APPENDIX A1

Project Initial Study

Initial Study

9160-9176 Sunset Boulevard Project

Prepared for:

CITY OF WEST HOLLYWOOD

City of West Hollywood
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PROJECT INFORMATION SHEET

1. Project Title	9160-9176 Sunset Boulevard Project
2. CEQA Lead Agency and Address	**City of West Hollywood** 8300 Santa Monica Boulevard West Hollywood, CA 90069
3. Contact and Phone Number	Jennifer Alkire, AICP, Planning Manager Phone: 323-848-6475 Email: jalkire@weho.org
4. Project Applicant	LDRL CA 306 LLC C/O Jake Stevens 659 N. Robertson Boulevard West Hollywood, CA 90069 Phone: 323-445-8563 Email: jake@faring.com
5. Project Location	9160-9176 Sunset Boulevard, West Hollywood
6. Assessor's Parcel Numbers	APNs: 4340-028-001, -002 and -010
7. Project Site General Plan Designation(s)	Sunset Specific Plan (SSP)
8. Project Site Zoning Designation(s)	Sunset Specific Plan (SSP)
9. Surrounding Land Uses and Setting	Below are the adjacent property's General Plan land use, zoning, and current land use. **North** Sunset Specific Plan (SSP) Medical and commercial. **South** Residential, Multi-Family, Medium Density (R3A) **West** Sunset Specific Plan (SSP) Commercial **East** Sunset Specific Plan (SSP) Commercial
10. Description of Project	The Applicant proposes the demolition of all existing improvements on the project site including the building and existing surface parking. New development proposed to be constructed on the project site comprises a total floor area of

approximately 53,029 square-feet and approximately 2,800 square feet of open space. The proposed project would be a single building comprised of 5-stories with a maximum building height of 90 feet. Of the total floor area approximately 36,807 square feet would be office space, 8,187 square feet of retail/food and beverage space, and approximately 8,035 square feet of back-of-house and mechanical, electrical, and plumbing (MEP) space.

Parking for the proposed project would be provided in three subterranean levels. The project would provide approximately 105 vehicular parking spaces and 14 bicycle parking space. Vehicular ingress and egress would be from Cory Avenue and via an existing alley from Carol Drive east of the site to the entrance to the proposed ramp in the southeast corner of the site down to the proposed underground parking structure. Pedestrian access would be from Sunset Boulevard on the north side of the site and Cory Avenue on the west side of the site.

The most visually prominent feature of the proposed project would be an LED media system, or digital canvas, integrated into the west, north and east facades of the building. Built into louvers on those sides of the building, it would also serve to provide shading for office space within the building.

11. Selected Agencies whose Approval is Required

City of West Hollywood

12. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code § 21080.3.1? If so, has consultation begun?

The City will notify Native American tribes, and invite tribes to consult with the City regarding tribal cultural resources that may be present on or near the project site— in accordance with California Public Resources Code Sections 21073 et seq.—after public circulation of this Initial Study. The results of the Native American consultations will be discussed in the EIR to be prepared for the project.

13. Other Public Agencies whose Approval is Required

None.

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ACRONYMS AND ABBREVIATIONS

Acronym/Abbreviation	Term
°F	degrees Fahrenheit
AB	Assembly Bill
AB 32	California Global Warming Solutions Act of 2006
AB 939	California Integrated Waste Management Act
AB 1327	California Solid Waste Reuse and Recycling Access Act of 1991
ADA	Americans with Disabilities Act
ADT	average daily traffic
AMSL	above mean sea level
APE	area of potential effect
APN	Assessor's Parcel Number
AQMP	Air Quality Management Plan
ARB	California Air Resources Board
AST	aboveground storage tank
ASTM	American Society for Testing and Materials
ATP	Active Transportation Plan
bgs	below ground surface
BMPs	Best Management Practices
CAAQS	California Ambient Air Quality Standards
Cal/OSHA	California Division of Occupational Safety and Health
CalEEMod	California Emissions Estimator Model
CAL FIRE	California Department of Forestry and Fire Protection
CALGreen	California Green Building Standards
Caltrans	California Department of Transportation
CAPCOA	California Air Pollution Control Officers Association
CAOs	Cleanup and Abatement Orders
CBC	California Building Code
CCAA	California Clean Air Act
CCR	California Code of Regulations
CDOs	Cease and Desist Orders
CDFW	California Department of Fish & Wildlife
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CESA	California Endangered Species Act
CFR	Code of Federal Regulations
CGS	California Geologic Society
CH_4	methane
CHP	California Highway Patrol
CHRIS	California Historic Resources Inventory System
CIWMA	State of California Integrated Waste Management Act
CMP	Congestion Management Program
CNDDB	California Natural Diversity Database
CNEL	Community Noise Equivalent Level
CNRA	California Natural Resources Agency

Acronym/Abbreviation	Term
CO	Carbon monoxide
CO_2	carbon dioxide
CO_{2e}	carbon dioxide equivalent
CRC	California Residential Code
CRHR	California Register of Historic Resources
CWA	Clean Water Act
dB	decibel
dBA	A-weighted decibel scale
DIF	Development Impact Fees
DMA	drainage management area
DOC	California Department of Conservation
DOSH	California Division of Safety and Health
DRP	Design Review Project
DTSC	Department of Toxic Substances Control
EIR	Environmental Impact Report
EMS	Emergency Medical Service
EOP	Emergency Operations Plan
ESA	Endangered Species Act
ESA	Environmental Site Assessment
FAR	floor area ratio
FFPD	Fontana Fire Protection District
FHSZ	Fire Hazard Severity Zones
FMMP	Farmland Mapping and Monitoring Program
FRAP	CalFire Fire Resource and Assessment Program
FTA	Federal Transit Administration
GHG	greenhouse gas
GPCD	gallons per capita per day
GWP	global warming potential
GWTS	groundwater treatment system
HAZNET	Hazardous Waste Tracking System
HCP	Habitat Conservation Plan
HFCs	hydrofluorocarbons
Hz	hertz
IFC	International Fire Code
IPCC	Intergovernmental Panel on Climate Change
IS/MND	Initial Study/Mitigated Negative Declaration
kWh	killowatt hours
L_{90}	noise level that is exceeded 90% of the time ....
L_{eq}	equivalent noise level
LED	light-emitting diode
LHMP	Local Hazard Mitigation Plan
LID	Low Impact Development
L_{max}	root mean square maximum noise level
LOS	Level of Service
LRA	Local Responsibility Area
LRP	Legally Responsible Person

Acronym/Abbreviation	Term
LSTs	Localized Significance Thresholds
LUST	Leaking Underground Storage Tank
M-1	Light Industrial zoning designation
MBTA	Migratory Bird Treaty Act
MCR	Master Case No.
MLD	Most Likely Descendant
MM(s)	mitigation measure(s)
MMRP	Mitigation Monitoring and Reporting Program
MMT	million metric tons
$MMTCO_{2e}$	million metric tons of CO2e
MND	Mitigated Negative Declaration
MRZ	Mineral Resource Zone
MS4	municipal separate storm sewer systems
MWD	Metropolitan Water District of Southern California
N_2O	nitrous oxide
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
NCCP	Natural Communities Conservation Plan
ND	Negative Declaration
NHPA	National Historic Preservation Act
NO	nitric oxide
NO_2	nitrogen dioxide
NOx	Nitrogen oxides
NOI	Notice of Intent
NPDES	National Pollutant Discharge Elimination System
NPPA	Native Plant Protection Act
NRCS	Natural Resources Conservation Service
NRHP	National Register of Historic Places
O_3	Ozone
OPR	Governor's Office of Planning and Research
OSHA	Occupational Safety and Health Administration
Pb	lead
PFCs	perfluorocarbons
PM	particulate matter
$PM_{2.5}$	fine particulate matter
PM_{10}	respirable particulate matter
Porter-Cologne	Porter-Cologne Water Quality Control Act
PPM	parts per million
PPV	peak particle velocity
PRDs	Permit Registration Documents
PRP	potential responsible party
Qyf5	Young Alluvial Fan Deposits, unit 5
RCRA	Resource Conservation and Recovery Act
REC(s)	recognized environmental condition(s)
RMS	root mean square
ROG	Reactive organic gases

Acronym/Abbreviation	Term
ROW	right-of-way
RP	Regional Plant
RWQCB	Regional Water Quality Control Board
SARWQCB	Santa Ana Regional Water Quality Control Board
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCCIC	South Central Coastal Information Center
SCE	Southern California Edison
SF_6	sulfur hexafluoride
SIP	State Implementation Plan
SLF	Sacred Lands File
SMARTS	Stormwater Multi-Application and Report Tracking System
SO_2	sulfur dioxide
SoCalGas	Southern California Gas Company
SOPs	Standard Operating Procedures
SR	State Route
SRA	State Responsibility Area
SRAs	source receptor areas
SSP	Sunset Specific Plan
STIP	Statewide Transportation Improvement Program
SUSMP	Standard Urban Stormwater Mitigation Plan
SVE	soil vapor extraction
SWP	California State Water Project
SWRCB	California State Water Resources Control Board
SWPPP	Stormwater Pollution Prevention Plan
TCRs	tribal cultural resources
TMP	Traffic Management Plan
TPA	Transit Priority Area
USDA	United States Department of Agriculture
USGS	United States Geological Survey
USEPA	United States Environmental Protection Agency
UWMP	Urban Water Management Plan
VCP	Vitrified Clay Pipe
VdB	vibration decibels
VHFHSZs	very high fire hazard severity zones
VMT	vehicle miles traveled
VOC	volatile organic compound
WEAP	Worker Environmental Awareness Program
WQMP	Water Quality Management Plan
WOUS	water(s) of the United States

1.0 INTRODUCTION

1.1 Proposed Project

The City of West Hollywood (City) is processing a request to implement a series of discretionary actions that would ultimately allow for the development of a mixed-use building at 9160-9176 Sunset Boulevard (hereby referred to as the "proposed project" or the "project") in the City of West Hollywood, California.

1.1.1 Project Components

The proposed project consists of the development of a five-story, approximately 53,029-square-foot building with retail, food and beverage, and office uses on the first floor and office uses on the second, third, fourth and fifth floors. The project would provide approximately 105 car parking spaces and eight bicycle parking spaces in a three-level underground parking structure, in addition to six bicycle parking spaces on the ground level. Refer to **Section 3.0**, Project Description, of this document for additional details.

1.1.2 Estimated Construction Schedule

Project construction is anticipated to begin in December 2022 and would be completed in May 2024.

1.2 Lead Agencies – Environmental Review Implementation

The City of West Hollywood is the Lead Agency for the proposed project. Pursuant to the California Environmental Quality Act (CEQA) and its implementing regulations,[1] the Lead Agency has the principal responsibility for implementing and approving a project that may have a significant effect on the environment.

1.3 CEQA Overview

1.3.1 Purpose of CEQA

All discretionary projects within California are required to undergo environmental review under CEQA. A Project is defined in CEQA Guidelines § 15378 as the whole of the action having the potential to result in a direct physical change or a reasonably foreseeable indirect change to the environment and is any of the following:

- An activity directly undertaken by any public agency including but not limited to public works construction and related activities clearing or grading of land, improvements to existing public structures, enactment and amendment of zoning ordinances, and the adoption and amendment of local General Plans or elements.
- An activity undertaken by a person which is supported in whole or in part through public agency contracts, grants, subsidies, loans, or other forms of assistance from one or more public agencies.
- An activity involving the issuance to a person of a lease, permit, license, certificate, or other entitlement for use by one or more public agencies.

1 Public Resources Code §§ 21000 - 21177 and California Code of Regulations Title 14, Division 6, Chapter 3.

CEQA Guidelines § 15002 lists the basic purposes of CEQA as follows:

- Inform governmental decision makers and the public about the potential, significant environmental effects of proposed activities.
- Identify the ways that environmental damage can be avoided or significantly reduced.
- Prevent significant, avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures when the governmental agency finds the changes to be feasible.
- Disclose to the public the reasons why a governmental agency approved the project in the manner the agency chose if significant environmental effects are involved.

1.4 Authority to Mitigate under CEQA

CEQA establishes a duty for public agencies to avoid or minimize environmental damage where feasible. Under CEQA Guidelines § 15041 a Lead Agency for a project has authority to require feasible changes in any or all activities involved in the project in order to substantially lessen or avoid significant effects on the environment, consistent with applicable constitutional requirements such as the "nexus"[2] and "rough proportionality"[3] standards.

CEQA allows a Lead Agency to approve a project even though the project would cause a significant effect on the environment if the agency makes a fully informed and publicly disclosed decision that there is no feasible way to lessen or avoid the significant effect. In such cases, the Lead Agency must specifically identify expected benefits and other overriding considerations from the project that outweigh the policy of reducing or avoiding significant environmental impacts of the project.

1.5 Purpose of Initial Study

The CEQA process begins with a public agency making a determination as to whether the project is subject to CEQA at all. If the project is exempt, the process does not need to proceed any farther. If the project is not exempt, the Lead Agency takes the second step and conducts an Initial Study to determine whether the project may have a significant effect on the environment.

The purposes of an Initial Study as listed in § 15063(c) of the CEQA Guidelines are to:

- Provide the Lead Agency with information necessary to decide if an Environmental Impact Report (EIR), Negative Declaration (ND), or Mitigated Negative Declaration (MND) should be prepared.
- Enable a Lead Agency to modify a project to mitigate adverse impacts before an EIR is prepared, thereby enabling the project to qualify for a ND or MND.
- Assist in the preparation of an EIR, if required, by focusing the EIR on adverse effects determined to be significant, identifying the adverse effects determined not to be significant, explaining the reasons for determining that potentially significant adverse effects would not be significant, and identifying whether a program EIR, or other process, can be used to analyze adverse environmental effects of the project.
- Facilitate an environmental assessment early during project design.

2 A nexus (i.e., connection) must be established between the mitigation measure and a legitimate governmental interest.

3 The mitigation measure must be "roughly proportional" to the impacts of the Project.

- Provide documentation in the ND or MND that a project would not have a significant effect on the environment.
- Eliminate unnecessary EIRs.
- Determine if a previously prepared EIR could be used for the Project.

In cases where no potentially significant impacts are identified, the Lead Agency may issue a ND, and no mitigation measures would be needed. Where potentially significant impacts are identified, the Lead Agency may determine that mitigation measures would adequately reduce these impacts to less than significant levels. The Lead Agency would then prepare an MND for the proposed project. If the Lead Agency determines that individual or cumulative effects of the proposed project would cause a significant adverse environmental effect that cannot be mitigated to less than significant levels, then the Lead Agency would require an EIR to further analyze these impacts.

1.6 Review and Comment by Other Agencies

Other public agencies are provided the opportunity to review and comment on the Initial Study. Each of these agencies is described briefly below.

- A Responsible Agency (14 CCR § 15381) is a public agency, other than the Lead Agency, that has discretionary approval power over the Project, such as permit issuance or plan approval authority.
- A Trustee Agency[4] (14 CCR § 15386) is a state agency having jurisdiction by law over natural resources affected by a project that are held in trust for the people of the State of California.
- Agencies with Jurisdiction by Law (14 CCR § 15366) are any public agencies who have authority (1) to grant a permit or other entitlement for use; (2) to provide funding for the project in question; or (3) to exercise authority over resources which may be affected by the project. Furthermore, a city or county will have jurisdiction by law with respect to a project when the city or county having primary jurisdiction over the area involved is: (1) the site of the project; (2) the area in which the major environmental effects will occur; and/or (3) the area in which reside those citizens most directly concerned by any such environmental effects.

1.7 Impact Terminology

The following terminology is used to describe the level of significance of potential impacts:

- A finding of ***no impact*** is appropriate if the analysis concludes that the project would not affect the particular environmental threshold in any way.
- An impact is considered ***less than significant*** if the analysis concludes that the project would cause no substantial adverse change to the environment and requires no mitigation.
- An impact is considered ***less than significant with mitigation incorporated*** if the analysis concludes that the project would cause no substantial adverse change to the environment with the inclusion of environmental commitments, or other enforceable measures, that would be adopted by the lead agency.

4 The four Trustee Agencies in California listed in CEQA Guidelines § 15386 are California Department of Fish and Wildlife, State Lands Commission, State Department of Parks and Recreation, and University of California.

- An impact is considered ***potentially significant*** if the analysis concludes that the project could have a substantial adverse effect on the environment.

An EIR is required if an impact is identified as ***potentially significant***.

1.8 Organization of Initial Study

This Initial Study is organized to satisfy CEQA Guidelines § 15063(d), and includes the following sections:

- **Section 1.0 - Introduction**, which identifies the purpose and scope of the Initial Study.
- **Section 2.0 - Environmental Setting**, which describes location, existing site conditions, land uses, zoning designations, topography, and vegetation associated with the project site and surrounding area.
- **Section 3.0 - Project Description**, which provides an overview of the project, a description of the proposed development, project phasing during construction, and discretionary actions for the approval of the project.
- **Section 4.0 - Environmental Checklist**, which presents checklist responses for each resource topic to identify and assess impacts associated with the proposed project, and proposes mitigation measures, where needed, to render potential environmental impacts less than significant, where feasible.
- **Section 5.0 - References**, which includes a list of documents cited in the Initial Study.
- **Section 6.0** - **List of Preparers**, which identifies the primary authors and technical experts that prepared the Initial Study.

1.9 Findings from the Initial Study

1.9.1 No Impact or Impacts Considered Less than Significant

The project would have no impact or a less than significant impact on the following environmental categories listed from Appendix G of the CEQA Guidelines.

- Agriculture and Forestry Resources
- Mineral Resources
- Population and Housing
- Public Services
- Recreation

1.9.2 Impacts Considered Potentially Significant

Based on the Initial Study's findings, the project would have potentially significant impacts on the following environmental categories listed in Appendix G of the CEQA Guidelines.

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils

- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire
- Mandatory Findings of Significance

2.0 ENVIRONMENTAL SETTING

2.1 Project Location

The proposed project, 9160-9176 Sunset Boulevard Commercial Project, is located at 9160 to 9176 Sunset Boulevard in West Hollywood, California. The project site is located on the south side of Sunset Boulevard, between Carol Drive and Cory Avenue. Refer to **Figure 2.1-1**, which shows the project's regional location, and **Figure 2.1-2**, which shows the project location.

2.2 Project Setting

The project is comprised of Assessor's Parcel Nos. 4340-028-001, -002, and -010. The project site is 18,608 square feet, or approximately 0.43 acre. The project is located in a developed urban portion of the City with medical and commercial land uses to the north opposite Sunset Boulevard, residential land uses to the south, surface parking lot for nearby office buildings to the east, and commercial land uses to the west. Photographs depicting the project site are provided in **Figure 2.2-1**.

2.2.1 Land Use and Zoning

The project site is in the Sunset Specific Plan (SSP), which extends along Sunset Boulevard, along the entire length of the City and is typically one to two parcels wide on each side of the roadway (City of West Hollywood, 2019). The project site is within Area 8 - West End of the SSP area. The goals of the SSP in the West End area include accommodating additional office buildings and providing space for "creative" industries and anchor businesses. The SSP also encourages development of a building of landmark quality at the southeast corner of Sunset and Cory that dramatically marks the entrance to West Hollywood and acts as a "hinge" at the bend in the street. Ground-floor uses catering to the needs of area office workers are encouraged (City of West Hollywood, 1996).

The land use designation and zoning of the project site and surrounding areas are listed in **Table 2.2-1.** The General Plan and zoning designations for the project site are each Sunset Specific Plan (SSP). The site for the proposed project is also located within a Transit Priority Area (TPA), because it is within one-half mile of the Sunset Boulevard and North San Vicente Boulevard intersection, which is a major transit stop.

A TPA is an area within one-half mile of a major transit stop that is existing or planned, if the planned stop is scheduled to be completed within the planning horizon included in a Transportation Improvement Program or applicable regional transportation plan [Public Resources Code § 21099(a)(7)]. A major transit stop is a site containing any of the following: (a) an existing rail or bus rapid transit station, (b) a ferry terminal served by either a bus or rail transit service, or (c) the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods (Public Resources Code § 21064.3). The Sunset Boulevard and North San Vicente Boulevard intersection is characterized as a "major transit stop," because it is the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.

Additionally, the proposed project is considered an employment center project. An employment center project is defined as a project located on property zoned for commercial uses with a floor area ratio of no less than 0.75 and that is located within a transit priority area [Public Resources Code § 21099(a)(1)].

Figure 2.1-1
REGIONAL LOCATION

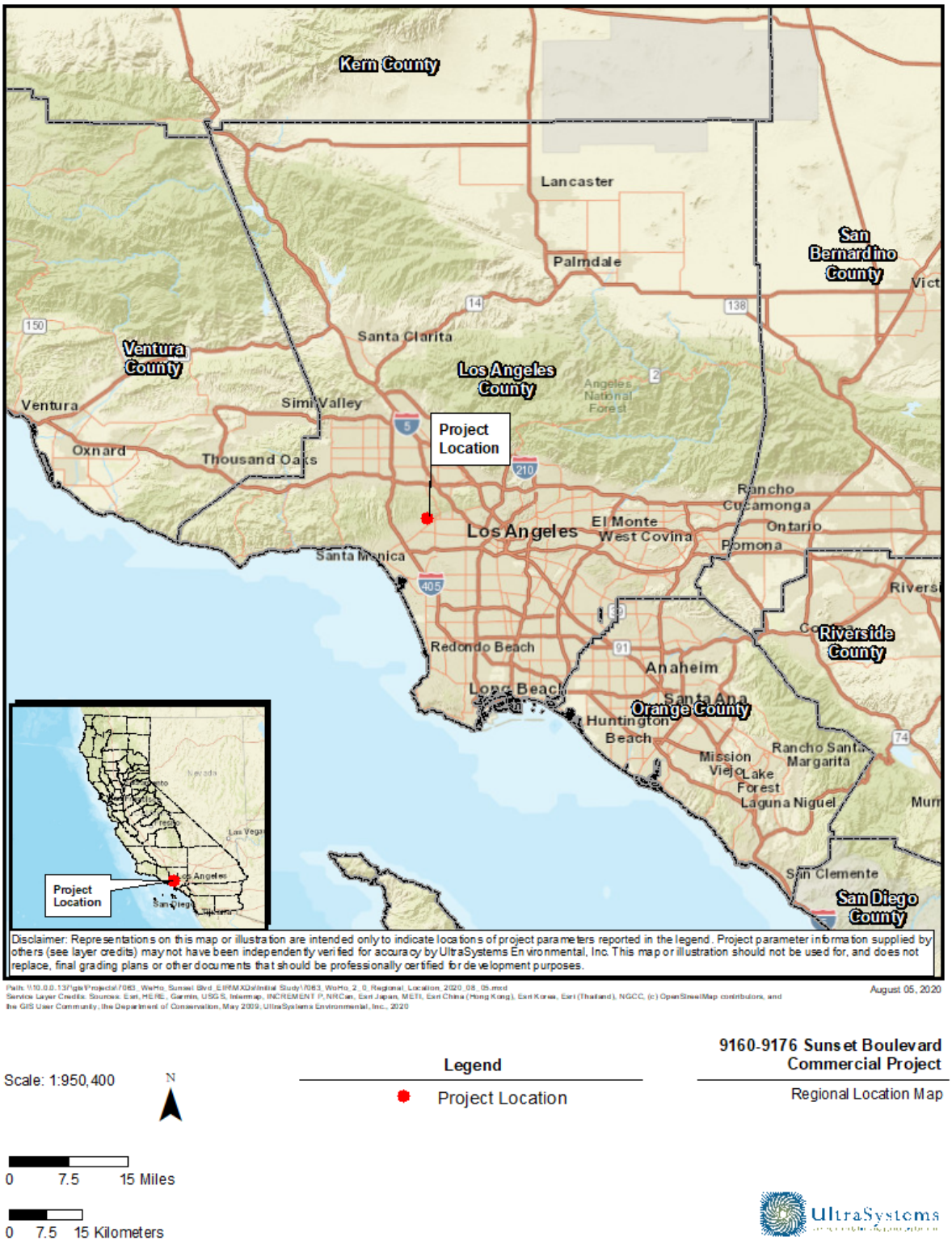


Figure 2.1-2
PROJECT LOCATION

Figure 2.2-1
PROJECT SITE PHOTOGRAPHS

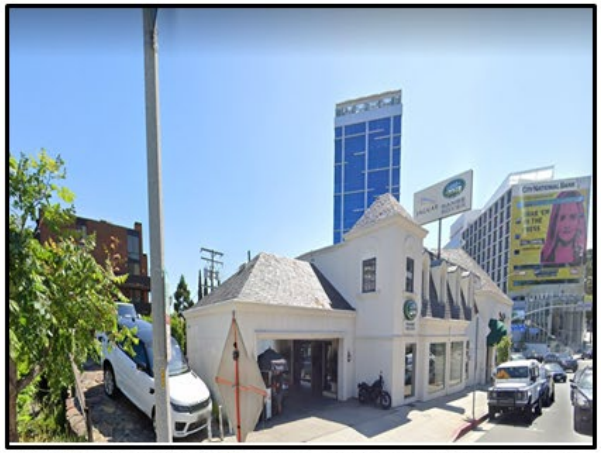


PHOTO 1: View of the northeastern portion of the project site with a car dealership and a valet driveway.

PHOTO 2: View of the northern portion of the project site with a car dealership.

PHOTO 3: View of the northwestern portion of the project site with a car dealership and trees.

PHOTO 4: View of the western portion of the project site with car dealership, driveway and trees.

Table 2.2-1
SUMMARY OF LAND USE AND ZONING

Location	General Plan	Zoning	Existing Use
Project Site	Sunset Specific Plan (SSP)	Sunset Specific Plan	Automotive dealership building and surface parking
Surrounding Areas			
North	Sunset Specific Plan (SSP)	Sunset Specific Plan	Medical and commercial
East	Sunset Specific Plan (SSP)	Sunset Specific Plan	Surface parking lot for nearby office buildings
West	Sunset Specific Plan (SSP) North of Doheny Road; between Doheny Road and Sunset Boulevard; and south of Sunset Boulevard	Sunset Specific Plan	Commercial
South	Residential, Multi-Family, Medium Density (R3A), Maximum 1 dwelling unit per 1,210 square feet of lot area	Residential, Multi-Family, Medium Density (R3A), Maximum 1 dwelling unit per 1,210 square feet of lot area	Residential

Source: UltraSystems, 2020; City of West Hollywood Zoning Map, 2018.

2.3 Existing Characteristics of the Site

2.3.1 Climate and Air Quality

The City of West Hollywood is characterized by a semi-arid Mediterranean climate that is the result of its location in the South Coast Air Basin (SCAB). (AECOM, 2011, p. 9-7). The SCAB is a 6,600-square-mile area basin that is usually quite moist near the land surface due to the influence of the marine layer it brings in. Other factors that influence the area's climate and meteorology are the terrain and altitude. The City is in the northwest part of the Los Angeles Basin, a broad coastal plain. West Hollywood ranges in elevation from approximately 500 feet above mean sea level (AMSL) on the north City boundary, on the southern foot of the Hollywood Hills, to approximately 200 feet AMSL at the southwest corner of the City. Yearly climate patterns are characterized by warm summers, mild winters, low levels of precipitation, and moderate humidity.

Air quality in West Hollywood generally fluctuates without a consistent seasonal pattern. Neighboring, high-polluting coastal cities largely influence the air quality in the City and that, coupled with the climate, trap air pollution in the Los Angeles Basin. The SCAB is bounded by the San Gabriel, San Bernardino, and San Jacinto Mountains, which trap air pollution at their bases. The SCAB fails to meet national ambient air quality standards for ozone and fine particulate matter and is classified as a "nonattainment area" for those pollutants (Stantec, 2018b, p. 5.2-10).

2.3.2 Geology and Soils

The City of West Hollywood is in the northwest part of the Los Angeles Basin, a coastal plain within the northwestern portion of the Peninsular Ranges Geomorphic Province of Southern California, which in turn is characterized by northwest-southeast trending faults, folds, and mountain ranges (California Geological Survey, 2002). The City is underlain by alluvial fan deposits (City of

West Hollywood, 2010). Two traces of the Hollywood Fault, an active fault, pass southwest-northeast through the northwest part of the City (California Geological Survey, 2020).

2.3.3 Hydrology

The nearest storm drains to the project site are in Sunset Boulevard and Cory Avenue. The nearest storm drain catch basins are on the west side of Cory Avenue opposite the southwest corner of the project site. The storm drains nearest to the project site are part of a system of storm drains—some owned by the cities of West Hollywood, Los Angeles, and Beverly Hills, and some owned by Los Angeles County Public Works—that discharges to Ballona Creek, which passes approximately four miles south of the project site (Los Angeles County Public Works, 2020). The project site is in the Ballona Creek Watershed, which spans approximately 128 square miles—much of the northwest portion of the Los Angeles Basin—and is part of the larger Los Angeles River Watershed (California Department of Fish and Wildlife, 2020). Ballona Creek, an engineered channel and the main waterway in the Ballona Creek Watershed, extends northeast-southwest approximately nine miles, discharging to the Pacific Ocean next to the south side of Marina Del Rey.

2.3.4 Biological Resources

The project site is fully developed with an automotive dealership building and surface parking. The only vegetation onsite consists of two narrow planters containing ornamental landscape vegetation, on the east and west sides of a stone driveway in the east end of the project site. No native habitat is present onsite.

2.3.5 Public Services

The City is served by a full range of public services and utilities. The Los Angeles County Fire Department (LACoFD) provides fire protection and emergency medical service (EMS) for the city of West Hollywood. Two LACoFD stations, Station 7 and Station 8, serve the City; the nearer of the two stations to the project site is Station 7 at 864 North San Vicente Boulevard. The Los Angeles County Sheriff's Department provides police protection to the City (City of West Hollywood, 2020a). The City of West Hollywood Facilities and Recreation Services Department (FRSD) Recreation Division provides recreation programs in City parks, and the FRSD Facilities Division maintains City parks (City of West Hollywood, 2020b). The Los Angeles County Library serves the City through its West Hollywood Library at 625 North San Vicente Boulevard (Los Angeles County Library, 2020).

2.3.6 Utilities

The City of Beverly Hills Public Works Department provides water service to part of the City of West Hollywood, including the project site. The City of West Hollywood Public Works Department maintains sewers in the City. The City of West Hollywood is in Los Angeles County Sanitation Districts (LACSD) District 4. City sewers discharge into several LACSD trunk sewers, which in turn convey wastewater to City of Los Angeles sewers transporting wastewater to the City of Los Angeles Bureau of Sanitation Hyperion Treatment Plant for treatment, under contract between LACSD and the City of Los Angeles (LACSD, 2020; AECOM 2010).

Athens Services collects solid waste in the City. Southern California Edison provides electricity (City of West Hollywood, 2020c).

3.0 PROJECT DESCRIPTION

3.1 Project Background

The City of West Hollywood (City) is processing a request to implement a series of discretionary actions that would ultimately allow for the construction and operation of an office and retail building at 9160-9176 Sunset Boulevard in the City of West Hollywood (Assessor Parcel Numbers [APNs] 4340-028-001, -002, and -010). The project includes applications for the following discretionary permits:

- A Development permit for the construction of a new structure.
- A Demolition permit for demolition of the portion of the automotive dealership building on the project site.
- A Minor conditional use permit for alcohol sales for onsite consumption accessory to a restaurant or coffee shop, with the permitted hours of operation from 6 a.m. to 2 a.m.
- A Development agreement for construction of a 1,000-square-foot digital billboard.
- A Lot Merger to merge the lots comprising the Project Site for purposes of the proposed Project.
- Other discretionary and ministerial permits and approvals that may be deemed necessary, including but not limited to temporary street closure permits, grading permits, excavation permits, foundation permits, and building permits.

The City is the Lead Agency for the purposes of CEQA.

