

## **Appendix A3**

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### Initial Study and Scoping Meeting Comments



**Matthew Rodriguez**  
Secretary for  
Environmental Protection



## Department of Toxic Substances Control

Barbara A. Lee, Director  
9211 Oakdale Avenue  
Chatsworth, California 91311



**Edmund G. Brown Jr.**  
Governor

October 4, 2017

Mr. William Lamborn  
City of Los Angeles, Department of City Planning  
200 Spring Street, Room 750  
Los Angeles, California 90012

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CITY OF LOS ANGELES

**OCT 19 2017**

MAJOR PROJECTS  
UNIT

### NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT FOR THE 4<sup>TH</sup> AND HEWITT PROJECT (PROJECT), CASE NO. ENV-2017-470-EIR

Dear Mr. Lamborn:

The Department of Toxic Substances Control (DTSC) has received your Notice of Preparation of an Environmental Impact Report (EIR) for the above mentioned Project.

Based on the review of the document, the DTSC comments are as follows:

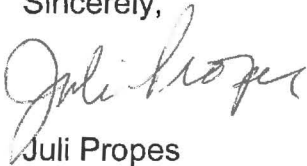
- 1) The draft EIR needs to identify and determine whether current or historic uses at the Project site have resulted in any release of hazardous wastes/substances at the Project area.
- 2) The draft EIR needs to identify any known or potentially contaminated site within the proposed Project area. For all identified sites, the draft EIR needs to evaluate whether conditions at the site pose a threat to human health or the environment.
- 3) The draft EIR should identify the mechanism to initiate any required investigation and/or remediation for any site that may require remediation, and which government agency will provide appropriate regulatory oversight.
- 4) If during construction of the project, soil contamination is suspected, construction in the area should stop and appropriate Health and Safety procedures should be implemented. If it is determined that contaminated soil exists, the draft EIR should identify how any required investigation and/or remediation will be conducted, and which government agency will provide appropriate regulatory oversight.

Mr. William Lamborn  
October 4, 2017  
Page 2

DTSC provides guidance for Preliminary Endangerment Assessment (PEA) preparation and cleanup oversight through the Voluntary Cleanup Program (VCP). For additional information on the VCP please visit DTSC's web site at [www.dtsc.ca.gov](http://www.dtsc.ca.gov).

If you would like to meet and discuss this matter further, please contact me at (818) 717-6539 or [juli.propes@dtsc.ca.gov](mailto:juli.propes@dtsc.ca.gov).

Sincerely,



Juli Propes  
Unit Chief  
Brownfields and Environmental Restoration Program - Chatsworth Office

cc: Governor's Office of Planning and Research  
State Clearinghouse  
P.O. Box 3044  
Sacramento, California 95812-3044

Kathie Schievelbein, Chief  
Planning and Environmental Analysis Section  
CEQA Tracking Center  
Department of Toxic Substances Control  
P.O. Box 806  
Sacramento, California 95812-0806

**CITY OF LOS ANGELES**  
INTER-DEPARTMENTAL CORRESPONDENCE

September 18, 2017

**To:** Vincent Bertoni, AICP, Director of Planning  
Department of City Planning  
Attention: William Lamborn

**From:** Fire Department

**SUBJECT: NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT  
AND PUBLIC SCOPING MEETING**

**CASE NO.:** ENV-2017-470-EIR  
**PROJECT NAME:** 4<sup>TH</sup> AND Hewitt Project  
**PROJECT APPLICANT:** LIG – 900, 910 and 926 E. 4<sup>th</sup> St., 405-411 S. Hewitt St., LLC  
**PROJECT ADDRESS:** 900, 902, 904, 906-910 and 926 E. 4<sup>TH</sup> Street; 406, 408 and 414 S. Colyton Street; and 405, 407, 411, 417 and 423 S. Hewitt Street, Los Angeles, CA 90013. The proposed address would be 401 S. Hewitt Street, Los Angeles, CA 90013.

**PROJECT DESCRIPTION:**

The proposed 4th and Hewitt Project would be located on approximately 1.31 acres at the south side of E. 4th Street between Colyton Street and S. Hewitt Street. The Project retains the approximately 7,800 net squarefoot (sf) existing A+D Museum and includes the demolition of 6,030 gross sf of office and related garage space, 1,000 gross sf of storage space, and approximately 39,751 gross sf of surface parking lots. The Project would include construction of an 11-story commercial office building that would consist of approximately 14,995 sf of ground floor commercial space, approximately 255,387 sf of office space and lobbies, and approximately 11,021 sf of common area. The proposed building would rise to a maximum height of 190 feet above grade, and the Project's proposed floor area ratio (FAR) would be approximately 5.04:1. The office component would be located on the 5th through 11th floors. The Project would provide 538 parking spaces on three subterranean levels and on four above-ground floors. In addition, the Project would provide 164 bicycle parking spaces, comprised of 44 bicycle spaces for short term use and 120 for long term use.

General Plan Amendment for the property to amend the adopted Central City North Community Plan's land use designation from the current "Heavy Industrial" land use designation to "Reginal Center Commercial" land use designation;

The following comments are furnished in response to your request for this Department to review the proposed development:

**FIRE FLOW:**

The adequacy of fire protection for a given area is based on required fire-flow, response distance from existing fire stations, and this Department's judgment for needs in the area.



In general, the required fire-flow is closely related to land use. The quantity of water necessary for fire protection varies with the type of development, life hazard, occupancy, and the degree of fire hazard.

Fire-flow requirements vary from 2,000 gallons per minute (G.P.M.) in low density residential areas to 12,000 G.P.M. in high-density commercial or industrial areas. A minimum residual water pressure of 20 pounds per square inch (P.S.I.) is to remain in the water system, with the required gallons per minute flowing. The required fire-flow for this project has been set at ) **6,000 to 9,000 G.P.M. from four to six fire hydrants flowing simultaneously.**

Improvements to the water system in this area may be required to provide 6,000 to 9,000 G.P.M. fire-flow. The cost of improving the water system may be charged to the developer. For more detailed information regarding water main improvements, the developer shall contact the Water Services Section of the Department of Water and Power.

**RESPONSE DISTANCE:**

Based on a required fire-flow of 6,00 to 9,000 G.P.M., the first-due Engine Company should be within 1 mile(s), the first-due Truck Company within 1 ½ mile(s).

**FIRE STATIONS:**

The Fire Department has existing fire stations at the following locations for initial response into the area of the proposed development:

<b>DISTANCE</b>	<b>Fire Station No.</b>	<b>SERVICES &amp; EQUIPMENT</b>	<b>STAFF</b>
1.0	<b>Fire Station No. 4</b> 800 N. Main Street Los Angeles, CA 90012	Task Force Truck and Engine Company Hazardous Materials Unit	14
1.0	<b>Fire Station No. 9</b> 430 E. 7th Street Los Angeles, CA 90014	Task Force Truck and Engine Company Paramedic Rescue Ambulance Battalion 1 Headquarters	12
1.7	<b>Fire Station No. 3</b> 108 N. Fremont Avenue Los Angeles, CA 90012	Task Force Truck and Engine Company Paramedic Rescue Ambulance EMT Rescue Ambulance - Division Headquarters	16
2.2	<b>Fire Station No. 2</b> 1962 Cesar Chavez Avenue Los Angeles, CA 90033	Task Force Truck and Engine Company Paramedic Rescue Ambulance	12

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<b>DISTANCE</b>	<b>Fire Station No. 1</b>	<b>SERVICES &amp; EQUIPMENT</b>	<b>STAFF</b>
2.9	2230 Pasadena Avenue Los Angeles, CA 90031	Task Force Truck and Engine Company Paramedic Rescue Ambulance	10

Based on these criteria (response distance from existing fire stations), fire protection would be considered **(adequate)**.

