeDee Jones
- S.F. Bay Conservation & Dev't. Comm.  
Steve McAdam
- Dept. of Water Resources  
Resources Agency  
Nadell Gayou
- Conservancy
- Fish and Game
- Dept. of Fish & Game  
Scott Flint  
Environmental Services Division
- Fish & Game Region 1  
Donald Koch
- Fish & Game Region 1E  
Laurie Hamsberger

- Fish & Game Region 2  
Banky Curtis
- Fish & Game Region 3  
Robert Floerke
- Fish & Game Region 4  
Julie Vance
- Fish & Game Region 5  
Don Chadwick  
Habitat Conservation Program
- Fish & Game Region 6  
Gabrina Gatchel  
Habitat Conservation Program
- Fish & Game Region 6 I/M  
Gabrina Gatchel  
Inyo/Mono, Habitat Conservation Program
- Dept. of Fish & Game M  
George Isaac  
Marine Region
- Other Departments
- Food & Agriculture  
Steve Shaffer  
Dept. of Food and Agriculture
- Dept. of General Services  
Public School Construction
- Dept. of General Services  
Robert Slepny  
Environmental Services Section
- Dept. of Health Services  
Veronica Malloy  
Dept. of Health/Drinking Water
- Independent Commissions, Boards
- Delta Protection Commission  
Debbie Eddy
- Office of Emergency Services  
Dennis Castrillo
- Governor's Office of Planning & Research  
State Clearinghouse
- Native American Heritage Comm.  
Debbie Treadway

- Public Utilities Commission  
Ken Lewis
- Santa Monica Bay Restoration  
Guangyu Wang
- State Lands Commission  
Jean Sarino
- Tahoe Regional Planning Agency (TRPA)  
Cherry Jacques
- Business, Trans. & Housing
- Caltrans - Division of Aeronautics  
Sandy Hesnard
- Caltrans - Planning  
Terri Pencovic
- California Highway Patrol  
Shirley Kelly  
Office of Special Projects
- Housing & Community Development  
Lisa Nichols  
Housing Policy Division
- Dept. of Transportation
- Caltrans, District 1  
Rex Jackman
- Caltrans, District 2  
Marcelino Gonzalez
- Caltrans, District 3  
Jeff Pulverman
- Caltrans, District 4  
Tim Sable
- Caltrans, District 5  
David Murray
- Caltrans, District 6  
Marc Birnbaum
- Caltrans, District 7  
Cheryl J. Powell

- Caltrans, District 8  
Dan Kopulsky
- Caltrans, District 9  
Gayle Rosander
- Caltrans, District 10  
Tom Dumas
- Caltrans, District 11  
Mario Orso
- Caltrans, District 12  
Bob Joseph
- Cal EPA
- Air Resources Board  
Airport Projects  
Jim Lerner
- Transportation Projects  
Ravi Ramalingam
- Industrial Projects  
Mike Tollstrup
- California Integrated Waste Management Board  
Sue O'Leary
- State Water Resources Control Board  
Regional Programs Unit  
Division of Financial Assistance
- State Water Resources Control Board  
Student Intern, 401 Water Quality Certification Unit  
Division of Water Quality
- State Water Resources Control Board  
Steven Herrera  
Division of Water Rights
- Dept. of Toxic Substances Control  
CEQA Tracking Center
- Department of Pesticide Regulation

- RWQCB 1  
Cathleen Hudson  
North Coast Region (1)
- RWQCB 2  
Environmental Document Coordinator  
San Francisco Bay Region (2)
- RWQCB 3  
Central Coast Region (3)
- RWQCB 4  
Teresa Rodgers  
Los Angeles Region (4)
- RWQCB 5S  
Central Valley Region (5)
- RWQCB 5F  
Central Valley Region (5)  
Fresno Branch Office
- RWQCB 5R  
Central Valley Region (5)  
Redding Branch Office
- RWQCB 6  
Lahontan Region (6)
- RWQCB 6V  
Lahontan Region (6)  
Victorville Branch Office
- RWQCB 7  
Colorado River Basin Region (7)
- RWQCB 8  
Santa Ana Region (8)
- RWQCB 9  
San Diego Region (9)
- Other

