



**Yana Garcia**  
Secretary for  
Environmental Protection



**Department of Toxic Substances Control**

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Katherine M. Butler, MPH, Director  
8800 Cal Center Drive  
Sacramento, California 95826-3200  
[dtsc.ca.gov](http://dtsc.ca.gov)



**Gavin Newsom**  
Governor

**SENT VIA ELECTRONIC MAIL**

December 3, 2024

Kathleen King  
City Planner  
City of Los Angeles  
221 N Figueroa Street  
Los Angeles, CA 90012  
[kathleen.king@lacity.org](mailto:kathleen.king@lacity.org)

RE: DRAFT ENVIRONMENTAL IMPACT REPORT FOR 6000 HOLLYWOOD  
BOULEVARD DATED NOVEMBER 6, 2024 STATE CLEARINGHOUSE NUMBER:  
[2023050659](https://clearinghouse.ca.gov/2023050659)

Dear Kathleen King,

The Department of Toxic Substances Control (DTSC) has reviewed the Draft Environmental Impact Report (DEIR) for 6000 Hollywood Boulevard project (project). The project proposes a mixed-use development comprised of 350 residential units (of which 44 units will be reserved for Very Low-Income households), 136,000 square feet of office use, 18,004 square feet of retail use, and 4,038 square feet of restaurant use. The proposed uses would be in three primary buildings, Buildings A, B, and C, and 11 low-rise structures. Building A would be a 136,000 square foot 6-story office and retail building, Building B would be a 289,079 square foot 35-story residential tower, and Building C would be a 23,560 square foot 4-story residential building; 11 low-rise structures ranging from 2 to 4 stories would be interspersed throughout. One of the low-rise structures would be a 4,038 square foot 2-story restaurant and the remaining 10

structures would include 38 residential townhomes. Upon completion, the project would result in a total floor area of 501,185 square feet on the 3.7-acre site. All the existing improvements and uses on the project site would be demolished.

In Section IV.F Hazards and Hazardous Materials, subsection(3)(b)(2) Mitigation Measures, Mitigation Measure HAZ-MM-1 states “The Applicant shall retain a qualified environmental consultant to prepare a Soil Management Plan which shall be submitted to the City of Los Angeles Department of Building and Safety for review and approval prior to the commencement of soil disturbance activities. The SMP shall be implemented during soil disturbance activities on the Project Site to ensure that contaminated soils are properly identified, excavated, managed, transported, and disposed of off-site.”

DTSC recommends the City of Los Angeles adhere to the following:

1. A Soil Management Plan (SMP) not be implemented as a primary cleanup plan as stated in the Phase I Environmental Site Assessment conducted by Citadel EHS.” DTSC recommends that any potential contamination be fully characterized and then remediated under the oversight of a [self-certified local agency](#), DTSC or Regional Water Quality Control Board. A SMP alone cannot sufficiently identify and document the potential contaminants that may pose a threat to human health and the environment. DTSC recommends that a cleanup plan, a Removal Action Workplan (RAW) or Remedial Action Plan (RAP), be prepared to adequately address all site impacts after complete characterization.
2. The City of Los Angeles Department of Building and Safety is not a [self-certified local agency](#) and the City of Los Angeles should enter into a voluntary agreement to address contamination at brownfields and other types of properties or receive oversight from a [self-certified local agency](#), DTSC or Regional Water Quality Control Board. If entering into one of DTSC’s voluntary agreements, please note that DTSC uses a single standard Request for Lead Agency Oversight Application for all agreement types. Please apply for DTSC oversight using this link: [Request for Agency](#)

[Oversight Application](#). Submittal of the online application includes an agreement to pay costs incurred during agreement preparation. If you have any questions about the application portal, please contact your [Regional Brownfield Coordinator](#).

3. DTSC recommends that all imported soil and fill material should be tested to assess any contaminants of concern meet screening levels as outlined in [DTSC's Preliminary Endangerment Assessment \(PEA\) Guidance Manual](#). Additionally, DTSC advises referencing the [DTSC Information Advisory Clean Imported Fill Material Fact Sheet](#) if importing fill is necessary. To minimize the possibility of introducing contaminated soil and fill material there should be documentation of the origins of the soil or fill material and, if applicable, sampling be conducted to ensure that the imported soil and fill material are suitable for the intended land use. The soil sampling should include analysis based on the source of the fill and knowledge of prior land use. Additional information can be found by visiting [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#).

DTSC appreciates the opportunity to review and comment on the DEIR for 6000 Hollywood Boulevard Project. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or concerns, please contact me or a member of our [CEQA Unit Team](#).

Sincerely,

*Tamara Purvis*

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Associate Environmental Planner  
CEQA Unit-Permitting/HWMP  
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Kathleen King  
December 3, 2024  
Page 4

cc: (via email)

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