Project implementation could impact response time for Fire Protection and Emergency Medical Services in this area, and therefore the Environmental Impact Report (EIR) prepared for this project should include analysis of any potential response time increases in the vicinity of the project.

**FIREFIGHTING PERSONNEL & APPARATUS ACCESS:**

During demolition, the Fire Department access will remain clear and unobstructed.

Access for Fire Department apparatus and personnel to and into all structures shall be required.

One or more Knox Boxes will be required to be installed for LAFD access to project. location and number to be determined by LAFD Field inspector. (Refer to FPB Req # 75).

No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

Private roadways for general access use shall have a minimum width of 20 feet.

Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.

Adequate public and private fire hydrants shall be required.

The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.

Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.

The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.

Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.

Submit plot plans indicating access road and turning area for Fire Department approval.

All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.

Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.

Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.

Entrance to the main lobby shall be located off the address side of the building.

Any required Fire Annunciator panel or Fire Control Room shall be located within 50ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.

## **HELIPADS ON HIGHRISE BUILDINGS**

Recently, the Los Angeles Fire Department (LAFD) modified Fire Prevention Bureau (FPB) Requirement 10. Helicopter landing pads are still required on all High-Rise buildings in the City. However, FPB's Requirement 10 has been revised to provide two new alternatives to a full FAA-approved helicopter landing pad.

Each standpipe in a new high-rise building shall be provided with two remotely located FDC's for each zone in compliance with NFPA 14-2013, Section 7.12.2.

The Fire Department may require additional roof access via parapet access roof ladders where buildings exceed 28 feet in height, and when overhead wires or other obstructions block aerial ladder access.

## **SECTION 510 - EMERGENCY RESPONDER RADIO COVERAGE**

5101.1 Emergency responder radio coverage in new buildings. All new buildings shall have approved radio coverage for emergency responders within the building based upon The existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.

**CONCLUSION:**

The inclusion of the above listed recommendations, along with any additional recommendations made during later reviews of the proposed project will reduce the impacts to an acceptable level.

Definitive plans and specifications shall be submitted to this Department and requirements for necessary permits satisfied prior to commencement of any portion of this project.

The Los Angeles Fire Department continually evaluates fire station placement and overall Department services for the entire City, as well as specific areas. The development of this proposed project, along with other approved and planned projects in the immediate area, may result in the need for the following:

1. Increased staffing for existing facilities. (I.E., Paramedic Rescue Ambulance and EMT Rescue Ambulance resources.)
2. Additional fire protection facilities.
3. Relocation of present fire protection facilities.

For additional information, please contact the Fire Development Services Section, Hydrants & Access Unit at **(213) 482-6543**.

RALPH M. TERRAZAS,  
Fire Chief

Kristin Crowley, Fire Marshal  
Bureau of Fire Prevention and Public Safety

KC:RED:yw



William Lamborn <william.lamborn@lacity.org>

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## SCH# 2017091054 4th and Hewitt

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noreply@nahc.ca.gov noreply@ <nahc.ca.gov>

Mon, Sep 25, 2017 at 10:31 AM

Reply-To: noreply@nahc.ca.gov

To: william.lamborn@lacity.org

Reply to: noreply@nahc.ca.gov <noreply@nahc.ca.gov>

Device Name: Not Set

Device Model: MX-4141N

Location: Not Set

File Format: PDF (Medium)

Resolution: 200dpi x 200dpi

Attached file is scanned image in PDF format.

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1097K

## NATIVE AMERICAN HERITAGE COMMISSION

Environmental and Cultural Department  
1550 Harbor Blvd., Suite 100  
West Sacramento, CA 95691  
Phone (916) 373-3710



September 25, 2017

William Lamborn  
City of Los Angeles  
200 N. Spring Street, Room 750  
Los Angeles, CA 90012

Sent via e-mail: William.lamborn@lacity.org

RE: SCH# 2017091054; 4<sup>th</sup> and Hewitt Project, City of Los Angeles; Los Angeles County, California

Dear Mr. Lamborn:

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

**CEQA was amended significantly in 2014.** Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a **separate category of cultural resources**, "tribal cultural resources" (Pub. Resources Code § 21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment (Pub. Resources Code § 21084.2). Please reference California Natural Resources Agency (2016) "Final Text for tribal cultural resources update to Appendix G: Environmental Checklist Form," <http://resources.ca.gov/ceqa/docs/ab52/Clean-final-AB-52-App-G-text-Submitted.pdf>. Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code § 21084.3 (a)). **AB 52 applies to any project for which a notice of preparation or a notice of negative declaration or mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. § 800 et seq.) may also apply.

The NAHC recommends **lead agencies consult with all California Native American tribes** that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments. **Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.**

AB 52

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

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a **lead agency** shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
  - a. A brief description of the project.
  - b. The lead agency contact information.
  - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code § 21080.3.1 (d)).
  - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code § 21073).
  
2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A **lead agency** shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code § 21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or environmental impact report. (Pub. Resources Code § 21080.3.1(b)).
  - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code § 65352.4 (SB 18). (Pub. Resources Code § 21080.3.1 (b)).
  
3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
  - a. Alternatives to the project.
  - b. Recommended mitigation measures.
  - c. Significant effects. (Pub. Resources Code § 21080.3.2 (a)).
  
4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:
  - a. Type of environmental review necessary.
  - b. Significance of the tribal cultural resources.
  - c. Significance of the project's impacts on tribal cultural resources.
  - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code § 21080.3.2 (a)).
  
5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code sections 6254 (r) and 6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code § 21082.3 (c)(1)).
  
6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
  - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
  - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code section 21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code § 21082.3 (b)).

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

*This process should be documented in the Cultural Resources section of your environmental document.*

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: [http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation\\_CalEPAPDF.pdf](http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf)



## SB 18

SB 18 applies to local governments and requires **local governments** to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code § 65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: [https://www.opr.ca.gov/docs/09\\_14\\_05\\_Updated\\_Guidelines\\_922.pdf](https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf)

Some of SB 18's provisions include:

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

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

### NAHC Recommendations for Cultural Resources Assessments

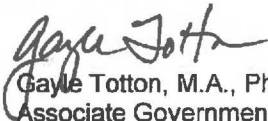
To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center ([http://ohp.parks.ca.gov/?page\\_id=1068](http://ohp.parks.ca.gov/?page_id=1068)) for an archaeological records search. The records search will determine:
  - a. If part or all of the APE has been previously surveyed for cultural resources.
  - b. If any known cultural resources have been already been recorded on or adjacent to the APE.
  - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
  - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
  - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.

- b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.
- 3. Contact the NAHC for:
  - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
  - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
- 4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
  - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, section 15064.5(f) (CEQA Guidelines section 15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
  - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
  - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code section 7050.5, Public Resources Code section 5097.98, and Cal. Code Regs., tit. 14, section 15064.5, subdivisions (d) and (e) (CEQA Guidelines section 15064.5, subs. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

Please contact me if you need any additional information at [gayle.totton@nahc.ca.gov](mailto:gayle.totton@nahc.ca.gov).