**NATIVE AMERICAN HERITAGE COMMISSION**

915 CAPITOL MALL, ROOM 364  
SACRAMENTO, CA 95814  
(916) 653-6251  
Fax (916) 657-5390  
[www.nahc.ca.gov](http://www.nahc.ca.gov)  
ds\_nahc@pacbell.net



August 14, 2007

Mr. David DeGrazia  
**City of West Hollywood**  
8300 Santa Monica Boulevard  
West Hollywood, CA 90069

Re: SCH# 2007081053; CEQA Notice of Preparation (NOP); draft Environmental Impact Report (DEIR) for Formosa Specific Plan Project; Los Angeles County, California

Dear Mr. DeGrazia:

Thank you for the opportunity to comment on the above-referenced document. The California Environmental Quality Act (CEQA) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR per CEQA guidelines § 15064.5(b)(c)). In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE),' and if so, to mitigate that effect. To adequately assess the project-related impacts on historical resources, the Commission recommends the following action:

- ✓ Contact the appropriate California Historic Resources Information Center (CHRIS). Contact information for the 'Information Center' nearest you is available from the State Office of Historic Preservation in Sacramento (916/653-7278). The record search will determine:
  - If a part or the entire (APE) has been previously surveyed for cultural resources.
  - If any known cultural resources have already been recorded in or adjacent to the APE.
  - If the probability is low, moderate, or high that cultural resources are located in the APE.
  - If a survey is required to determine whether previously unrecorded cultural resources are present.
- ✓ 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.
  - 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.
  - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.
- ✓ Contact the Native American Heritage Commission (NAHC) for:
  - \* A Sacred Lands File (SLF) search of the project area and information on tribal contacts in the project vicinity who may have information on cultural resources in or near the APE. Please provide us site identification as follows: USGS 7.5-minute quadrangle citation with name, township, range and section. This will assist us with the SLF.
    - Also, we recommend that you contact the Native American contacts on the attached list to get their input on the effect of potential project (e.g. APE) impact.
- ✓ Lack of surface evidence of archeological resources does not preclude their subsurface existence.
  - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5 (f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
  - Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.

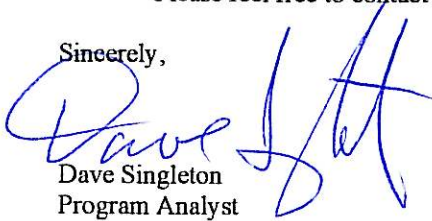
√ Lead agencies should include provisions for discovery of Native American human remains or unmarked cemeteries in their mitigations plans.

- CEQA Guidelines §15064.5(d) requires the lead agency to work with the Native Americans identified by this Commission if the Initial Study identifies the presence or likely presence of Native American human remains within the APE. CEQA Guidelines provide for agreements with Native American groups, identified by the NAHE, to ensure the appropriate and dignified treatment of Native American human remains and any associated grave goods.
- Health and Safety Code §7050.5, Public Resources Code §5097.98 and CEQA Guidelines §15064.5(d) mandate procedures to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

√ Lead agencies should consider avoidance, as defined in CEQA Guidelines §15370 when significant cultural resources are discovered during the course of project planning or execution.

Please feel free to contact me at (916) 653-6251 if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dave Singleton". The signature is stylized and written over the printed name.

Dave Singleton  
Program Analyst

Attachment: Native American Contact List

## Native American Contacts

Los Angeles County

August 14, 2007

Beverly Salazar Folkes  
1931 Shadybrook Drive  
Thousand Oaks , CA 91362  
805 492-7255

Chumash  
Tataviam  
Fernandeño

Tongva Ancestral Territorial Tribal Nation  
John Tommy Rosas, Tribal Administrator  
4712 Admiralty Way, Suite 172  
Marina Del Rey , CA 90292  
310-570-6567  
Gabrielino Tongva

Fernandeno Tataviam Band of Mission Indians  
Randy Guzman-Folkes, Dir. Cultural and Environmental Department  
601 South Brand Boulevard, Suite 102  
San Fernando , CA 91340  
ced@tataviam.org  
(818) 837-0794 Office  
(805) 501-5279 Cell  
(818) 837-0796 Fax