The entire 18,608-square-foot (approximately 0.43-acre) project site is developed with an automotive dealership building and surface parking. The project is located in an urban and developed portion of the city with medical and commercial land uses to the north opposite Sunset Boulevard, residential land uses to the south, a surface parking lot to the east, and commercial land uses to the west. The project site is located in the northwest portion of the City of West Hollywood. It is on the south side of Sunset Boulevard; Sunset Boulevard curves from east-west to northeast-southwest next to the project site. Cory Avenue intersects the south side of Sunset Boulevard near the west project site boundary. Doheny Drive intersects the north side of Sunset Boulevard at the same intersection; immediately north of the intersection, Doheny Drive curves westward and continues as an east-west roadway. Existing site access is from Sunset Boulevard and from Cory Avenue at the southwest corner of the project site.

The project site is within Area 8 - West End of the Sunset Specific Plan ("SSP") area. The goals of the SSP in the West End area include accommodating additional office buildings and providing space for "creative" industries and anchor businesses. The SSP also encourages development of a building of landmark quality at the southeast corner of Sunset and Cory that dramatically marks the entrance to West Hollywood and acts as a "hinge" at the bend in the street. Ground-floor uses catering to the needs of area office workers are encouraged. As further discussed in **Section 4.11**, the proposed project would adhere to the purpose and design regulations of the SSP West End area. The project site zoning designation is SSP.

3.2 Project Overview

The proposed project consists of the development of a five-story, approximately 53,029-square foot building with retail, food and beverage, and office uses on the first floor and office uses on the second, third, fourth and fifth floors. The project would provide approximately105 car parking spaces and eight bicycle parking spaces in a three-level underground parking structure, in addition to six bicycle parking spaces on the ground level (refer to **Figure 3.2-1**. Project plans and drawings, including floor plans, building elevations, grading plan, landscaping plan and conceptual renderings, are provided in **Appendix A**.

3.2.1 Demolition

The existing automotive dealership building and surface parking would be demolished and the demolition debris removed before site preparation for construction of the proposed project.

3.2.2 New Construction

The project site comprises three contiguous lots located on the south side of Sunset Boulevard. The proposed project would consolidate the three lots into one and include construction a five-story, mixed-use building. The proposed new building would include approximately 53,029 square feet of floor area on a 18,608-square foot project site, resulting in a FAR of approximately 2.85 to 1. The maximum building height would be approximately 90 feet. Land uses per floor are detailed below in **Table 3.2-1**.

Table 3.2-1
PROPOSED PROJECT LAND USES AND BUILDING AREAS

Story	Land Use	Building Area (square feet)
1 (Ground Level)	Retail/food and beverage	8,187
	Office	923
	Back of House/ Mechanical/Electrical/Plumbing (BOH/MEP)	1,305
	Level 1 Subtotal	**10,415**
2	Office	11,430
	Restrooms and MEP	1,125
	Level 2 Subtotal	**12,555**
3	Office	9,143
	Restrooms and MEP	1,125
	Level 3 Subtotal	**10,268**
4	Office	7,899
	Restrooms and MEP	1,125
	Level 4 Subtotal	**9,024**
5	Office	7,412
	Restrooms and MEP	1,125
	Level 5 Subtotal	**8,537**
6 (Roof)	BOH/MEP	2,230

Story	Land Use	Building Area (square feet)
	Total	**53,029** [36,807 office; 8,187 retail/food and beverage; and 8,035 BOH/MEP] plus terraces on floors 2, 3, 4, and 5 totaling 5,537 square feet

Source: JBC/Gensler 2019.

On the first floor the retail and food and beverage uses would be provided in the west half of the building and in the northeast corner. The office use on the first floor would consist of a lobby in the north-central part of the building. The southeast part of the first floor would consist of a ramp to the underground parking structure and back-of-house spaces (refer to **Figure 3.2-2**,). The upper levels (i.e. floors 2 through 5) would consist entirely of office spaces, and back-of-house, mechanical, electrical and plumbing uses would be located on the roof. The proposed building would be all-electric.

The proposed project design concept comprises a digital canvas. A glass façade on levels 3 through 6 would function as a solar shading latticework during the day (refer to **Figure 3.2-3**, Rendering, Daytime - Sunset Boulevard); and a digital canvas displaying the proposed off-site sign during both daytime and nighttime (refer to **Figure 3.2-4**, Rendering, Dusk - Sunset Boulevard). Levels 3 through 6 would be stepped back so that the building massing would be compatible with the existing residential scale buildings to the south (refer to **Figure 3.2-5**, Proposed Building Section). The digital canvas would display art; public art required by the City; and off-site advertising during daytime and nighttime hours. Hanging plants from levels 2 and 3 on the north side of the building, and levels 3, 4, and 5 on the south side of the building would provide green screening and help in softening the building edges by adding natural greenery to the building exterior.

The project would be designed and constructed in compliance with applicable City codes, including, but not limited to, the 2019 California Building Code, California Plumbing Code, California Mechanical Code, California Electrical Code, and California Building Energy Efficiency Standards.

3.2.3 Digital Canvas and Signage

The project and proposed off-site signage component of the "digital canvas" would comply with the Sunset Boulevard Off-Site Signage Policy, which is incorporated as part of the Specific Plan. Construction of a new digital billboard requires approval of a Development Agreement pursuant to City of West Hollywood Municipal Code (WHMC) Chapter 19.66 as well as screening for design excellence.

The total sign area of new digital billboards may not exceed 1,000 square feet. Digital billboards must contribute at least 17.5 percent of programming time for art or civic announcements. Development projects that include a billboard application must be developed to at least 75 percent of the allowed base FAR on the subject property. The project would include 1,000 square feet of signage area within the larger, approximately 13,900-square-foot "digital canvas." In addition to the statutory 17.5 percent of programming time for art or civic announcements, the project would also include one site-specific artwork featuring local artist(s) or culturally relevant piece each quarter, for an additional 7.5 percent public benefit contribution. Therefore, the total share of art programming would be approximately 25 percent. The project would fully develop the maximum permitted base FAR on the project site.

Consistent with Signage Policy requirements, the "digital canvas" would be located at least 10 feet above the adjacent sidewalk level; its height would not exceed the maximum allowable height on-site; it would not obscure public sightlines to building entrances or publicly accessible open space; and (as the "digital canvas" would be fully integrated with the building) there would not be any vertical space between the billboard face and the building. The "digital canvas" would also comply with the lighting and operational standards set forth in the Signage Policy, including with respect to hours of operation, illuminance, digital sign control and transitions, visual comfort and contrast control, and renewable energy use.

3.2.4 Project Operations

Project operation is estimated to generate 150 jobs.[5] The specific types of uses/businesses that would occupy the proposed building are not known at this time.

3.2.5 Site Access, Circulation and Parking

Vehicular ingress and egress would be from Cory Avenue to the west; and via an existing alley from Carol Drive east of the site to the entrance to the proposed ramp in the southeast corner of the site down to the proposed underground parking structure. Pedestrian access would be from Sunset Boulevard on the north side of the site and Cory Avenue on the west side of the site.

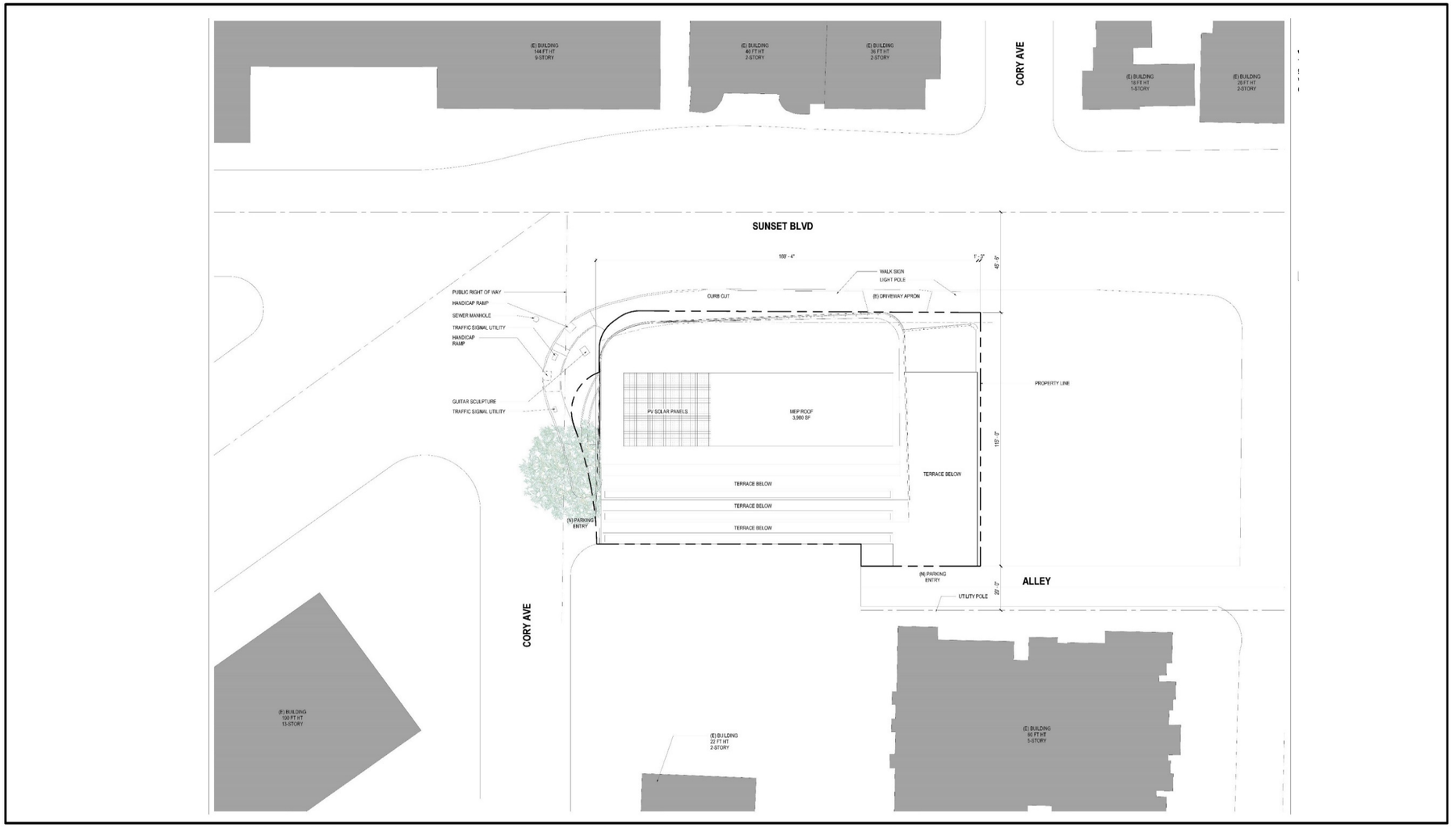
The project would provide 105 parking spaces,10% Electric Vehicle (EV) capable parking stalls, 14 bicycle parking spaces and two loading spaces. Parking and loading would be provided in three subterranean parking levels. Office workers and retail/restaurant patrons would enter the parking garage from driveways on Cory Avenue and on the rear alley off Carol Drive.

3.2.6 Exterior Lighting

Consistent with SSP requirements, proposed project lighting would be designed to consider safety and to reduce glare. Plaza entries would be designed and lighted so as not to create hiding places.

[5] The job-generation estimate is based upon the project applicant's estimate of 1 employee per 300 square feet of rentable square footage.

Figure 3.2-1
PROPOSED SITE PLAN



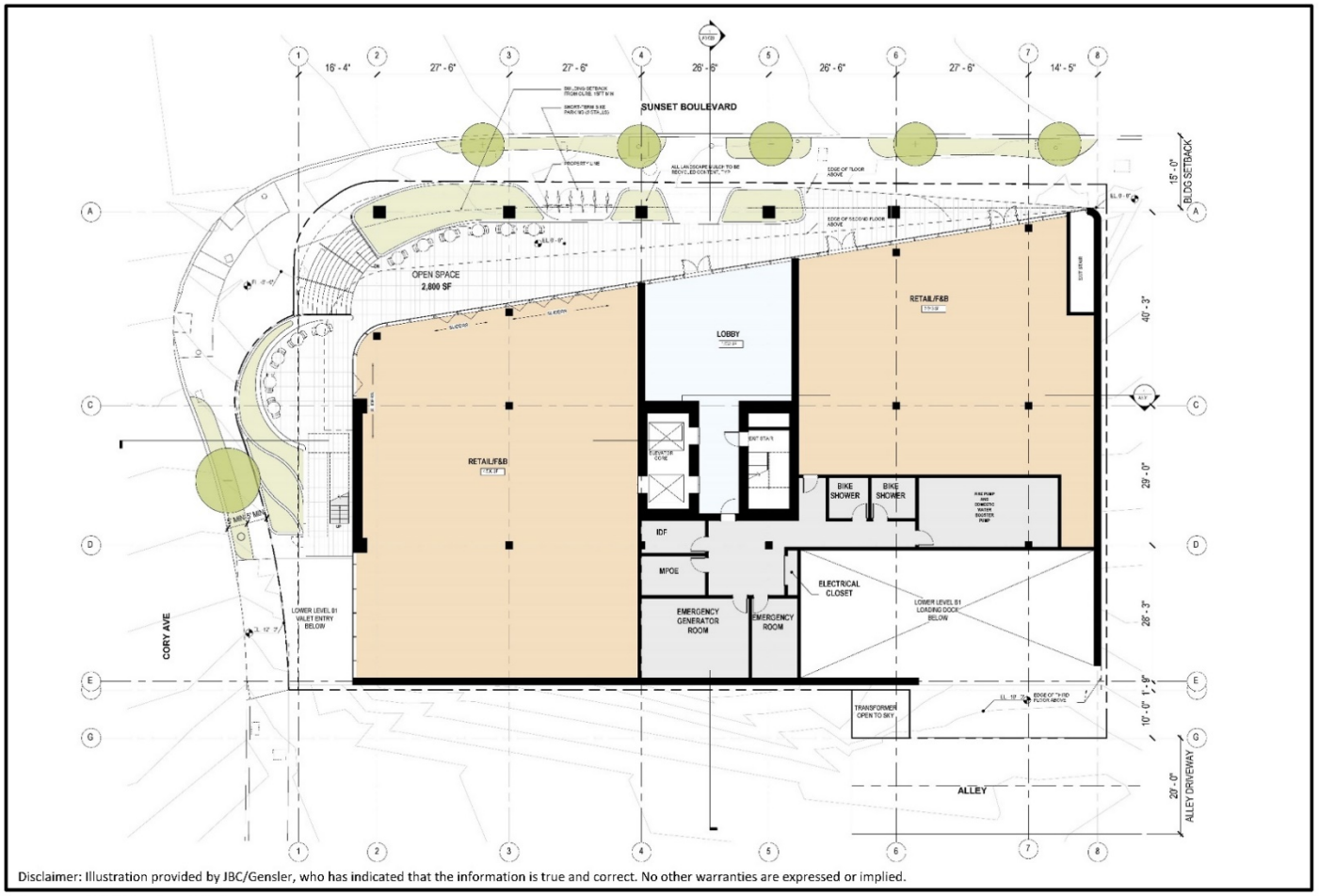
Disclaimer: Illustration provided by JBC/Gensler, who has indicated that the information is true and correct. No other warranties are expressed or implied.

Sources: JBC/Gensler, 2020.

9160-9176 Sunset Boulevard Commercial Project

Proposed Site Plan

Figure 3.2-2
PROPOSED LEVEL 1 FLOOR PLAN



Disclaimer: Illustration provided by JBC/Gensler, who has indicated that the information is true and correct. No other warranties are expressed or implied.

Sources: JBC/Gensler, 2020.

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9160-9176 Sunset Boulevard Commercial Project
Level 1 Floor Plan

Figure 3.2-3
PROJECT RENDERING, DAYTIME - SUNSET BOULEVARD

With Digital Screen

Without Digital Screen

Disclaimer: Illustration provided by JBC/Gensler, who has indicated that the information is true and correct. No other warranties are expressed or implied.

Sources: JBC/Gensler, 2020.

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9160-9176 Sunset Boulevard Commercial Project

Rendering, Daytime View
Looking East From Sunset Boulevard

Figure 3.2-4
PROJECT RENDERING, DUSK - SUNSET BOULEVARD

Disclaimer: Illustration provided by JBC/Gensler, who has indicated that the information is true and correct. No other warranties are expressed or implied.

Sources: JBC/Gensler, 2020.

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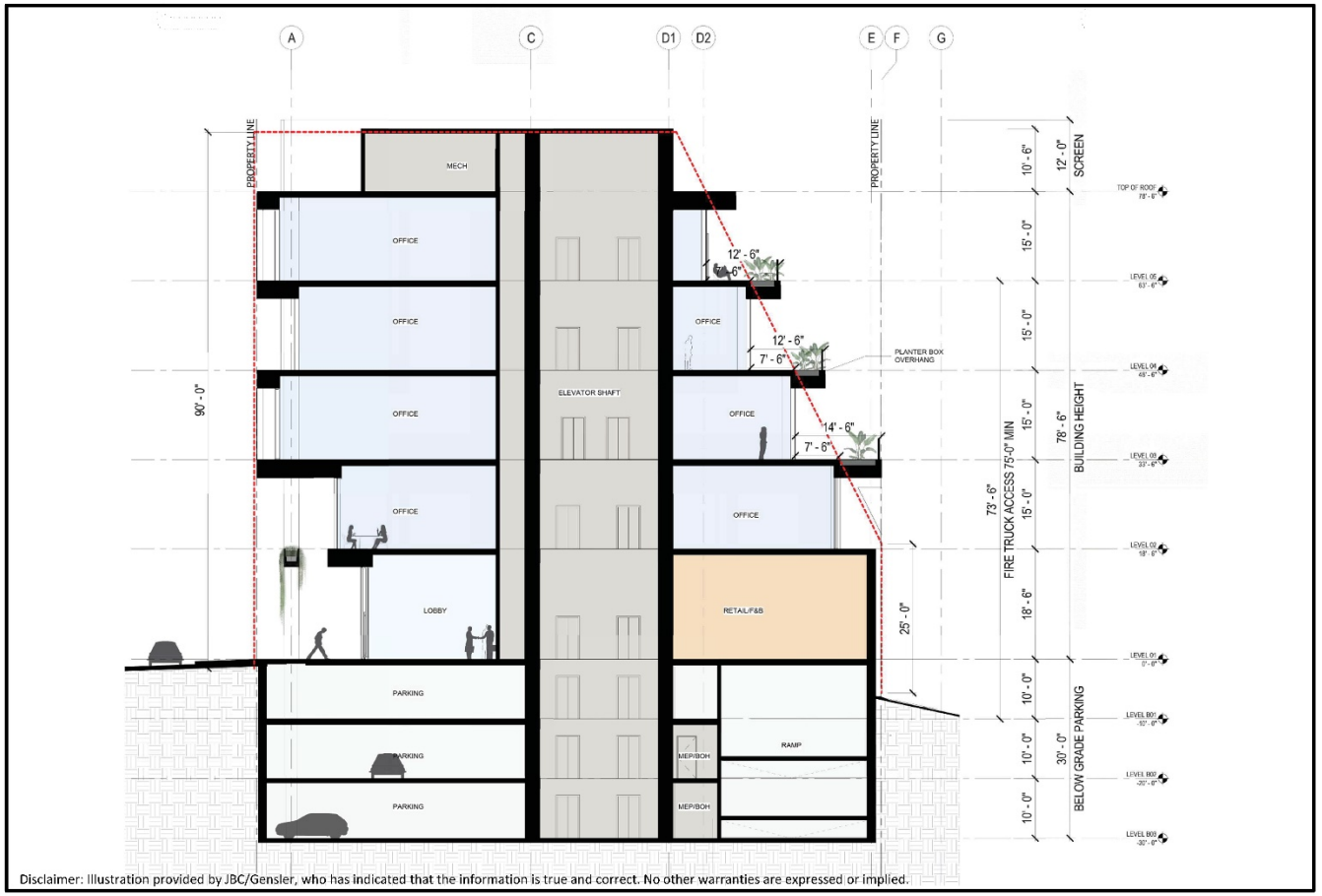
9160-9176 Sunset Boulevard Commercial Project

Rendering, Dusk View
Looking Southwest From Sunset Boulevard

Figure 3.2-5
PROPOSED BUILDING SECTION



Disclaimer: Illustration provided by JBC/Gensler, who has indicated that the information is true and correct. No other warranties are expressed or implied.

Sources: JBC/Gensler, 2021.

9160-9176 Sunset Boulevard Commercial Project

Building Section

3.2.7 Landscaping and Open Space

The project would include 2,800 square feet of open space on Level 1 and a total of 5,537 square feet of terraces on levels 2 through 5. The open space would be provided via a ground-floor plaza and a series of landscaped terraces at all levels of the project. Each of these open spaces would be expansive and uninterrupted and would be integrated into the design of the building. The terraces would serve as key architectural elements at the eastern and southern ends of the project and the plaza would anchor the project's street frontage and pedestrian orientation at the northwest corner. In addition to the open space plaza, the project would provide streetscape improvements in compliance with the Specific Plan standards, including retention of two existing street trees on Sunset Boulevard. One existing ficus tree in the parkway on Cory Avenue and one existing ficus tree on the project site would be removed.

Species identified in the project planting palette are listed below in **Table 3.2-3.** Of the 25 species designated in the proposed project planting palette, 22 are low to very low water use and three are medium water use.

Table 3-3
LANDSCAPE PLANTINGS

Common Name	Scientific Name
Streetscape (at-grade)	
Australian fuschia	*Correa "ivory bells"*
shiny xylosma	*Xylosma congestum*
Hanging Garden (Vines)	
star jasmine	*Tracheolospermum jasminoides*
snail vine	*Vigna caracalla*
Japanese honeysuckle	*Lonicera japonica 'Purpurea'*
climbing fig	*Ficus pumila*
Streetscape (retaining wall)	
dwarf coast rosemary	*Westringia fruiticosa 'Grey Box'*
agave 'multicolor'	*Agave celsii*
felt brush	*Kalanchoe beharensis*
mangave	*X Mangave* spp
elephant bush	*Portulacaria afrea 'minima'*
East Terrace	
California fuschia	Epilobium canum 'Catalina'
wooly torch	Cleistocactus strausii
organ pipe cactus	Lemaireocereus thurberi
Australian fuschia	Correa glabra "Coliban river"
silver falls dichondra	Dichondra argentea 'Silver Falls'
agave 'blue flame'	Agave 'Blue Flame'
mesquite	Prosopis spp.
dwarf olive '	Olea europea 'Little Ollie'
cape aloe	Aloe ferox

Common Name	Scientific Name
Terrace Planters	
wall germander	Teucrium chamaedrys
prostrate coast rosemary	Westringia fruticosa'low horizon'
prostrate swamp oak	Casuarina glauca 'Cousin it'
agave 'blue flow'	Agave 'Blue Glow'
trailing rosemary	Rosmarinus Officinalus 'Huntington carpet'

3.2.8 Utilities

Sanitary Sewer: The project proposes offsite sewer improvements to connect the sewer lines from the project site to the existing sewer network in surrounding roadways. All sewer line sizes and connections are subject to review by the City. The project applicant will work with the City's Public Works Department for necessary approvals and ensure compliance with applicable requirements.

Domestic Water: New water meters would be installed as required to meet the demands calculated by the plumber for the project and in compliance with the requirements of the City's Public Works Department. The City of Beverly Hills Public Works Department provides water to the project site. The project would install water laterals connecting to existing mains in surrounding roadways.

Dry Utilities: Electricity would be provided by Southern California Edison Company (SCE), and solid waste collection would be provided by Athens Services (City of West Hollywood, 2020c). The project applicant is planning an all-electric building, and thus the building would not have natural gas service.

Stormwater: Stormwater generated on the project site would continue to drain into the existing 72-inch Los Angeles County storm drain line in Cory Avenue. Drainage patterns after project development would remain similar to existing drainage patterns. The project would implement comply with the City's Low Impact Development (LID) requirements and implement LID best management practices (BMPs) on-site, for reductions in the stormwater flows to the County's stormwater system.

3.2.9 Trash Collection and Loading Areas

The project is designed to minimize the visual impact of trash receptacles and loading areas. Electrical rooms, storage rooms, trash enclosures, and loading spaces would be located within the project site and would not be visible from surrounding public streets and public view. Rooftop equipment would be set back from the roof parapet edge and appropriately screened from public view. The loading area for the commercial uses would be provided on the first subterranean parking level and would be accessed from the alley.

3.2.10 Sustainability and Green Building Program

The project would include a number of sustainability features including site location; natural heating and cooling features; use of recycled foundation materials; construction of an all-electric building; water-efficient plumbing fixtures; improved insulation; installation of PV panels and other energy efficiency measures; improvements to indoor air quality; use of efficient and durable roofing materials and exterior finishes; and use of efficient interior finishes.

3.3 Construction Activities

3.3.1 Onsite Construction

Construction activities would include earthwork, rebar, structural steel, concrete slab, concrete panels, truss placement, mechanical, electrical, plumbing, glazing, roofing, landscaping, hardscape consisting of asphalt concrete, fencing, associated site utilities, site drainage, and any associated offsite work that may be required. Construction phasing would include the following; earthwork, concrete slab, concrete panels, mechanical, electrical, plumbing, glazing, roofing, landscaping, hardscape consisting of asphalt and concrete, fencing, associated site utilities, site drainage, and any associated offsite work that may be required. Once earthwork commences, all of the various phases of construction would follow in sequence. For safety reasons, temporary barricades would be used to limit access to the site during project construction. Safe access for construction workers would be maintained throughout construction. It is anticipated that approximately 75 to 100 workers would be onsite during the peak construction phases.

The type of construction equipment utilized during construction is anticipated to include:

- Tractors, loaders, backhoes, dozers, excavators, skip loaders, scrapers, concrete trucks, concrete pumps, concrete vibrators, laser screeds, and dump trucks for site preparation and rough grading.
- Cranes, forklifts, backhoes, skip loaders, trucking, compacting equipment, manlifts, welders, paving-skip loaders, grading equipment, trucking and rollers for building construction.
- Skip loaders, backhoes, trenchers and trucking for utility improvements.
- Bobcats, air compressors, forklifts, and delivery trucks for landscaping and irrigation.

The majority of construction staging areas would be provided within the boundaries of the project site. The existing parking lane on Sunset Boulevard, along the project site boundary, would also be occupied during project construction and used for construction material deliveries and concrete placement activities.

Construction workers' vehicles and construction trucks and equipment would be parked onsite and/or on nearby vacant lots that would be leased for use as construction staging/parking areas. Construction workers would also be encouraged to carpool or use mass transit.

3.3.2 Offsite Improvements

Under the proposed project, offsite improvements would include construction of utility laterals connecting to utility mains in surrounding roadways.

3.3.3 Construction Schedule

Project construction is expected to start in December 2022 and require a total of approximately **19** months. The construction schedule by phase is listed below in **Table 3.3-1**.

Table 3.3-1
CONSTRUCTION PHASING: SCHEDULE AND EQUIPMENT

Construction Phase	Schedule			Construction Equipment		Number of Construction Workers per day
	Duration, weeks	Beginning	Ending	Type	Number	
Demolition	2	12/1/2022	12/15/2022	Excavator	1	5
Site Preparation	2	12/15/2022	12/29/2022	Motor Grader	2	6
Grading	12	12/29/2022	3/23/2023	Excavator	2	15
Building Construction	60	3/23/2023	5/16/2024	Concrete Pump	1	75
Paving	5	5/16/2024	6/20/2024	Paving Machine	1	8
Painting	8	6/20/2024	8/15/2024	N/A	0	10

3.4 Standard Requirements and Conditions of Approval

The proposed project would be reviewed in detail by applicable City of West Hollywood departments and divisions that have the responsibility to review land use application compliance with City codes and regulations. City staff is also responsible for reviewing this Initial Study to ensure that it is technically accurate and is in full compliance with CEQA. The departments and divisions at the City of West Hollywood responsible for technical review include:

- City of West Hollywood Planning and Development Services Department;
- City of West Hollywood Public Works Department;
- Los Angeles County Fire Department;
- City of West Hollywood Engineering Department.

3.5 Discretionary and Ministerial Approvals

In order for the proposed project to be implemented, the Applicant would require West Hollywood City Council approval of a Development Permit, a Minor Conditional Use Permit, a Development Agreement and lot merger to merge the lots comprising the project site.

Table 3.5-1, Ministerial Permits and Approvals, identifies the permits and approvals required from either the City, other public agencies and/or quasi-public agencies (utilities) subsequent to the approval of the aforementioned Planning Review.

Table 3.5-1
MINISTERIAL PERMITS AND APPROVALS

Agency	Permit or Approval
City of West Hollywood Building & Safety Division	Site Plan review and approval, Building Permits, and Demolition Permit.
Los Angeles County Fire Department	Building plan check and approval. Review for compliance with the 2019 California Fire Code, 2019 California Building Code, California Health & Safety Code and West Hollywood Municipal Code. Plans for fire detection and alarm systems, and automatic sprinklers.
West Hollywood Public Works Department	Approval for proposed offsite utility improvements and Tree Removal Permit.
City of Beverly Hills Public Works Department [water service]	Letter of authorization/consent for proposed improvements to provide water supply connection to new development.
Southern California Edison Company	Letter of authorization/consent for proposed improvements to provide electrical connection to new development.

4.0 ENVIRONMENTAL CHECKLIST

Environmental Factors Potentially Affected

The checked topics below indicate that a "Potentially Significant Impact" or a "Less than Significant Impact with Mitigation Required" are likely with project implementation. In the following pages, these impacts will be identified.

☒ Aesthetics	☐ Agricultural and Forest Resources	☒ Air Quality
☒ Biological Resources	☒ Cultural Resources	☒ Energy
☒ Geology/Soils	☒ Greenhouse Gas Emissions	☒ Hazards & Hazardous Materials
☒ Hydrology/Water Quality	☒ Land Use/Planning	☐ Mineral Resources
☒ Noise	☐ Population/Housing	☐ Public Services
☐ Recreation	☒ Transportation	☒ Tribal Cultural Resources
☒ Utilities/Service Systems	☒ Wildfire	☒ Mandatory Findings of Significance

Determination (To Be Completed by the Lead Agency)

On the basis of this initial evaluation:

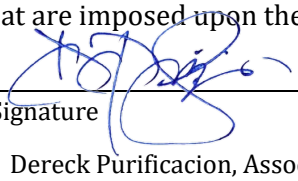
☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☒ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

06/17/2021
Date

Dereck Purificacion, Associate Planner
Printed Name

City of West Hollywood

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 would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

(2) All answers must take into account the whole action involved, including offsite as well as onsite, 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 less than significant level.

(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. [See Section 15063(c)(3)(D) of the CEQA Guidelines.] In this case, a brief discussion should identify the following:

   (a) Earlier Analyses Used. Identify and state where the earlier analysis is 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 that 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. A source list should be attached and other sources used or individuals contacted should be cited in the discussion.

(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 explanation 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.

4.1 Aesthetics

Except as provided in Public Resources Code Section 21099, would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
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) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	**X**			
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	**X**			

A "visual environment" includes the built environment (development patterns, buildings, parking areas, and circulation elements) and natural environment features such as hills, vegetation, rock outcroppings, drainage pathways, and soils.

Views are characterized by visual quality, viewer groups and sensitivity, duration, and visual resources.

- *Visual quality* refers to the general aesthetic quality of a view, such as vividness, intactness, and unity.
- *Viewer groups* identify who is most likely to experience the view.
- *High-sensitivity land uses* include residences, schools, playgrounds, religious institutions, and passive outdoor spaces such as parks, playgrounds, and recreation areas.
- *Duration* of a view is the amount of time that a particular view can be seen by a specific viewer group.
- *Visual resources* refer to unique views, and views identified in local plans, from scenic highways, or of specific unique structures or landscape features.

a) Except as provided in Public Resources Code Section 21099 would the project have a substantial adverse effect on a scenic vista?