Sincerely,



Gayle Totton, M.A., PhD.  
Associate Governmental Program Analyst  
(916) 373-3714

cc: State Clearinghouse

**CITY OF LOS ANGELES**  
INTER-DEPARTMENTAL CORRESPONDENCE

**DATE:** October 10, 2017

**TO:** Vincent P. Bertoni, Director of Planning  
Department of City Planning

**Attn:** William Lamborn, City Planner  
Department of City Planning

**FROM:** Ali Poosti, Division Manager  
Wastewater Engineering Services Division  
LA Sanitation

**RECEIVED**  
CITY OF LOS ANGELES

**OCT 25 2017**

MAJOR PROJECTS  
UNIT

**SUBJECT: 4TH AND HEWITT PROJECT- NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT**

This is in response to your September 20, 2017 letter requesting a review of your proposed mixed-use project located at 401 S. Hewitt St, Los Angeles, CA 90013. The project will consist of a museum, storage space, and commercial office use. LA Sanitation has conducted a preliminary evaluation of the potential impacts to the wastewater and stormwater systems for the proposed project.

**WASTEWATER REQUIREMENT**

LA Sanitation, Wastewater Engineering Services Division (WESD) is charged with the task of evaluating the local sewer conditions and to determine if available wastewater capacity exists for future developments. The evaluation will determine cumulative sewer impacts and guide the planning process for any future sewer improvement projects needed to provide future capacity as the City grows and develops.

**Projected Wastewater Discharges for the Proposed Project:**

Type Description	Average Daily Flow per Type Description (GPD/UNIT)	Proposed No. of Units	Average Daily Flow (GPD)
<i>Existing</i>			
Museum	50 GPD/1000 SQ.FT	7,950 SQ. FT	(398)
Museum Storage Space	30 GPD/1000 SQ.FT	1,000 SQ. FT	(30)
Office	120 GPD/1000 SQ.FT	3,515 SQ. FT	(422)
Office Storage Space	30 GPD/1000 SQ.FT	2,515 SQ. FT	(75)
<i>Proposed</i>			
Museum	50 GPD/1000 SQ.FT	7,800 SQ. FT	390
Common Area	50 GPD/1000 SQ.FT	11,021 SQ. FT	551
Commercial Ground Floor	50 GPD/1000 SQ.FT	14,995 SQ. FT	750
Comm. Office Upper Floor	170 GPD/1000 SQ.FT	255,387 SQ. FT	43,416
<b>Total</b>			<b>43,257</b>

## SEWER AVAILABILITY

The sewer infrastructure in the vicinity of the proposed project includes an existing 8-inch line on Colyton St. The sewage from the existing 8-inch line feeds into a 22-inch line on Alameda St before discharging into a 40-inch sewer line on 8<sup>th</sup> St. Figure 1 shows the details of the sewer system within the vicinity of the project. The current flow level (d/D) in the 8-inch line cannot be determined at this time without additional gauging.

The current approximate flow level (d/D) and the design capacities at d/D of 50% in the sewer system are as follows:

Pipe Diameter (in)	Pipe Location	Current Gauging d/D (%)	50% Design Capacity
8	Colyton St	*	296,794 GPD
15	Palmetto St.	24	969,149 GPD
22	Alameda St.	45	3.09 MGD
40	Alameda St.	25	13.52 MGD
40	8TH St.	24	11.25 MGD

\* No gauging available

Based on the estimated flows, it appears the sewer system might be able to accommodate the total flow for your proposed project. Further detailed gauging and evaluation will be needed as part of the permit process to identify a specific sewer connection point. If the public sewer has insufficient capacity then the developer will be required to build sewer lines to a point in the sewer system with sufficient capacity. A final approval for sewer capacity and connection permit will be made at that time. Ultimately, this sewage flow will be conveyed to the Hyperion Water Reclamation Plant, which has sufficient capacity for the project.

If you have any questions, please call Christopher DeMonbrun at (323) 342-1567 or email at [chris.demonbrun@lacity.org](mailto:chris.demonbrun@lacity.org).

## **STORMWATER REQUIREMENTS**

LA Sanitation, Watershed Protection Program (WPP) is charged with the task of ensuring the implementation of the Municipal Stormwater Permit requirements within the City of Los Angeles. We anticipate the following requirements would apply for this project.

## POST-CONSTRUCTION MITIGATION REQUIREMENTS

In accordance with the Municipal Separate Storm Sewer (MS4) National Pollutant Discharge Elimination System (NPDES) Permit (Order No. R4-2012-0175, NPDES No. CAS004001) and the City of Los Angeles Stormwater and Urban Runoff Pollution Control requirements (Chapter VI, Article 4.4, of the Los Angeles Municipal Code), the Project shall comply with all mandatory provisions to the Stormwater Pollution Control Measures for Development Planning (LID Ordinance) and as it may be subsequently amended or modified. Prior to issuance of grading or building permits, the Applicant shall submit a LID Plan to the City of Los Angeles, Bureau of

Sanitation, Watershed Protection Division (WPD), for review and approval. The LID Plan shall be prepared consistent with requirements of Development Best Management Practices Handbook.

Current regulations prioritize infiltration, capture/use, and then biofiltration as the preferred stormwater control measures. The relevant documents can be found at: [www.lacitysan.org](http://www.lacitysan.org). It is advised that input regarding LID requirements be received in the early phases of the project from WPD's plan-checking staff.

## GREEN STREETS

The City is developing a Green Street Initiative that will require projects to implement Green Street elements in the parkway areas between the roadway and sidewalk of the public right-of-way to capture and retain stormwater and urban runoff to mitigate the impact of stormwater runoff and other environmental concerns. The goals of the Green Street elements are to improve the water quality of stormwater runoff, recharge local ground water basins, improve air quality, reduce the heat island effect of street pavement, enhance pedestrian use of sidewalks, and encourage alternate means of transportation. The Green Street elements may include infiltration systems, biofiltration swales, and permeable pavements where stormwater can be easily directed from the streets into the parkways and can be implemented in conjunction with the LID requirements. Green Street standard plans can be found at: [www.eng2.lacity.org/techdocs/stdplans/](http://www.eng2.lacity.org/techdocs/stdplans/)

## CONSTRUCTION REQUIREMENTS

All construction sites are required to implement a minimum set of BMPs for erosion control, sediment control, non-stormwater management, and waste management. In addition, construction sites with active grading permits are required to prepare and implement a Wet Weather Erosion Control Plan during the rainy season between October 1 and April 15. Additionally, construction sites that disturb more than one-acre of land are subject to the NPDES Construction General Permit issued by the State of California, and are required to prepare, submit, and implement the Storm Water Pollution Prevention Plan (SWPPP).

If there are questions regarding the stormwater requirements, please call WPP's plan-checking counter at (213) 482-7066. WPD's plan-checking counter can also be visited at 201 N. Figueroa, 3rd Fl, Station 18.

## **GROUNDWATER DEWATERING REUSE OPTIONS**

The Los Angeles Department of Water and Power (LADWP) is charged with the task of supplying water and power to the residents and businesses in the City of Los Angeles. One of the sources of water includes groundwater. The majority of groundwater in the City of Los Angeles is adjudicated, and the rights of which are owned and managed by various parties. Extraction of groundwater within the City from any depth by law requires metering and regular reporting to the appropriate Court-appointed Watermaster. LADWP facilitates this reporting process, and



may assess and collect associated fees for usage of City’s water rights. The party performing dewatering will inform property owners about reporting requirements and associated usage fees.

On April 22, 2016 the City of Los Angeles Council passed Ordinance 184248 amending the City of Los Angeles Building Code, requiring developers to consider beneficial reuse of groundwater as a conservation measure and alternative to the common practice of discharging groundwater to the storm drain (SEC. 99.04.305.4). It reads as follows: “Where groundwater is being extracted and discharged, a system for onsite reuse of the groundwater, shall be developed and constructed. Alternatively, the groundwater may be discharged to the sewer.”