Fernandeno  
Tataviam

Gabrieleno/Tongva Tribal Council  
Anthony Morales, Chairperson  
PO Box 693  
San Gabriel , CA 91778  
ChiefRBwife@aol.com  
(626) 286-1632  
(626) 286-1758 - Home  
(626) 286-1262 Fax  
Gabrielino Tongva

LA City/County Native American Indian Comm  
Ron Andrade, Director  
3175 West 6th Street, Rm. 403  
Los Angeles , CA 90020  
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(213) 386-3995 FAX

Gabrielino/Tongva Council / Gabrielino Tongva Nation  
Sam Dunlap, Tribal Secretary  
761 Terminal Street; Bldg 1, 2nd floor  
Los Angeles , CA 90021  
office @tongvatribes.net  
(213) 489-5001 - Officer  
(909) 262-9351 - cell  
(213) 489-5002 Fax  
Gabrielino Tongva

Ti'At Society  
Cindi Alvitre  
6602 Zelzah Avenue  
Reseda , CA 91335  
calvitre@yahoo.com  
(714) 504-2468 Cell

Gabrielino

Gabrielino Tongva Indians of California Tribal Council  
Robert Dorame, Tribal Chair/Cultural Resources  
5450 Slauson, Ave, Suite 151 PMB  
Culver City , CA 90230  
gtongva@verizon.net  
562-761-6417 - voice  
562-920-9449 - fax  
Gabrielino Tongva

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native American with regard to cultural resources for the proposed SCH#2007081053; CEQA Notice of Preparation (NOP); draft environmental Impact Report (DEIR) for Formosa Specific Plan Project; City of West Hollywood; Los Angeles County, California.

**Native American Contacts**  
Los Angeles County  
August 14, 2007

Gabrielino Tongva Indians of California Tribal Council  
Mercedes Dorame, Tribal Administrator  
20990 Las Flores Mesa Drive      Gabrielino Tongva  
Malibu                      , CA 90265  
Pluto05@hotmail.com

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native American with regard to cultural resources for the proposed SCH#2007081053; CEQA Notice of Preparation (NOP) ; draft environmental Impact Report (DEIR) for Formosa Specific Plan Project; City of West Hollywood; Los Angeles County, California.



South Coast

## Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4182  
(909) 396-2000 • www.aqmd.gov

August 17, 2007

Mr. David DeGrazia  
Senior Planner  
City of West Hollywood, Community Development Dept.  
8300 Santa Monica Boulevard  
West Hollywood, CA 90069

Dear Mr. DeGrazia:

### **Notice of Preparation of a Draft Environmental Impact Report (Draft EIR) for the Formosa Specific Plan Project**

The South Coast Air Quality Management District (SCAQMD) appreciates the opportunity to comment on the above-mentioned document. The SCAQMD's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the draft environmental impact report (EIR). Please send the SCAQMD a copy of the Draft EIR upon its completion. **In addition, please send with the draft EIR all appendices or technical documents related to the air quality analysis and electronic versions of all air quality modeling and health risk assessment files. Without all files and supporting air quality documentation, the SCAQMD will be unable to complete its review of the air quality analysis in a timely manner. Any delays in providing all supporting air quality documentation will require additional time for review beyond the end of the comment period.**

#### **Air Quality Analysis**

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. Alternatively, the lead agency may wish to consider using the California Air Resources Board (CARB) approved URBEMIS 2007 Model. This model is available on the SCAQMD Website at: [www.aqmd.gov/ceqa/models.html](http://www.aqmd.gov/ceqa/models.html).

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the analysis.

The SCAQMD has developed a methodology for calculating PM<sub>2.5</sub> emissions from construction and operational activities and processes. In connection with developing PM<sub>2.5</sub> calculation methodologies, the SCAQMD has also developed both regional and localized significance thresholds. The SCAQMD requests that the lead agency quantify PM<sub>2.5</sub> emissions and compare the results to the recommended PM<sub>2.5</sub> significance thresholds. Guidance for calculating PM<sub>2.5</sub> emissions and PM<sub>2.5</sub> significance thresholds can be found at the following internet address:  
[http://www.aqmd.gov/ceqa/handbook/PM2\\_5/PM2\\_5.html](http://www.aqmd.gov/ceqa/handbook/PM2_5/PM2_5.html).