No Impact

Scenic vistas generally include extensive panoramic views of natural features, unusual terrain, or unique urban or historic features, for which the field of view can be wide and extend into the distance, and focal views that focus on a particular object, scene or feature of interest.

No scenic vistas are visible from the project site. The south foot of the Hollywood Hills is approximately 400 feet north of the site; views of the Hollywood Hills from the site are blocked by intervening buildings. Vistas of the urbanized Los Angeles Basin to the south are visible from some portions of the City of West Hollywood in, and next to the southern foot of, the Hollywood Hills. Land uses along Sunset Boulevard north of the project site are commercial uses, which are not considered sensitive uses respecting scenic vistas. Views to the south from Sunset Boulevard fronting the north side of the project site are already blocked by the existing buildings in the project area. No north-south roadways/public thoroughfares are present directly north of the project site, offering views of scenic vistas that might be obstructed by the proposed building. Project development would have no impact on scenic vistas. Therefore, further and more detailed analysis of this issue is not warranted and this topic will not be analyzed further in the EIR to be prepared for the project.

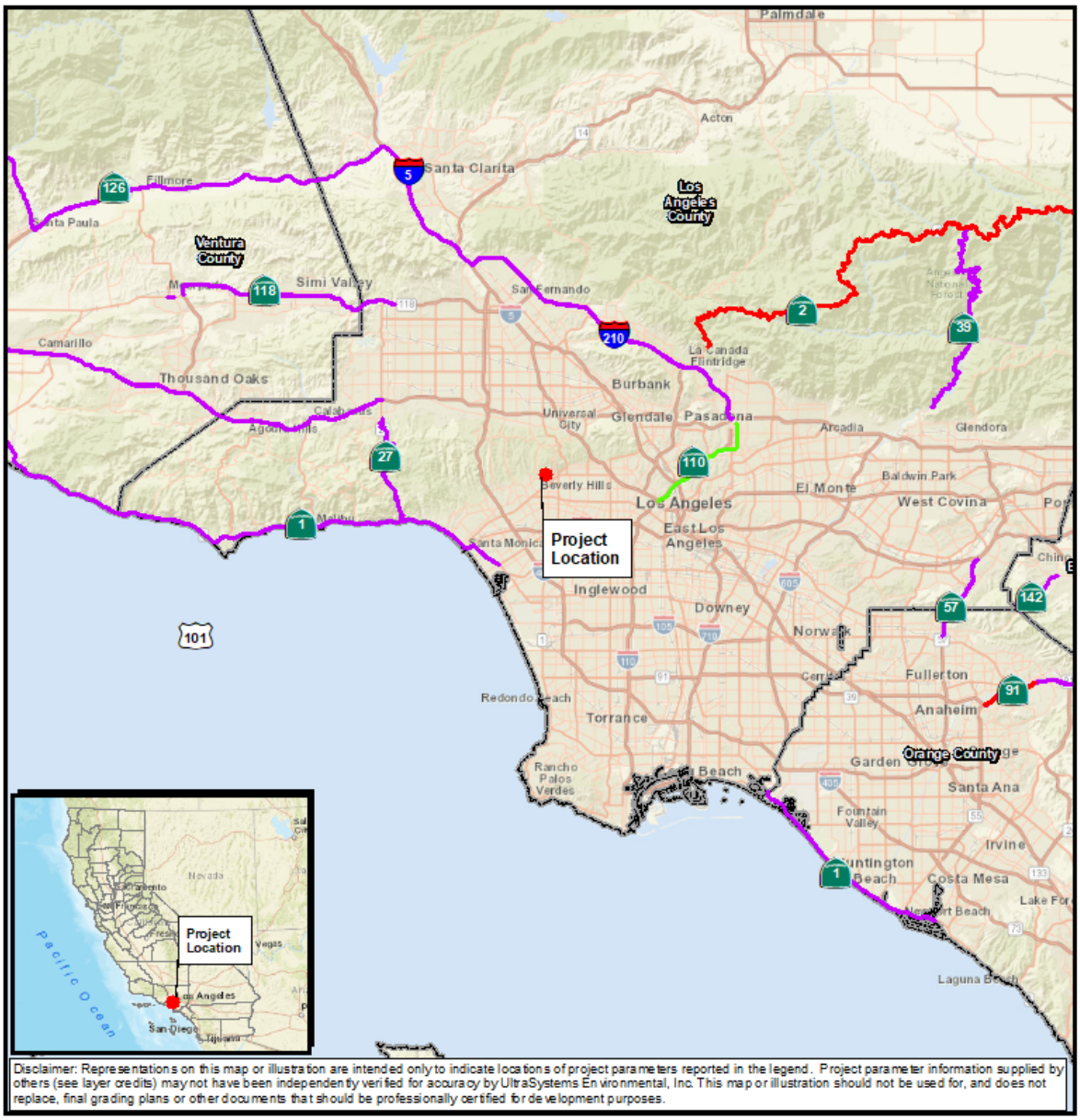
b) Except as provided in Public Resources Code Section 21099, would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact

The California Department of Transportation (Caltrans) provides information regarding officially designated or eligible state scenic highways, designated as part of the California Scenic Highway Program. According to Caltrans, there are no officially designated scenic highways within or adjacent to the project site, and no roadways near the project site are currently eligible for scenic highway designation (Caltrans, 2015), as shown in **Figure 4.1-1,** Scenic Highways. The closest official state scenic highway, State Route 2 (SR-2), is approximately 16 miles northeast of the project site. Therefore, due to the distance between the project site and nearest state scenic highway, the project would have no impacts on trees, rock outcroppings and historic buildings within a state scenic highway.

No scenic resources are present onsite. Some small ornamental landscape trees are present onsite; the trees are not considered scenic resources due to their small sizes and the locations of some of the trees behind the commercial building out of view from public rights-of-way. No impact to scenic resources would occur. Therefore, further and more detailed analysis of this issue is not warranted and this topic will not be analyzed further in the EIR to be prepared for the project.

Figure 4.1-1
SCENIC HIGHWAYS



c) Except as provided in Public Resources Code Section 21099, would the project in non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Potentially Significant Impact

The project site is located in an urban setting characterized by commercial and residential land uses. As further detailed in **Section 4.11**, the project would not conflict with policies under the Sunset Specific Plan. **Table 4.1-1** below provides the applicable policies from the Sunset Specific Plan pertaining to aesthetics, along with a description of how the proposed project would be in compliance.

Table 4.1-1
PROJECT COMPLIANCE WITH SUNSET SPECIFIC PLAN POLICIES REGARDING SCENIC QUALITY AND AESTHETICS

Sunset Specific Plan Section	Project Compliance
Open Space and Streetscape	
Goals: Careful development of the open space and streetscape of Sunset Boulevard is critical to creating an inviting atmosphere. Trees, landscaping, and setbacks and well-designed open space will complement the beauty of the street and create a pedestrian-friendly environment in the tradition of boulevards around the world. I. Implement a streetscape master plan for Sunset Boulevard that enhances the streetscape, provides a unifying element, and reinforces the unique identity of the street. II. Increase setbacks, where feasible, to provide additional open space and opportunities for uses such as outdoor dining and landscaping, which will enhance the pedestrian environment and allow room for street furniture.	The proposed project would include 2,800 square feet of open space. The street tree on Cory Avenue near the southwest corner of the project site would be removed; two street trees on Sunset Boulevard would be retained. The design of the proposed building includes setbacks on levels 3 through 6 to be compatible with the residential scale to the south. The proposed building would be five levels plus back-of-house/mechanical/electrical/plumbing uses on the roof (level six). Thus, the proposed project would not conflict with this policy.
Land Use Element. Goal 7: Public and private development meets high design standards.	
Policies:	The proposed building would have a digital canvas façade on its east, west, and north sides consisting of a

Sunset Specific Plan Section	Project Compliance
• Support high-quality development in design standards and in land use decisions.	13,900-square-foot digital canvas, including 1,000 square feet of signage; the sign would be used for art programming 25 percent of the time. The building would be stepped back on levels 3 through 6 on its south side to be compatible with the residential scale to the south. The proposed project would not conflict with this policy.

Source: City of West Hollywood, 2019

As analyzed above, the proposed project would adhere to applicable aesthetic and scenic quality regulations and policies mandated by the City of West Hollywood General Plan. Additionally, the proposed project would adhere to Chapter 19.10, Commercial and Public Zoning Districts, in the City's Municipal Code, which would ensure that building height, setbacks, building design, parking stalls and screening would be within required levels (City of West Hollywood Municipal Code, 2020).

As the proposed building would be greater in height and density than the existing buildings located on site, therefore, the shade and shadows cast by the proposed new building on the site and the surrounding areas would be different when compared to existing conditions. The project could cause shade and shadow impacts on commercial land uses east, north, and west of the project site. Facilities and operations that are sensitive to the effects of shading generally include, but are not limited to, routinely useable outdoor spaces associated with residential, recreational or institutional land uses; commercial uses such as pedestrian-oriented outdoor spaces or restaurants with outdoor eating areas; nurseries; and existing solar collectors (City of Los Angeles, 2006). Project shade and shadow impacts may be potentially significant.

Pursuant to the provisions of Senate Bill (SB) 743, CEQA Streamlining for Certain Projects located near Public Transit, "aesthetic and parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area shall not be considered significant impacts on the environment [Public Resources Code Section 21099(d)(1)]. As discussed in **Section 2.2.1** of this Initial Study, the proposed project is an employment center project located on an infill site within a transit priority area. Therefore, according to the provisions of SB 743, project impacts related to aesthetics and visual quality are considered less than significant.

Further and more detailed analysis of this issue is warranted and will be undertaken in the EIR to be prepared for the project.

d) Except as provided in Public Resources Code Section 21099, would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Potentially Significant Impact

The project site is in an urban area characterized by relatively high nighttime ambient light levels. Street lights, traffic on local streets and exterior lighting in nearby developments are the primary sources of light that contribute to the ambient light levels in the project area. The project is generally surrounded by commercial uses to the west, east, and north, and residential uses to the south (Google Earth Pro, 2020).

Much of the exterior of the building would function as a digital canvas during both daytime and nighttime hours. The digital canvas on the building exterior would be 13,900 square feet, of which 1,000 square feet would be of signage. The bottom of the digital canvas would be at least 10 feet above sidewalk level; the top would not exceed the maximum allowable height onsite. Operation of the digital canvas would comply with the lighting and operational standards set forth in the City's Signage Policy, including with respect to hours of operation, illuminance, digital sign control and transitions, visual comfort and contrast control, and renewable energy use. Project light and glare impacts may be potentially significant even though the project would comply with the City's signage policy.

As stated above, pursuant to the provisions of Senate Bill (SB) 743, "aesthetic and parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area shall not be considered significant impacts on the environment [Public Resources Code Section 21099(d)(1)]. As discussed in **Section 2.2.1** of this Initial Study, the proposed project is an employment center project located on an infill site within a transit priority area. Therefore, according to the provisions of SB 743, project impacts related to light, glare and nighttime views are considered less than significant.

Further and more detailed analysis of this issue is warranted and will be undertaken in the EIR to be prepared for the project.

4.2 Agriculture and Forestry Resources

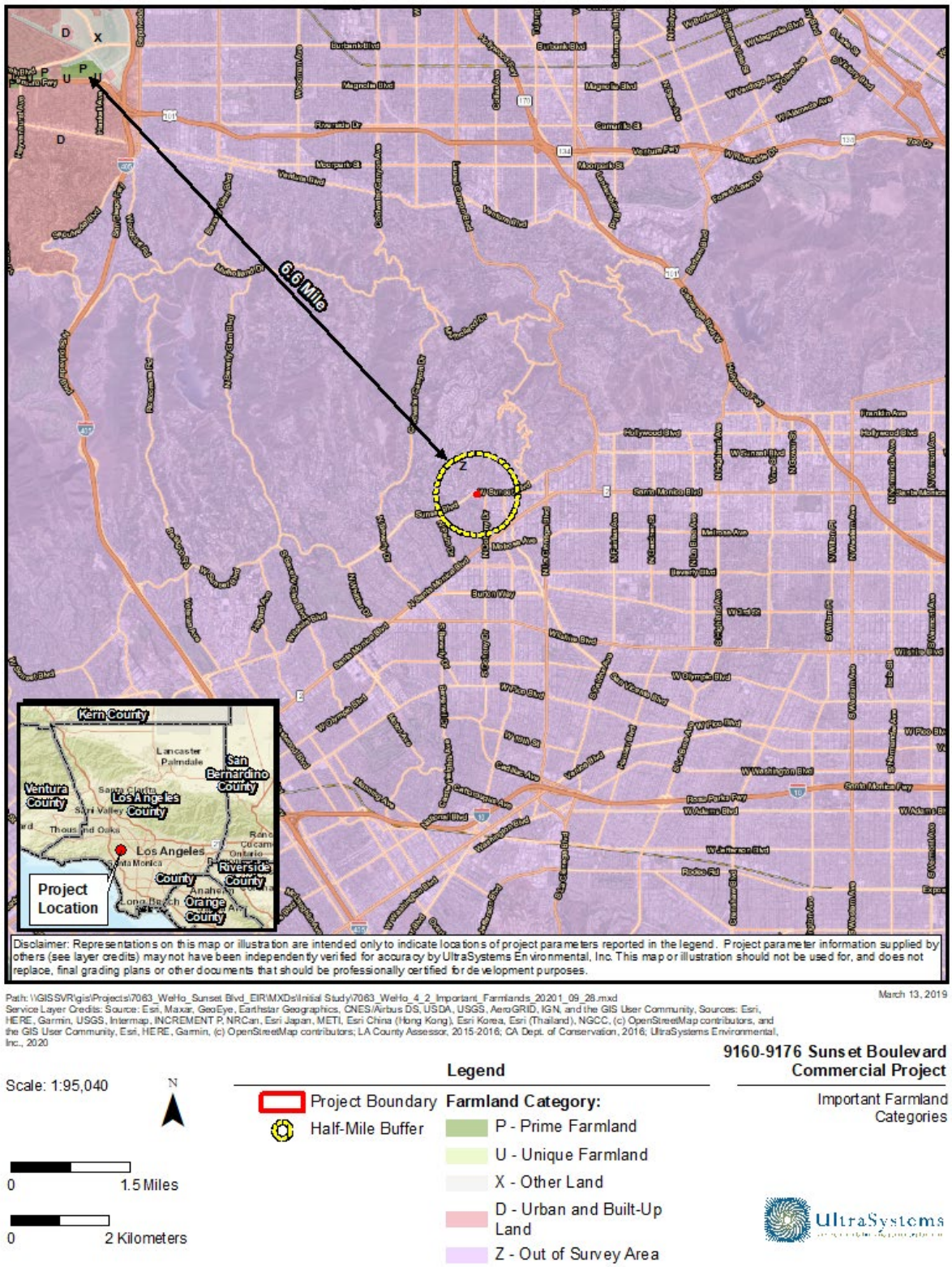
Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping 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) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220(g)), timberland (as defined by Public Resources Codes § 4526), or timberland zoned Timberland Production (as defined by Government Code § 51104(g))?				**X**
d) Result in the loss of forest land or conversion of forest land to non-forest use?				**X**
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				**X**

a) Would the project 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?

No Impact

The Farmland Mapping and Monitoring Program (FMMP) of the California Resources Agency was established in 1982 by the California Department of Conservation (DOC) in order to identify critical agricultural farmlands and track if and how the lands are converted and used for other things. The project site is in a region that is not mapped on the California Important Farmland Finder (CIFF) maintained by the Division of Land Resource Protection (DLRP, 2020). Most of the Los Angeles Basin is not mapped on the CIFF due to the intense urbanization of the region. The project site and surroundings are built out with urban land uses and no agricultural use is present on or near the site. Project development would not convert mapped important farmland to non-agricultural use, and no impact would occur. As such, no further assessment of this issue is warranted. This topic will not be analyzed in the EIR to be prepared for the project.

Figure 4.2-1
IMPORTANT FARMLAND



b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact

The Williamson Act, also known as the California Conservation Act of 1956, allows local governments to work with private landowners by negotiating an agreement to tax these landowners at lower rates if they restrict specific pieces of land to agricultural or open space use. The project site is not designated for agricultural use under the City of West Hollywood General Plan, and no Williamson Act contract is in effect for the project site. The project site is zoned SSP (City of West Hollywood, 2018) and is not zoned for agricultural use. Project development would not conflict with a Williamson Act contract or zoning for agricultural use, and no impact would occur. As such, no further assessment of this issue is warranted. This topic will not be analyzed in the EIR to be prepared for the project.

c) Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220(g)), timberland (as defined by Public Resources Codes § 4526), or timberland zoned Timberland Production (as defined by Government Code § 51104(g))?

No Impact

The proposed project site is in a highly urbanized setting and is zoned as SSP (City of West Hollywood 2018). The definitions given by PRC § 42526 regarding timberland, by PRC § 12220(g) for forest land, or by California Government Code § 51104(g) for timberland zoned for production do not apply to this type of zoning because forest land and timberland do not exist there. No impacts would occur. As such, no further assessment of this issue is warranted. This topic will not be analyzed in the EIR to be prepared for the project.

d) Would the project result in the loss of forest land or conversion of forest land to non-forest use?

No Impact

The project site is built out with a car dealership building and surface parking. No forest land is onsite, and project development would not convert forest use to non-forest use. No impacts would occur. As such, no further assessment of this issue is warranted. This topic will not be analyzed in the EIR to be prepared for the project.

e) Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

No Impact

The project site and surroundings are built out with urban uses; thus, project development would not indirectly cause conversion of farmland to non-agricultural use or forest land to non-forest use. No impact would occur. As such, no further assessment of this issue is warranted. This topic will not be analyzed in the EIR to be prepared for the project.

4.3 Air Quality

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	**X**			
b) 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?	**X**			
c) Expose sensitive receptors to substantial pollutant concentrations?	**X**			
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?			**X**	

a) Would the project conflict with or obstruct implementation of the applicable air quality plan?

Potentially Significant Impact

The proposed project is located within the South Coast Air Basin (Basin). The distinctive climate of the Basin is determined by its terrain and geographic location. The Basin is a coastal plain with connecting broad valleys and low hills, bounded by the Pacific Ocean to the southwest and high mountains around its remaining perimeter. To assist in implementing plans to attain compliance with federal and state ambient air quality standards (AAQS), the SCAQMD developed criteria for determining whether emissions from a project are regionally significant. They are useful for estimating whether a project is likely to result in a violation of the AAQS and/or whether the project is in conformity with plans to achieve attainment. The proposed project would generate air pollution during the construction and operational phases. Therefore, further and more detailed analysis of this issue is warranted. The project's potential impacts regarding applicable air quality plans will be analyzed in the EIR to be prepared for the project.

b) Would the project 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?

Potentially Significant Impact

The project would result in an increase in air pollutants during short-term construction and during long term operation. Construction-related air pollution would be from worker vehicle trips and from construction equipment. During project operations, air pollutants would be primarily generated from motor vehicle travel and consumption of energy. Therefore, further and more detailed analysis of this

issue is warranted. The project's potential impacts regarding air quality standards will be analyzed in the EIR to be prepared for the project.

c) Would the project expose sensitive receptors to substantial pollutant concentrations?

Potentially Significant Impact

As discussed above, the project would result in an increase in air pollutants during short-term project construction and during long term project operation. The nearest sensitive receptors to the Project Site would be the residences next to the south site boundary. A significant impact may occur if a Project were to generate pollutant concentrations to a degree that would significantly affect sensitive receptors. Land uses such as primary and secondary schools, hospitals, and convalescent homes are considered to be sensitive to poor air quality because the very young, the old, and the infirm are more susceptible to respiratory infections and other air quality-related health problems than the general public. Residential uses are considered sensitive because people in residential areas are often at home for extended periods of time, so they could be exposed to pollutants for extended periods. Therefore, further and more detailed analysis of this issue is warranted. The project's potential impacts on sensitive receptors will be evaluated in the EIR to be prepared for the project, by using the South Coast Air Quality Management District's (SCAQMD's) localized significance analysis methodology.

d) Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less than Significant Impact

A project-related significant adverse effect could occur if construction or operation of the proposed project would result in generation of odors that would be perceptible in adjacent sensitive areas. The project involves the construction and operation of commercial uses, such as offices, that are not typically associated with odor complaints. Potential sources that may emit odors during construction activities include equipment exhaust. Odors from these sources would be localized and generally confined to the immediate project area. The Project would use typical construction techniques, and the odors would be typical of most construction sites, would be temporary in nature, and would not be sufficient to impact a substantial number of people or result in a nuisance per SCAQMD Rule 402.

According to the SCAQMD *CEQA Air Quality Handbook (SCAQMD, 1993)*, land uses and industrial operations that are associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies and fiberglass molding. The project involves no industrial elements, so no long-term operational objectionable odors are anticipated. Additionally, onsite trash containers would be closed and located so as to promote odor control and would not result in substantial adverse impacts regarding odors. Therefore, potential impacts associated with objectionable odors would be less than significant. No further assessment of this issue is warranted and this issue will not be analyzed in the EIR to be prepared for the project.

4.4 Biological Resources

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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 Wildlife or U.S. Fish and Wildlife Service?	**X**			
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 Wildlife or US Fish and Wildlife Service?				**X**
c) Have a substantial adverse effect on state or federally protected wetlands (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 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**

a) Would the project have a substantial adverse impact, 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 Wildlife or U.S. Fish and Wildlife Service?

Potentially Significant Impact

The project site is built out with a car dealership building and surface parking. The only vegetation onsite is in two narrow rectangular planters in the east end of the site totaling approximately 450 square feet. The planters contain ornamental landscape vegetation. They flank both sides of a stone driveway used by the car dealership. Surface parking is located to the east of the planters, and surface parking and an auto dealership building are located to the west of the planters. No suitable habitat for sensitive species is onsite.

Use of the landscape vegetation as habitat by sensitive species is precluded by frequent disturbances on the land uses surrounding the planters, and by periodic disturbances to the vegetation such as trimming. The vegetation could be used by sensitive species for incidental foraging; however, considering the very small amount of vegetation onsite and the very low habitat value of the vegetation, removal of the vegetation would not substantially affect the population of any sensitive species in the region.

Migratory birds are protected by the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code, which render it unlawful to take migratory birds, and their nests, eggs, and young. California defines "take" as "to hunt, pursue, catch, capture, kill, or attempt to hunt, pursue, catch, capture, or kill." California courts have held that take includes incidental take and is not limited to hunting and fishing and other activities that are specifically intended to kill protected fish and wildlife. Over 600 species of migratory birds live in or migrate through California.

One existing mature street tree is present on Cory Avenue next to the southwest project site boundary. Offsite trees could provide suitable future or current nesting sites for birds. The existing small ornamental trees located on the project site may also provide suitable nesting sites to bird species that have adapted to the urban environment. Therefore, project construction may have potential impacts on nesting birds, especially if construction activities take place during the bird nesting season (between January 1 and August 31 of any given year, or as determined by a local CDFW office). As such, further and more detailed analysis of this issue is warranted and will be addressed in the EIR to be prepared for the project.

b) Would the project have a substantial adverse impact 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 Wildlife or U.S. Fish and Wildlife Service?

No Impact

The project site is built out with part of an automotive dealership. No riparian habitat or sensitive natural community is present onsite. The nearest riparian habitat to the project site mapped on the Wetlands Mapper maintained by the US Fish and Wildlife Service is a drainage in the Hollywood Hills approximately 1.7 miles to the northeast (USFWS, 2020). Project development would not cause impacts on riparian habitat or sensitive natural communities. No impact would occur and further and

more detailed analysis of this issue is not warranted. This topic will not be addressed in the EIR to be prepared for the project.

c) Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact

The project site is built out with portions of a car dealership, and no wetlands are onsite. The project would not directly remove, fill, or interrupt the hydrology of state or federal protected wetlands. No impact would occur and further and more detailed analysis of this issue is not warranted. This topic will not be addressed in the EIR to be prepared for the project.

d) Would the project interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?

Potentially Significant Impact

The project site and surrounding areas are built out and do not support resident or migratory fish species or wildlife nursery sites. The nearest natural area to the project site is an open space of approximately 10 acres in the Hollywood Hills, surrounded by residential land uses, approximately 0.9 mile to the northeast (GreenInfo Network 2020). No major regional wildlife corridors are present in West Hollywood (AECOM, 2010). Project development would not interfere with wildlife movement or migration.

Project development could impact nesting birds that may use trees onsite and in the parkway along Cory Avenue. This impact may be potentially significant and will be addressed in the EIR to be prepared for the project.

e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Less Than Significant Impact

Street trees in West Hollywood are protected under City of West Hollywood Municipal Code Chapter 11.36, *Street Trees and Other Plants*. An existing mature street tree is located adjacent to the project site, in the parkway on Cory Avenue. This existing ficus tree located on Cory Avenue and one existing ficus tree on the project site would be removed. Two existing street trees on Sunset Boulevard would be retained. The project would comply with Municipal Code Chapter 11.36 Street Trees and Other Plants, as necessary. The project applicant would be required to apply for and obtain a street tree removal permit from the City of West Hollywood Director of Public Works or his/her designee. The tree removal permit is a ministerial permit that is granted based upon determinations that the proposed project complies with established standards set forth by the City. With implementation of applicable laws and City's requirements for removal of street trees, impacts would be less than significant and further and more detailed analysis of this issue is not warranted. This topic will not be addressed in the EIR to be prepared for the project.

f) Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact

The project site is not in the plan area of a habitat conservation plan or natural communities conservation plan. Project development would not conflict with such a plan, and no impact would occur. Further and more detailed analysis of this issue is not warranted and this topic will not be addressed in the EIR to be prepared for the project.

4.5 Cultural Resources

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	**X**			
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	**X**			
c) Disturb any human remains, including those interred outside of formal cemeteries?			**X**	

a) Would the project cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?

Potentially Significant Impact

A historical resource is defined in § 15064.5(a)(3) of the CEQA Guidelines as any object, building, structure, site, area, place, record, or manuscript determined to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California. Historical resources are further defined as being associated with significant events, important persons, or distinctive characteristics of a type, period or method of construction; representing the work of an important creative individual; or possessing high artistic values. Resources listed in, or determined eligible for, the California Register of Historical Resources (CRHR), included in a local register, or identified as significant in a historic resource survey are also considered as historical resources under CEQA.

Similarly, the National Register of Historic Places (NRHP) criteria (contained in 36 CFR 60.4) are used to evaluate resources when complying with Section 106 of the National Historic Preservation Act (NHPA). Specifically, the NRHP criteria state that eligible resources comprise districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and that: (a) are associated with events that have made a significant contribution to the broad patterns of our history; or (b) that are associated with the lives of persons significant in our past; or (c) that embody the distinctive characteristics of a type, period, or method of construction, or that possess high artistic values, or that represent a significant distinguishable entity whose components may lack individual distinction; or (d) that have yielded or may be likely to yield, information important to history or prehistory.

A substantial adverse change in the significance of a historical resource as a result of a project or development is considered a significant impact on the environment. Substantial adverse change is defined as physical demolition, relocation, or alteration of a resource or its immediate surroundings such that the significance of the historical resource would be materially impaired. Direct impacts are those that cause substantial adverse physical change to a historic property. Indirect impacts are those

that cause substantial adverse change to the immediate surroundings of a historic property, such that the significance of a historical resource would be materially impaired.

The revised text mis-describes the 1040 Cory building. This building is on-site (not south of the site) and is a *former* single-family residence – it is currently part of the auto dealership commercial complex.

The project site has been developed since at least 1947, the date of earliest available aerial photograph of the site (NETR, 2020). A topographic map for the project area is provided in **Figure 4.5-1**. The building at 9160 West Sunset Boulevard was built in 1975; the building at 9166 West Sunset Boulevard was built in 1936, with new construction or major renovation in 1986; and the building at 9174 West Sunset Boulevard was built in 1929, with new construction or major renovation in 1953 (Los Angeles County Office of the Assessor, 2020). The buildings at 9160, 9166, and 9174 West Sunset Boulevard were all remodeled in 1987. Historic resources may be present onsite; impacts to historic resources would be potentially significant. Therefore, further and more detailed analysis of this issue is warranted. A Historic Resources Evaluation (Evaluation) will be prepared for the project site. The Evaluation will address potential project impacts to the historical significance of the Geffen Records building at 9130 Sunset Boulevard opposite Carol Drive east of the project site. and the methods and findings of the Cultural Resources Assessment will be discussed in the EIR to be prepared for the project.

b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

Potentially Significant Impact

An archaeological resource is defined in § 15064.5(c) of the CEQA Guidelines as a site, area or place determined to be historically significant as defined in § 15064(a) of the CEQA Guidelines, or as a unique archaeological resource defined in § 21083.2 of the Public Resources Code as an artifact, object, or site that contains information needed to answer important scientific research questions of public interest or that has a special and particular quality such as being the oldest or best example of its type, or that is directly associated with a scientifically recognized important prehistoric or historic event or person. Archaeological resources could be present in site soils. Excavation for the proposed five-story building with three-level underground parking structure would extend to substantially greater depths than excavation for construction of the existing two-story building did. Impacts to archaeological resources would be potentially significant. Therefore, further and more detailed analysis of this issue is warranted. A cultural resources records search will be prepared for the project site and the findings of the records search will be discussed in the EIR to be prepared for the project.

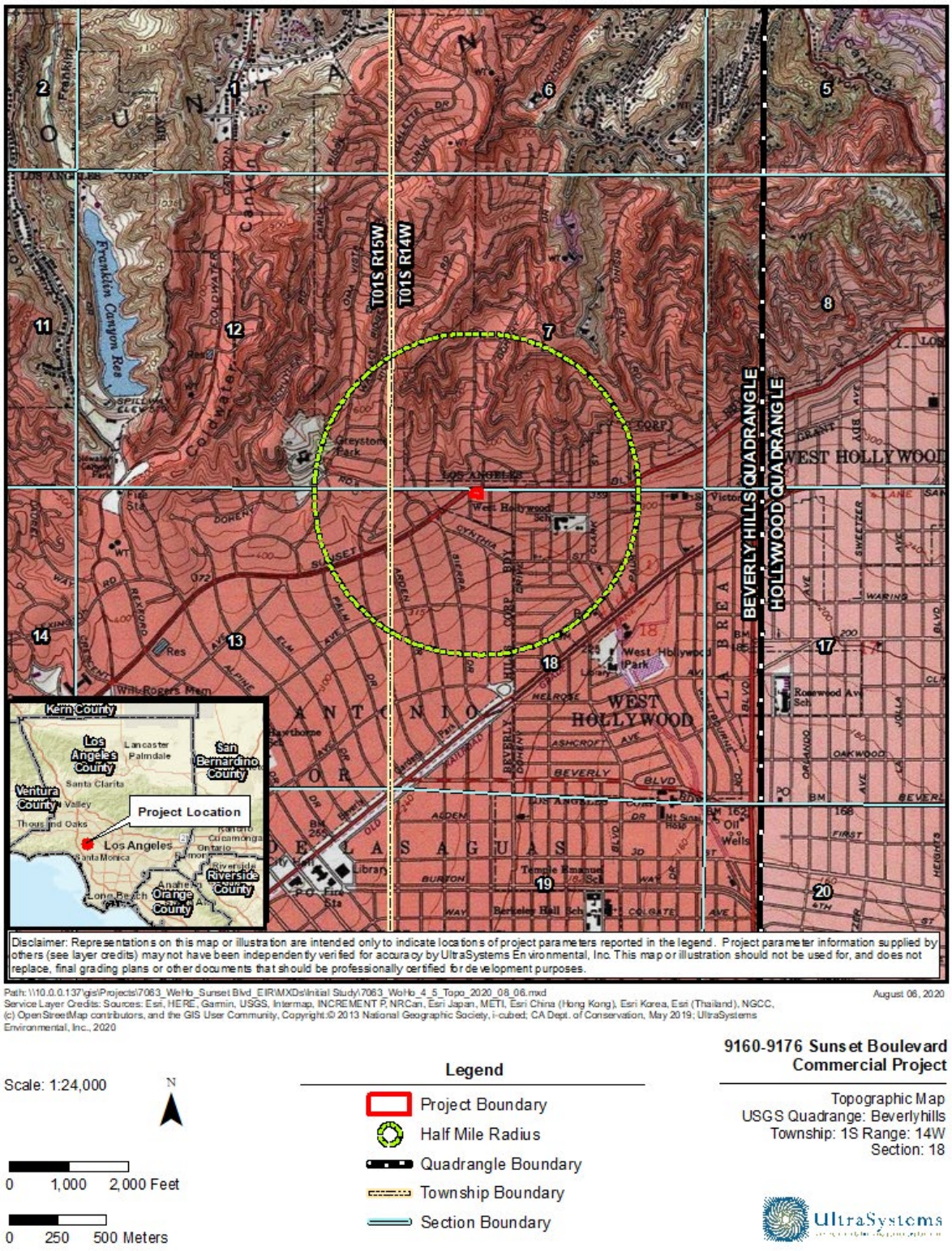
c) Would the project disturb any human remains, including those interred outside of formal cemeteries?