Groundwater may be beneficially used as landscape irrigation, cooling tower make-up, and construction (dust control, concrete mixing, soil compaction, etc.). Different applications may require various levels of treatment ranging from chemical additives to filtration systems. When onsite reuse is not available the groundwater may be discharged to the sewer system. This allows the water to be potentially reused as recycled water once it has been treated at a water reclamation plant. If groundwater is discharged into the storm drain it offers no potential for reuse. The onsite beneficial reuse of groundwater can reduce or eliminate costs associated with sewer and storm drain permitting and monitoring. Opting for onsite reuse or discharge to the sewer system are the preferred methods for disposing of groundwater.

To help offset costs of water conservation and reuse systems, LADWP offers the Technical Assistance Program (TAP), which provides engineering and technical assistance for qualified projects. Financial incentives are also available. Currently, LADWP provides an incentive of \$1.75 for every 1,000 gallons of water saved during the first two years of a five-year conservation project. Conservation projects that last 10 years are eligible to receive the incentive during the first four years. Other water conservation assistance programs may be available from Metropolitan Water District of Southern California. To learn more about available water conservation assistance programs, please contact LADWP Rebate Programs 1-888-376-3314 and LADWP TAP 1-800-544-4498, selection “3”.

For more information related to beneficial reuse of groundwater, please contact Greg Reed, Manager of Water Rights and Groundwater Management, at (213)367-2117 or [greg.reed@ladwp.com](mailto:greg.reed@ladwp.com).

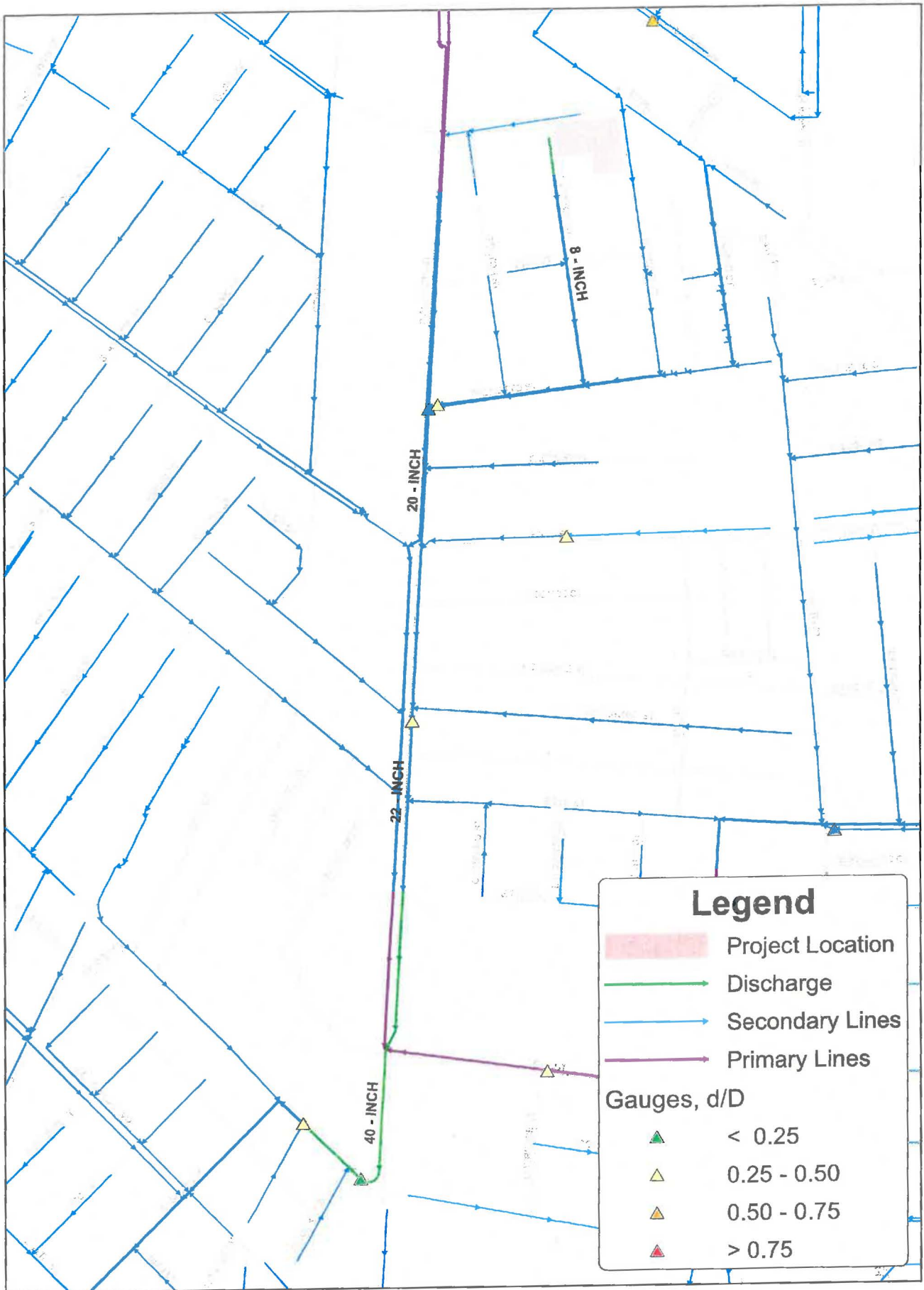
**SOLID RESOURCE REQUIREMENTS**

The City has a standard requirement that applies to all proposed residential developments of four or more units or where the addition of floor areas is 25 percent or more, and all other development projects where the addition of floor area is 30 percent or more. Such developments must set aside a recycling area or room for onsite recycling activities. For more details of this requirement, please contact LA Sanitation Solid Resources Recycling hotline 213-922-8300.

CD/AP: sa

Attachment: Figure 1 – Sewer Map

c: Kosta Kaporis, LASAN  
Abdulsamad Danishwar, LASAN



Wastewater Engineering Services Division  
 LA Sanitation  
 City of Los Angeles

**Figure 1**  
**4th and Hewitt Project**  
**Sewer Map**



0 130 260 520 780 1,040

Feet



William Lamborn <william.lamborn@lacity.org>

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## SCAG Comments on NOP of a DEIR for the 4th and Hewitt Project [SCAG NO. IGR9401]

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Anita Au <au@scag.ca.gov>

Fri, Oct 20, 2017 at 9:58 AM

To: "William.lamborn@lacity.org" <William.lamborn@lacity.org>

Cc: Ping Chang <CHANG@scag.ca.gov>

Good morning William,

Please find attached SCAG Comments on NOP of a DEIR for the 4th and Hewitt Project [SCAG NO. IGR9401].

Please contact me at (213) 236-1874 or [au@scag.ca.gov](mailto:au@scag.ca.gov) if you have any questions or difficulties with the attached file.