In addition to analyzing regional air quality impacts the SCAQMD recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LST's can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the proposed project, it is recommended that the lead agency perform a localized significance analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at <http://www.aqmd.gov/ceqa/handbook/LST/LST.html>.

It is recommended that lead agencies for projects generating or attracting vehicular trips, especially heavy-duty diesel-fueled vehicles, perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis") can be found on the SCAQMD's CEQA web pages at the following internet address: [http://www.aqmd.gov/ceqa/handbook/mobile\\_toxic/mobile\\_toxic.html](http://www.aqmd.gov/ceqa/handbook/mobile_toxic/mobile_toxic.html). An analysis of all toxic air contaminant impacts due to the decommissioning or use of equipment potentially generating such air pollutants should also be included.

### Mitigation Measures

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate significant adverse air quality impacts. To assist the Lead Agency with identifying possible mitigation measures for the project, please refer to Chapter 11 of the SCAQMD CEQA Air Quality Handbook for sample air quality mitigation measures. Additional mitigation measures can be found on the SCAQMD's CEQA web pages at the following internet address: [www.aqmd.gov/ceqa/handbook/mitigation/MM\\_intro.html](http://www.aqmd.gov/ceqa/handbook/mitigation/MM_intro.html). Additionally, SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook contain numerous measures for controlling construction-related emissions that should be considered for use as CEQA mitigation if not otherwise required. Other measures to reduce air quality impacts from land use projects can be found in the SCAQMD's Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning. This document can be found at the following internet address: <http://www.aqmd.gov/prdas/aqguide/aqguide.html>. In addition, guidance on siting incompatible land uses can be found in the California Air Resources Board's Air Quality and Land Use Handbook: A Community Perspective, which can be found at the following internet address: <http://www.arb.ca.gov/ch/handbook.pdf>. Pursuant to state CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed.

### Data Sources

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's World Wide Web Homepage (<http://www.aqmd.gov>).

The SCAQMD is willing to work with the Lead Agency to ensure that project-related emissions are accurately identified, categorized, and evaluated. Please call Charles Blankson, Ph.D., Air Quality Specialist, CEQA Section, at (909) 396-3304 if you have any questions regarding this letter.

Sincerely,



Steve Smith, Ph.D.

Program Supervisor, CEQA Section

Planning, Rule Development and Area Sources

SS:CB:LI

LAC070814-03AK

Control Number



**DEPARTMENT OF TRANSPORTATION**

DISTRICT 7, REGIONAL PLANNING

IGR/CEQA BRANCH

100 MAIN STREET, MS # 16

LOS ANGELES, CA 90012-3606

PHONE: (213) 897-3747

FAX: (213) 897-1337

*Flex your power!  
Be energy efficient!*

IGR/CEQA No. 070815AL, NOP'  
Formosa Specific Plan Project  
Mixed Use w/140 Residential Units  
Vic. LA-02 / PM 10.52  
SCH No. 2007081053

August 20, 2007

Mr. David DeGrazia, Senior Planner  
City of West Hollywood  
8300 Santa Monica Blvd.  
West Hollywood, CA 90069

Dear Mr. DeGrazia:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The proposed project involves the redevelopment of an approximately 1.3-acre site with up to 140 residential units and approximately 9,015 square feet of retail/commercial uses. Demolition of six industrial and commercial buildings currently on the site and asphalt parking lots would be required to allow this development.

To assist us in our efforts to evaluate the impacts of this project on State Transportation Facilities, please forward a copy of an updated traffic study for our review, if one has been prepared. Otherwise, a new traffic study should be prepared to analyze the following information:

1. Traffic impacts on State Routes 02, and all affected intersections, all significantly impacted streets, crossroads and controlling intersections, as well as analysis of existing and future conditions.
2. Traffic volume counts to include anticipated AM and PM peak-hour volumes.
3. Level of service (LOS) before and after development.
4. Future conditions, which include both, project and project plus cumulative traffic generated up to year 2030.
5. A brief traffic discussion showing ingress/egress, turning movements, and a directional flow for project vehicle trips.
6. Discussion of mitigation measures appropriate to alleviate anticipated traffic impacts, including sharing of mitigation costs.

