

Appendices

Appendix FEIR-1

Draft EIR Comment Letters

DEPARTMENT OF TRANSPORTATION
DISTRICT 7- OFFICE OF REGIONAL PLANNING
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LOS ANGELES, CA 90012
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*Making Conservation
a California Way of Life.*

July 29, 2022

James Harris
City of Los Angeles, Department of City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012

RE: Sunset + Wilcox Project - Draft
Environmental Impact Report (DEIR)
SCH# 2020120005
GTS# 07-LA-2020-03982
Vic. LA-2 PM 11.321

Dear James Harris,

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The Project includes the construction of a 15-story commercial building with 431,032 square feet of office space and 14,186 square feet of ground floor restaurant space. As part of the Project, the existing office and retail uses, and associated surface parking would be removed. Upon completion, the Project would result in a FAR of 6:1 and include 1,291 vehicular parking spaces.

The nearest State facility to the proposed project is SR 2. After reviewing the DEIR, Caltrans has the following comments:

The Project would develop new office and commercial restaurant uses on an infill location with convenient access to public transit and opportunities for walking and biking, which would result in a reduction of vehicle trips, VMT, and GHG emissions. Specifically, the Project Site is located in a transit-rich neighborhood serviced by Metro local and rapid bus lines and LADOT regional lines. In addition, the Project Site's proximity to a variety of commercial uses and services would encourage employees of the Project Site to walk to nearby destinations to meet their needs, thereby reducing VMT and GHG emissions.

As provided in the Transportation Assessment on page IV.H-43-44 under Environmental Impact Analysis (IV) in the DEIR, the queue length of the US-101 NB Off-ramp to Sunset Boulevard is projected to exceed ramp capacity in the A.M. peak hour in the Future Base scenario and the Future plus Project scenario. The off-ramp consists of three lanes, with lanes #1 and #2 exiting to N. Wilton Place and lane #3 exiting to westbound Sunset Boulevard. The off-ramp intersects at westbound Sunset Boulevard is unsignalized. The Project is projected to add 15 car lengths

to the queue in the A.M. peak hour. Since the Project is projected to increase the overflow onto the mainline lanes by more than two car lengths, this location required further analysis. The PeMS data showed that the average mainline speed on the US-101 NB near the Sunset Boulevard off-ramp during the A.M. peak hour is approximately 59 mph. Assuming the traffic queued on the ramp is traveling at 0 mph since the vehicles extend past the ramp length, this constitutes a potential safety issue at the US-101 NB Off-ramp to Sunset Boulevard. Therefore, the Project would result in a potentially significant impact due to additional freeway off-ramp queueing. Per LADOT's interim Guidance for Freeway Safety Analysis, operational changes have been explored to mitigate the potential safety issue at the US-101 NB Off-ramp to Sunset Boulevard.

Caltrans concurs with Mitigation Measure TR-MM-1, which would add a protected/permitted left-turn phase with reoptimized signal timing to westbound Sunset Boulevard at Van Ness Avenue. This would address the identified safety issue by partially alleviating congestion on Sunset Boulevard, that would in turn reduce the off-ramp queue onto the freeway mainline to less than what would occur under Future without Project conditions.

In reference to Page IV.H-44 of Transportation Assessment under Environmental Impact Analysis (IV) in the DEIR. It is noted that a related project in the vicinity of the off-ramp also proposes this same mitigation measure. Subject to City approval, the two projects could, therefore, share the mitigation. If for any reason one project were to not go forward, the other project would be fully responsible for the mitigation. Caltrans is not responsible for any fair-share contribution to the mitigation.

With the incorporation of Mitigation Measure TR-MM-1, potential impacts related to the freeway ramp safety issue would be reduced to less than significant. Furthermore, the Project's design and TDM program is estimated to generate lower VMT per capita for employees than the average for the area, resulting in a less than significant VMT impact.

Finally, any transportation of heavy construction equipment and/or materials which requires use of oversized-transport vehicles of State highways will need a Caltrans transportation permit. We recommend large size truck trips be limited to off-peak commute periods.

If you have any questions, please contact project coordinator Anthony Higgins, at anthony.higgins@dot.ca.gov and refer to GTS# 07-LA-2020-03982.

Sincerely,



MIYA EDMONSON
LDR Branch Chief

cc: State Clearinghouse



James Harris <james.harris@lacity.org>

Technical Data Request: Proposed Sunset + Wilcox Project

1 message

Dung Nguyen <dnguyen1@aqmd.gov>
To: "james.harris@lacity.org" <james.harris@lacity.org>
Cc: Michael Morris <mmorris@aqmd.gov>

Wed, Jul 6, 2022 at 7:57 AM

Dear Mr. Harris:

South Coast AQMD staff received the Draft Environmental Impact Report (Draft EIR) for the Proposed Sunset + Wilcox Project (South Coast AQMD Control Number: LAC220616-03). Staff is currently in the process of reviewing the Draft EIR. The public commenting period is from 6/16/2022 – 8/1/2022.