Thank you,

### Anita Au

Associate Regional Planner

Tel: (213) 236-1874

[au@scag.ca.gov](mailto:au@scag.ca.gov)



SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS

818 West 7<sup>th</sup> Street, 12<sup>th</sup> Floor, Los Angeles, CA 90017



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IGR9401 NOP 4th and Hewitt Project.pdf

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October 20, 2017

Mr. William Lamborn  
City of Los Angeles, Department of City Planning  
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Los Angeles, California 90012  
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**RE: SCAG Comments on the Notice of Preparation of a Draft Environmental Impact Report for the 4<sup>th</sup> and Hewitt Project [SCAG NO. IGR9401]**

Dear Mr. Lamborn,

Thank you for submitting the Notice of Preparation of a Draft Environmental Impact Report for the 4<sup>th</sup> and Hewitt Project ("proposed project") to the Southern California Association of Governments (SCAG) for review and comment. SCAG is the authorized regional agency for Inter-Governmental Review (IGR) of programs proposed for Federal financial assistance and direct Federal development activities, pursuant to Presidential Executive Order 12372. Additionally, SCAG reviews the Environmental Impact Reports of projects of regional significance for consistency with regional plans pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines.

SCAG is also the designated Regional Transportation Planning Agency under state law, and is responsible for preparation of the Regional Transportation Plan (RTP) including the Sustainable Communities Strategy (SCS) pursuant to Senate Bill (SB) 375. As the clearinghouse for regionally significant projects per Executive Order 12372, SCAG reviews the consistency of local plans, projects, and programs with regional plans.<sup>1</sup> SCAG's feedback is intended to assist local jurisdictions and project proponents to implement projects that have the potential to contribute to attainment of Regional Transportation Plan/Sustainable Community Strategies (RTP/SCS) goals and align with RTP/SCS policies.

SCAG staff has reviewed the Notice of Preparation of a Draft Environmental Impact Report for the 4<sup>th</sup> and Hewitt Project in Los Angeles County. The proposed project includes the construction of an 11-story commercial office building that would consist of 14,995 square feet (sf) of ground floor commercial space, 255,387 sf of office space and lobbies, and approximately 11,021 sf of common area on a 1.31-acre project site. The project would provide 164 bicycle parking space and 538 vehicle parking spaces on three subterranean levels and four above-ground floors.

**When available, please send environmental documentation to SCAG's office in Los Angeles or by email to [au@scag.ca.gov](mailto:au@scag.ca.gov) providing, at a minimum, the full public comment period for review. If you have any questions regarding the attached comments, please contact the Inter-Governmental Review (IGR) Program, attn.: Anita Au, Assistant Regional Planner, at (213) 236-1874 or [au@scag.ca.gov](mailto:au@scag.ca.gov). Thank you.**

Sincerely,

Ping Chang  
Acting Manager, Compliance and Performance Monitoring

<sup>1</sup> Lead agencies such as local jurisdictions have the sole discretion in determining a local project's consistency with the 2016 RTP/SCS for the purpose of determining consistency for CEQA. Any "consistency" finding by SCAG pursuant to the IGR process should not be construed as a determination of consistency with the 2016 RTP/SCS for CEQA.

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DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE  
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**CONSISTENCY WITH RTP/SCS**

SCAG reviews environmental documents for regionally significant projects for their consistency with the adopted RTP/SCS. For the purpose of determining consistency with CEQA, lead agencies such as local jurisdictions have the sole discretion in determining a local project's consistency with the RTP/SCS.

**2016 RTP/SCS GOALS**

The SCAG Regional Council adopted the 2016 RTP/SCS in April 2016. The 2016 RTP/SCS seeks to improve mobility, promote sustainability, facilitate economic development and preserve the quality of life for the residents in the region. The long-range visioning plan balances future mobility and housing needs with goals for the environment, the regional economy, social equity and environmental justice, and public health (see <http://scagrtpscs.net/Pages/FINAL2016RTPSCS.aspx>). The goals included in the 2016 RTP/SCS may be pertinent to the proposed project. These goals are meant to provide guidance for considering the proposed project within the context of regional goals and policies. Among the relevant goals of the 2016 RTP/SCS are the following:

<b>SCAG 2016 RTP/SCS GOALS</b>	
RTP/SCS G1:	<i>Align the plan investments and policies with improving regional economic development and competitiveness</i>
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RTP/SCS G9:	<i>Maximize the security of the regional transportation system through improved system monitoring, rapid recovery planning, and coordination with other security agencies*</i>

\*SCAG does not yet have an agreed-upon security performance measure.

For ease of review, we encourage the use of a side-by-side comparison of SCAG goals with discussions of the consistency, non-consistency or non-applicability of the goals and supportive analysis in a table format. Suggested format is as follows:



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**DEMOGRAPHICS AND GROWTH FORECASTS**

Local input plays an important role in developing a reasonable growth forecast for the 2016 RTP/SCS. SCAG used a bottom-up local review and input process and engaged local jurisdictions in establishing the base geographic and socioeconomic projections including population, household and employment. At the time of this letter, the most recently adopted SCAG jurisdictional-level growth forecasts that were developed in accordance with the bottom-up local review and input process consist of the 2020, 2035, and 2040 population, households and employment forecasts. To view them, please visit <http://www.scag.ca.gov/Documents/2016GrowthForecastByJurisdiction.pdf>. The growth forecasts for the region and applicable jurisdictions are below.

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**MITIGATION MEASURES**

SCAG staff recommends that you review the Final Program Environmental Impact Report (Final PEIR) for the 2016 RTP/SCS for guidance, as appropriate. SCAG's Regional Council certified the Final PEIR and adopted the associated Findings of Fact and a Statement of Overriding Considerations (FOF/SOC) and Mitigation Monitoring and Reporting Program (MMRP) on April 7, 2016 (please see: <http://scagrtpscsc.net/Pages/FINAL2016PEIR.aspx>). The Final PEIR includes a list of project-level performance standards-based mitigation measures that may be considered for adoption and implementation by lead, responsible, or trustee agencies in the region, as applicable and feasible. Project-level mitigation measures are within responsibility, authority, and/or jurisdiction of project-implementing agency or other public agency serving as lead agency under CEQA in subsequent project- and site- specific design, CEQA review, and decision-making processes, to meet the performance standards for each of the CEQA resource categories.



William Lamborn <william.lamborn@lacity.org>

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STATE OF CALIFORNIA  
 Governor's Office of Planning and Research  
 State Clearinghouse and Planning Unit



Edmund G. Brown Jr.  
 Governor

Ken Alex  
 Director

Notice of Preparation

September 18, 2017

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 CITY OF LOS ANGELES

SEP 25 2017

MAJOR PROJECTS  
 UNIT

To: Reviewing Agencies  
 Re: 4th and Hewitt Project  
 SCH# 2017091054

Attached for your review and comment is the Notice of Preparation (NOP) for the 4th and Hewitt Project draft Environmental Impact Report (EIR).

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

Please direct your comments to:

**William Lamborn**  
**City of Los Angeles**  
**200 N. Spring Street, Room 750**  
**Los Angeles, CA 90012**

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

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

Sincerely,

Scott Morgan  
 Director, State Clearinghouse

Attachments  
 cc: Lead Agency



**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 2017091054  
**Project Title** 4th and Hewitt Project  
**Lead Agency** Los Angeles, City of

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**Type** **NOP** Notice of Preparation

**Description** The proposed 4th & Hewitt Project would be located on approx 1.31 acres at the south side of East 4th St between Colyton St and South Hewitt St. The project retains the approx 7,800 sf existing Architecture and Design Museum and includes the demolition of 6,030 sf of office and related garage space, 1,000 sf of storage space, and approx 39,751 sf of surface parking lots. The project would include construction of an 11 story commercial office building that would consist of approx 14,995 sf of ground floor commercial space, approx 255,387 sf of office space and lobbies, and approx 11,021 sf of common area. The proposed building would rise to a max height of 190 ft above grade, and the project's proposed floor area ratio would be approx 5.04:1. The office component would be located on the 5th through 11th floors. The project would provide 538 parking spaces on three subterranean levels and on the 2nd through 5th aboveground floors. In addition, the project would provide 164 bicycle parking spaces, comprised of 44 bicycle spaces for short term use and 120 long term use.