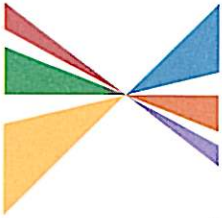
If you have any questions, please feel free to contact me at (213) 897-3747 or Alan Lin the project coordinator at (213) 897-8391 and refer to IGR/CEQA No. 070815AL.

Sincerely,

SOC Cheryl J. Powell

CHERYL J. POWELL  
IGR/CEQA Branch Chief

cc: Scott Morgan, State Clearinghouse



**ASSOCIATION of  
GOVERNMENTS**

**Main Office**

818 West Seventh Street  
12th Floor  
Los Angeles, California  
90017-3435

t (213) 236-1800  
f (213) 236-1825

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**Tribal Government Representative:** Andrew Masiel Sr., Pecharanga Band of Luiseno Indians

**Ventura County:** Linda Parks, Ventura County • Glen Becerra, Simi Valley • Carl Morehouse, San Buenaventura • Toni Young, Port Hueneme

**Orange County Transportation Authority:** Art Brown, Buena Park

**Riverside County Transportation Commission:** Robin Lowe, Hemet

**Ventura County Transportation Commission:** Keith Millhouse, Moorpark

August 24, 2007

Mr. David DeGrazia  
City of West Hollywood  
Community Development Department  
8300 Santa Monica Boulevard  
West Hollywood, CA 90069

**RE: SCAG Clearinghouse No. I 20070506 Formosa Specific Plan Project**

Dear Mr. DeGrazia:

Thank you for submitting the **Formosa Specific Plan Project** for review and comment. As areawide clearinghouse for regionally significant projects, SCAG reviews the consistency of local plans, projects and programs with regional plans. This activity is based on SCAG's responsibilities as a regional planning organization pursuant to state and federal laws and regulations. Guidance provided by these reviews is intended to assist local agencies and project sponsors to take actions that contribute to the attainment of regional goals and policies.

We have reviewed the **Formosa Specific Plan Project**, and have determined that the proposed Project is not regionally significant per SCAG Intergovernmental Review (IGR) Criteria and California Environmental Quality Act (CEQA) Guidelines (Section 15206). Therefore, the proposed Project does not warrant comments at this time. Should there be a change in the scope of the proposed Project, we would appreciate the opportunity to review and comment at that time.

A description of the proposed Project was published in SCAG's **August 1-15, 2007** Intergovernmental Review Clearinghouse Report for public review and comment.

The project title and SCAG Clearinghouse number should be used in all correspondence with SCAG concerning this Project. Correspondence should be sent to the attention of the Clearinghouse Coordinator. If you have any questions, please contact me at (213) 236-1856. Thank you.

Sincerely,

**SHERYLL DEL ROSARIO**  
Associate Planner  
Intergovernmental Review

**Doc #139268**

1140 N. Vista Street, #2  
West Hollywood, CA 90046

September 7, 2007

Mr. David DeGrazia  
Senior Planner  
City of West Hollywood  
8300 Santa Monica Boulevard  
West Hollywood, CA 90069

**Proposed Hanover Property Group Project, To Be Located At 7141-7155 Santa Monica Boulevard And 1107-1117 Detroit Street**

Dear Mr. DeGrazia:

Thank you for hosting the Environmental Impact Report (EIR) Scoping Meeting, held at Plummer Park, to present the proposed Hanover Property Group's mixed-use project, to be located at 7141-7155 Santa Monica Boulevard and 1107-1117 Detroit Street.

As a neighbor and as the President of the Board of Directors of the West Hollywood Community Housing Corporation, I have the following comments that I ask the City to consider in preparing its EIR:

Population/Housing – Please include a discussion of the project's impact related to the City's housing need and on the adjacent residential neighborhood including noise, traffic and related air emissions, sunshine/shadow study, among other factors along with potential mitigants. As you may be aware, the West Hollywood Community Housing Corporation is the owner of 1123 N. Detroit Street, an 8-unit bungalow complex that houses persons with very-low and low-incomes.

Additionally, in this discussion, it would be helpful to understand the Sponsor's management plan during and post-construction.

