



**NOTICE OF AVAILABILITY OF A  
DRAFT ENVIRONMENTAL IMPACT REPORT**

**To:** All Interested Persons and Agencies  
**From:** City of West Hollywood Department of Community Development  
**Date:** September 15, 2014  
**Project Title:** Sprouts – 8550 Santa Monica Boulevard Project

**Lead Agency:**  
City of West Hollywood  
8300 Santa Monica Boulevard  
West Hollywood, CA 90069

**Applicant:**  
8550 SMB, LLC.  
626 Wilshire Boulevard, #550  
Los Angeles, CA 90017

A Draft Environmental Impact Report (EIR) has been prepared for the proposed Sprouts - 8550 Santa Monica Boulevard Project. The City of West Hollywood (City) is the local lead agency, pursuant to the California Environmental Quality Act (CEQA), responsible for preparation of this document.

**Project Location:**

The project site is located at 8550 Santa Monica Boulevard in the City of West Hollywood. The project site is a 0.6-acre undeveloped area (APNs # 4337-006-29, 4337-006-030, 4337-006-031). The project site is not listed on any of the lists compiled by the Department of Toxic Substances Control (Cal-EPA) under Government Code §465962.5 including, but not limited to hazardous waste facilities, hazardous waste property, or hazardous waste disposal sites.

**Project Description:**

The proposed project involves construction of a three-story building with approximately 42,300 sf of commercial space on a 0.6-acre undeveloped project site. The proposed new commercial building would include a 20,000 square foot Sprouts Farmers Market, a 5,000 sf basement storage space for Sprouts, a 1,319 square foot corner café with an outdoor patio, 3,998 square feet of office space, an 8,000 square foot fitness center/gym, and a 4,000 square foot personal service space. The proposed project would include rooftop parking. The proposed project does not involve any demolition.

**Summary of Impacts:**

A Draft EIR has been prepared pursuant to the California Environmental Quality Act (CEQA) Public Resources Code (§2100-21189.3) and CEQA Guidelines (§15000-15387). For purposes of CEQA compliance, the City of West Hollywood is identified as the Lead Agency for this Project. The Lead Agency is responsible for preparing this EIR in accordance with CEQA and the CEQA Guidelines. As mandated by the CEQA Guidelines, the EIR has been subject to the City's internal review process and reflects the Lead Agency's independent review and judgment and objectivity with regard to the scope, content, and adequacy of analysis.

No impacts to agricultural and forest resources, biological resources, cultural resources, mineral resources, and recreation would occur as a result of the proposed project. Impacts to aesthetics, air quality, geology and soils, greenhouse gas emissions, hazards and hazardous materials, land use and planning, hydrology and water quality, population and housing, public services, and utilities and service systems would be less than significant. The proposed project would result in a significant unavoidable impact at the intersection of Westbourne Drive and Santa Monica Boulevard during the PM peak hour and on roadway segments in the vicinity of the project site. In addition, a temporary significant unavoidable adverse impacts related to construction noise would occur.

**Public Comment Period:**

**The public comment period for this Draft EIR will begin on Thursday, September 18, 2014 and end on Monday, November 3, 2014 (comment letters must be postmarked by November 3, 2014).**

Copies of the Draft EIR are available for review at the City Hall Planning Division counter and West Hollywood Library (625 North San Vicente Boulevard, West Hollywood, CA 90069 ([310] 652-5340). The document is also available on the City of West Hollywood website, [www.weho.org](http://www.weho.org). Please submit comments in writing to the following address:

Attn: Laurie Yelton, Associate Planner  
City of West Hollywood  
Community Development Department  
8300 Santa Monica Boulevard  
West Hollywood, CA 90069  
Fax: (323) 848-6569  
E-mail: [lyelton@weho.org](mailto:lyelton@weho.org)

**Мы сообщаем вам об обсуждении проекта. Для дополнительной информации на русском языке звоните: 323-848-6826.**