Upon reviewing the files provided as part of the public review period, I was able to access the Draft EIR and Appendices through the City's website.

Please provide all technical documents related to air quality, health risk, and GHG analyses, electronic versions of all emission calculation files, and air quality modeling and health risk assessment files (complete files, not summaries) that were used to quantify the air quality impacts from construction and/or operation of the Proposed Project as applicable, including the following:

- CalEEMod Input Files (.csv files);
- EMFAC output files (not PDF files);
- All emission calculation spreadsheet file(s) (not PDF files) used to calculate the Project's emission sources (i.e., truck operations);
- AERMOD Input and Output files, including AERMOD View file(s) (.isc);
- Any HARP Input and Output files and/or cancer risk calculation files (excel file(s); not PDF) used to calculate cancer risk and chronic and acute hazards from the Project;
- Any files related to post-processing done outside AERMOD to calculate pollutant-specific concentrations (if applicable).

You may send the files mentioned above via a Dropbox link in which they may be accessed and downloaded by South Coast AQMD staff **by COB on Monday, 07/11/22**. Without all files and supporting documentation, South Coast AQMD staff will be unable to complete a review of the air quality analyses in a timely manner. Any delays in providing all supporting documentation will require additional time for review beyond the end of the comment period.

If you have any questions regarding this request, please don't hesitate to contact me.

Regards,

7/7/22, 9:42 AM

City of Los Angeles Mail - Technical Data Request: Proposed Sunset + Wilcox Project

Dung Nguyen (*She/Her/Hers*)

Air Quality Specialist, CEQA IGR

Planning, Rule Development & Area Sources

South Coast Air Quality Management District

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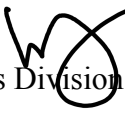
Please note South Coast AQMD is closed on Mondays.

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: July 18, 2022

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

Attn: James Harris, City Planner
Department of City Planning

FROM: Rowena Lau, Division Manager
Wastewater Engineering Services Division
LA Sanitation and Environment 

SUBJECT: SUNSET AND WILCOX PROJECT - NOTICE OF COMPLETION AND AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT

This is in response to your June 16, 2022 Notice of Completion and Availability of Draft Environmental Impact Report for the proposed commercial development project located at 1420, 1424, 1426, 1428, 1432, 1432 1/2, 1434, 1436, 1438, 1440, 1450, 1452, and 1454 North Wilcox Avenue; 6450, 6460, and 6462 West Sunset Boulevard; 1413, 1417, 1419, 1425, 1427, 1433, 1435, 1439, 1441, 1443, 1445, and 1447 North Cole Place; and, 6503 De Longpre Avenue, Los Angeles, CA 90028. LA Sanitation, Wastewater Engineering Services Division has received and logged the notification. Upon review, it has been determined the project is in the final stages of the California Environmental Quality Act review process and requires no additional hydraulic analysis. Please notify our office in the instance that additional environmental review is necessary for this project.

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

RL/CD:sa

c: Julie Allen, LASAN
Michael Scaduto, LASAN
Christine Sotelo, LASAN
Christopher DeMonbrun, LASAN

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Mitchell M. Tsai
Attorney At Law

139 South Hudson Avenue
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Pasadena, California 91101

VIA E-MAIL

July 5, 2022

James Harris, City Planning Associate
City of Los Angeles
221 North Figueroa Street, Suite 1350
Los Angeles, CA 90012
Em: james.harris@lacity.org

**RE: City of Los Angeles' Sunset + Wilcox Project (SCH #: 2020120005)
(ENV-2020-1930-EIR).**

Dear James Harris,

On behalf of the Southwest Regional Council of Carpenters (“**Southwest Carpenters**” or “**SWRCC**”), my Office is submitting these comments on the City of Los Angeles’ (“**City**” or “**Lead Agency**”) Draft Environmental Impact Report for the Sunset + Wilcox Project (SCH#:2020120005) (ENV-2020-1930-EIR) (“**Project**”).

The Southwest Carpenters would like to express their support for this Project. After receiving clarification and further information about this Project, SWRCC believes that this Project will benefit the environment and the local economy by utilizing a local skilled and trained workforce and will be built utilizing protocols that will protect worker health and safety.

Sincerely,

Mitchell M. Tsai
Attorneys for Southwest Regional
Council of Carpenters