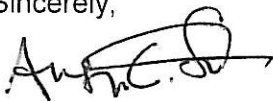
Inclusionary Housing Units – The proposed project consists of 140 rental units (121 market rate and 19 affordable units). The City's inclusionary requirement for projects greater than 20 units is 20% of the market rate units or 20% of the floor area. Applying the 20% calculation of the 121 market-rate units would require 24 affordable/inclusionary units or 5 units more than the project's proposal. Applying the 20% of the 154,466 square feet floor area would require 47 units or 28 units more than the project's proposal. Perhaps my math is wrong, however, I ask that the calculation be clearly outlined with deeded units provided for consistent with City code.

Recreation – I disagree with the Initial Study's claim that the net additional 140 residential units will have a "less than significant impact" on the City's recreational facilities. As a Plummer Park neighbor, recreational services are well-utilized at all hours of the day and night, except during park closure. Although Quimby Act fees are required, please assess the project's impact on the City's recreational space in comparison to the Quimby fee off-set.

Economic Impact – Please discuss the socio-economic impact of the proposed project as it relates to the existing use. The current use, Faith Plating, provides jobs and a tax base that supports the redevelopment area goals including affordable housing, commercial revitalization/economic development, and other uses. At what level will the tax increment funds forecasted from the proposed project compare to the existing tax generation from the current use?

I am pleased that the Project Area Committee and many neighbors are, in concept, supportive of this project. Our top priority for redevelopment of this site is the environmental clean-up at no City cost. In addition to the environmental remediation, there are many factors to be considered and understood. I ask that you will be able to address the areas identified above.

Sincerely,

A handwritten signature in black ink, appearing to read "Anson C. Snyder", with a stylized flourish at the end.

Anson C. Snyder

Cc: Robin Conerly, West Hollywood Community Housing Corporation



DONALD L. WOLFE, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE  
REFER TO FILE: LD-0

September 13, 2007

Mr. David DeGrazia  
Senior Planner  
City of West Hollywood  
8300 Santa Monica Boulevard  
West Hollywood, CA 90069

Dear Mr. DeGrazia:

### **NOTICE OF PREPARATION FOR A DRAFT ENVIRONMENTAL IMPACT REPORT FORMOSA SPECIFIC PLAN CITY OF WEST HOLLYWOOD**

Thank you for the opportunity to review the Notice of Preparation for the above Draft Environmental Impact Report (DEIR). We offer the following comments for your consideration.

#### Hazardous Waste

The project proposes the construction of 140 residential units that may generate household hazardous waste and could adversely impact existing hazardous waste management infrastructure. This issue should be addressed and mitigation measures provided. Mitigation measures may include, but are not limited to, providing new homeowners with educational materials on the proper management and disposal of household hazardous waste. The project proponent may contact Public Works for available educational materials by calling 1(888) CLEAN LA.

#### Solid Waste

Solid waste generated in Los Angeles County currently exceeds the available permitted daily landfill capacity. The demolition and construction of the proposed project will increase the generation of solid waste and negatively impact the solid waste management infrastructure. The environmental document states the project anticipates that a large amount of the construction debris will be recycled. However, as the City of West Hollywood does not have a construction and demolition debris recycling

Mr. David DeGrazia  
September 13, 2007  
Page 2

ordinance, the document should specifically state at minimum 50 percent of the debris will be recycled in accordance with the State's waste reduction requirement per Assembly Bill 939.

The California Solid Waste Reuse and Recycling Access Act of 1991, as amended, requires each development project to provide an adequate storage area for collection and removal of recyclable materials. Although recycling is mandatory in the City of West Hollywood, the environmental document should include/discuss standards to provide adequate recyclable storage areas for collection/storage of recyclable and green waste materials for this project as well as providing educational materials to the residents.

#### Underground Storage Tanks/Industrial Waste/Storm water Comments

The County of Los Angeles Department of Public Works has jurisdiction for underground storage tanks, industrial waste, and storm water in the City of West Hollywood. Should any operation within the subject project include the construction, installation, modification, or removal of underground storage tanks, industrial waste treatment or disposal facilities, and/or storm water treatment facilities, our Environmental Programs Division must be contacted for required approvals and operating permits. In addition, food service establishments in the retail/commercial area may be required to provide a grease treatment device and will be subject to review and approval by Environmental Programs Division.