Less than Significant Impact

Excavation for construction of the proposed project would extend to substantially greater depths than excavation for construction of the existing two-story building did. It is unlikely that undisturbed unique archaeological resources exist on the project site. Grading and trenching activities associated with development of the project would cause new subsurface disturbance and could result in the unanticipated discovery of unknown human remains, including those interred outside of formal

cemeteries. California Health and Safety Code § 7050.5 requires that if human remains are discovered within the project site, disturbance of the site shall halt and remain halted until the coroner has investigated the circumstances, manner, and cause of any death, and the recommendations

Figure 4.5-1
TOPOGRAPHIC MAP



concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative.

If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes or has reason to believe the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC). California Public Resources Code Section 5097.98 requires the NAHC to immediately notify the most likely descendant of the deceased Native American. The descendants may, with the permission of the owner of the land, or his or her authorized representative, inspect the site of the discovery of the Native American remains and may recommend to the owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and any associated grave goods. The descendants shall complete their inspection and make their recommendation within 48 hours of their notification by the Native American Heritage Commission. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials. The project applicant and construction contractor would comply with existing law, and potential impacts to human remains would be less than significant. Therefore, further and more detailed analysis of this issue is not warranted and this issue will not be analyzed further in the EIR to be prepared for the proposed project.

4.6 Energy

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	**X**			
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	**X**			

a) Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

or

b) Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Potentially Significant Impact

The proposed project would utilize energy both during the construction and operation phases. Sources of energy for these activities would include electricity usage, and transportation fuels, such as diesel and gasoline. During project construction, energy would be consumed in the form of electricity associated with the conveyance of water used for dust control and, on a limited basis, powering lights, electronic equipment, or other construction activities necessitating electrical power. Construction activities, including the construction of new buildings and facilities, typically do not involve the consumption of natural gas. Project construction would also consume energy in the form of petroleum-based fuels associated with the use of construction vehicles and equipment on the project site, construction worker travel to and from the project site, and delivery and haul truck trips (e.g., hauling of demolition material to offsite reuse and disposal facilities).

During operation of the project, energy use would include, but not be limited to, heating, ventilating, and air conditioning (HVAC); lighting; and the use of appliances, and electronics. Energy would also be consumed during project operations related to water usage, solid waste disposal, and vehicle trips. In addition, the project could result in a significant impact to state or local plans for renewable energy or energy efficiency if it failed to meet energy efficiency standards or prevented energy suppliers from meeting renewable energy source targets. Therefore, further and more detailed analysis of this issue is warranted and will be undertaken in an EIR to be prepared for the proposed project.

4.7 Geology and Soils

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Directly or indirectly cause 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 or the loss of topsoil?	**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 direct or indirect risks to life or property?	**X**			
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				**X**
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	**X**			

a) Would the project directly or indirectly cause 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.

Potentially Significant Impact

The Alquist-Priolo Zones Special Studies Act defines active faults as those that have experienced surface displacement or movement during the last 11,650 years (i.e., during the Holocene Epoch). Two traces of the Hollywood Fault, an active fault, pass southwest-northeast through the northwest part of the City of West Hollywood (refer to **Figure 4.7-1**). An Alquist-Priolo Earthquake Fault Zone is approximately 240 feet south of the project site (California Geological Survey, 2020) (refer to **Figure 4.7-2**). The geotechnical investigation report to be prepared for the proposed project will determine whether mapped active faults or Alquist-Priolo Earthquake Fault Zones are present on or near the project site, and whether surface rupture of a known active fault is a hazard on or next to the project site. Further and more detailed analysis of this issue is warranted and will be undertaken in the EIR to be prepared for the project.

ii) Strong seismic ground shaking?

Potentially Significant Impact

The project site is in a seismically active region. Two traces of the Hollywood Fault, an active fault, pass southwest-northeast through the northwest part of the City of West Hollywood; the nearer of the two traces is approximately 700 feet south of the project site(California Geological Survey, 2020). The geotechnical investigation to be conducted for the proposed project will calculate seismic design parameters to be used in the project design. Further and more detailed analysis of this issue is warranted and will be undertaken in the EIR to be prepared for the project.

iii) Seismic-related ground failure, including liquefaction?

Potentially Significant Impact

Liquefaction refers to loose, saturated sand or silt deposits that behave as a liquid and lose their load-supporting capability when strongly shaken. Loose granular soils and silts that are saturated by relatively shallow groundwater are susceptible to liquefaction. The geotechnical investigation to be prepared for the proposed project will assess liquefaction potential in sediments underlying the site. Further and more detailed analysis of this issue is warranted and will be undertaken in the EIR to be prepared for the project. The findings of the geotechnical investigation will also be discussed in the EIR.

Figure 4.7-1
REGIONALLY ACTIVE FAULTS

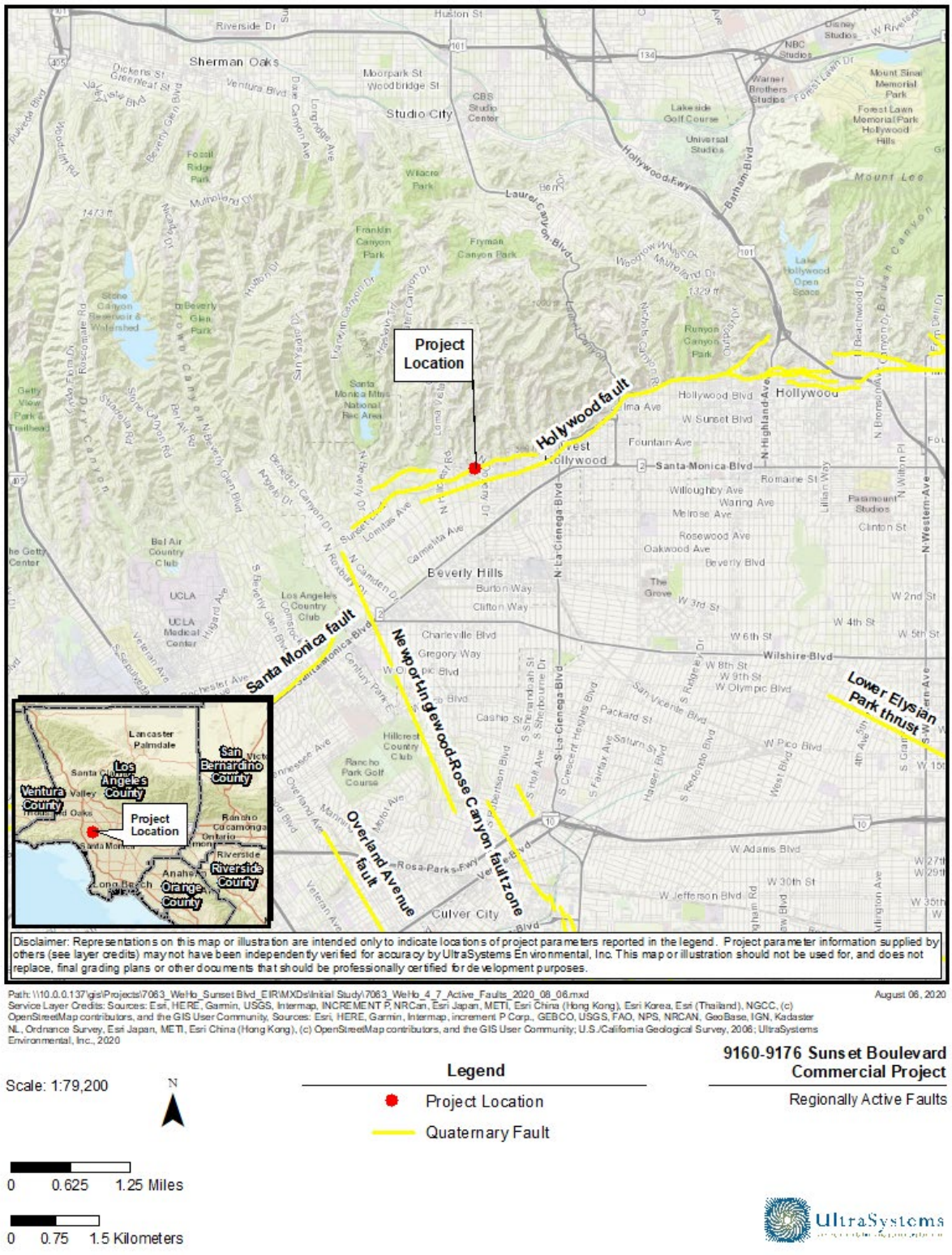
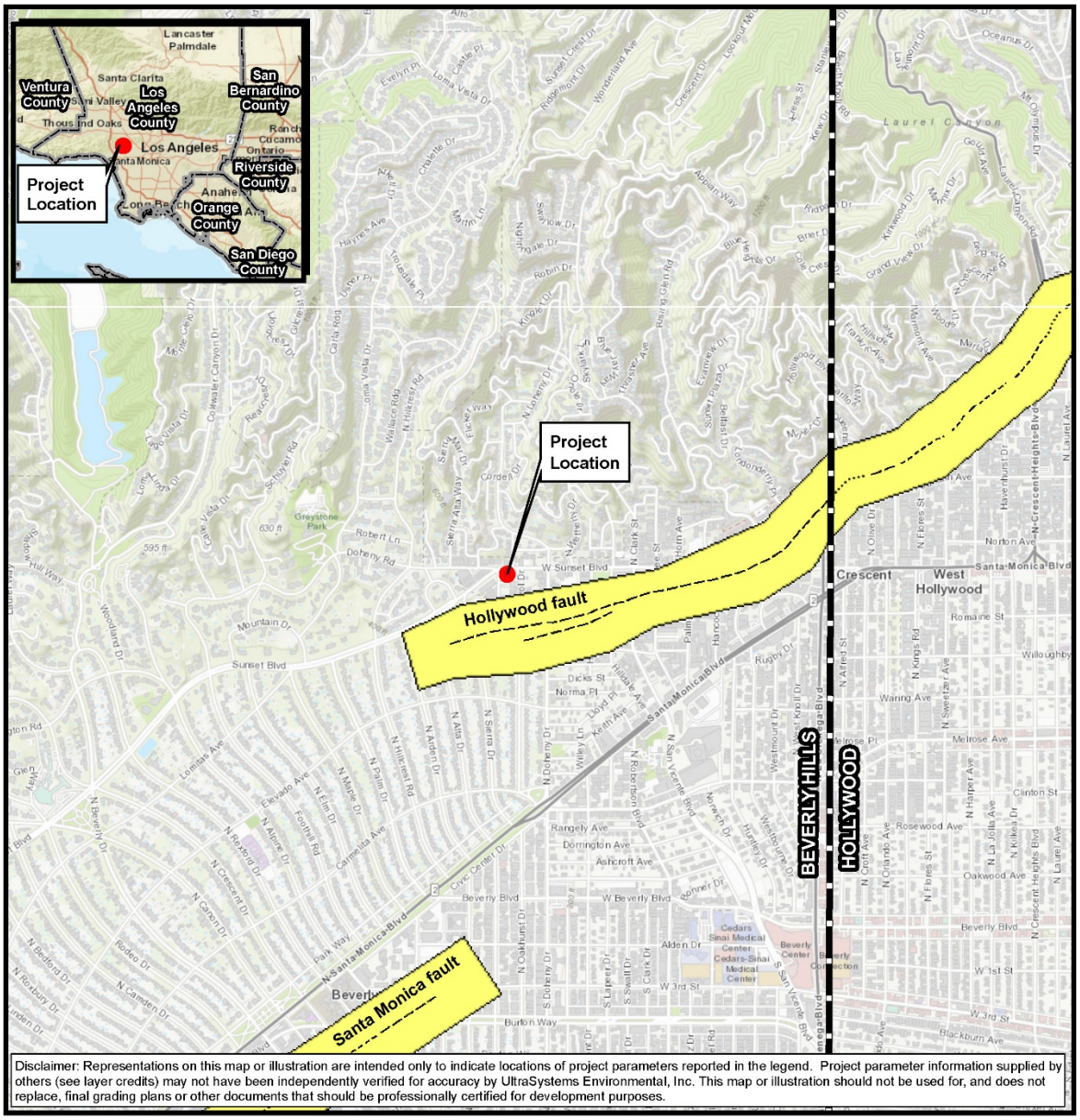


Figure 4.7-2
ALQUIST-PRIOLO EARTHQUAKE FAULT ZONES



Path: \\GISSVR\gis\Projects\7063_WeHo_Sunset Blvd_EIR\MXDs\Initial Study\7063_WeHo_4_7_Alquist_Priolo_2021_03_01.mxd March 01, 2021

Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Seismic Hazards Program, California Geological Survey, California Department of Conservation, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community; UltraSystems Environmental, Inc., 2021

Scale: 1:24,000

N

0 1,000 2,000 Feet

0 200 400 Meters

Legend

- Project Location
- Alquist-Priolo Fault Zones
- Fault Traces

9160-9176 Sunset Boulevard Commercial Project

Alquist Priolo Earthquake Fault Zones

UltraSystems environmental•management•planning

iv) Landslides?

No Impact

Landslides occur when the stability of the slope changes from a stable to an unstable condition. A change in the stability of a slope can be caused by a number of factors, acting together or alone. Natural causes of landslides include groundwater (pore water) pressure acting to destabilize the slope, loss of vegetative structure, erosion of the toe of a slope by rivers or ocean waves, weakening of a slope through saturation by snow melt or heavy rains, earthquakes adding loads to barely stable slopes, earthquake-caused liquefaction destabilizing slopes, and volcanic eruptions.

The project site is flat and completely developed with a commercial building and surface parking. The surrounding area is also built out with commercial and residential land uses. The project site is in an area with a south slope of approximately 7.5 percent grade, such that building pads are stepped down progressively southward. It is not in a zone of required investigation for earthquake-induced landslides (California Geological Survey, 2020) (refer to **Figure 4.7-3**). Project development would not exacerbate landslide hazard and no impact would occur. Further and more detailed analysis of this issue is not warranted. This topic will not be discussed further in the EIR to be prepared for the project.

b) Would the project result in substantial soil erosion or the loss of topsoil?

Potentially Significant Impact

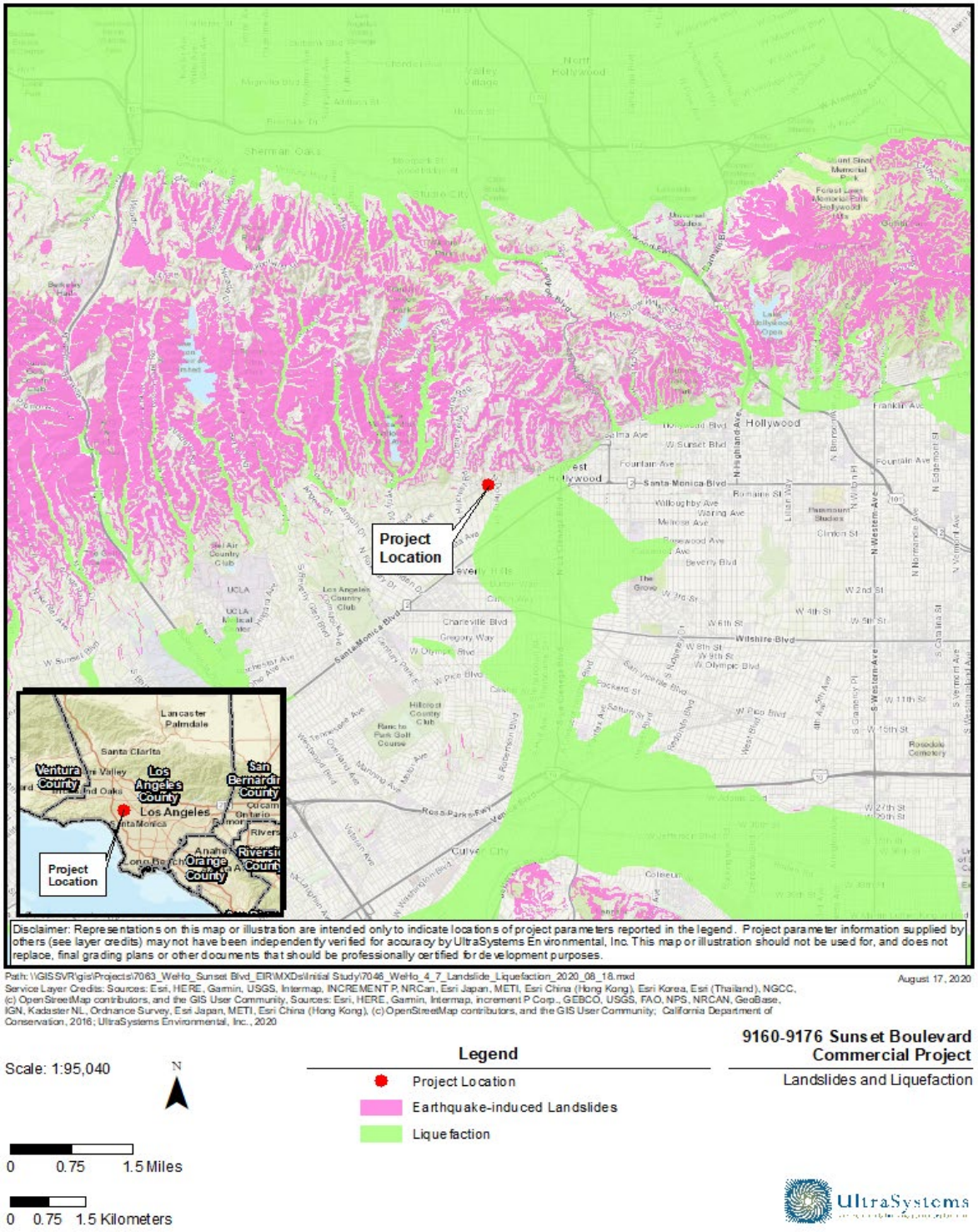
Construction

Section 402 of the federal Clean Water Act (CWA), as well as the state Porter-Cologne Water Quality Control Act (Porter-Cologne) requires construction projects that may potentially result in soil erosion to implement best management practices (BMPs) to eliminate or reduce sediment and other pollutants in stormwater runoff. If one or more acres of soil would be disturbed, a National Pollutant Discharge Elimination System (NPDES) permit must be obtained. NPDES permits establish enforceable limits on discharges, require effluent monitoring, designate reporting requirements, and require construction and post-construction BMPs to eliminate or reduce point and non-point source discharges of pollutants, including soil (SWRCB, 2020d). As further detailed in **Section 4.10**, construction projects of one acre or more are regulated under the Statewide General Construction Permit, Order No. 2012-0006-DWQ, issued by the State Water Resources Control Board (SWRCB) in 2012. Projects obtain coverage by developing and implementing a Stormwater Pollution Prevention Plan (SWPPP) estimating sediment risk from construction activities to receiving waters, and specifying Best Management Practices (BMPs) that would be used by the project to minimize pollution of stormwater. Further and more detailed analysis of this issue is warranted. Project impacts on erosion and topsoil will be discussed further in the hydrology and water quality section of the EIR to be prepared for the project.

Operation

The project site is located within an area that is highly urbanized. The project site at project completion would be completely developed with a building, landscaping, and paved areas. No areas of bare or disturbed soil would be left vulnerable to erosion. Operational impacts regarding erosion and loss of topsoil would be less than significant. Further and more detailed analysis of this issue is not warranted and no further analysis would be included in the EIR to be prepared for the project.

Figure 4.7-3
EARTHQUAKE-INDUCED LANDSLIDES AND LIQUEFACTION AREAS



c) Would the project 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?

Potentially Significant Impact

Landslides

The project site is flat and completely developed with a commercial building and surface parking. The surrounding area is also built out with commercial and residential land uses. The project site is in an area with a south slope of approximately 7.5 percent grade, such that building pads are stepped down progressively southward. Project development would not exacerbate landslide hazard. No impact would occur. Further and more detailed analysis of this issue is not warranted and this topic will not be analyzed further in the EIR to be prepared for the project.

Lateral Spreading

Lateral spreading is the rapid downslope movement of surface sediment, in a fluid-like flow, due to liquefaction in a subsurface layer. A geotechnical investigation report to be prepared for the proposed project will assess liquefaction potential in sediments underlying the site. Further and more detailed analysis of this issue is warranted and will be undertaken in the EIR to be prepared for the project. The findings of the geotechnical investigation will also be discussed in the EIR.

Subsidence

The major cause of ground subsidence is the excessive withdrawal of groundwater. Soils with high silt or clay content are particularly susceptible to subsidence. The project site is not in an area of ground subsidence mapped by the United States Geological Survey (USGS, 2020). It overlies the Hollywood Subbasin of the Coastal Plain of Los Angeles Groundwater Basin (DWR, 2020). Land subsidence does not appear to be a significant concern in the Hollywood Subbasin (Kennedy-Jenks, 2011). No substantial subsidence hazard is present onsite, and project development would not exacerbate subsidence hazards. Impacts would be less than significant. Further and more detailed analysis of this issue is not warranted and this topic will not be analyzed further in the EIR to be prepared for the project.

Liquefaction

A geotechnical investigation report to be prepared for the proposed project will assess liquefaction potential in sediments underlying the site. Further and more detailed analysis of this issue is warranted and will be undertaken in the EIR to be prepared for the project. The findings of the geotechnical investigation will also be discussed in the EIR.

Collapse

Collapsible soils consist of loose, dry, low-density materials that collapse and compact with the addition of water and/or excessive loading. These soils are distributed throughout the southwestern United States, specifically in areas of young alluvial fans, debris flow sediments, and loess (wind-blown sediment) deposits. Soil collapse occurs when the land surface is saturated at depths greater than those reached by typical rain events. This saturation eliminates the clay bonds holding

the soil grains together. Similar to expansive soils, collapsible soils result in structural damage such as cracking of foundations, floors, and walls in response to settlement.

The geotechnical investigation report to be completed for the proposed project will assess the suitability of soils for supporting the proposed building, and will recommend site preparation and remedial grading as needed to remove unsuitable soils and replace them with engineered fill soils capable of supporting the proposed building. Further and more detailed analysis of this issue is warranted and will be undertaken in the EIR to be prepared for the project. The findings and recommendations of the geotechnical investigation will also be discussed in the EIR.

d) Would the project 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?

Potentially Significant Impact

Expansive soils contain substantial amounts of clay that shrink and swell with changes in soil moisture. Soil moisture may change from landscape irrigation, rainfall, and utility leakage. Repeated changes in soil volume due to water content fluctuations may compromise structure foundations.

The geotechnical investigation to be conducted for the proposed project will include testing samples of subsurface site soils for expansion index. The geotechnical investigation report will include recommendations for foundation design as needed to minimize hazards from expansive soils. Further and more detailed analysis of this issue is warranted and will be undertaken in the EIR to be prepared for the project.

e) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

No Impact

The proposed project would not include septic tanks or alternative waste water disposal systems. Thus, no impacts associated with septic tanks or alternative waste water disposal systems would occur. Further and more detailed analysis of this issue is not warranted and this topic will not be analyzed further in the EIR to be prepared for the project.

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Potentially Significant Impact

The proposed project would include a three-level underground parking structure and would thus involve excavation to substantially greater depth than that done for construction of the existing two-story commercial building onsite. Fossils could be present in sediments under the site and could be damaged by excavation during project construction. A paleontological records search will be obtained from the Natural History Museum of Los Angeles County. Further and more detailed analysis of this issue is warranted and will be undertaken in the EIR to be prepared for the project.

4.8 Greenhouse Gas Emissions

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	X			
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	X			

a) Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Potentially Significant Impact

Gases that trap heat in the atmosphere are called greenhouse gases (GHGs) because they have effects that are similar to the processes in which a greenhouse retains heat. GHGs are emitted by both natural processes and human activities. The accumulation of GHGs in the atmosphere regulates the earth's temperature. The State of California has undertaken initiatives designed to address the effects of GHG emissions, and to establish targets and emission reduction strategies for GHG emissions in California. Project construction and operation have the potential to create greenhouse gas emissions from construction vehicles as well as vehicle trips during project operation. Therefore, further and more detailed analysis of this issue is warranted and will be undertaken in the EIR to be prepared for the project.

b) Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Potentially Significant Impact

The project has the potential to emit greenhouse gases. Therefore, further and more detailed analysis of this issue is warranted and will be undertaken in the EIR, including evaluation of project-related emissions, associated emission reduction strategies, and analysis to determine if the proposed project would conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the greenhouse gas emissions (including but not limited to Assembly Bill 32 (California Health and Safety Code Sections 38500 et seq.), the City of West Hollywood Climate Action Plan, the City of West Hollywood's Green Building Program, and the SCAG 2020 Regional Transportation Plan/ Sustainable Communities Strategy (RTP/SCS).

4.9 Hazards and Hazardous Materials

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
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 which 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 or excessive noise for people residing or working in the project area?				**X**
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	**X**			
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			**X**	

The information in this Section is based largely on the following technical studies:

- Phase I Environmental Site Assessment, 9176 Sunset Boulevard, West Hollywood, California 90069 completed by Dudek in September 2018; a complete copy of this Report is included as **Appendix B** to this Initial Study.

- Phase II Environmental Site Assessment, 9176 Sunset Boulevard, West Hollywood, California 90069, completed by AEI Consultants dated July 10, 2019; a complete copy of this Report is included as **Appendix C** to this Initial Study.

a) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less than Significant Impact

Construction

Construction of the proposed five-story commercial building would be temporary and would involve transport, storage, and use of chemical agents, solvents, paints, and other hazardous materials commonly used in construction. Chemical transport, storage, and use would comply with Resource Conservation and Recovery Act (RCRA); Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA); Occupational Safety and Health Administration (OSHA); California hazardous waste control law; California Division of Safety and Health (DOSH); South Coast Air Quality Management District (SCAQMD), and Los Angeles County Fire Department (LACoFD) requirements. Compliance with applicable laws and regulations would ensure that impacts associated with routine transport, use, or disposal of hazardous materials during project construction would be less than significant. This topic will not be analyzed in the EIR.

Operation

The project proposes development of office uses that are not expected to use, store, or dispose of substantial amounts of hazardous materials. At the time this IS was prepared, the future tenant(s) of the proposed office building were unknown. For the purpose of environmental analysis, the future uses onsite are assumed to be any of those uses permitted by the Sunset Specific Plan (SSP) zoning designation. During operations, the future tenant may require the routine transport of hazardous materials for maintaining supplies onsite and for disposal of waste offsite. Transportation of hazardous materials can result in accidental spills, leaks, toxic releases, fire, or explosion. Future tenants would be required to comply with existing regulations, standards, and guidelines established by the US Environmental Protection Agency, State of California, and Los Angeles County Fire Department related to storage, use, and disposal of hazardous materials; such compliance would reduce the potential risk of hazardous materials exposure to a level that is less than significant. This topic will not be addressed in the project EIR.

b) Would the project 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?

Less than Significant Impact

Construction

Soil and soil vapor from the project site were sampled and tested. Volatile organic compounds (VOCs) were not detected in soil vapor samples. Trace detections of petroleum hydrocarbons and VOCs were identified in the soil samples; however, the detected concentrations were well below their respective environmental screening levels (ESLs). Metals were detected in the soil samples; however, the detected concentrations were below their respective ESLs. No existing hazardous materials onsite

have been identified that would pose substantial hazards from accidental release during project construction. Project construction would involve use of hazardous materials and could involve accidental release of hazardous materials. The project construction contractor would keep equipment and supplies for containing and cleaning up small spills of hazardous materials onsite; and would train construction workers in containing and cleaning up such spills. In the event of a hazardous materials release of quantity and/or toxicity that onsite workers could not safely contain and clean up, the construction contractor would notify the Los Angeles County Fire Department immediately. Therefore, impacts would be less than significant during project construction. Further and more detailed analysis of this issue is not warranted and this issue will not be analyzed further in the EIR to be prepared for the project.

Operation

As the future tenant(s) of the proposed project are not known at this time, there is a potential that the proposed project could create a significant hazard to the public or the environment during operation through accidental release of hazardous materials. Typical incidents that could result in accidental release of hazardous materials involve leaking storage tanks; spills during transport; inappropriate storage; inappropriate use; and/or natural disasters. Accidental releases such as these could cause contamination of soil, surface water, groundwater, and toxic fumes. Depending on the nature and extent of the contamination, groundwater supplies could become unsuitable for use as a domestic water source. Human exposure to contaminated soil or water could have potential health effects depending on a variety of factors, including the nature of the contaminant and the degree of exposure.

Transportation of hazardous materials could result in accidental spills, leaks, toxic releases, fire, or explosion, and licensed vendors may transport hazardous materials to and from the project site. As discussed previously, the proposed project is subject to compliance with all applicable federal, state, and local laws (including Title 49 of the CFR) and regulations pertaining to the transport, use, disposal, handling, and storage of hazardous waste. Any future tenant using or storing hazardous materials in quantities over reporting thresholds would submit a Hazardous Materials Business Plan (HMBP) to the Los Angeles County Fire Department (LACoFD). The HMBP would consist of an inventory of hazardous materials at the facility; emergency response plans and procedures; training for all employees; and a site map showing project site entrances and exits, emergency shutoffs, evacuation staging areas, hazardous materials handling and storage areas, loading areas, emergency response equipment, and storm and sewer drains (Cal OES, 2020). The LACoFD is the Certified Unified Program Agency for the City of West Hollywood; the Certified Unified Program coordinates and makes consistent enforcement of several state and federal regulations governing hazardous materials. LACoFD also provides emergency responses for hazardous materials releases in most of Los Angeles County including the City of West Hollywood. Impacts would be less than significant after compliance with hazardous materials regulations enforced by the LACoFD. Further and more detailed analysis of this issue is not warranted and this issue will not be analyzed further in the EIR to be prepared for the project.

c) Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less than Significant Impact

One school is within 0.25 mile of the project site: West Hollywood Elementary School at 970 North Hammond Street, approximately 1,230 feet to the east (GreenInfo, 2020). Project operation is not expected to emit hazardous substances or handle substantial amounts of hazardous or acutely hazardous materials, substances, or waste. Project construction would involve use of substantial amounts of hazardous materials and could involve transport and disposal of substantial amounts of hazardous waste. Project construction would generate diesel exhaust, which is considered hazardous. However, the project construction period would be temporary. Health risk criteria are based upon the conservative assumption that exposure is continuous and occurs over a 70-year lifetime. A determination of risk is not appropriate for short-term construction activities. Exposure to diesel exhaust during the construction period would not pose substantial hazards to persons at West Hollywood Elementary School. Impacts would be less than significant. Further and more detailed analysis of this issue is not warranted and this issue will not be analyzed further in the EIR to be prepared for the project.

d) Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Less than Significant Impact

California Government Code Section 65962.5 requires the compiling of lists of the following types of hazardous materials sites: hazardous waste facilities subject to corrective action; hazardous waste discharges for which the State Water Quality Control Board has issued certain types of orders; public drinking water wells containing detectable levels of organic contaminants; underground storage tanks with reported unauthorized releases; and solid waste disposal facilities from which hazardous waste has migrated. The project site is not listed on a database of hazardous materials sites compiled pursuant to California Government Code Section 65962.5.