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**Lead Agency Contact**

**Name** William Lamborn  
**Agency** City of Los Angeles  
**Phone** (213) 978-1470 **Fax**  
**email**  
**Address** 200 N. Spring Street, Room 750  
**City** Los Angeles **State** CA **Zip** 90012

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**Project Location**

**County** Los Angeles  
**City** Los Angeles, City of  
**Region**  
**Cross Streets** E. 4th St and S. Hewitt St  
**Lat / Long** 34° 2' N / 118° 14' 9.07" W  
**Parcel No.** 5163-022-001, 002, 003, 005, 022, 023  
**Township** 1S **Range** 13W **Section** **Base** LA

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**Proximity to:**

**Highways** SR 101, I-5, 10, 110  
**Airports**  
**Railways** Metro/UPRR/BNSF  
**Waterways** LA River  
**Schools** LAUSD 9th St, Utah St, Hollenback, Metropolitan  
**Land Use** Museum, office space, garage/storage spaces, and surface parking/M3-1-RIO/Heavy industrial

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**Project Issues** Air Quality; Archaeologic-Historic; Geologic/Seismic; Noise; Population/Housing Balance; Public Services; Sewer Capacity; Schools/Universities; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Water Quality; Water Supply; Landuse; Cumulative Effects; Other Issues

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**Reviewing Agencies** Resources Agency; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Wildlife, Region 5; Native American Heritage Commission; Public Utilities Commission; Santa Monica Mountains Conservancy; Santa Monica Bay Restoration; California Highway Patrol; Caltrans, District 7; Regional Water Quality Control Board, Region 4; Department of Toxic Substances Control

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**Date Received** 09/18/2017 **Start of Review** 09/18/2017 **End of Review** 10/17/2017

2017091054

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

**Project Title:** 4th and Hewitt Project

Lead Agency: City of Los Angeles, Department of City Planning Contact Person: William Lamborn  
 Mailing Address: 200 N. Spring Street, Suite 750 Phone: (213) 978-1470  
 City: Los Angeles Zip: 90012 County: Los Angeles

**Project Location:** County: Los Angeles City/Nearest Community: Los Angeles/Central City North

Cross Streets: E. 4th Street and S. Hewitt Street Zip Code: 90013

Longitude/Latitude (degrees, minutes and seconds): 34 ° 2 ' " N / 118 ° 14 ' 9.07 " W Total Acres: 1.31

Assessor's Parcel No.: 5163-022-001,002,003,005,022,023 Section: \_\_\_\_\_ Twp.: 1 S Range: 13 W Base: Los Angeles

Within 2 Miles: State Hwy #: SR-101, I-10, I-5, I-110 Waterways: Los Angeles River

Airports: N/A Railways: Metro/UPRR/BNSF Schools: LAUSD 9th St, 2nd St., Utah St., Hollenbeck, Metropolitan

**Document Type:**

CEQA:  NOP  Draft EIR  NEPA  NOI Other:  Join  
 Early Cons  Supplemental/ subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.)  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: SEP 18 2017  FONSI

**STATE CLEARINGHOUSE**

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: Height, VTTM

**Development Type:**

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  
 Office: Sq.ft. 255,387 Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Commercial: Sq.ft. 22,795 Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Educational: \_\_\_\_\_  
 Recreational: \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Transportation: Type \_\_\_\_\_  
 Mining: Mineral \_\_\_\_\_  
 Power: Type \_\_\_\_\_ MW  
 Waste Treatment: Type \_\_\_\_\_ MGD  
 Hazardous Waste: Type \_\_\_\_\_  
 Other: Common areas: 11,021 sq. ft.

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: GHG, Energy

**Present Land Use/Zoning/General Plan Designation:**

Museum (remains in place), office space, garage/storage spaces, and surface parking/M3-1-RIO/Heavy Industrial

**Project Description:** (please use a separate page if necessary)

The proposed 4th and Hewitt Project would be located on approximately 1.31 acres at the south side of East 4th Street between Colyton Street and South Hewitt Street. The Project retains the approximately 7,800-square-foot (sf) existing Architecture and Design Museum (A+D Museum) and includes the demolition of 6,030 sf of office and related garage space, 1,000 sf of storage space, and approximately 39,751 sf of surface parking lots. The Project would include construction of an 11-story commercial office building that would consist of approximately 14,995 sf of ground floor commercial space, approximately 255,387 sf of office space and lobbies, and approximately 11,021 sf of common area. The proposed building would rise to a maximum height of 190 feet above grade, and the Project's proposed floor area ratio (FAR) would be approximately 5.04:1. The office component would be located on the 5th through 11th floors. The Project would provide 538 parking spaces on three subterranean levels and on the 2nd through 5th aboveground floors. In addition, the Project would provide 164 bicycle parking spaces, comprised of 44 bicycle spaces for short term use and 120 for long term use.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".  
If you have already sent your document to the agency please denote that with an "S".

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Air Resources Board              | <input type="checkbox"/> Office of Historic Preservation                       |
| <input type="checkbox"/> Boating & Waterways, Department of          | <input type="checkbox"/> Office of Public School Construction                  |
| <input type="checkbox"/> California Emergency Management Agency      | <input type="checkbox"/> Parks & Recreation, Department of                     |
| <input type="checkbox"/> California Highway Patrol                   | <input type="checkbox"/> Pesticide Regulation, Department of                   |
| <input type="checkbox"/> Caltrans District # <u>7</u>                | <input type="checkbox"/> Public Utilities Commission                           |
| <input type="checkbox"/> Caltrans Division of Aeronautics            | <input type="checkbox"/> Regional WQCB # <u>4</u>                              |
| <input type="checkbox"/> Caltrans Planning                           | <input type="checkbox"/> Resources Agency                                      |
| <input type="checkbox"/> Central Valley Flood Protection Board       | <input type="checkbox"/> Resources Recycling and Recovery, Department of       |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy          | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.             |
| <input type="checkbox"/> Coastal Commission                          | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy   |
| <input type="checkbox"/> Colorado River Board                        | <input type="checkbox"/> San Joaquin River Conservancy                         |
| <input type="checkbox"/> Conservation, Department of                 | <input type="checkbox"/> Santa Monica Mtns. Conservancy                        |
| <input type="checkbox"/> Corrections, Department of                  | <input type="checkbox"/> State Lands Commission                                |
| <input type="checkbox"/> Delta Protection Commission                 | <input type="checkbox"/> SWRCB: Clean Water Grants                             |
| <input type="checkbox"/> Education, Department of                    | <input type="checkbox"/> SWRCB: Water Quality                                  |
| <input type="checkbox"/> Energy Commission                           | <input type="checkbox"/> SWRCB: Water Rights                                   |
| <input type="checkbox"/> Fish & Game Region # <u>5</u>               | <input type="checkbox"/> Tahoe Regional Planning Agency                        |
| <input type="checkbox"/> Food & Agriculture, Department of           | <input type="checkbox"/> Toxic Substances Control, Department of               |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of                        |
| <input type="checkbox"/> General Services, Department of             | <input type="checkbox"/> Other: <u>SCAG, SCAQMD, CA State Parks</u>            |
| <input type="checkbox"/> Health Services, Department of              | <input type="checkbox"/> Other: <u>NPS (Santa Monica Mtns. Natl. Rec Area)</u> |
| <input type="checkbox"/> Housing & Community Development             |  |
| <input type="checkbox"/> Native American Heritage Commission         |  |