When it is ready, please send two copies of the DEIR to:

Mr. Conal McNamara, AICP  
County of Los Angeles  
Department of Public Works  
Land Development Division  
P.O. Box 1460  
Alhambra, CA 91802-1460

If the DEIR is available electronically or online, please forward it or the link to Mr. McNamara at [cmcnamara@dpw.lacounty.gov](mailto:cmcnamara@dpw.lacounty.gov).

Mr. David DeGrazia  
September 13, 2007  
Page 3

If you have any questions, please contact Mr. McNamara at (626) 458-4948.

Very truly yours,

DONALD L. WOLFE  
Director of Public Works

  
for DENNIS HUNTER  
Assistant Deputy Director  
Land Development Division

CDM:ca  
P:\LDPUBICEQA\CDM\WestHollywoodFormosaSpecificPlanNOP.doc





LEROY D. BACA, SHERIFF

County of Los Angeles  
Sheriff's Department Headquarters  
4700 Ramona Boulevard  
Monterey Park, California 91754-2169



November 15, 2007

Mr. David DeGrazia  
Community Development Department  
City of West Hollywood  
8300 Santa Monica Boulevard  
West Hollywood, CA 90069

Dear Mr. DeGrazia:

**FORMOSA SPECIFIC PLAN PROJECT NOTICE OF PREPARATION OF DRAFT  
ENVIRONMENTAL IMPACT REPORT**

This is in response to your request for information from the West Hollywood Sheriff's Station regarding the Notice of Preparation of a Draft Environmental Impact Report for the Formosa Specific Plan, issued on September 7, 2007. For our comments, please see the attached letter and completed questionnaire from Captain Buddy Goldman of the West Hollywood Sheriff's Station.

In summary, the Station anticipates that this project will not result in the need for additional law enforcement service and administrative staffing. The responses to the attached questionnaire indicate that West Hollywood Station's staffing and resources are currently adequate to manage any additional calls that might result from this project. We reserve the right to address these issues in future reviews.

Should you have any additional questions regarding this matter, please contact Tom Bellizia, of my staff at (626) 300-3021.

Sincerely,

LEROY D. BACA, SHERIFF

Gary T. K. Tse, Director  
Facilities Planning Bureau

*A Tradition of Service*

Mr. David DeGrazia

-2-

November 15, 2007

GTKT:TB:/mm

Attachments

cc: Glen Dragovich, Assistant Division Director, ASD  
Adrienne Ferree, Assistant Director, FPB  
Captain Buddy Goldman, West Hollywood Station  
Lieutenant Kenneth Talianko, West Hollywood Station  
Tom Bellizia, Project Manager  
Chrono  
File  
(EIR-FormosaSpecPlanWestHollywoodNOP)

COUNTY OF LOS ANGELES

## SHERIFF'S DEPARTMENT

*A Tradition of Service*


TOM

FILE :

DATE: September 12, 2007

OFFICE CORRESPONDENCE

FROM:

  
BUDDY GOLDMAN, CAPTAIN  
WEST HOLLYWOOD STATIONTO: GARY TSE, DIRECTOR  
FACILITIES PLANNING BUREAU

SUBJECT: ENVIRONMENTAL IMPACT REPORT (E.I.R.), FORMOSA SPECIFIC PLAN

This memorandum is concerning possible environmental impacts, (public services, traffic and noise) in relation to a proposed residential development in the City of West Hollywood know as the Formosa Specific Plan. The project site comprises approximately 1.3 acres located on the northwest corner of Santa Monica Boulevard and Detroit Street. The project address is 7141 Santa Monica Boulevard and 1107-1117 Detroit Street in the City of West Hollywood.

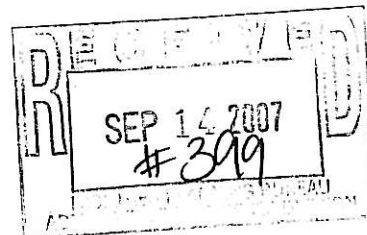
The projected project would be mostly self contained, have adequate parking for residents, patrons, and visitors, and would not adversely effect the traffic pattern in the surrounding streets.