The project site is listed on the Los Angeles County Hazardous Materials System database as an automotive dealership with an active industrial wastewater discharge permit with Los Angeles County for wastewater discharges from the car wash/detailing area located on the western portion of the project site. A second address on the project site, 9174 Sunset Boulevard, is included on a historical cleaners database for a cleaners listed in 1937. Neither of the onsite listings are considered recognized environmental concerns.

Historical uses of the project site include a restaurant (at least 1926 until 1986), automotive sales (at least 1951 until present), and offices.

No recognized environmental concerns on or affecting the project site were identified in the Phase I Environmental Site Assessment (Phase I ESA) for the project site. Two potential environmental concerns were identified at the project site:

- Due to the age of the building present on the subject property (pre-1978), asbestos-containing materials and/or lead-based paint may be present.

- Fluorescent lighting was observed at the subject property; fluorescent light ballasts may contain PCBs.

Four addresses adjacent to the project site, or opposite Sunset Boulevard from the project site, were listed as hazardous materials sites.

- The property abutting the east side of the project site, at 9156 Sunset Boulevard, was a gasoline service station and automotive repair facility since at least 1926 until approximately 1975, at which time it was paved for a parking lot.

- A medical office building at 9201 Sunset Boulevard, opposite Sunset Boulevard north of the project site, was listed as a small quantity generator of hazardous wastes and on the HazNet database of hazardous waste shipment manifests.

- Luckman Management Company at 9200 Sunset Boulevard, opposite Cory Avenue west of the project site, was listed as a historical underground storage tank (UST) site and on the HazNet database.

- Service Station 8426 at 9229 Sunset Boulevard, at the northwest corner of Doheny Road and Sunset Boulevard, was listed as a historical UST site and on the Emissions Inventory Database of toxic and criteria air pollutant emissions.

None of the offsite properties listed are considered to have likely impacted environmental conditions on the project site.

A Phase II Environmental Site Assessment (Phase II ESA) was conducted on the project site in 2019 consisting of six temporary soil vapor probes installed to depths of approximately five feet below ground surface (bgs). Volatile organic compounds (VOCs) were not detected in tests of soil vapor samples from the probes.

The Phase II ESA included soil sampling and testing for petroleum hydrocarbons, volatile organic compounds (VOCs), and metals. Five soil borings were drilled to 30 feet bgs. Thirty soil samples were collected. Trace detections of petroleum hydrocarbons and VOCs were identified in the soil samples; however, the detected concentrations were well below their respective environmental screening levels (ESLs). Metals were detected in the soil samples; however, the detected concentrations were below their respective ESLs or were within the typical background concentrations.

Project development would not cause a significant hazard to the public or the environment arising from hazardous materials. Impacts would be less than significant. Further and more detailed analysis of this issue is not warranted and this issue will not be analyzed further in the EIR to be prepared for the project.

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 or excessive noise for people residing or working in the project area?

No Impact

The closest public airport is the Santa Monica Municipal Airport (SMMA), located approximately 5.7 miles southwest of the project site. No portion of the project site lies within the 60-dBA Community Noise Equivalent Level (CNEL) noise contours of that airport. The project site is outside of zones surrounding SMMA where land uses are regulated to minimize aviation-related hazards to persons on the ground (Los Angeles County Airport Land Use Commission, 2020). Therefore, the project would not expose people residing or working in the project area to a safety hazard or excessive noise levels associated with airports and no impact would occur. Further and more detailed analysis of this issue is not warranted and this issue will not be analyzed further in the EIR to be prepared for the project.

f) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Potentially Significant Impact

The City of West Hollywood approved its Emergency Response Plan (EOP) in 2017. The EOP sets forth roles and responsibilities of various City agencies and officials in the four phases of emergency response: mitigation, preparedness, response, recovery; procedures for continuity of government; and procedures for implementing mutual aid. Sunset Boulevard is identified in the EOP as an evacuation route (City of West Hollywood, 2017).

Project operation would not interfere with use of Sunset Boulevard as an evacuation route. To the maximum extent possible, project construction would not block use of Sunset Boulevard as an evacuation route; all staging of construction equipment and materials would be conducted outside of Sunset Boulevard travel lanes. As the construction staging areas are not known at this time, there is the potential that the project may have potential short-term impacts on adjacent roadways. Further and more detailed analysis of this issue is warranted and this issue will be analyzed further in the EIR to be prepared for the project.

g) Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

Less than Significant Impact

The California Department of Forestry and Fire Protection (CAL FIRE) developed Fire Hazard Severity Zones (FHSZ) for State Responsibility Areas (SRAs) and Very High FHSZ Local Responsibility Areas (LRAs). As shown on **Figure 4.9-1** and **Figure 4.9-2**, the project site is not located within either an SRA FHSZ or a Very High FHSZ LRA (CAL FIRE, 2020).

However, a Very High FHSZ LRA is present approximately 200 feet north of the project site in the City of Los Angeles. That VHFHSZ spans the entire Hollywood Hills, extending southeast to Elysian Park a short distance north of Downtown Los Angeles; and is contiguous with FHSZs (most of which are

VHFHSZs) in local, state, and federal responsibility areas extending to the west end of the Santa Monica Mountains in Ventura County nearly 40 miles from the site.
The State of California Department of Forestry and Fire Protection has created, and continues to revise, a map of all FHSZ within the state, including those in the City. The "Very High FHSZ" can be used to enforce enhanced regulations from the State Fire Marshal published within the California Building Code that relate to ignition and ember-resistive building construction within the city.

The project site and surroundings are built out and no wildland vegetation is present onsite. The nearest wildland vegetation to the project site is in Franklin Canyon Park approximately 1.1 miles to the west. However, fuel for wildfires is abundant on and near the project site, including buildings, vehicles, landscape vegetation and street trees.

The exterior of the proposed building would consist mostly of concrete and glass, which are not combustible.

The project site is not located adjacent to wildlands. Project development would not add fuel for wildfires to the project site. While project construction would add ignition sources to the project site, no wildland vegetation is present near the site that could be ignited by sources from project construction. Additionally, the project would be developed in compliance with all applicable fire codes. Impacts would be less than significant. Further and more detailed analysis of this issue is not warranted and this issue will not be analyzed further in the EIR to be prepared for the project.

Figure 4.9-1
FIRE HAZARD SEVERITY ZONE – STATE RESPONSIBILITY AREA

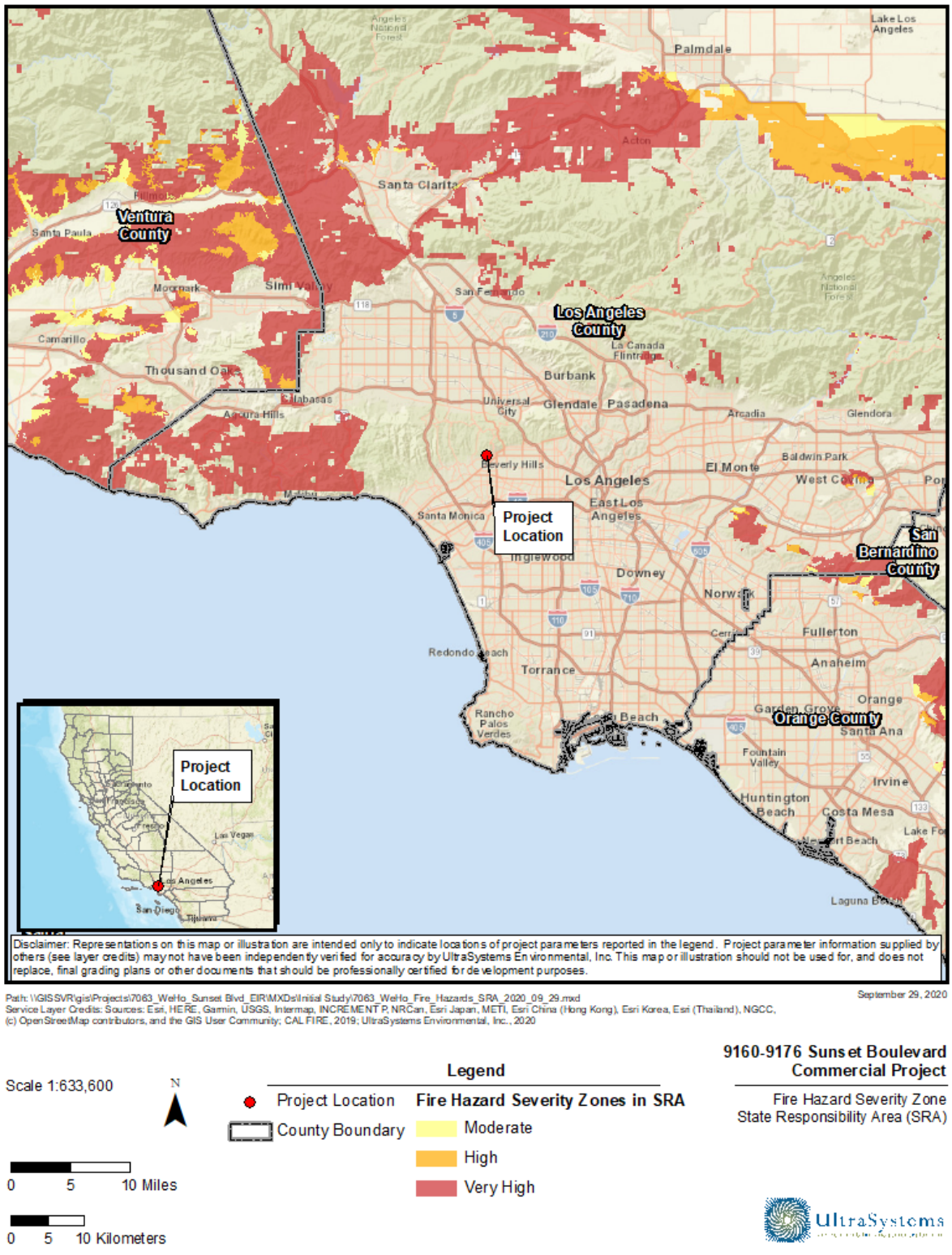
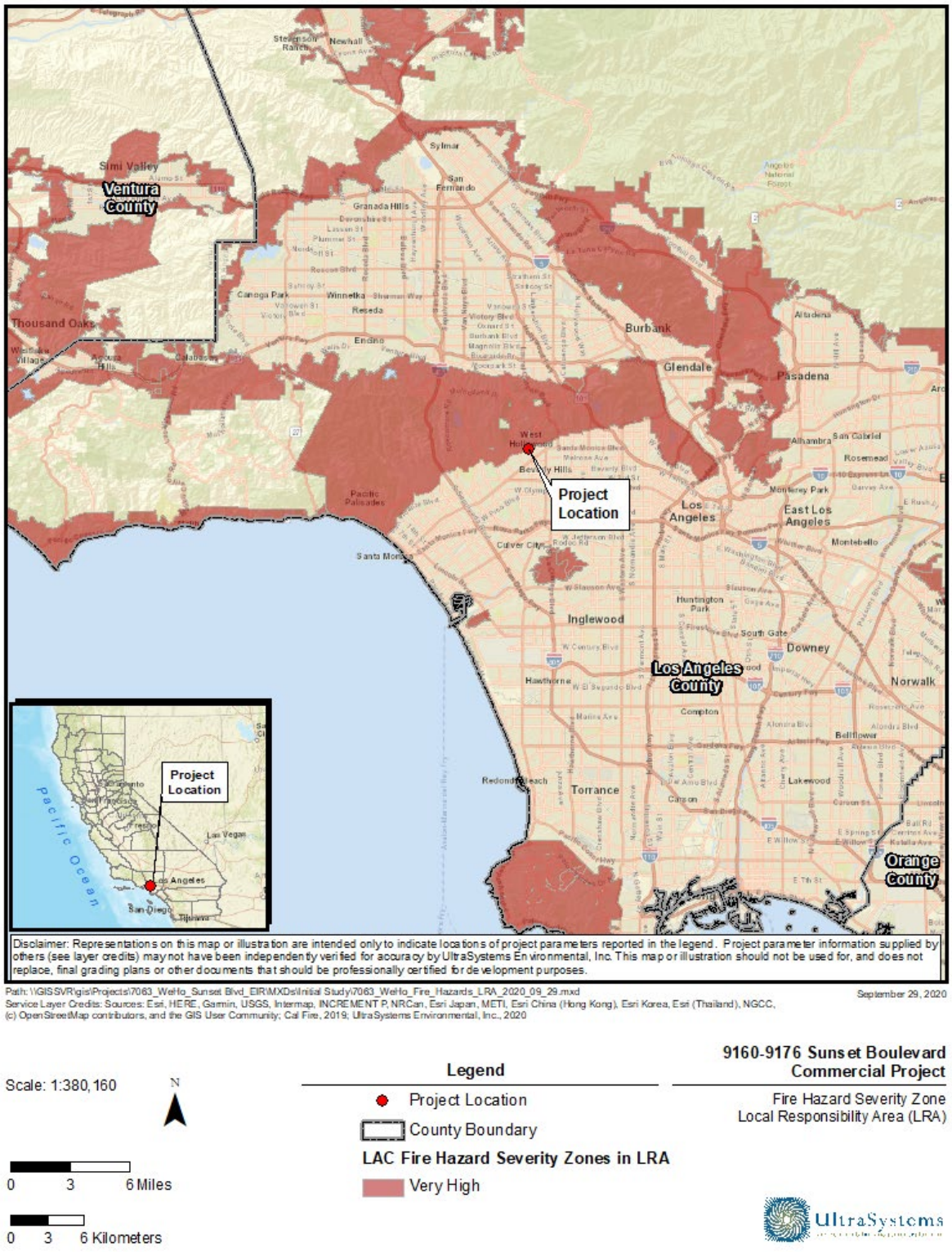


Figure 4.9-2
FIRE HAZARD SEVERITY ZONE – LOCAL RESPONSIBILITY AREA



4.10 Hydrology and Water Quality

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	X			
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
(i) Result in substantial erosion or siltation on- or offsite;			X	
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	X			
(iii) 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; or	X			
(iv) impede or redirect flood flows?				X
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X

a) Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Potentially Significant Impact

Construction Pollutant Controls

Project construction could generate the following categories of pollutants that could contaminate stormwater; bacteria and viruses, metals, nutrients, pesticides, organic compounds, sediments, trash and debris, oil and grease, and oxygen-demanding substances. A Water Resources Technical Report for the proposed project, in preparation, will address water quality impacts from project construction and operation, and will be incorporated into the EIR.

Operational Pollutant Controls

Project operation could generate the same categories of pollutants that project construction could. The project Water Resources Technical Report will address operational water quality impacts and will be incorporated into the EIR.

b) Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less Than Significant Impact

The project site is above the Hollywood Subbasin of the Coastal Plain of Los Angeles Groundwater Basin (Subbasin). The City of Beverly Hills, which would provide water to the project, is the major municipal water purveyor that uses groundwater from the Subbasin and also manages groundwater production from the Subbasin. The City's water supply consists of imported water from northern California and the Colorado River purchased from the Metropolitan Water District of Southern California (MWD). The City of Beverly Hills forecasts that it will resume groundwater production after ceasing in 2015; groundwater production over the 2020-2040 period is forecast at 2,000-acre-feet per year (Psomas, 2016). The City of Beverly Hills forecasts that it will have sufficient water to meet demands over the 2020-2040 period (Psomas, 2016). Water demand forecasts for the 2020-2040 period are based on population forecasts for the cities of Beverly Hills and West Hollywood from the Southern California Association of Governments 2016 Regional Transportation Plan and Sustainable Communities Strategy (RTP-SCS) (Psomas, 2016). Population forecasts in the RTP-SCS are based on general plan buildout projections. The proposed project would be in compliance with General Plan land use designation for the project site; and thus, was accounted for in the City of Beverly Hills' forecasted water demands.

The existing project site is almost fully impervious and is not used for groundwater recharge. At project completion the project site would also be nearly completely impervious; project development would not interfere with groundwater recharge. Therefore, the proposed project would not substantially decrease groundwater supplies or interfere with groundwater recharge, and impacts would be less than significant. Further and more detailed analysis of this issue is not warranted and this topic will not be analyzed further in the EIR to be prepared for the project.

c) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i) Result in substantial erosion or siltation on- or offsite;

Less Than Significant Impact

The nearest storm drains to the project site are in Sunset Boulevard and Cory Avenue. The nearest storm drain catch basins are on the west side of Cory Avenue opposite the southwest corner of the project site. The storm drains nearest to the project site are part of a system of storm drains—some owned by the cities of West Hollywood, Los Angeles, and Beverly Hills, and some owned by Los Angeles County Public Works—that discharge to Ballona Creek, located approximately four miles south of the project site (Los Angeles County Public Works, 2020). The project site is in the Ballona Creek Watershed, which spans approximately 128 square miles—much of the northwest portion of the Los Angeles Basin—and is part of the larger Los Angeles River Watershed (California Department of Fish and Wildlife, 2020). Ballona Creek, an engineered channel and the main waterway in the Ballona Creek Watershed, extends northeast-southwest approximately nine miles, discharging into the Pacific Ocean next to the south side of Marina Del Rey.

Construction

Project construction would include involve preparation and implementation of a SWPPP specifying BMPs, including BMPs for erosion control and sediment control, to be implemented during project construction. Erosion controls cover and/or bind soil surface, to prevent soil particles from being detached and transported by water or wind; examples include mulch, geotextiles, mats, hydroseeding, earth dikes, and swales. Sediment controls filter out soil particles that have been detached and transported in water; examples include barriers such as straw bales, sandbags, fiber rolls, and gravel bag berms; desilting basins; and cleaning measures such as street sweeping. With implementation of a SWPPP and construction BMPs, project construction would not cause substantial erosion or siltation on- or offsite, and impacts would be less than significant. Further and more detailed analysis of this issue is not warranted and this topic will not be analyzed further in the EIR to be prepared for the project.

Operation

At project completion the entire project site would consist of the proposed building, paved areas, and landscaping; no bare soil would be left exposed to erosion. Therefore, project operation would not cause substantial erosion or siltation on- or offsite, and impacts would be less than significant. Further and more detailed analysis of this issue is not warranted and this topic will not be analyzed further in the EIR to be prepared for the project.

ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;

Or

iii) 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;

Potentially Significant Impact

Project development would include installation of drainage improvements onsite. The project may alter existing onsite drainage patterns and impacts to site drainage may be potentially significant. A preliminary drainage and stormwater study and a LID Plan will be prepared for the project. Further and more detailed analysis of this issue is warranted and this topic will be analyzed further in the EIR to be prepared for the project.

iv) Impede or redirect flood flows?

No Impact

The project site is located in flood hazard zone X mapped by the Federal Emergency Management Agency (FEMA), indicating that it is outside of 100-year and 500-year flood hazard zones (FEMA, 2020). Therefore, project development would not affect flood flows in a 100-year flood zone, and no impact would occur. Further and more detailed analysis of this issue is not warranted and this topic will not be analyzed further in the EIR to be prepared for the project.

d) Would the project, in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

No Impact

As described in Section 4.10 iv) above, the proposed project site is not within the 100-year and the 500-year flood hazard zones. Therefore, the project site would not become inundated due to flooding. No impact would occur. Further and more detailed analysis of this issue is not warranted and this topic will not be analyzed further in the EIR to be prepared for the project.

A tsunami is a sea wave (or series of waves) of local or distant origin that results from large-scale seafloor displacements associated with large earthquakes, major submarine slides, or exploding volcanic islands (California Seismic Safety Commission, 2020). The project site is not in a tsunami inundation zone; the nearest such zone to the site is in the City of Santa Monica approximately 8.2 miles to the southwest (CGS, 2020). Project development would not risk release of pollutants due to inundation by tsunami. No impact would occur. Further and more detailed analysis of this issue is not warranted and this topic will not be analyzed further in the EIR to be prepared for the project.

A seiche is an oscillating wave caused by wind, tidal forces, earthquakes, landslides, and other phenomena in a closed or partially closed water body such as a river, lake, reservoir, pond, and other large inland water body. A review of aerial imagery (Google Earth, 2020) revealed no water bodies large enough to support a seiche close to the project site or upslope in the Hollywood Hills from the site. Therefore, the proposed project would not be inundated by a seiche. No impact would occur. Further and more detailed analysis of this issue is not warranted and this topic will not be analyzed further in the EIR to be prepared for the project.

The two nearest dams for which the California Department of Water Resources maintains dam inundation maps are Greystone Reservoir, approximately 0.6 mile to the west; and Lower Franklin Dam, approximately 1.2 miles to the west. The project site is outside of the dam inundation areas of both of those dams (Division of Safety of Dams, 2020). Project development would not risk release of pollutants due to dam inundation. No impact would occur. Further and more detailed analysis of this

issue is not warranted and this topic will not be analyzed further in the EIR to be prepared for the project.

e) Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

No Impact

The Los Angeles Regional Water Quality Control Board (LARWQCB) updated the Water Quality Control Plan for the Los Angeles Basin (Basin Plan) in 2014. The Basin Plan identifies beneficial uses for surface and ground waters; includes the water quality objectives that must be attained or maintained to protect the designated beneficial uses; and describes implementation programs and other actions needed to achieve the water quality objectives established in the Basin Plan (LARWQCB, 2020).

An LID Plan is required for compliance with the Los Angeles County LID Manual. The LID Manual, in turn, was prepared in accordance with the Municipal Stormwater ("MS4") permit for the coastal watersheds of Los Angeles County, Order No. R4-2012-0175, issued by the LARWQCB in 2012. The MS4 Permit sets forth requirements compliant with the Basin Plan. Thus, project development would not conflict with the Basin Plan and no impact would occur.

The project site is over the Hollywood Subbasin of the Coastal Plain of Los Angeles Groundwater Basin (Subbasin). The Hollywood Subbasin is classified as very low priority respecting groundwater sustainability planning by the Department of Water Resources (Psomas, 2016). Thus, requirements under the Sustainable Groundwater Management Act of 2014 (Chapters 346, 347, and 348, Statutes of 2014) for formation of a Groundwater Sustainability Agency and preparation of a Groundwater Sustainability Plan do not apply to the Subbasin. The City of Beverly Hills manages groundwater production from the Subbasin (Psomas, 2016). Project development would not conflict with a sustainable groundwater management plan, and no impact would occur. Further and more detailed analysis of this issue is not warranted and this topic will not be analyzed further in the EIR to be prepared for the project.

4.11 Land Use and Planning

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Physically divide an established community?				**X**
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	**X**			

a) Would the project physically divide an established community?

No Impact

The project site is located in an urban and developed portion of the City. The project site is privately owned and currently developed as a car dealership with one multi-story structure, carports, and paved parking. The site is partially fenced and surrounded by roadways and dense development. The project site is bounded by Sunset Boulevard to the north, Cory Avenue on the west, a paved parking lot on the east, and an alley and residential parking adjacent south. The site is surrounded by commercial uses to the west opposite Cory Avenue; to the north opposite Sunset Boulevard; to the east opposite Carol Drive; and by residential uses to the south. The project would not divide existing public spaces in the vicinity of the site or extend beyond the project site boundaries. Furthermore, no streets or sidewalks would be permanently closed as a result of the development. The project would utilize existing roadways, resulting in no change in roadway patterns. No separation of uses or disruption of access between land use types would occur as a result of the project. Therefore, the project would not physically divide an established community, and no impact would occur. Further and more detailed analysis of this issue is not warranted and this topic will not be analyzed further in the EIR to be prepared for the project.

b) Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Potentially Significant Impact

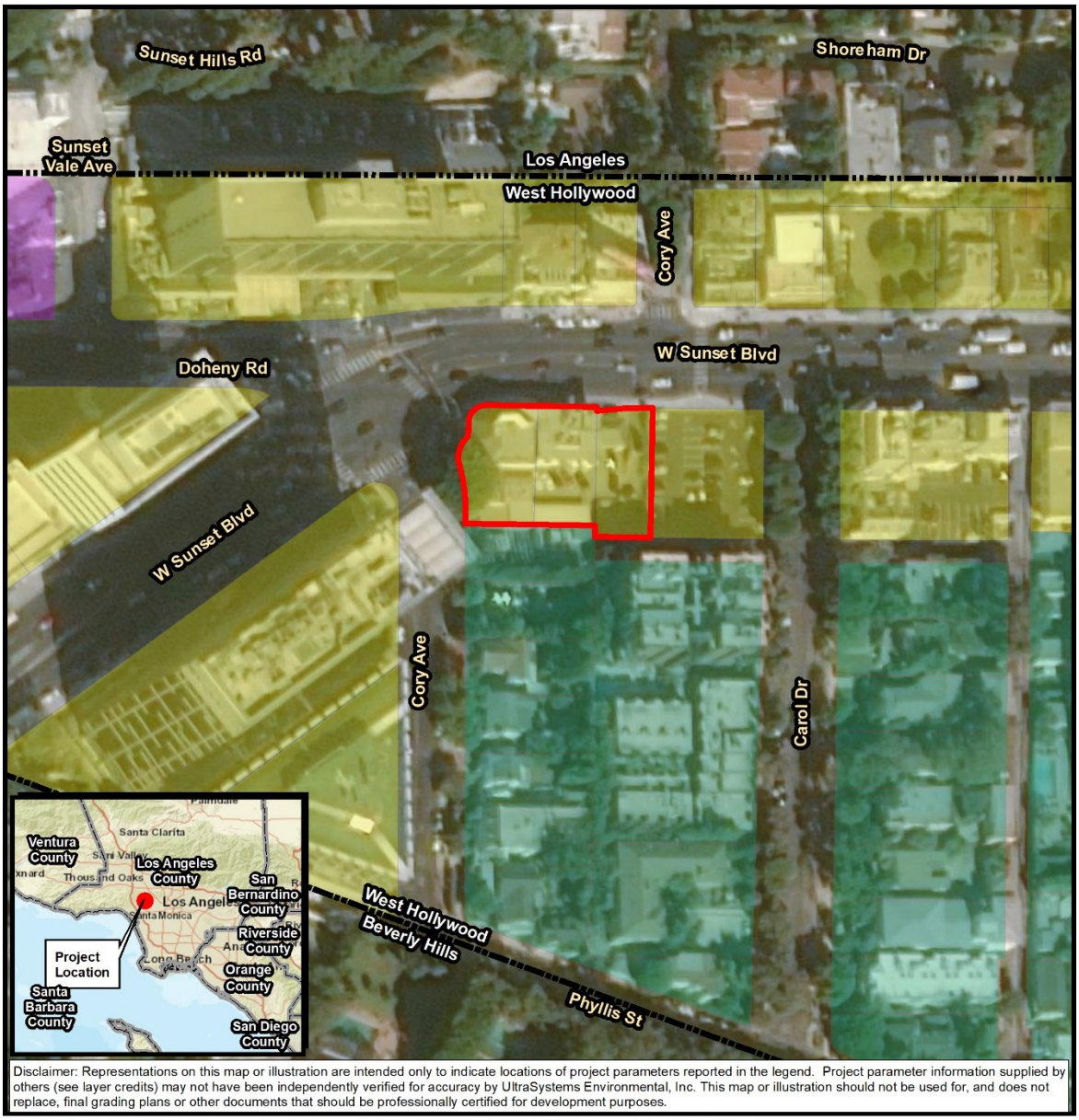
As shown in **Figure 4.11-1**, the City's General Plan land use designation for the project site is Sunset Specific Plan (SSP). As shown in **Figure 4.11-2**, the City's zoning designation for the project site is SSP. The site is in Area 8 - West End of the SSP area. The goals of the SSP in the West End area include accommodating additional office buildings and providing space for "creative" industries and anchor businesses. The SSP also encourages development of a building of landmark quality at the southeast corner of Sunset and Cory—that is, the proposed project site—that dramatically marks the entrance to West Hollywood and acts as a "hinge" at the bend in the street. Ground-floor uses catering to the needs of area office workers are encouraged (City of West Hollywood, 2019). The proposed commercial uses would be consistent with the Specific Plan and zoning designations for the project

site. Therefore, no general plan amendment or zone change would be required for the project. As described in **Section 3.0**, Project Description, development of the proposed project would require:

- A Development Permit for the construction of a new structure.
- A Minor Conditional Use Permit for alcohol sales for onsite consumption accessory to a restaurant or coffee shop, with the permitted hours of operation from 6:00 a.m. to 2:00 a.m.
- A Development Agreement for construction of a 1,000-square-foot digital billboard.
- A Lot Merger to merge the lots comprising the project site for purposes of the proposed project.
- A Demolition Permit for the demolition of existing buildings located on the project site.
- Other discretionary and ministerial permits and approvals that may be deemed necessary, including but not limited to, temporary street closure permits, grading permits, excavation permits, foundation permits, and building permits.

The development agreement would grant rights to the proposed digital canvas; and the project applicant is also seeking a deviation from the rear setback requirement for the site. This requested entitlement and variance would constitute a potentially significant impact and will be discussed in the EIR.

Figure 4.11-1
GENERAL PLAN LAND USE DESIGNATIONS



Path: \\Gissvr\gis\Projects\7072_CityOfCommerce_TransitMaintenanceFacility_IS_MND_CE\MXDs\BIO\7063_WeHo_General_Plan_2021_02_26.mxd
February 26, 2021
Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community; SCAG, 2012; 2012; UltraSystems Environmental, Inc., 2020

Scale: 1:1,440 N

0 60 120 Feet

0 15 30 Meters

Legend

Project Boundary
City Boundary

City Of West Hollywood Land Use

R3A - Residential, Multi-Family Medium Density
R4B - Residential, Multi-Family High Density
SSP - Sunset Specific Plan

9160-9176 Sunset Boulevard Commercial Project

General Plan Land Use Designation

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Figure 4.11-2
ZONING DESIGNATIONS

4.12 Mineral Resources

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
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**

a) Would the project 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?

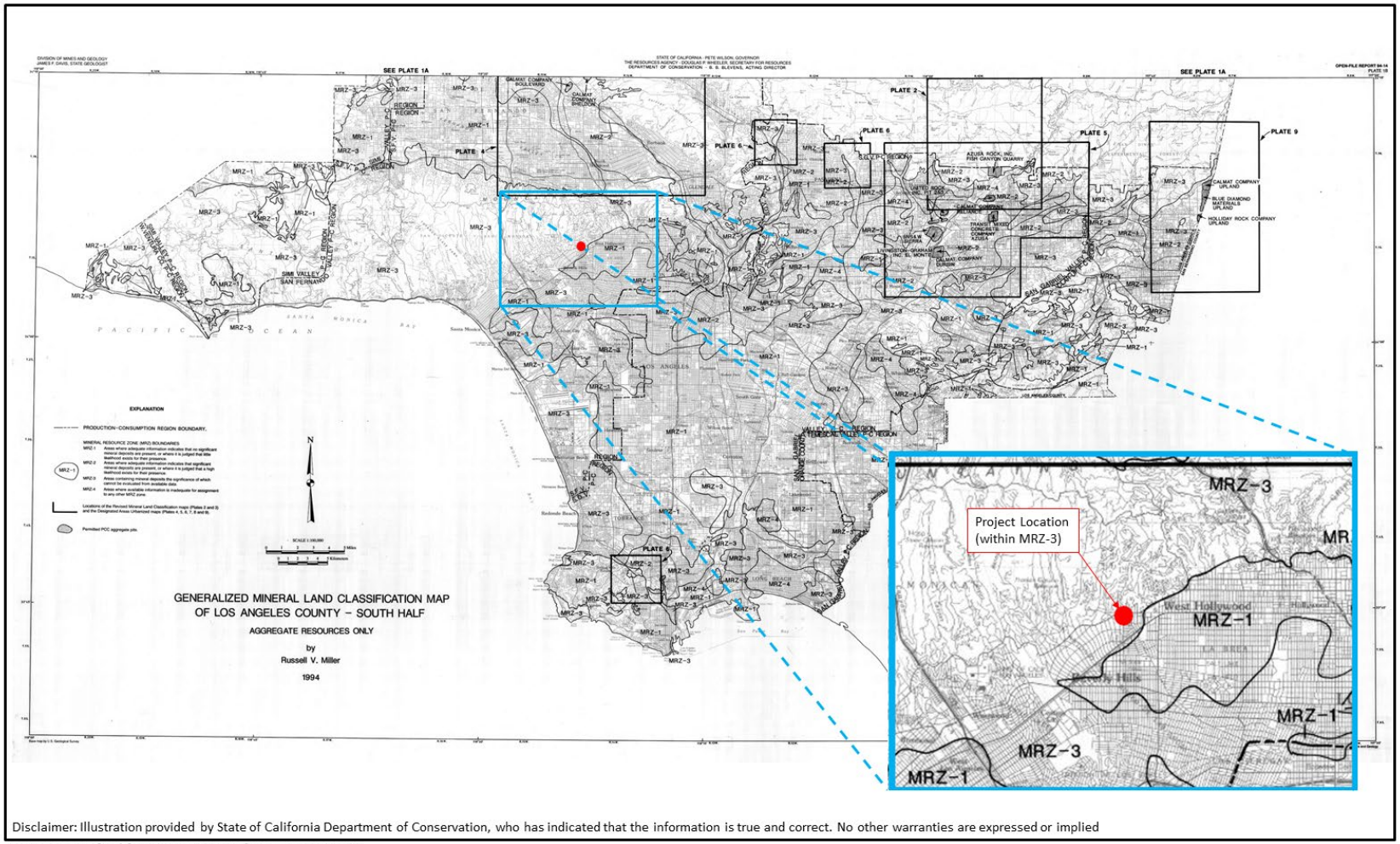
Or

b) Would the project 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?