**Local Public Review Period (to be filled in by lead agency)**

Starting Date September 20, 2017 Ending Date October 20, 2017

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>Envicom Corporation</u>	Applicant: <u>LIG - 900, 910 and 926 E. 4th St., 405-411 S. Hewitt St., LLC</u>
Address: <u>4165 E. Thousand Oaks Boulevard, Ste., 290</u>	Address: <u>6315 Bandini Boulevard</u>
City/State/Zip: <u>Westlake Village, CA 91362</u>	City/State/Zip: <u>Commerce, CA 90040</u>
Contact: <u>Johanna Falzarano</u>	Phone: <u>(213) 820-9596</u>
Phone: <u>(818) 879-4700</u>	

Signature of Lead Agency Representative:  Date: 9/20/17

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

**NOP Distribution List**

*CA*

County: Los Angeles

SCH# 2017091054

Resources Agency

- Resources Agency  
Nadell Gayou
- Dept. of Boating & Waterways  
Denise Peterson
- California Coastal Commission  
Allyson Hitt
- Colorado River Board  
Lisa Johansen
- Dept. of Conservation  
Crina Chan
- Cal Fire  
Dan Foster
- Central Valley Flood Protection Board  
James Herota
- Office of Historic Preservation  
Ron Parsons
- Dept of Parks & Recreation  
Environmental Stewardship Section
- S.F. Bay Conservation & Dev't. Comm.  
Steve Goldbeck
- Dept. of Water Resources  
Resources Agency  
Nadell Gayou

Fish and Game

- Depart. of Fish & Wildlife  
Scott Flint  
Environmental Services Division
- Fish & Wildlife Region 1  
Curt Babcock
- Fish & Wildlife Region 1E  
Laurie Harnsberger
- Fish & Wildlife Region 2  
Jeff Drongesen
- Fish & Wildlife Region 3  
Craig Weightman

- Fish & Wildlife Region 4  
Julie Vance
- Fish & Wildlife Region 5  
Leslie Newton-Reed  
Habitat Conservation Program
- Fish & Wildlife Region 6  
Tiffany Ellis  
Habitat Conservation Program
- Fish & Wildlife Region 6 I/M  
Heidi Calvert  
Inyo/Mono, Habitat Conservation Program
- Dept. of Fish & Wildlife M  
William Paznokas  
Marine Region

Other Departments

- California Department of Education  
Lesley Taylor
- OES (Office of Emergency Services)  
Monique Wilber
- Food & Agriculture  
Sandra Schubert  
Dept. of Food and Agriculture
- Dept. of General Services  
Cathy Buck  
Environmental Services Section
- Housing & Comm. Dev.  
CEQA Coordinator  
Housing Policy Division

Independent Commissions, Boards

- Delta Protection Commission  
Erik Vink
- Delta Stewardship Council  
Kevan Samsam
- California Energy Commission  
Eric Knight

- Native American Heritage Comm.  
Debbie Treadway
- Public Utilities Commission  
Supervisor
- Santa Monica Bay Restoration  
Guangyu Wang
- State Lands Commission  
Jennifer Deleong
- Tahoe Regional Planning Agency (TRPA)  
Cherry Jacques

Cal State Transportation Agency CalSTA

- Caltrans - Division of Aeronautics  
Philip Crimmins
- Caltrans - Planning  
HQ LD-IGR  
Christian Bushong
- California Highway Patrol  
Suzann Ikeuchi  
Office of Special Projects

Dept. of Transportation

- Caltrans, District 1  
Rex Jackman
- Caltrans, District 2  
Marcelino Gonzalez
- Caltrans, District 3  
Eric Federicks - South  
Susan Zanchi - North
- Caltrans, District 4  
Patricia Maurice
- Caltrans, District 5  
Larry Newland
- Caltrans, District 6  
Michael Navarro
- Caltrans, District 7  
Dianna Watson
- Caltrans, District 8  
Mark Roberts

- Caltrans, District 9  
Gayle Rosander
- Caltrans, District 10  
Tom Dumas
- Caltrans, District 11  
Jacob Armstrong
- Caltrans, District 12  
Maureen El Harake

Cal EPA

Air Resources Board

- Airport & Freight  
Jack Wursten
- Transportation Projects  
Nesamani Kalandiyur
- Industrial/Energy Projects  
Mike Tollstrup
- California Department of Resources, Recycling & Recovery  
Sue O'Leary
- State Water Resources Control Board  
Regional Programs Unit  
Division of Financial Assistance
- State Water Resources Control Board  
Cindy Forbes - Asst Deputy  
Division of Drinking Water
- State Water Resources Control Board  
Div. Drinking Water # \_\_\_\_\_
- State Water Resources Control Board  
Student Intern, 401 Water Quality Certification Unit  
Division of Water Quality
- State Water Resources Control Board  
Phil Crader  
Division of Water Rights
- Dept. of Toxic Substances Control  
CEQA Tracking Center
- Department of Pesticide Regulation  
CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

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

Other \_\_\_\_\_

Santa Monica Mtns Conservancy



William Lamborn &lt;william.lamborn@lacity.org&gt;

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## 4th & Hewitt

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**Emily Beland** <emilybeland@me.com>  
To: william.lamborn@lacity.org

Fri, Oct 20, 2017 at 4:56 PM

Will—

Great to meet you last week. I did not realize this was due by 4 pm today and I have no idea how strict that is... I will say that I did feel better about the project after speaking with the architect and developer. That said, the size both with regards to the height of the building and the number of workers it will accommodate is of great concern to me. I looked into the other current proposals within a couple blocks and they all seem to be in the seven-story range with regards to height. I am concerned this will be a looming monolith over the neighborhood and affect the glorious urban landscape that is the entrance to the 4th Street Bridge. Also, we expressed concerns regarding the traffic on 4th St and how the entry and exit of the garage will work. It is important to install lights or stop signs and cross walks as well as to require the building to hire private attendants to direct traffic in and out of the garage. Also, I am concerned about existing infrastructure on Hewitt St. I am not sure how this can function as a pedestrian entrance to a large building with multiple retail and restaurant establishments given that there is no sidewalk. Seems this could only work if Hewitt became some sort of pedestrian mall closed to through traffic. I would like this specifically to be included in the study. Please advise as to whether my input will be considered since I am an hour late!

Thanks for your time!

Emily

Emily Beland  
[emilybeland@me.com](mailto:emilybeland@me.com)  
626.319.3038

**ENVIRONMENTAL  
ISSUES & IMPACTS**

What key issues or potential impacts of concern should be analyzed in the Environmental Impact Report?

- Aesthetics
- Agriculture and Farmlands Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Traffic/Transportation
- Tribal Cultural Resources
- Utilities/Service Systems

RECEIVED  
CITY OF LOS ANGELES

OCT 25 2017

MAJOR PROJECTS  
UNIT

**Written Comment Form**

Use the space below to comment on areas of concern regarding the scope and content of the Draft EIR, and offer potential alternatives and/or measures to avoid or reduce environmental impacts.