I would also estimate that any projected police resources necessary to respond to additional calls for service would be nominal. West Hollywood Station currently has adequate personnel and resources available to manage any additional calls for service generated by the projected project residents. We are prepared to monitor calls for service and activity generated by the project and, if at some future date additional assets or resources are deemed to be necessary, the City has promised to respond by increasing contractual service levels.

The remaining pages of this EIR answer questions posed in the response sheets.

Attachments

BG:KLA:kla



ENVIRONMENTAL IMPACT REPORT QUESTIONNAIRE  
FORMOSA SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT

1. *Please indicate the location of the police stations(s) that would serve the Project area.*

The City of West Hollywood contracts with the Los Angeles County Sheriff's Department for police services. The West Hollywood Station, located at 780 North San Vicente Boulevard, provides services for the City of West Hollywood, and unincorporated Universal City.

2. *What is the geographical area and total population that is served by the station?*

The City of West Hollywood is approximately 1.9 square miles in size and has a diverse demographic population. The total residential population is just over 37,000, however, the nighttime population swells to between 80,000 and 100,000 with a high of over 500,000 during major events such as Halloween or the Gay and Lesbian Pride Parade.

3. *How many law enforcement officers and patrol cars presently serve the project area vicinity?*

The current station complement consists of 120 sworn personnel, with only 48 assigned to patrol duties in the City of West Hollywood.

4. *What is the approximate response time to the Project site? Please breakdown response time into categories (e.g., emergency, non-emergency, etc.) as available.*

Response times are currently within establish norms for routine, priority and emergency calls.

5. *Do you anticipate any significant impact from the Project on current service around the Project area, such as increasing service calls or the need for additional manpower and patrol cars. Please provide generation factors if it is determined that additional manpower or patrol cars are required.*

The proposed condominiums, rental units, and retail spaces would be mostly self contained, have adequate parking for residents, guests, and patrons, and would not adversely impact the current traffic pattern.

ENVIRONMENTAL IMPACT REPORT QUESTIONNAIRE  
FORMOSA SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT

6. *Do you anticipate that the Project implementation would result in the need for physical additions to your agency (i.e., construction of a new police stations)?*

West Hollywood Station currently has adequate personnel and resources available to manage any additional calls for service generated by the projected project residents. It is conceivable that additional Department assets and facilities may eventually prove to be necessary in order to continue current service levels. Although not directly attributable to the Formosa Specific Plan, additional service demands may be generated as the result of the cumulative impact generated by several development projects within the City of West Hollywood, as well as adjoining municipalities. We are prepared to monitor calls for service and activity generated by the project and, if at some future date additional assets or resources are deemed to be necessary, the City has promised to respond by increasing contractual service levels. This increase could result in the need for physical additions to our existing facility. The Department and the City of West Hollywood have already responded to this anticipated need by identifying long term plans to design and construct a new Sheriff's station.

Prepared by: Buddy Goldman  
Title: Captain  
Date: September 12, 2007  
Phone: (310) 855-8850

COUNTY OF LOS ANGELES  
**SHERIFF'S DEPARTMENT**  
*A Tradition of Service*

FILE :  
DATE: September 12, 2007

OFFICE CORRESPONDENCE

**FROM:** KRISTIN L. ALOMA, SERGEANT      **TO:** BUDDY GOLDMAN, CAPTAIN  
WEST HOLLYWOOD STATION                      WEST HOLLYWOOD STATION

**SUBJECT:** ENVIRONMENTAL IMPACT REPORT (E.I.R.)

The purpose of this memorandum is to discuss possible environmental impacts, (public services, traffic and noise) in relation to a proposed commercial/residential development. The project site is situated at 7141 - 7155 Santa Monica Boulevard and 1107 - 1117 Detroit Street, at the north west corner of Santa Monica Boulevard and Detroit Street, West Hollywood.

Development of this mixed use, commercial and residential structure in the project site would have minimal impact upon local police resources.

Based upon the proposed project description, I believe we would be able to adequately serve the proposed project. I do not anticipate additional mitigating project impacts. No expansion of personnel, equipment of facilities appear to be necessary.

Prepared for: Formosa Partners, LP  
5847 San Felipe, Suite 3600  
Houston, TX. 77057

Re: Formosa Specific Plan Project

Prepared by: Kristin Aloma  
Title: Sergeant  
Date: September 12, 2007  
Phone: (310) 855-8850