No Impact

The proposed project site is located within Mineral Resource Zone 3 (MRZ-3) (refer to **Figure 4.12-1**), which is an area containing mineral deposits, the significance of which cannot be evaluated from available data (CGS, 1994). No mineral resources are identified in the City of West Hollywood General Plan except for marginal oil and gas extraction along the southern City boundary in the Salt Lake oil field (AECOM 2010, p. 3.5-14). The nearest active oil and gas well to the project site mapped on the Well Finder maintained by the Division of Oil, Gas, and Geothermal Resources is approximately 1.2 miles to the southeast (DOGGR, 2020) (refer to **Figure 4.12-2** and **Figure 4.12-3**). The project site and surroundings are built out with urban land uses and are thus unavailable for mining. Therefore, project development would not cause a loss of availability of mineral resources valuable to the region and the state, or any locally important mining sites. No impact would occur and no further assessment of this issue is warranted. This topic will not be analyzed in the EIR to be prepared for the project.

Figure 4.12-1
MINERAL RESOURCES



Disclaimer: Illustration provided by State of California Department of Conservation, who has indicated that the information is true and correct. No other warranties are expressed or implied

Source: State of California Department of Conservation, 1994

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9160-9176 Sunset Boulevard Commercial Project

Designated Mineral Resource Zones

Figure 4.12-2
OIL AND GAS WELLS AND FIELDS

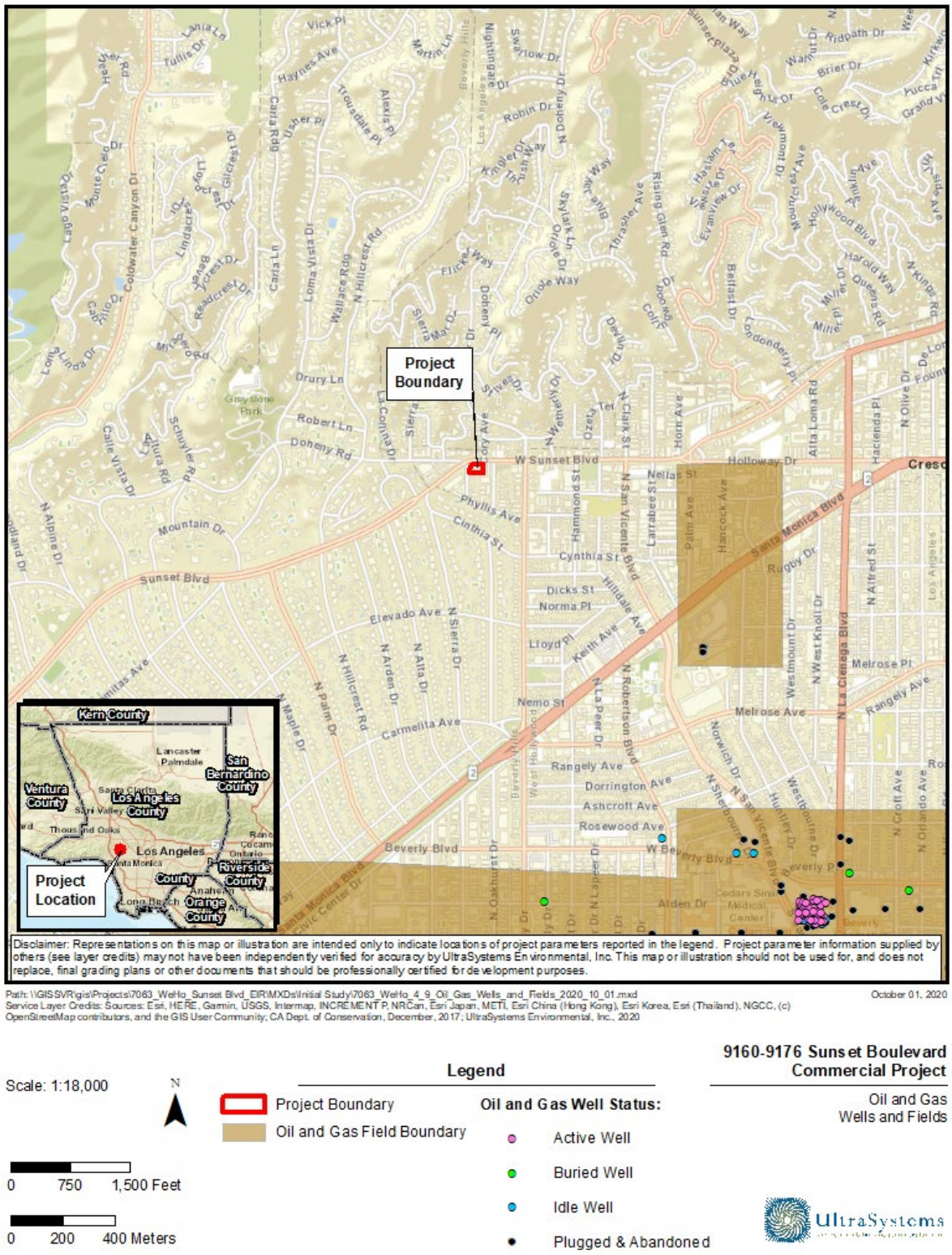

Figure 4.12-3
GEOTHERMAL WELLS

4.13 Noise

Would the project result in:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	**X**			
b) Generation of excessive groundborne vibration or groundborne noise levels?	**X**			
c) For a project located within the vicinity of a private airstrip or 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**

Noise Descriptors

Sound is a pressure wave transmitted through the air. It is described in terms of loudness or amplitude (measured in decibels), frequency or pitch (measured in hertz [Hz] or cycles per second), and duration (measured in seconds or minutes). The decibel (dB) scale is a logarithmic scale that describes the physical intensity of the pressure vibrations that make up any sound. The pitch of the sound is related to the frequency of the pressure vibration. Because the human ear is not equally sensitive to all frequencies, a special frequency-dependent rating scale is used to relate noise to human sensitivity. The A-weighted decibel scale (dBA) provides this compensation by discriminating against upper and lower frequencies in a manner approximating the sensitivity of the human ear. The scale is based on a reference pressure level of 20 micropascals (zero dBA). The scale ranges from zero (for the average least perceptible sound) to about 130 (for the average human pain level).

L_{eq}, the equivalent noise level, is an average of sound level over a defined time period (such as 1 minute, 15 minutes, 1 hour or 24 hours). Thus, the L_{eq} of a time-varying noise and that of a steady noise are the same if they deliver the same acoustic energy to the ear during exposure.

CNEL, the Community Noise Equivalent Level, is a 24-hour average L_{eq} with a 4.77-dBA "penalty" added to noise during the hours of 7:00 p.m. to 10:00 p.m., and a 10-dBA penalty added to noise during the hours of 10:00 p.m. to 7:00 a.m. to account for noise sensitivity in the evening and nighttime (Caltrans, 2013). The logarithmic effect of these additions is that a 60-dBA 24-hour L_{eq} would result in a calculation of 66.7 dBA CNEL.

Impact Analysis

a) Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Potentially Significant Impact

The project site is in an urbanized area, which contains various noise sources. Vehicular traffic is the most prominent noise source in the project vicinity. The existing noise environment on and near the site also consists of noise from the automotive dealership onsite and from surrounding commercial uses. Residences next to the south site boundary, and southeast of the site opposite Carol Drive, are sensitive receivers to noise. The City's exterior noise standards for sensitive receivers for non-transportation noise are 55 dBA L_{eq} between 8 a.m. and 10 p.m., and 50 dBA L_{eq} between 10:00 p.m. and 8:00 a.m. (City of West Hollywood, 2020e).

The project has the potential to generate noise from construction and operations that could exceed the City's noise standards for the nearby residential uses. Project construction would result in the use of heavy equipment such as bulldozers, backhoes, etcetera that would generate short-term noise. During project operation noise would be created from the proposed new commercial land uses onsite, as well as traffic generated from the proposed project. Therefore, further and more detailed analysis of this issue is warranted. This issue will be analyzed in the EIR to be prepared for the project.

b) Would the project generation of excessive groundborne vibration or groundborne noise levels?

Potentially Significant Impact

Project construction has the potential to generate groundborne noise and vibration. The operation of construction equipment generates vibrations that propagate though the ground and diminish in intensity with distance from the source. Vibration impacts can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibration at moderate levels, to slight damage of buildings at the highest levels. The project has the potential to generate excessive groundborne vibration and noise during short-term construction and long-term project operation. Therefore, further and more detailed analysis of this issue is warranted. This issue will be analyzed in the EIR to be prepared for the project.

c) For a project located within the vicinity of a private airstrip or 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?

No Impact

The closest public airport to the project site is the Santa Monica Municipal Airport, approximately 5.6 miles to the southwest. No portion of the project site lies within the 55-dBA CNEL noise contours of that airport (Los Angeles County ALUC, 2020). Therefore, the project would not expose people working on or near the project site to excessive noise levels and no impact would occur. As such, no

further assessment of this issue is warranted. This issue will not be analyzed in the EIR to be prepared for the project.

4.14 Population and Housing

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Induce substantial unplanned 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 people or housing, necessitating the construction of replacement housing elsewhere?				X

a) Would the project induce substantial unplanned 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)?

Less than Significant Impact

As discussed in Section 3.0, the project proposes an office and retail building with 53,029 square feet of building area including 36,807 square feet of office space, 8,187 square feet of retail and food and beverage space, and 8,035 square feet of BOH/MEP spaces. The project does not propose development of housing and would not directly add population to the City.

Project operation is estimated to generate approximately 150 jobs.[6] It is anticipated that employees from the local workforce would be hired during both the construction and operational phases of the project and would not require workers from outside the region. The project is not of the scope or scale to induce people to move from out of the project area to work at the proposed project. Therefore, less than significant impacts would occur regarding unplanned growth as a result of the project. This topic will not be analyzed in the EIR.

Project development would involve installation of utility laterals connecting to existing mains in surrounding roadways. The laterals would serve only the proposed project. Installation of utility laterals would not promote growth on surrounding land, which is already built out. Project development would not induce substantial unplanned growth in the area due to installation of infrastructure. Impacts would be less than significant. No further assessment of this issue is warranted. This issue will not be analyzed in the EIR to be prepared for the project.

[6] The job-generation estimate is based upon the project applicant's estimate of 1 employee per 300 square feet of rentable square footage.

b) Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact

The project site is currently developed for commercial use. No residences are onsite, and no impact would occur. No further assessment of this issue is warranted. This issue will not be analyzed in the EIR to be prepared for the project.

4.15 Public Services

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
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:				
a) Fire protection?			**X**	
b) Police protection?			**X**	
c) Schools?				**X**
d) Parks?				**X**
e) Other public facilities?				**X**

a) Fire Protection?

Less than Significant Impact

The Los Angeles County Fire Department (LACoFD) provides fire protection and emergency medical services for the City of West Hollywood under contract with the City. The LACoFD, as the Certified Unified Program Agency (CUPA) for most of Los Angeles County including the City of West Hollywood, administers several regulatory programs governing hazardous materials and hazardous wastes, and provides emergency responses for hazardous materials incidents (LACoFD, 2020b). LACoFD's response time goals in urban areas are five minutes or less for the first responding unit for fire and emergency medical responses, and eight minutes or less for the advanced life support (paramedic) unit (PlaceWorks 2014, p. 5.14-1). Two LACoFD stations, Station 7 and Station 8, serve the City.

Station 7 is located at 864 North San Vicente Boulevard, approximately 0.4 mile to the southeast of the project site. Station 7 is equipped with one paramedic engine, one rescue ambulance, and one battalion commander's vehicle (LACoFD, 2020c). Daily staffing at Station 7 is six firefighters including four firefighter-paramedics (Durbin, 2020).

Station 8 is located at 7643 Santa Monica Boulevard, approximately two miles to the east of the project site (LACoFD, 2020a). Station 8 is equipped with two fire engines, one quint, and one rescue ambulance (LACoFD 2020c).[7] Daily staffing at Station 8 is 13 (Beck, 2020).

The project site is not located within a Very High Fire Hazard Severity Zone. However, a Very High FHSZ LRA is located approximately 200 feet north of the project site in the City of Los Angeles (see **Figure 4.9-2**). That VHFHSZ spans the entire Hollywood Hills, extending southeast to Elysian Park a short distance north of Downtown Los Angeles. The project would be required to comply with City

7 A quint is a fire apparatus serving dual purposes of an engine and a ladder truck (Calfireprevention.org, 2020).

of West Hollywood building codes regarding fire and safety. Development of the project site would be consistent with existing land use and zoning and would not introduce a hazardous use to the site.

Development of the proposed project would not require LACoFD to build a new or expanded fire station. While each additional development creates increased demands on existing resources, the project is not expected to have a significant effect on service demands (Durbin, 2020). The project would be required to comply with City of West Hollywood Fire Code Sections 503.1.1 et seq. pertaining to fire access roads, building access, address identification, and water supply (Durbin, 2020). Project impacts to fire protection and emergency medical services would be less than significant. Further and more detailed analysis of this issue is not warranted and this topic will not be analyzed further in the EIR to be prepared for the project.

b) Police Protection?

Less than Significant Impact

The Los Angeles County Sheriff's Department (LASD) provides police protection to the City based at its West Hollywood Station at 780 North San Vicente Boulevard; the West Hollywood Station also serves Universal CityWalk in an unincorporated area of Los Angeles County. LASD personnel and services at the West Hollywood Station are organized into seven divisions; Patrol, Traffic, Detectives, Red Light Camera, Special Units, Reserve Forces, and Volunteers (Los Angeles County Sheriff's Department, 2020).

Development of the proposed office building is not expected to cause a substantial increase in demand for police protection. Project development is not anticipated to require construction of a new or expanded police facility. The project would not block roadways and would not impede Sheriff's Department response times to nearby land uses. Impacts would be less than significant. Further and more detailed analysis of this issue is not warranted and this topic will not be analyzed further in the EIR to be prepared for the project.

c) Schools?

No Impact

The project site is located within the Los Angeles Unified School District (LAUSD). In the 2019-20 school year LAUSD had total enrollment of 596,937 (CDE, 2020). LAUSD is organized into six local districts. The project site is in Local District West, which spans the portion of the City of Los Angeles in the western half of the Los Angeles Basin and the Hollywood Hills and Santa Monica Mountains, as well as the City of West Hollywood. Local District West includes 95 elementary schools, 17 middle schools, and 16 high schools (LAUSD, 2020a). The project site is in the attendance boundaries of West Hollywood Elementary School, at 970 North Hammond Street, which offers grades K-5; Bancroft Middle School, at 929 North Las Palmas Avenue in Los Angeles, which offers grades 6-8; and Fairfax High School, at 7850 Melrose Avenue in the City of Los Angeles, which offers grades 9-12 (LAUSD, 2020b). Demands for schools are estimated based on the numbers of households within the schools' attendance boundaries. The project does not propose development of residences and would not generate students. No impact would occur. Further and more detailed analysis of this issue is not warranted and this topic will not be analyzed further in the EIR to be prepared for the project.

d) Parks?

No Impact

The City of West Hollywood Facilities and Recreation Services Department (FRSD) Recreation Division provides recreation programs in City parks, and the FRSD Facilities Division maintains City parks (City of West Hollywood, 2020b). Two City parks are within one mile of the project site: West Hollywood Park, Dog Park, and Tennis Courts, at 647 and 625 North San Vicente Boulevard, approximately 0.6 mile to the southeast; and Sal Guarriello Veterans' Memorial at 8441 Santa Monica Boulevard, approximately 0.9 mile to the east. The City has seven other parks (counting Plummer Park and Plummer Tennis Courts as one park) (City of West Hollywood, 2020d). Demands for parks are generated by the populations in the parks' service areas. The project does not propose development of residences and would not increase population. Project development would have no impact on park facilities. Further and more detailed analysis of this issue is not warranted and this topic will not be analyzed further in the EIR to be prepared for the project.

e) Other Public Facilities?

No Impact

The Los Angeles County Library serves the City through its West Hollywood Library at 625 North San Vicente Boulevard. The Library is currently closed due to the Covid-19 pandemic. The facility is 33,150 square feet in building area and was constructed in 2011 (Los Angeles County Library, 2020). Demands for libraries are generated by the populations in the libraries' service areas. The project does not propose development of residences and would not increase population in the project area. Project development would have no impact on library facilities or services. Further and more detailed analysis of this issue is not warranted and this topic will not be analyzed further in the EIR to be prepared for the project.

4.16 Recreation

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
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 which might have an adverse physical effect on the environment?				**X**

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?

No Impact

The City of West Hollywood Facilities and Recreation Services Department (FRSD) Recreation Division provides recreation programs in City parks, and the FRSD Facilities Division maintains City parks (City of West Hollywood, 2020b). Two City parks are within one mile of the project site: West Hollywood Park, Dog Park, and Tennis Courts, at 647 and 625 North San Vicente Boulevard, approximately 0.6 mile to the southeast; and Sal Guarriello Veterans' Memorial at 8441 Santa Monica Boulevard, approximately 0.9 mile to the east. The City has seven other parks (counting Plummer Park and Plummer Tennis Courts as one park) (City of West Hollywood 2020d). Demands for parks are generated by the populations in the parks' service areas. The project does not propose development of residences and would not increase population in the project area. Project development would have no impact on park facilities. Further and more detailed analysis of this issue is not warranted and this topic will not be analyzed further in the EIR to be prepared for the project.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

No Impact

The project does not propose new or expanded recreational facilities that would have potential adverse effects on the environment. Therefore, no impact would occur. Further and more detailed analysis of this issue is not warranted and this topic will not be analyzed further in the EIR to be prepared for the project.

4.17 Transportation

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	**X**			
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	**X**			
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	**X**			
d) Result in inadequate emergency access?	**X**			

a) Would the project conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Potentially Significant Impact

Project construction would generate truck trips for hauling building materials and exporting soil; and worker commute trips. Project operation would generate vehicle trips and vehicle miles traveled (VMT). Project traffic impacts would be potentially significant. Therefore, further and more detailed analysis of this issue is warranted and will be undertaken in the EIR to be prepared for the project.

b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Potentially Significant Impact

As discussed in **Section 2.2.1** of this Initial Study, the proposed project is an employment center project located on an infill site within a transit priority area (TPA). The project is located in a high-quality transit area (HQTA), defined as an area within one-half mile of a well-serviced fixed guideway transit stop, or bus transit corridors where buses pick up passengers every 15 minutes or less during peak commute hours.

Metro Line 2, operates on Sunset Boulevard along the project site frontage; AM and PM peak hour frequencies Monday through Friday are approximately 15 to 20 minutes (Metro, 2020). Note that Line 2 is temporarily operating at reduced frequency due to the COVID-19 pandemic; Line 2 ordinarily operates at sufficient frequency such that the project qualifies as an HQTA. In addition, Metro normally operates Line 302, a limited stop line on the same route as Line 2.

Projects within one-half mile of either an existing major transit stop or a stop along an existing high-quality transit corridor are generally presumed to cause a less than significant transportation impact (CEQA Guidelines Section 15064.3[b][1]). Impacts are anticipated to be less than significant per the specified CEQA Guidelines. However, as the project would increase traffic due to increased density, further and more detailed analysis of this issue is warranted and will be undertaken in the EIR to be prepared for the project.

c) Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Potentially Significant Impact

Vehicular ingress and egress would be via an existing driveway from Carol Drive east of the site to the entrance to the proposed ramp in the southeast corner of the site down to the proposed underground parking structure. Pedestrian access would be from Sunset Boulevard on the north side of the site and Cory Avenue on the west side of the site. Potential impacts associated with geometric design features are currently unknown. Therefore, further and more detailed analysis of this issue is warranted and will be undertaken in the EIR to be prepared for the project.

d) Would the project result in inadequate emergency access?

Potentially Significant Impact.

Construction

During the project construction phase, lanes and sidewalks may be temporarily closed off. The project applicant would prepare a Major Construction Period Mitigation Plan (CPMP) prepared for the proposed project pursuant to City of West Hollywood Municipal Code Chapter 9.70, Construction Management. Requirements of the CPMP, and project compliance, will be analyzed in detail in the EIR to be prepared for the project.

Operation

Project operation would not close or change the configuration of any roadways or intersections. Project operation would not cause inadequate emergency access to the site or surrounding land uses. Potential impacts related to emergency access are currently unknown. Therefore, further and more detailed analysis of this issue is warranted and will be undertaken in the EIR to be prepared for the project.

4.18 Tribal Cultural Resources

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	**X**			
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	**X**			

a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?

Or

ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in

subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Potentially Significant Impact.

Construction of the proposed project would involve excavation to depths substantially greater than that done for construction of the existing two-story commercial building onsite due to the three-level underground parking structure included in the proposed project. Tribal cultural resources could be present in site soils and might be disturbed by excavation and grading on the site. This impact may be potentially significant. Therefore, further and more detailed analysis of this issue is warranted and will be undertaken in the EIR to be prepared for the proposed project. A cultural resources records search will be conducted for the proposed project. The City will notify Native American tribes of the proposed project, and invite tribes to consult with the City regarding tribal cultural resources that may be present on or near the project site— in accordance with Assembly Bill 52 (California Public Resources Code Sections 21073 et seq.)—after circulation of the Initial Study. The findings of the Cultural Resources records search, and any results of the Native American consultations that may be published within the limits of confidentiality protections set forth in AB 52 and other State laws, will be discussed in the EIR to be prepared for the project.

4.19 Utilities and Service Systems

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	**X**			
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	**X**			
c) Result in a determination by the wastewater treatment provider which 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**			
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	**X**			
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			**X**	

a) Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Potentially Significant Impact

Water Supply: As detailed in threshold 4.19 b) below, the City of Beverly Hills Public Works Department provides water to part of the City of West Hollywood including the project site.

The proposed project is consistent with City of West Hollywood General Plan land use designations for the project site. Therefore, water demand from the proposed project was accounted for in City of Beverly Hills water demand projections. However, development of the proposed project would lead to an increase in the demand for water due to increased development intensity and project impacts related to water supply may be potentially significant.

Wastewater Treatment: The City's sanitary sewer system involves 39 miles of sewer lines (AECOM, 2010, p. 3.12-16). The City of West Hollywood is in Los Angeles County Sanitation Districts (LACSD) District 4. City sewers discharge into several LACSD trunk sewers, which in turn convey wastewater to City of Los Angeles sewers transporting wastewater to the City of Los Angeles Bureau of Sanitation Hyperion Treatment Plant for treatment, under contract between LACSD and the City of Los Angeles (LACSD, 2020; AECOM 2010). The Hyperion Treatment Plant, in the Community of Playa Del Rey in the City of Los Angeles, has 450 million gallons per day (mgd) capacity and average wastewater flows of approximately 275 mgd, for residual capacity of about 175 mgd (LABoS, 2020). Development of the proposed project would lead to an increase in wastewater, due to increased development intensity and project impacts related to wastewater may be potentially significant.

Stormwater Drainage: The Los Angeles Regional Water Quality Control Board (LARWQCB) is responsible for implementing and overseeing National Pollutant Discharge Elimination System (NPDES) programs for the City of West Hollywood. The project would be required by the California State Water Resources Control Board (SWRCB) to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-0009-DWQ, as authorized by Section 402 of the Clean Water Act (CWA). The project would be required to prepare a Stormwater Pollution Prevention Plan (SWPPP), and implement Best Management Practices (BMPs) prior to commencement of construction activities; additionally, BMPs must be maintained, inspected after each precipitation event, and repaired or replaced as necessary.

Waste discharge requirements for discharges to municipal storm drain systems from project operation would be regulated under with the Municipal Stormwater ("MS4") permit for the coastal watersheds of Los Angeles County, Order No. R4-2012-0175, issued by the LARWQCB in 2012.

The City of West Hollywood uses the Los Angeles County Low-Impact Development Manual (LID Manual) issued by Los Angeles County Public Works in 2014 in accordance with the MS4 permit. LID is a decentralized approach to stormwater management that works to mimic the natural hydrology of the site by retaining precipitation on-site to the maximum extent practicable. Stormwater quality control measures that incorporate LID principles are placed throughout the site in small, discrete units and distributed near the source of impacts. LID strategies are designed to protect surface and groundwater quality, maintain the integrity of ecosystems, and preserve the physical integrity of receiving waters by managing stormwater runoff at or close to the source. LID strategies include use of bioretention/infiltration landscape areas, disconnected hydrologic flow paths, reduced impervious areas, functional landscaping, and grading to maintain natural hydrologic functions that existed prior to development (LACPW, 2014). The project applicant would be required to prepare and implement an LID Plan prepared in accordance with the LID Manual.

Electric Power: Southern California Edison (SCE) provides electricity for the City of West Hollywood (City of West Hollywood, 2020c). The proposed project is located in a developed area, and infrastructure for providing electric power to the area is well established. SCE typically utilizes existing utility corridors to reduce environmental impacts, and has energy-efficiency programs to reduce energy usage and maintain reliable service throughout the year (SCE, 2020). The project would be constructed in accordance with all applicable Title 24 regulations, and would not necessitate the construction or relocation of electric power facilities.

Telecommunications Facilities: AT&T provides telecommunication services, including internet, phone, and television, for the city of West Hollywood. The proposed project would not interfere with operation of AT&T's facilities.

Further and more detailed analysis of project impacts on public utilities is warranted. A Utilities Technical Report for the proposed project is currently under preparation. Findings from the Utilities Technical Report and further detailed analysis of project impacts related to public utilities will be discussed in the EIR to be prepared for the project.

b) Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Potentially Significant Impact

The City of Beverly Hills Public Works Department provides water to part of the City of West Hollywood including the project site. The City's water supply consists of imported water from northern California and the Colorado River purchased from the Metropolitan Water District of Southern California (MWD). Water is imported from the San Joaquin River in northern California via the State Water Project, which is managed by the California Department of Water Resources. MWD also imports water from the Colorado River via the Colorado River Aqueduct, which MWD owns and maintains. The City of Beverly Hills' Tier 1 rate allocation is 13,380 acre-feet per year (afy), or approximately 4.4 billion gallons per year (Psomas 2016). Water is treated at MWD's Jensen Treatment Plant in the Community of Granada Hills in the City of Los Angeles before entering Beverly Hills' distribution system. The Jensen Treatment Plant has capacity of 750 million gallons per day (mgd) (Metropolitan Water District, 2020).

The City of Beverly Hills historically has also pumped local groundwater from the Hollywood Subbasin of the Coastal Plain of Los Angeles Groundwater Basin. The City has not pumped groundwater since January 2015 due to rehabilitation of its groundwater treatment plant (City of Beverly Hills, 2020). In 2015, the latest year for which data are available, City water supplies amounted to 10,432 acre-feet, or approximately 3.4 billion gallons (Psomas 2016).

The City forecasts that it will have sufficient water to meet demands in normal water years, single-dry-years, and multiple-dry-year conditions over the 2020-2040 period (Psomas, 2016, p. 7-19), as shown below in **Tables 4.19-1**, **4.19-2**, and **4.19-3**, respectively.

Water demand forecasts for the 2020-2040 period are based on population forecasts for the cities of Beverly Hills and West Hollywood from the Southern California Association of Governments 2016 Regional Transportation Plan and Sustainable Communities Strategy (RTP-SCS) (Psomas, 2016, p. 3-6). Population forecasts in the RTP-SCS are based on general plan buildout projections.

Table 4.19-1
CITY OF BEVERLY HILLS NORMAL YEAR SUPPLY AND DEMAND COMPARISON (AF)

Totals	2020	2025	2030	2035	2040
Supply Totals	11,104	11,182	11,262	11,344	11,428
Demand Totals	11,104	11,182	11,262	11,344	11,428
Difference	0	0	0	0	0

Notes:
Volumes are in acre-feet (AF).
Source: City of Beverly Hills Urban Water Management Plan, 2015, p. 7-19

Table 4.19-2
CITY OF BEVERLY HILLS SINGLE DRY YEAR SUPPLY AND DEMAND COMPARISON (AF)

Totals	2020	2025	2030	2035	2040
Supply totals	11,659	11,741	11,825	11,911	11,999
Demand totals	11,659	11,741	11,825	11,911	11,999
Difference	0	0	0	0	0

Notes:
Volumes are in acre-feet (AF).
Source: City of Beverly Hills Urban Water Management Plan, 2015, p. 7-19

Table 4.19-3
CITY OF BEVERLY HILLS MULTIPLE DRY YEARS SUPPLY AND DEMAND COMPARISON (AF)

Year	Totals	2020	2025	2030	2035	2040
First Year	Supply Totals	11,659	11,741	11,825	11,911	11,999
	Demand Totals	11,659	11,741	11,825	11,911	11,999
	Difference	0	0	0	0	0
Second Year	Supply Totals	11,659	11,741	11,825	11,911	11,999
	Demand Totals	11,659	11,741	11,825	11,911	11,999
	Difference	0	0	0	0	0
Third Year	Supply Totals	11,659	11,741	11,825	11,911	11,999
	Demand Totals	11,659	11,741	11,825	11,911	11,999
	Difference	0	0	0	0	0

Notes:
Volumes are in acre-feet (AF).
Source: City of Beverly Hills Urban Water Management Plan, 2015, p. 7-19

The proposed project is consistent with City of West Hollywood General Plan land use designations for the project site. Therefore, water demand from the proposed project was accounted for in City of Beverly Hills water demand projections. However, development of the proposed project would lead to an increase in the demand for water due to increased development intensity and project impacts related to water supply may be potentially significant. Further and more detailed analysis of this issue is warranted. A Utilities Technical Report for the proposed project is currently under preparation. Findings from the Utilities Technical Report and further detailed analysis of project impacts related to water supply will be discussed in the EIR to be prepared for the project.

c) Would the project result in a determination by the wastewater treatment provider which 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?