AESTHETICS: TOO LARGE AND TALL FOR NEIGHBORHOOD  
IT IS A "BEAST" TO SAY THE LEAST. WAY OUT  
OF SCALE FOR THE CHARACTER OF NEIGHBORHOOD.  
SOLUTION: NO HIGHER THAN MY BUDG BEACON LOFTS  
(6 STORIES)  
OFFICE/RESTAURANT WILL INCREASE TRAFFIC ON 4TH  
AND ADD TO CARBON FOOTPRINT (GREENHOUSE GAS)  
CULTURALLY BUILDING HAS NO CONTEXTURAL  
RELATIONSHIP WITH CULTURAL HISTORY OF  
DISTRICT.  
TRAFFIC WILL ADD NOISE AND POLLUTION  
POSSIBLY LATE INTO EVENING. TRAFFIC  
IS ALREADY QUITE BUSY ON 4TH ST & 4TH PL.  
THIS PROJECT SHOULD HAVE A SMALLER FOOTPRINT  
BECAUSE IT WILL OVERWHELM CONTEXT.

**CONTACT INFORMATION (Optional, please print clearly)**

Name: Robert Janik Representing Agency or Organization: homeowner across st.

Address: 825 E 4TH # 107 City/State/Zip: LOS ANGELES, CA 90013

**Note:** Any identifying information provided will become part of the public record and, as such, must be released to any individual upon request.



## We need your input!

Please take a few minutes to provide your comments and return the completed form to the Department of City Planning. Comments must be provided in writing and can be submitted at the scoping meeting, by mail, or by email to [william.lamborn@lacity.org](mailto:william.lamborn@lacity.org).

The purpose of the scoping process is to identify public and agency concerns, define the issues that will be examined in the Environmental Impact Report (EIR), and help to identify Project impacts, alternatives, and mitigation measures that can lessen the significant environmental impacts from both temporary construction activities and long-term operation of the proposed Project.

The deadline for submitting preliminary comments is October 20, 2017. All written comments submitted will be considered during preparation of the Draft EIR, which will be available for public review at a later date. The Initial Study is available for review at the Department of City Planning, 200 N. Spring Street, Room 750, Los Angeles, CA 90012 and online at: [https://planning.lacity.org/eir/nops/4th\\_and\\_Hewitt/InitialStudy.pdf](https://planning.lacity.org/eir/nops/4th_and_Hewitt/InitialStudy.pdf)



## Public Scoping Meeting

**Project Name:** 4<sup>th</sup> and Hewitt

**Case No.:** ENV-2017-470-EIR

**Project Location:** 900, 902, 904, 906-910, and 926 E. 4th Street; 406, 408, and 414 S. Colyton Street; and 405, 407, 411, 417, and 423 S. Hewitt Street, Los Angeles, California 90013.

**Community Planning Area:** Central City North

**Council District:** 14—Huizar

**Due Date for Public Comments:**  
October 20, 2017

Attn: William Lamborn  
RE: ENV-2017-470-EIR  
Department of City Planning  
City of Los Angeles  
200 N Spring Street, Room 750  
Los Angeles, CA 90012

90012-324375



USA FOREVER

44 OCT 2017 PM 4:1

LOS ANGELES CA 900

Tape Here



William Lamborn <william.lamborn@lacity.org>

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## ENV-2017-470-EIR 4th & Hewitt

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**Audrey Sica** <audreysica@gmail.com>  
To: william.lamborn@lacity.org

Wed, Oct 18, 2017 at 1:52 PM

Hi William,

I attended the Public Scope Meeting for the 4th & Hewitt project last Tuesday 10/10 and wanted to be sure that my comments were submitted before the Oct 20th deadline. I did send in my comments form by USPS but sometimes I don't always trust the mail so I attached a scan of my comments here.

I live across the street from the proposed development and have strong concerns about the overwhelming scale of the designs compared to anything else in the vicinity currently. I realize the profile of this neighborhood is changing rapidly, but this is still a neighborhood where people & families live and I sincerely hope that the city take careful consideration of our concerns. I know change is inevitable, but this seems drastically disproportionate!

Thank you for your time & consideration,

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**Audrey Sica** | Production Supervisor  
[audreysica@gmail.com](mailto:audreysica@gmail.com) cell: [773.857.6977](tel:773.857.6977) fax: 213.402.3664

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 **CityPlanningLetter.pdf**  
838K



## ENVIRONMENTAL ISSUES & IMPACTS

What key issues or potential impacts of concern should be analyzed in the Environmental Impact Report?

- Aesthetics
- Agriculture and Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Traffic/Transportation
- Tribal Cultural Resources
- Utilities/Service Systems

**Note:** Any identifying information provided will become part of the public record and, as such, must be released to any individual upon request.

## Written Comment Form

Use the space below to comment on areas of concern regarding the scope and content of the Draft EIR, and offer potential alternatives and/or measures to avoid or reduce environmental impacts.

My main concern is zoning + maintaining cohesiveness within the neighborhood. The proposed 11 story building is considerably taller than any building in the immediate vicinity. This building if constructed as proposed would tower over the existing structures + stick out like a sore thumb. In addition I have strong concerns as to what the impact would be on traffic. \* We are already in need of a left + turning arrow Southbound on Alameda as you turn left onto 4th St. In the 4 yrs that I have lived by that intersection there have been many accidents there + the backup on Alameda during rush hour is terrible. \* Adding an 11 story building with offices would generate a ton of additional cars/traffic in the area. I am not completely opposed to this building as I understand the neighborhood is developing but I am strongly opposed to it being such a disproportionate scale + making a huge influx of people + traffic this neighborhood is not designed

### CONTACT INFORMATION (Optional, please print clearly)

Name: Audrey E Sica Representing Agency or Organization: \_\_\_\_\_

Address: 825 E 4th St #307 City/State/Zip: LA, CA, 90013

to adequately support



William Lamborn <william.lamborn@lacity.org>

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**RE: ENV-2017-470-EIR**

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Farmland Imports, Inc. <farmlandimports@sbcglobal.net>  
To: william.lamborn@lacity.org

Thu, Sep 21, 2017 at 9:03 AM

Attached a copy of our written comments in regards to the proposed project at 4<sup>TH</sup> and Hewitt (Case No.: ENV-2017-470-EIR).

Best Regards,

Chun Wu Wang

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 ENV-2017-470-EIR.pdf  
67K

September 20, 2017

To:  
William Lamborn  
Environmental Analysis Section  
Department of City Planning  
200 N Spring Street, Room 750, Los Angeles, CA 90012  
FAX: 213-978-1470

From:  
Chun Wu Wang  
Farmland Imports Inc.  
1168 E 5th Street, Los Angeles, CA 90013  
TEL: 213-621-2929

**RE: CASE NO.: ENV-2017-470-EIR / Concerns from a Neighbor**

Dear Mr. William Lamborn,

I, Chun Wu Wang, am the property owner of 1168 E. 5TH STREET and I am writing this in regards to a letter I received dated September 20, 2017 titled "NOTICE OF PREPARATION ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING", **CASE NO. ENV-2017-470-EIR**, about the proposed **4th and Hewitt Project**. My concerns and requests are as follows:

1. Parking is a constant issue in this area and I constantly deal with people parking in my private lot despite posted signs. We hope that this project will be able to add more parking to this area that is in dire need of more space.
2. During the construction of this project, I ask that there be **no heavy equipment** (especially during our business hours Monday through Friday 7am-4pm) **parked on 5th Street(from Alameda St. through Colyton St.)** that will prevent trucks from backing in and out of my property and/or disturb my business.
3. Add a 4 way stop on the corners of Colyton and 5th as well as on the corners of Seaton and 5th. For the safety of pedestrians and vehicles unfamiliar with the streets in this area.

Please contact me anytime if needing further discussion.

Thanks,  
Chun Wu Wang  
(213) 621-2929 - work  
(213) 422-0959 - cell  
1168 E. 5th Street  
Los Angeles, CA 90013