Potentially Significant Impact

As described under threshold 4.19 a) above, the City of West Hollywood is in Los Angeles County Sanitation Districts (LACSD) District 4. City sewers discharge into several LACSD trunk sewers, which in turn convey wastewater to City of Los Angeles sewers transporting wastewater to the City of Los Angeles Bureau of Sanitation Hyperion Treatment Plant for treatment, under contract between LACSD and the City of Los Angeles (LACSD, 2020; AECOM 2010). The Hyperion Treatment Plant, in the Community of Playa Del Rey in the City of Los Angeles, has 450 million gallons per day (mgd) capacity and average wastewater flows of approximately 275 mgd, for residual capacity of about 175 mgd (LABoS, 2020). Development of the proposed project would lead to an increase in wastewater, due to increased development intensity and project impacts related to wastewater may be potentially significant. Further and more detailed analysis of this issue is warranted. A Utilities Technical Report for the proposed project is currently under preparation. Findings from the Utilities Technical Report and further detailed analysis of project impacts related to wastewater will be discussed in the EIR to be prepared for the project.

d) Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Potentially Significant Impact

Athens Services collects solid waste in West Hollywood. In 2018, the latest year for which data are available, approximately 96 percent of the solid waste landfilled from the City of West Hollywood was disposed of at the five facilities described below in **Table 4.19-4**.

Table 4.19-4
LANDFILLS SERVING WEST HOLLYWOOD

Facility and Nearest City/Community	Remaining Capacity, cubic yards	Daily Permitted Disposal Capacity, tons	Actual Daily Disposal, tons[1]	Residual Daily Disposal Capacity, tons	Estimated Closing Date
Azusa Land Reclamation Co. Landfill, Azusa	51,512,201	8,000	976	7,024	2045
Chiquita Canyon Sanitary Landfill, Sylmar	60,408,000	12,000	5,653	6,347	2047
Mid-Valley Sanitary Landfill, Rialto, San Bernardino County	61,219,377	7,500	2,754	4,746	2045
San Timoteo Sanitary Landfill, Redlands, San Bernardino County	12,360,396	2,000	922	1,078	2039
Victorville Sanitary Landfill, Victorville, San Bernardino County	81,510,000	3,000	1,130	1,870	2047
Total	**267,009,974**	**32,500**	**11,435**	**21,065**	**Not applicable**

[1] Daily disposal calculated based on annual disposal tonnage assuming 300 operating days per year: that is, six days per week less certain holidays.
Sources: CalRecycle. 2020a. Jurisdiction Disposal by Facility; CalRecycle. 2020[b, c, d, e, and f]. Solid Waste Information System (SWIS): SWIS Facility/Site Search; CalRecycle. 2020g. 2019 Landfill Summary Tonnage Report.

Development of the proposed project would lead to an increase in solid waste, due to increased development intensity and project impacts related to solid waste may be potentially significant. Further and more detailed analysis of this issue is warranted. A Utilities Technical Report for the proposed project is currently under preparation. Findings from the Utilities Technical Report and further detailed analysis of project impacts related to solid waste will be discussed in the EIR to be prepared for the project.

e) Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less than Significant Impact

Assembly Bill 939 (AB 939; Integrated Solid Waste Management Act of 1989; Public Resources Code 40050 et seq.) established an integrated waste-management system that focused on source reduction, recycling, composting, and land disposal of waste. AB 939 required every California city and county to divert 50 percent of its waste from landfills by the year 2000. Compliance with AB 939 is measured in part by comparing solid waste disposal rates for a jurisdiction with target disposal rates; actual rates at or below target rates are consistent with AB 939. AB 939 also requires California counties to show 15 years disposal capacity for all jurisdictions within the county; or show a plan to transform or divert its waste.

The target disposal rates for West Hollywood are 5.8 pounds per day (ppd) per resident and 7.7 ppd per employee. Actual disposal rates for West Hollywood in 2018, the latest year for which data are available, were 3.5 ppd per resident and 4.3 ppd per employee (CalRecycle, 2020d). Actual disposal rates are lower than target rates and thus are consistent with AB 939.

Assembly Bill 341 (AB 341; Chapter 476, Statutes of 2011) increases the statewide waste diversion goal to 75 percent by 2020, and mandates recycling for commercial and multi-family residential land uses. The proposed project would include storage areas for recyclable materials, in accordance with AB 341.

Assembly Bill 1826 (AB 1826; California Public Resources Code Sections 42649.8 et seq.) requires recycling of organic matter by businesses, and multifamily residences of five of more units, generating such wastes in amounts over certain thresholds. Organic waste means food waste, green waste, landscape and pruning waste, nonhazardous wood waste, and food-soiled paper waste that is mixed in with food waste. Multifamily residences are not required to have a food waste diversion program. The project would include storage areas for organic waste, in accordance with AB 1826.

Senate Bill 1383 (SB 1383; California Health and Safety Code Sections 39730.5 et seq.) set targets to achieve a 50 percent reduction in the level of the statewide disposal of organic waste from the 2014 level by 2020 and a 75 percent reduction by 2025. The law is intended to reduce emissions of methane, a short-lived climate pollutant, from decomposition of organic waste in landfills, for the protection of people in at-risk communities as well as to reduce GHG emissions.

Section 5.408 (Construction Waste Reduction, Disposal, and Recycling) of the 2019 California Green Building Standards Code (CALGreen; Title 24, California Code of Regulations, Part 11) requires that at least 65 percent of the nonhazardous construction and demolition waste from nonresidential construction operations be recycled and/or salvaged for reuse. The 2019 CALGreen is adopted as Chapter 13.24 of the City of West Hollywood Municipal Code. At least 65 percent of construction and demolition waste would be recycled or salvaged, in accordance with CALGreen Section 5.408. The

project would comply with solid waste management and reduction laws and regulations, and no significant impact would occur. Therefore, further and more detailed analysis of this issue is not warranted and this topic will not be analyzed further in the EIR to be prepared for the project.

4.20 Wildfire

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	**X**			
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			**X**	
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			**X**	
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			**X**	

A wildfire is an uncontrolled fire that spreads through vegetative fuels, posing danger and threatening life and property. Wildfires can occur in undeveloped areas and spread to urban areas, where development can be heavily concentrated.

The California Department of Forestry and Fire Protection (CAL FIRE) developed Fire Hazard Severity Zones (FHSZ) for State Responsibility Areas (SRA) and Very High FHSZ Local Responsibility Areas (LRA). As shown on **Figure 4.9-1** *Fire Hazard Severity Zone – State Responsibility Area* and **Figure 4.9-2**, *Fire Hazard Severity Zone – Local Responsibility Area*, the project site is not located within either an SRA FHSZ or a Very High FHSZ in LRA (CAL FIRE, 2020).

A VHFHSZ in LRA is located approximately 200 feet north of the project site in the City of Los Angeles. That VHFHSZ spans the entire Hollywood Hills, extending southeast to Elysian Park a short distance north of Downtown Los Angeles; and is contiguous with FHSZs (most of which are VHFHSZs) in local, state, and federal responsibility areas extending to the west end of the Santa Monica Mountains in Ventura County nearly 40 miles from the project site (CAL FIRE, 2020).

The State of California Department of Forestry and Fire Protection has created, and continues to revise, a map of all FHSZs within the state, including those in the City. The "Very High FHSZ" can be used to enforce enhanced regulations from the State Fire Marshal published within the California Building Code that relate to ignition and ember-resistant building construction within the city.

The project site and surroundings are built out and no wildland vegetation is present onsite. The nearest wildland vegetation to the project site is in Franklin Canyon Park approximately 1.1 miles to the west. However, fuel for wildfires is abundant on and near the project site, including buildings, vehicles, landscape vegetation and street trees.

a) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

Potentially Significant Impact

The project site is not located in a VHFHSZ. However, a VHFHSZ in LRA is present approximately 200 feet north of the project site in the City of Los Angeles. The City of West Hollywood approved its Emergency Response Plan (EOP) in 2017. The EOP sets forth roles and responsibilities of various City agencies and officials in the four phases of emergency response: mitigation, preparedness, response, recovery; procedures for continuity of government; and procedures for implementing mutual aid. Sunset Boulevard is identified in the EOP as an Evacuation Route (City of West Hollywood, 2017). Project construction could involve brief partial blockage of Sunset Boulevard.

As the construction staging areas are not known at this time, there is the potential that the project may have potential short-term impacts on adjacent roadways. Further and more detailed analysis of this issue is warranted and this issue will be analyzed further in the EIR to be prepared for the project.

b) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

Less than Significant Impact

The project site is not located adjacent to wildlands. The project site is not in or near an SRA but is located only 200 feet south of a VHFHSZ in an LRA. Project development would add some fuel for wildfires to the project site in the form of landscape vegetation. The exterior of the proposed building would consist mostly of concrete and glass, which are not combustible. While project construction would add ignition sources to the project site, no wildland vegetation is present near the site that could be ignited by sources from project construction. Therefore, project development would not expose project occupants to pollutant concentrations from a wildfire or uncontrolled spread of wildfire. Impacts would be less than significant. Therefore, further and more detailed analysis of this issue is not warranted and this topic will not be analyzed further in the EIR to be prepared for the project.

c) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

Less than Significant Impact

A Very High Fire Hazard Severity Zone (VHFHSZ) in Local Responsibility Area (LRA) is located approximately 200 feet north of the project site in the City of Los Angeles. Project development would not involve construction of new or extended roadways. The only installation of infrastructure required as part of project development is installation of utility laterals from the project site to existing utility mains in surrounding roadways. Such utility installation would not exacerbate wildfire risk. Overhead electric wires would be installed in an urban setting with little existing wildfire hazard. All other utilities would be underground and would not exacerbate wildfire risk. Impacts would be less than significant. Therefore, further and more detailed analysis of this issue is not warranted and this topic will not be analyzed further in the EIR to be prepared for the project.

d) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Less than Significant Impact

The project site is not located within a VHFHSZ. Flooding and landslides result from wildfires due to the loss of vegetation that formerly slowed and absorbed rainfall, and whose roots held soil in place; and because fires may bake soil into a hard crust that repels water (USGS, 2018). The project site is in a built-out urban area. Neither flooding or landslides due to fire would occur on or near the project site. Thus, Project development would not expose people or structures to downstream or downslope risks resulting from wildfires. Impacts would be less than significant. Therefore, further and more detailed analysis of this issue is not warranted and this topic will not be analyzed further in the EIR to be prepared for the project.

4.21 Mandatory Findings of Significance

Does the project have:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) The potential to substantially 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, substantially 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) 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) Environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	**X**			

a) Does the project have the potential to substantially 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, substantially 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?

Potentially Significant Impact

Section 4.4 of this document addresses impacts on biological resources. The project site is built out with a building and surface parking that are parts of a car dealership. Only a small amount of vegetation is onsite; no native habitat, and no suitable habitat for sensitive species, is onsite. Project development would not 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, substantially reduce the number or restrict the range of a rare or endangered plant or animal. The project may have potential impacts on nesting birds during the construction phase.

Further and more detailed analysis of this issue is warranted and will be undertaken in the EIR to be prepared for the proposed project.

Section 4.5 of this document addresses potential impacts on Cultural Resources. Excavation for the proposed five-story building with three-level underground parking structure would extend to substantially greater depths than excavation for construction of the existing two-story building did. Archaeological resources, including human remains, could be present in site soils and might be damaged by project excavation and grading activities. This impact would be potentially significant. A Phase I Cultural Resources Assessment will be prepared for the project site; the methods and findings of the Cultural Resources Assessment will be discussed in the EIR to be prepared for the project.

Section 4.7 of this document addresses potential impacts on Paleontological Cultural Resources. The proposed project would include a three-level underground parking structure and would thus involve excavation to substantially greater depth than that done for construction of the existing two-story commercial building onsite. Fossils could be present in sediments under the site and could be damaged by excavation during project construction. A paleontological records search will be obtained from the Natural History Museum of Los Angeles County. Therefore, further and more detailed analysis of this issue is warranted and will be undertaken in the EIR to be prepared for the proposed project.

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)?

Potentially Significant Impact

Impacts to the following resources are identified as potentially significant in this Initial Study and will be analyzed in more detail in the EIR to be prepared for the project.

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

Analysis of impacts to each of these resources in the EIR will include analysis of cumulative impacts. Implementation of all feasible mitigation measures will be required to reduce any significant impacts identified.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Potentially Significant Impact

The analysis regarding cumulative impacts in 4.21(b) also applies to significant impacts on human beings. Project development could cause significant impacts on human beings; impacts to resources specified in Section 4.21(b) will be analyzed in the EIR to be prepared for the project. Implementation of all feasible mitigation measures will be required to reduce any significant impacts identified.

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APPENDIX A

PROJECT PLANS AND DRAWINGS

9176 Sunset Boulevard

09.22.2020

Gensler


CITY NATIONAL BANK
"TV'S GREATEST COMEDY"
BRILLIANT
HILARIOUS
ALL-TIME GREAT COMEDIES
FLAT OUT BRILLIANT
OUTSTANDING CAST
"ONE OF THE GREAT COMEDIES"
VEEP
HBO FYC
coffee coffee
SUNSET STRIP

Screen Version B - Verticals

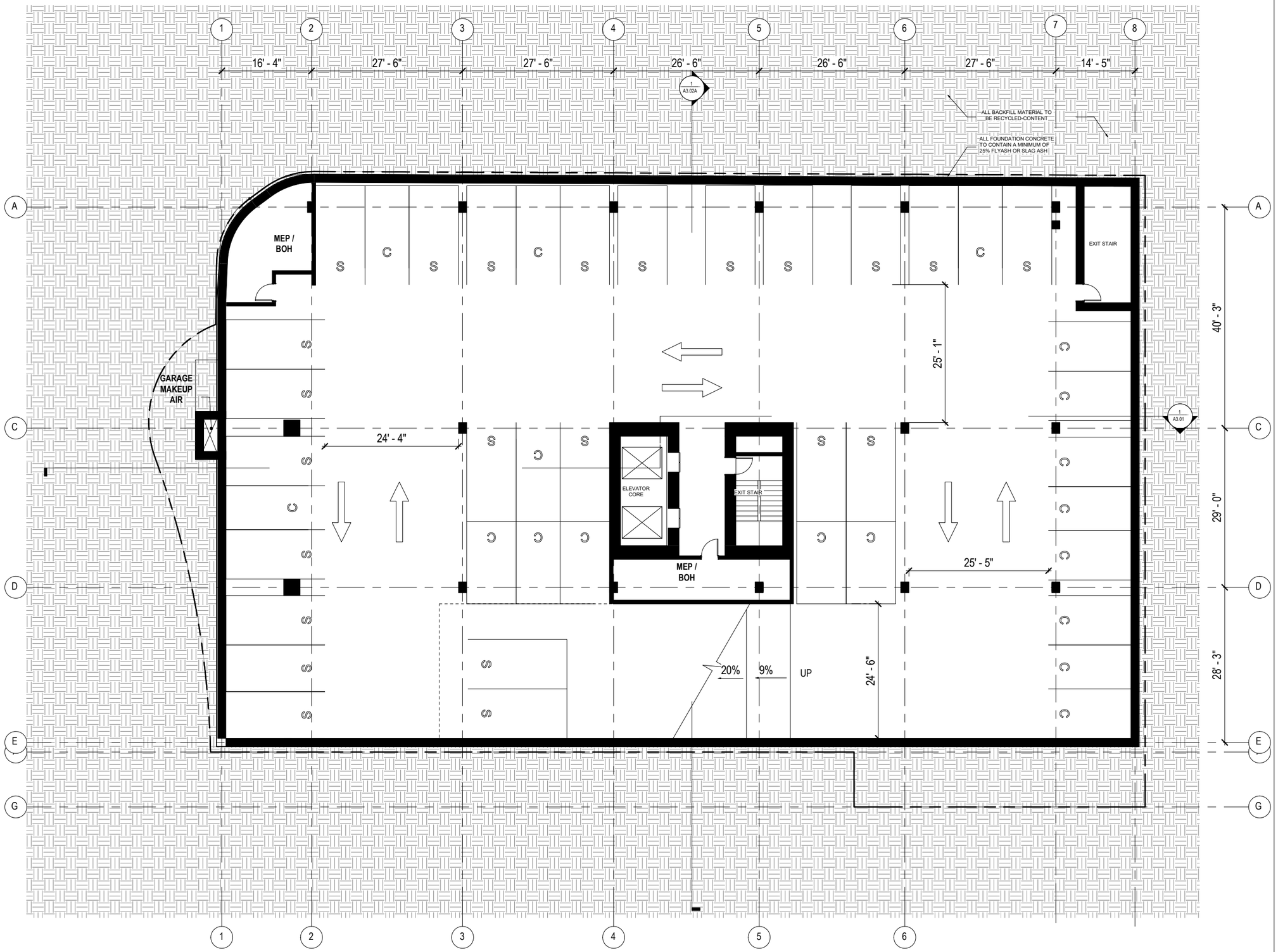

RICHARD JEWELL
DR MOTY
le jardin
Sunset Blvd

Without Digital Screen

Without Digital Screen

Without Digital Screen

PLANS



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Fax 213.327.3601

△	Date	Description
	12/23/2019	ENTITLEMENT PRE-SUBMITTAL
	03/19/2020	ENTITLEMENT SUBMITTAL
	09/22/2020	

PARKING COUNT	
STALL TYPE	COUNT
ADA STANDARD	4
ADA VAN	2
COMPACT - 8'-0" width	21
COMPACT - 9'-0" width	23
STANDARD 8'-6"	4
STANDARD 9'-0"	51

105

Seal / Signature

NOT FOR CONSTRUCTION

Project Name

Sunset Jewel Box

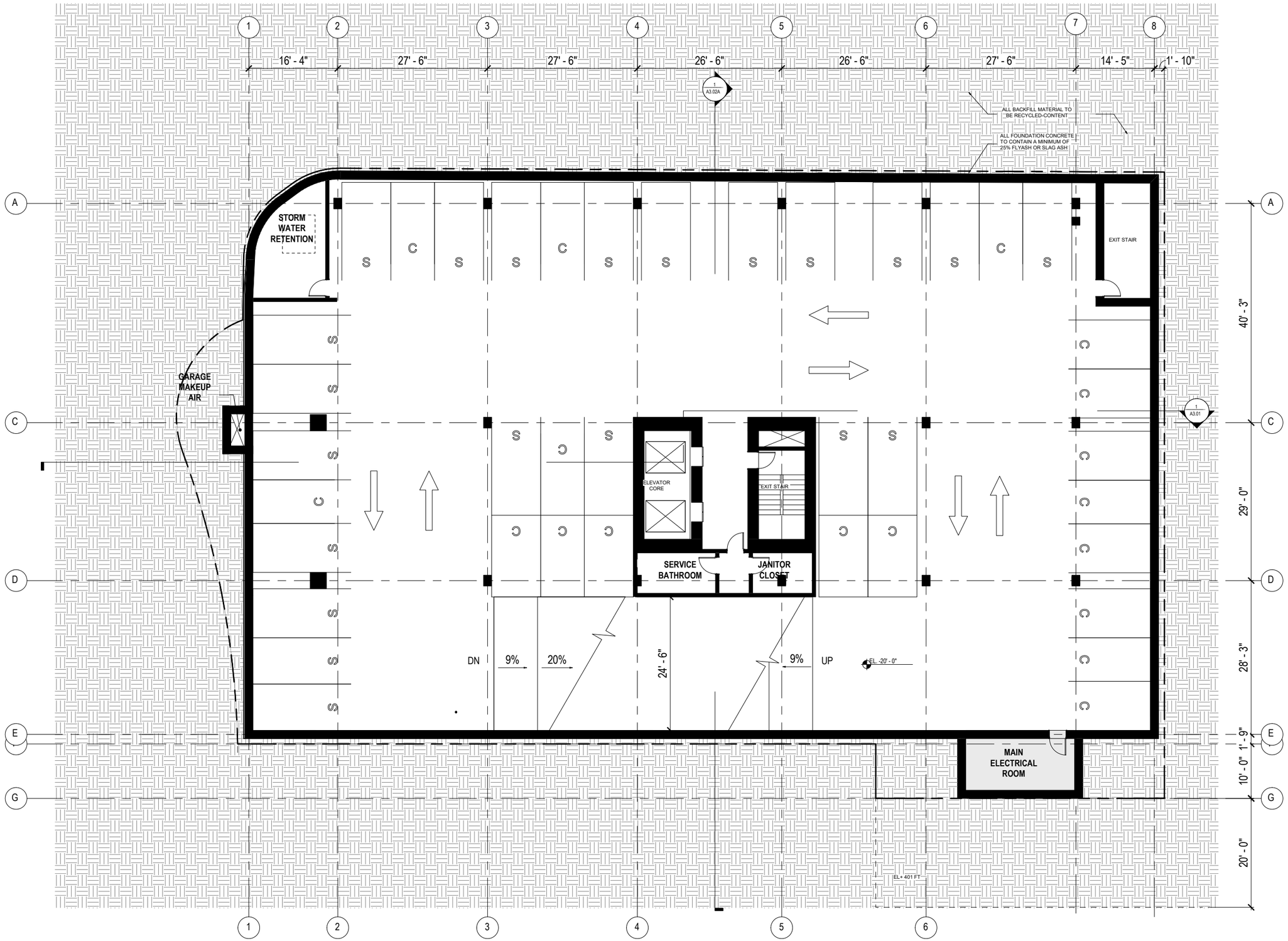
Project Number

05.2543.000

Description

FLOOR PLAN - LOWER LEVEL 03

A2.00



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	12/23/2019	ENTITLEMENT PRE-SUBMITTAL
	03/19/2020	ENTITLEMENT SUBMITTAL
	09/22/2020	

PARKING COUNT	
STALL TYPE	COUNT
ADA STANDARD	4
ADA VAN	2
COMPACT - 8'-0" width	21
COMPACT - 9'-0" width	23
STANDARD 8'-6"	4
STANDARD 9'-0"	51

105

Seal / Signature

NOT FOR CONSTRUCTION

Project Name

Sunset Jewel Box

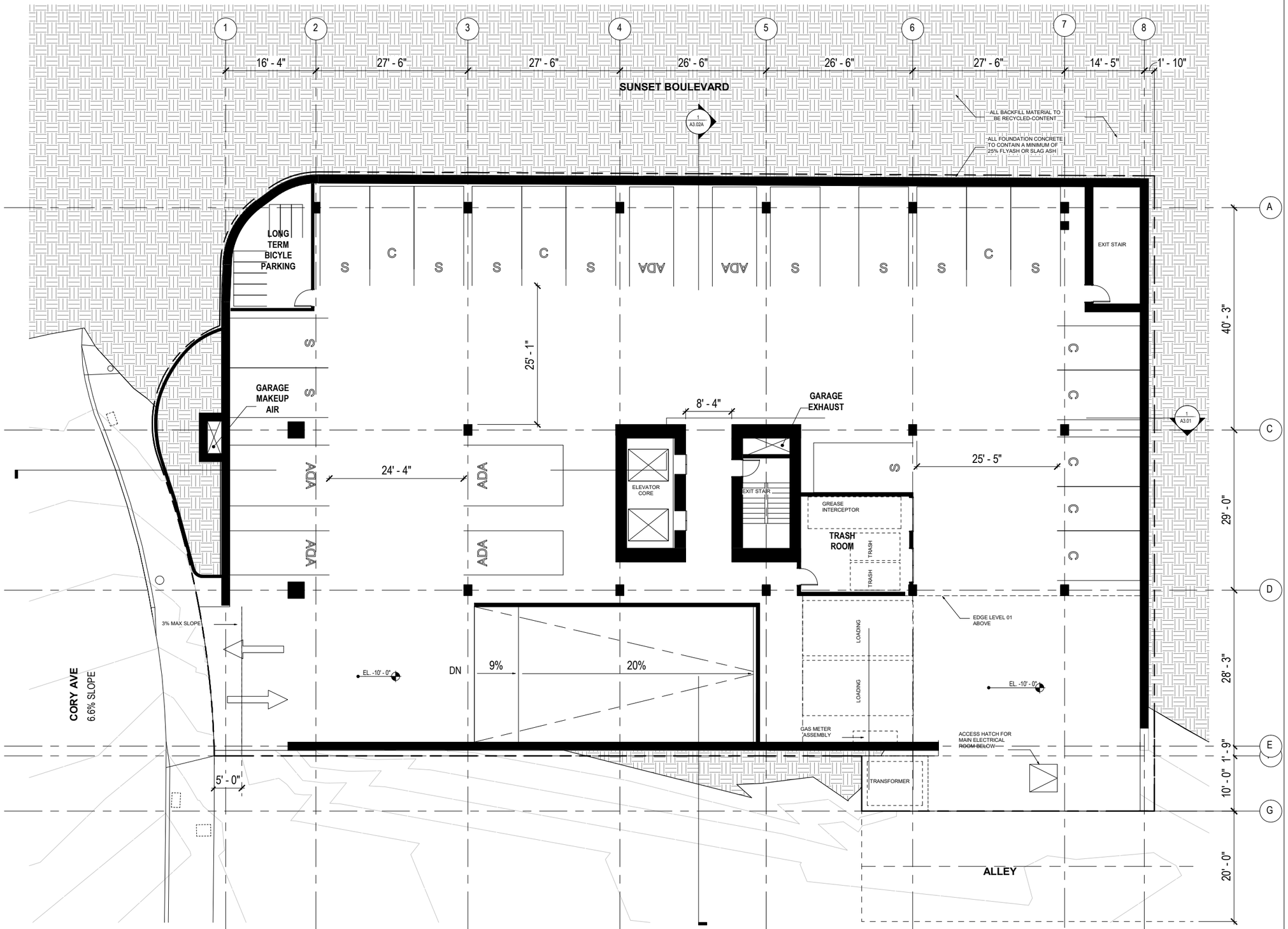
Project Number

05.2543.000

Description

FLOOR PLAN - LOWER LEVEL 02

A2.01A



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△	Date	Description
	03/19/2020	ENTITLEMENT SUBMITTAL
	09/17/2020	
	22	

PARKING COUNT	
STALL TYPE	COUNT
ADA STANDARD	4
ADA VAN	2
COMPACT - 8'-0" width	21
COMPACT - 9'-0" width	23
STANDARD 8'-6"	4
STANDARD 9'-0"	51

105

Seal / Signature

NOT FOR CONSTRUCTION

Project Name

Sunset Jewel Box

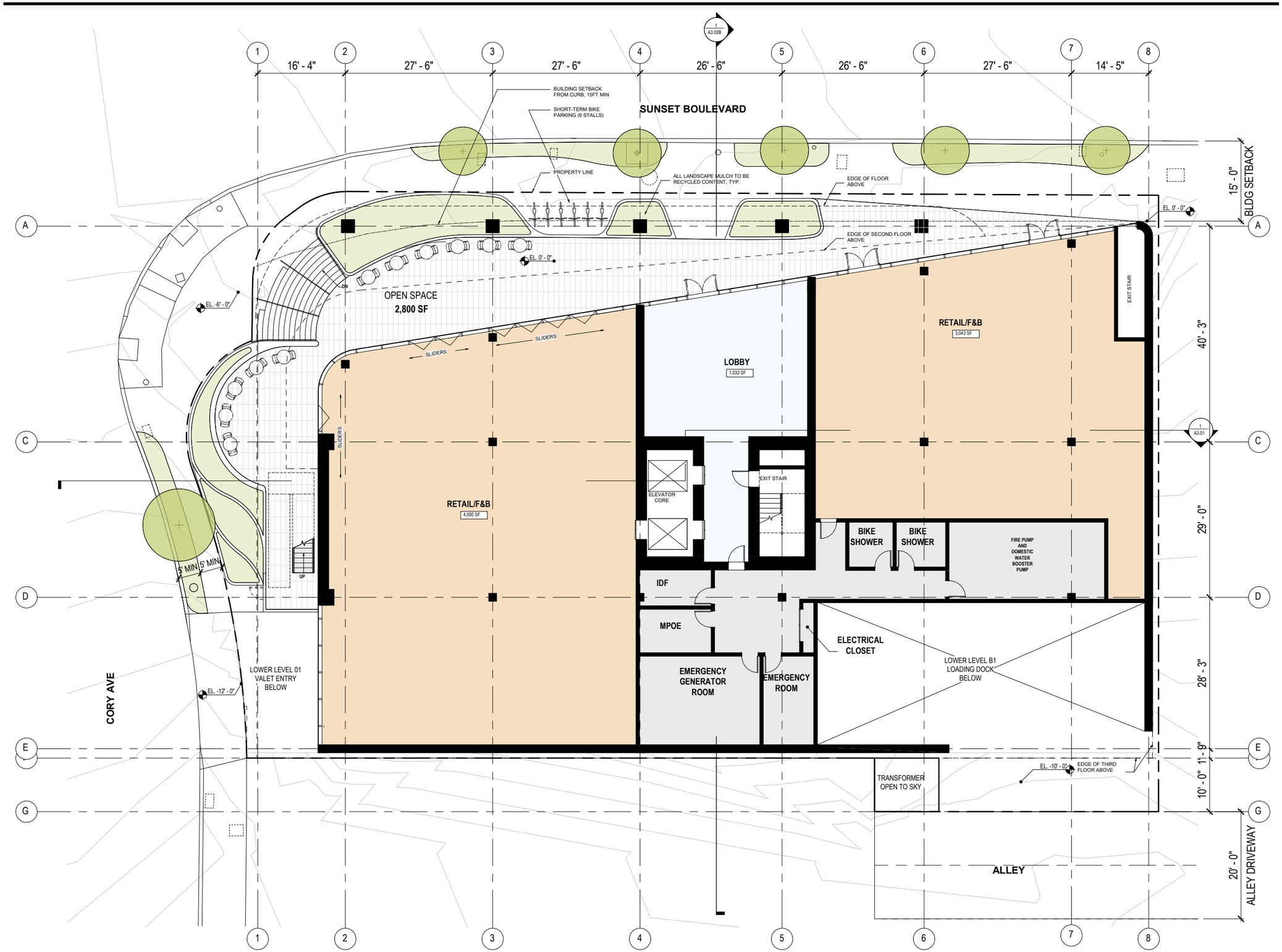
Project Number

05.2543.000

Description

FLOOR PLAN - LOWER LEVEL 01

A2.02



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Date	Description
12/23/2019	ENTITLEMENT PRE-SUBMITTAL
03/22/2020	ENTITLEMENT SUBMITTAL
09/17/2020	

Seal / Signature

NOT FOR CONSTRUCTION

Project Name

Sunset Jewel Box

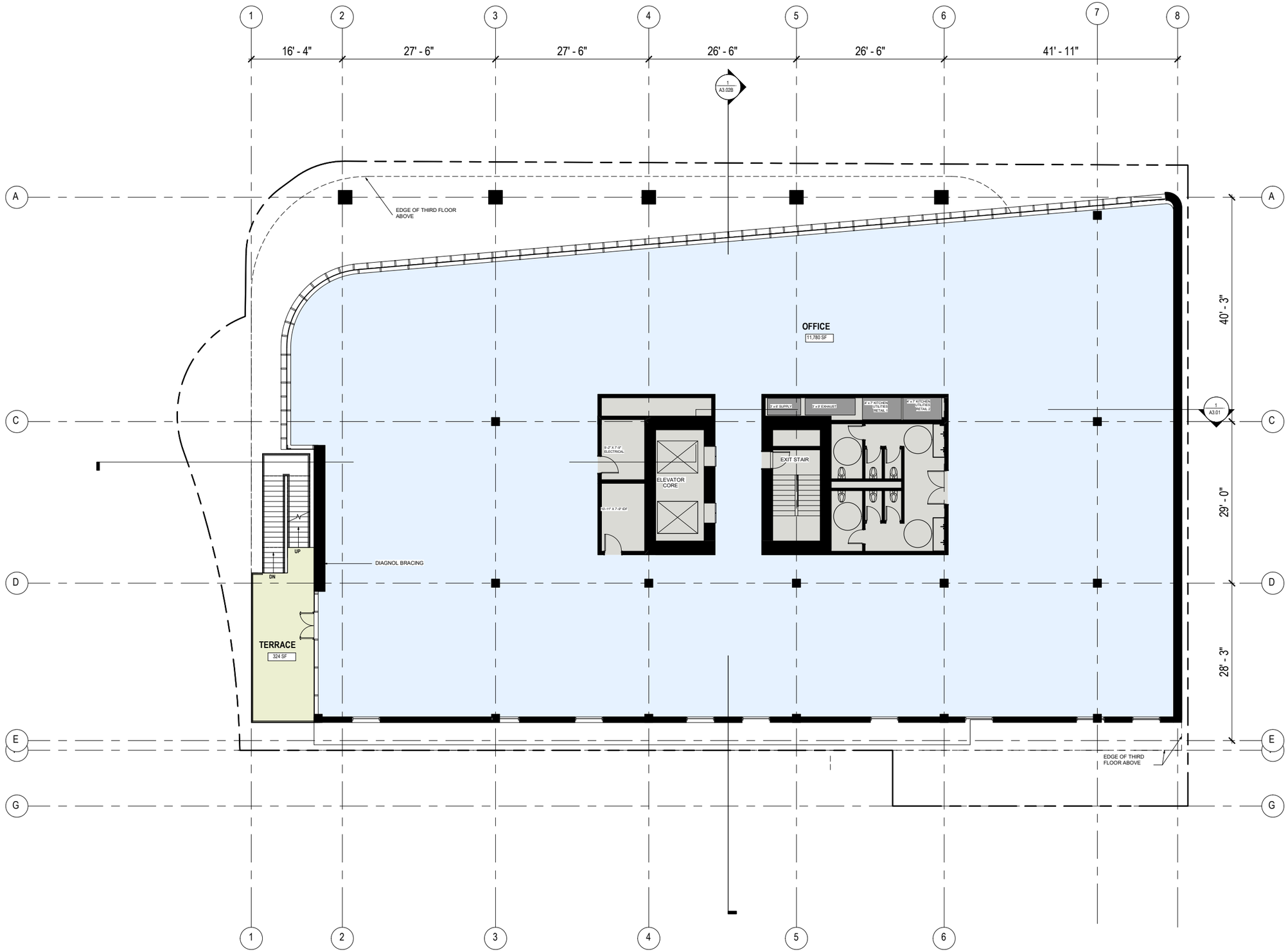
Project Number

05.2543.000

Description

FLOOR PLAN - LEVEL 01

A2.03



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United States

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△	Date	Description
	12/23/2019	ENTITLEMENT PRE-SUBMITTAL
	03/19/2020	ENTITLEMENT SUBMITTAL
	09/22/2020	

Seal / Signature

NOT FOR CONSTRUCTION

Project Name

Sunset Jewel Box

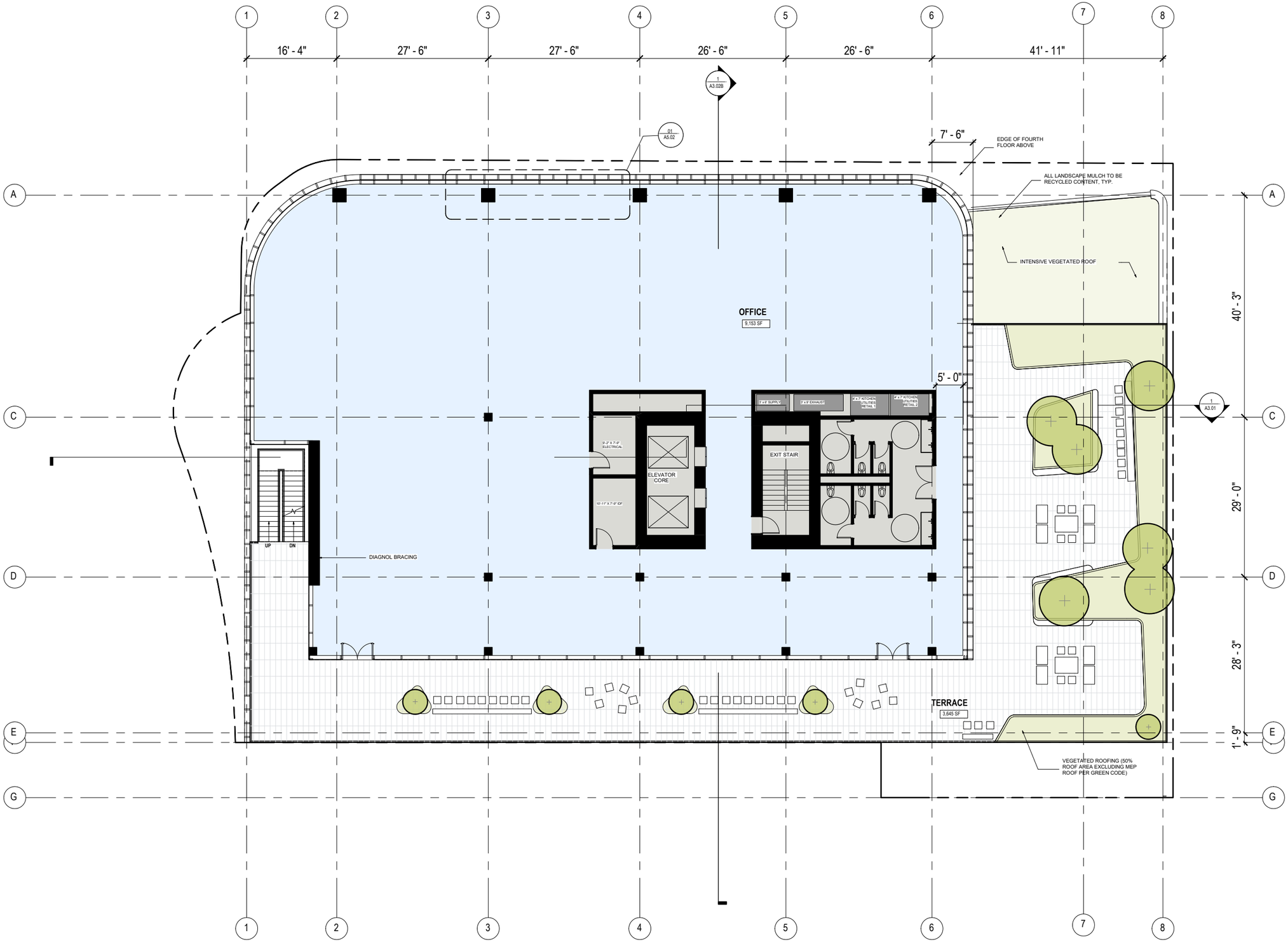
Project Number

05.2543.000

Description

FLOOR PLAN - LEVEL 02

A2.04



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Project Number

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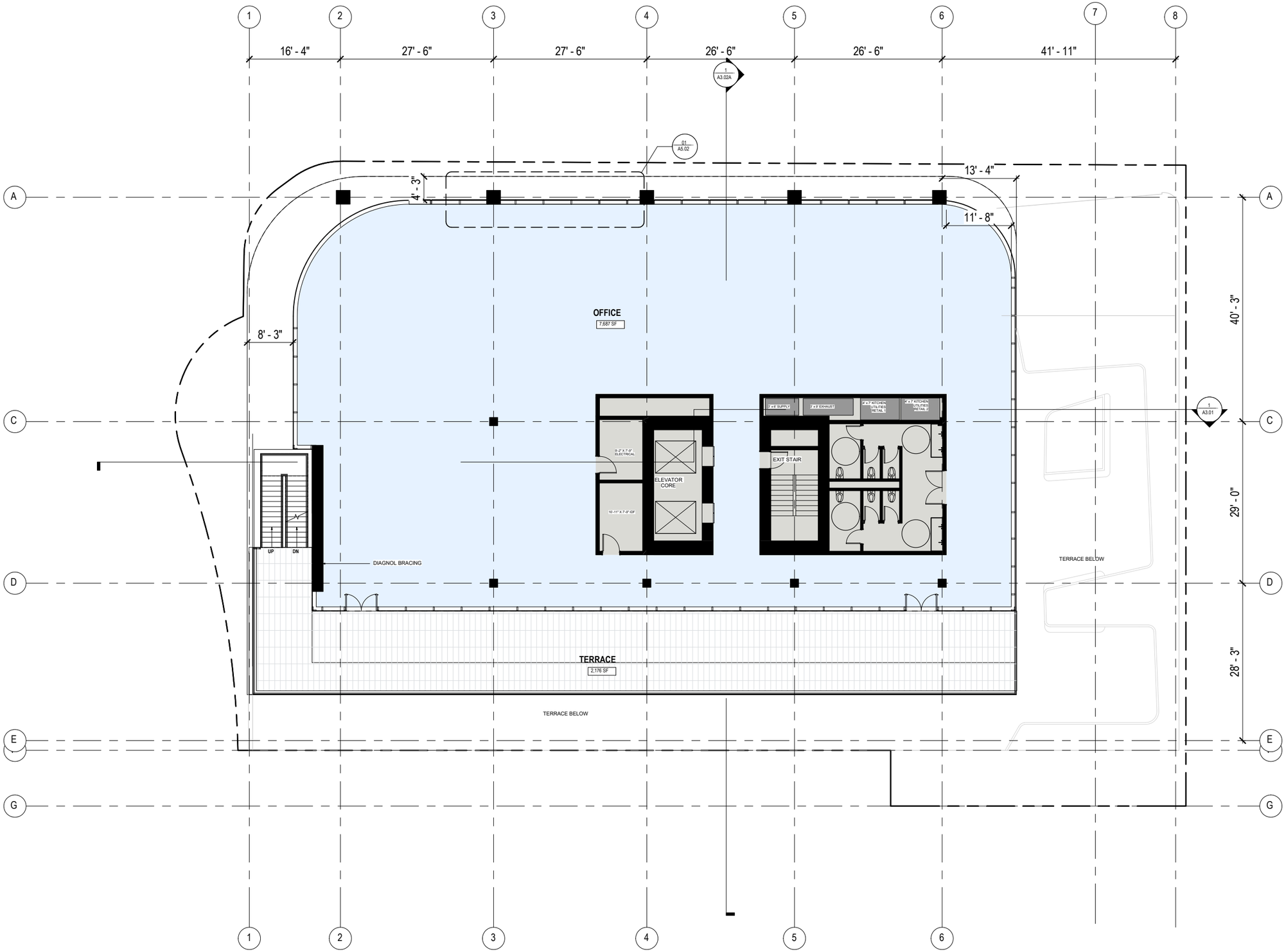
Description

FLOOR PLAN - LEVEL 03

A2.05



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NOT FOR CONSTRUCTION

Project Name

Sunset Jewel Box

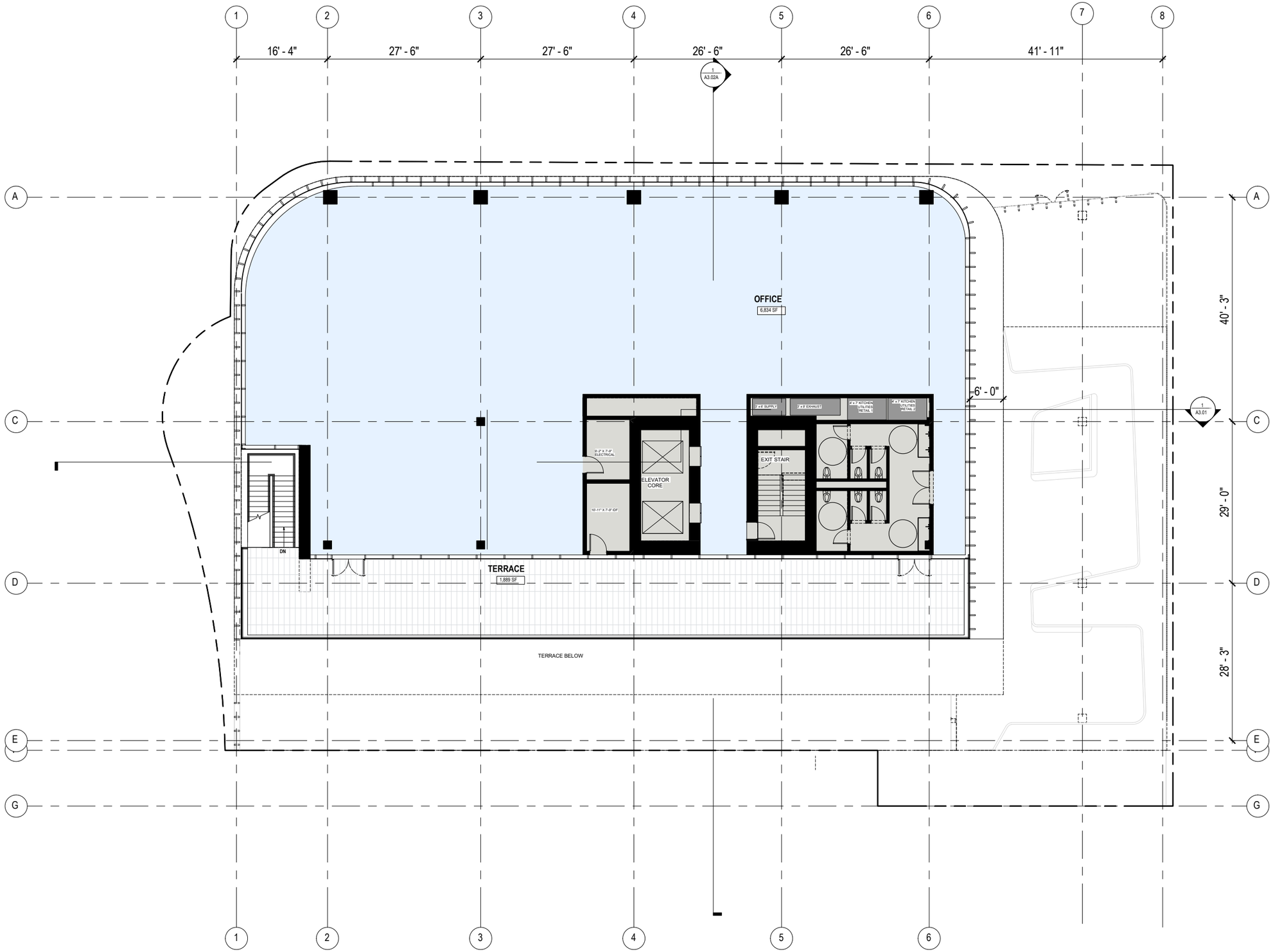
Project Number

05.2543.000

Description

FLOOR PLAN - LEVEL 04

A2.06



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Seal / Signature

NOT FOR CONSTRUCTION

Project Name

Sunset Jewel Box

Project Number

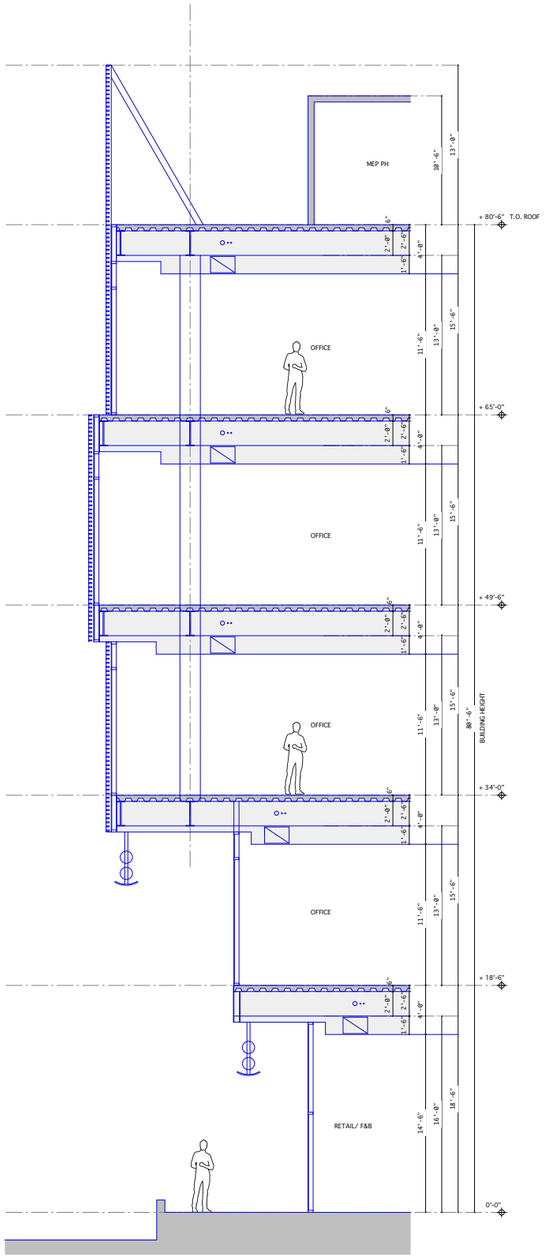
05.2543.000

Description

FLOOR PLAN - LEVEL 05

A2.07

SECTION STUDY



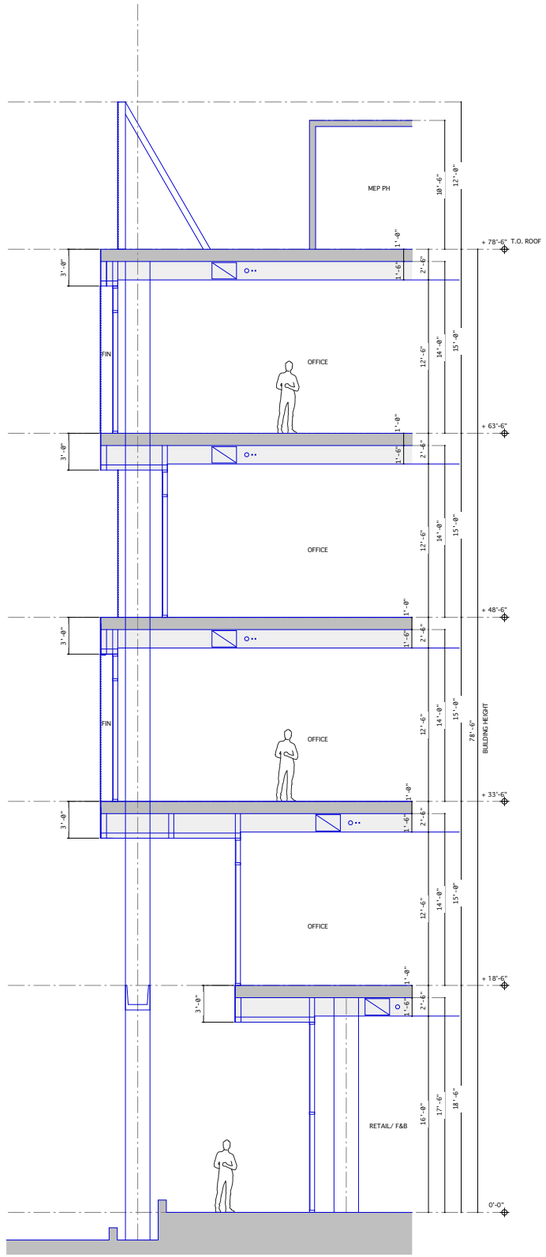
A. SUBMITTED ENTITLEMENTS PROJECT - STEEL: 15'-6" FLR TO FLR

15-6" FLOOR TO FLOOR

4'-0" ASSEMBLY

11-6" EFFECTIVE CLEAR CEILING

80'-6" TOTAL BUILDING HEIGHT



B. PROPOSED REVISED PROJECT - CONCRETE: 15' FLR TO FLR

15-0" FLOOR TO FLOOR

2'-6" ASSEMBLY

12-6" EFFECTIVE CLEAR CEILING

78'-6" TOTAL BUILDING HEIGHT

Gensler

APPENDIX B

PHASE I ENVIRONMENTAL SITE ASSESSMENT (ESA)

Phase I Environmental Site Assessment
9176 Sunset Boulevard
West Hollywood, California 90069

Prepared for:

Farmers and Merchants Trust Company
302 Pine Avenue, 2nd Floor
Long Beach, California 90802

Prepared by:

DUDEK
605 Third Street
Encinitas, California 92024

Audrey Herschberger, P.E.
Environmental Engineer

Susan Smith, P.G.
Geologist

SEPTEMBER 2018

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Section **Page No.**

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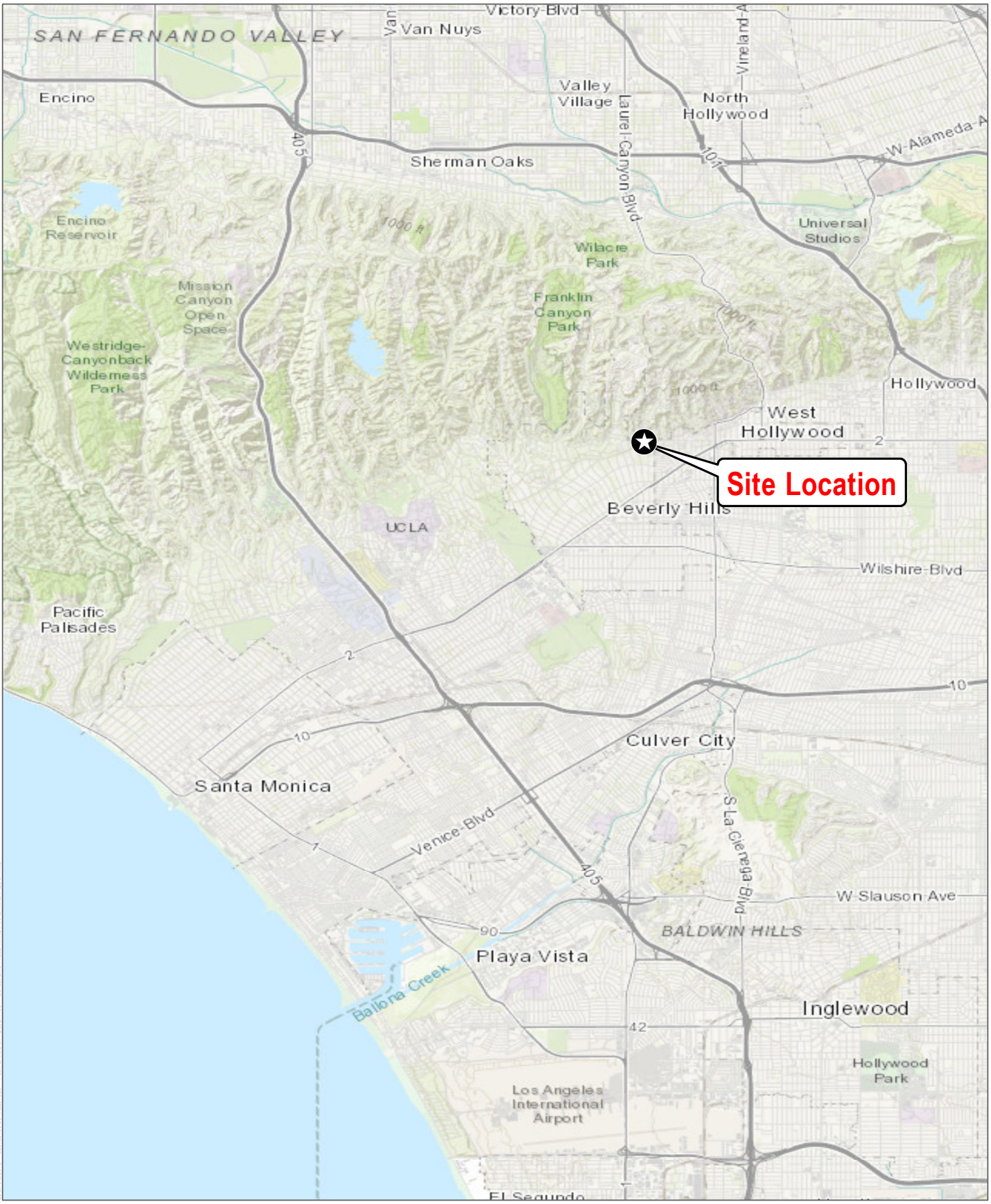
EXECUTIVE SUMMARY

A Phase I Environmental Site Assessment (ESA) was conducted for the property located at 9176 Sunset Boulevard in West Hollywood, Los Angeles County, California 90069 (subject property; Figure 1). The subject property consists of approximately 0.41 acres of land within assessor parcel numbers (APNs): 4340-028-001, 4340-028-002, and 4340-028-010. The subject property is currently developed with an office building and covered parking on the west half, and paved parking on the east. Development of the subject property occurred over the course of several years, and different parts of the building were constructed at different times. The subject property is currently occupied by Hornburg Jaguar Los Angeles, a car dealership.

The findings of this investigation are based on a review of historical source information, a search of regulatory records, interviews, and a site reconnaissance.

Information gathered for this report indicated the following:

- The subject property has operated under multiple historical addresses, including 9160, 9162, 9164, 9166, 9168, 9170, 9172, 9174, and 9176 Sunset Blvd, and 1040 and 1050 Cory Avenue. Operations have included a restaurant (at least 1926 until 1986), automotive sales (at least 1951 until present), and offices (at least 1951 until approximately the 1970s).
- Surrounding properties have been residential and mixed commercial since at least 1926.
- The eastern-adjacent property was a gasoline service station and automotive repair facility since at least 1926 until approximately 1975, at which time the property was paved for use as a parking lot. Historical documentation of hazardous material handling, storage, and petroleum tanks was not discovered during the course of this Phase I ESA.
- Groundwater flow direction is expected to be southeastward and groundwater depth approximately 12 to 40 feet below ground surface (Wayne Perry 2018) (LARWQCB 2014).



SOURCE: ESRI

DUDEK

0 0.75 1.5 Miles

FIGURE 1

Site Vicinity Map

9176 Sunset Boulevard, West Hollywood, CA

1 INTRODUCTION

This Phase I ESA was performed according to the guidelines stipulated in the American Society for Testing and Materials (ASTM) Standard E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The Phase I Environmental Site Assessment (ESA) was conducted for the property located at 9176 Sunset Boulevard in West Hollywood, Los Angeles County, California (subject property; Figure 1). This Phase I ESA has been conducted as part of the due diligence prior to the potential sale of the subject property.

The subject property consists of approximately 0.41 acres of land within assessor parcel numbers (APNs): 4340-028-001, 4340-028-002, and 4340-028-010 (contiguous parcels). The subject property is currently developed with one multi-story structure, carports, and paved parking. The subject property is currently occupied by Hornburg Jaguar Los Angeles, a car dealership.

1.1 Assessment Procedure and Scope of Investigation

Phase I ESAs assist in identifying past and present land use, including identification of possible on-site releases or disposal of manufacturing or other wastes if such information is contained within regulatory reports, files, and/or is currently visible on-site. The assessment reviews local, county, state, and U.S. Environmental Protection Agency (EPA) lists of known or potentially hazardous waste sites, landfills, and sites currently under investigation for environmental violations that may be of concern to this site.

The scope of the environmental investigation consisted of (1) a reconnaissance of the subject property, (2) a review of regulatory agency records, (3) a review of available historical aerial photographs and topographic maps, (4) a review of Sanborn fire insurance maps and City Directory listings, (5) an interview with the property owner's representative, (6) a vapor encroachment screening; and (7) the preparation of this Phase I ESA report detailing the findings of the investigation.

These activities were conducted in order to identify recognized environmental conditions. The term *recognized environmental condition* means the presence or likely presence of any hazardous substances or petroleum products in, on, or at the subject property (1) due to any release to the environment, (2) under conditions that indicate a release to the environment, or (3) under conditions that pose a material threat of a release to the environment.

The term *controlled recognized environmental condition* refers to an environmental condition that would have been considered a recognized environmental condition in the past, but which has been remediated and has received risk-based closure by a regulatory agency (i.e., no further action letter) where residual contamination remains in place. Furthermore, the term *controlled*

recognized environmental condition is used if the property is subject to a control or use restriction (e.g., property use restrictions, activity and use limitations, institutional controls, or engineering controls) due to residual on-site contamination.

The term *historical recognized environmental condition* denotes an environmental condition that would have been considered a recognized environmental condition in the past but that has been remediated and has received unrestricted residential use closure by the regulatory agency. Therefore, no controls or use restrictions have been applied to the property.

The term *recognized environmental condition* is not intended to include *de minimis* conditions. *De minimis* conditions are conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

1.2 Qualifications of Environmental Professionals

The Phase I ESA was prepared by Derek Reed (environmental engineer), Audrey Herschberger (environmental engineer [Oregon]), and Susan Smith (geologist). The site reconnaissance and interviews were conducted by Ms. Smith. Qualifications for Mr. Reed, Ms. Herschberger and Ms. Smith are presented in Appendix A.

We declare that, to the best of our professional knowledge and belief, we meet the definition of *environmental professional* as defined in Section 312.10 of Title 40 of the Code of Federal Regulations. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed all appropriate inquires in conformance with the standards and practices set forth in Title 40 of the Code of Federal Regulations, Part 312.

2 SITE LOCATION

The subject property consists of 0.41 acres of land in West Hollywood, California (Figures 1 and 2). The subject property is located at 9176 Sunset Boulevard and is currently developed with one multi-story structure, carports, and paved parking. The subject property is bound by Sunset Boulevard to the north, N. Cory Avenue to the west, a parking lot and N. Carol Drive to the east, and a substation and residential properties to the south.

DUDEK

SOURCE: Bing Imagery 2017

FIGURE 2

Subject Property Map

9176 Sunset Boulevard, West Hollywood, CA

3 ENVIRONMENTAL SETTING

General topographic information for the subject property and the surrounding area was obtained from a review of regulatory records database reports (Appendix B), and from the site visit. With the exception of the western side, the subject property slopes toward the south; the western portion of the subject property slopes toward the west. The elevation of the subject property is approximately 412 feet above mean sea level (amsl). The subject property lies at the base of the foothills of the Santa Monica Mountains, which lie to the north. The surrounding area slopes southward and slightly eastward away from the Santa Monica Mountains.

No subsurface geologic investigations were performed as part of the Phase I ESA. According to the U.S. Department of Agriculture (USDA) Natural Cooperative Soil Survey (NCSS), the shallow soils beneath the subject property are classified as "Urban Land", which have a variable surface texture. USDA describes this soil type as ground surface covered by pavement, concrete, buildings, and other structures underlain by wet disturbed and natural soils material. Other soil types in the area may consist of variable loams, clays, and sands. The geology beneath the subject property is primarily composed of Cenozoic era quaternary rocks.

No water wells were identified by the Environmental Data Resources (EDR) report within 1 mile of the subject property. There is a cluster of seven oil and gas wells and a single oil and gas well located between ½ and 1 mile southeast of the subject property. According to the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), the cluster of seven wells, located approximately 0.70 miles from the subject property, includes five plugged wells and two dry holes (DOGGR 2018). The single well is located approximately 1 mile southeast of the subject property, and is an idle oil and gas production well.

According to records available on the Los Angeles County Department of Public Works (LA DPW) online database, there are no active water wells within a 1 mile radius of the subject property (LA DPW 2018a).

Groundwater monitoring data for a site approximately 1/3 mile east of the subject property indicate groundwater is at a depth between 12 and 40 feet below ground surface (bgs), and flows to the southeast (Wayne Perry 2018) (LARWQCB 2014).

4 INTERVIEWS

4.1 Site Representative Interview

Linda Musmanno, current occupant of the subject property, was provided a Property Background Information Questionnaire for the subject property. Ms. Musmanno provided the following responses on August 31, 2018 (Appendix C).

Ms. Musmanno stated that the subject property is used as an automobile dealership and has been used as such for a number of years. Ms. Musmanno stated that no maintenance is or has been performed at the subject property. Ms. Musmanno stated that vehicles are sometimes washed on the western portion of the subject property. Ms. Musmanno was not aware of the previous property use.

Ms. Musmanno had no knowledge of industrial activities on the subject property. Ms. Musmanno stated that she is not aware of hazardous materials stored or transferred on the subject property. Ms. Musmanno was not aware of chemicals in containers greater than 55 gallons stored on the subject property.

Ms. Musmanno was not aware of any contamination or land use limitations on the subject property.

4.2 User-Provided Information

In accordance with ASTM Standard E1527-13, Dudek posed questions to the user of this Phase I ESA. Beth Parotti, Trust Commercial Property Manager for Farmers and Merchants Trust Company, provided the following answers, as listed below each question (in blue italics).

1. Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state, or local law?

   No.

2. Are you aware of any activity and land use limitations, such as engineering controls, land use restrictions, or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state, or local law?

   No.

3. As the user of this ESA, do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so