



**Yana Garcia**  
Secretary for  
Environmental Protection



## Department of Toxic Substances Control

Meredith Williams, Ph.D., Director  
8800 Cal Center Drive  
Sacramento, California 95826-3200



**Gavin Newsom**  
Governor

### SENT VIA ELECTRONIC MAIL

December 20, 2023

Antonio Castillo  
Senior Planner  
City of West Hollywood  
8300 Santa Monica Boulevard  
West Hollywood, CA 90069  
[ACastillo@weho.org](mailto:ACastillo@weho.org)



RE: NOTICE OF PREPARATION (NOP) OF A DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) FOR 1000 NORTH LA BREA AVENUE DATED NOVEMBER 22, 2023 STATE CLEARINGHOUSE # [2023110626](#)

Dear Antonio Castillo,

The Department of Toxic Substances Control (DTSC) received a NOP of a DEIR for the 1000 North La Brea Avenue project. The project involves the demolition of an existing concrete batch plant and warehouse building for the construction and operation of a new 34-story (approximately 352-foot-tall) mixed-use residential and commercial building with 514 apartment units and 30,000 square feet of commercial/retail use on the ground floor. The ground floor would include an entry plaza open to the public, a café outdoor seating area, and other residential amenities. The project would provide seven floors of parking, including two subterranean floors, totaling 674 parking spaces. Other amenities include outdoor gardens, a fitness center, recreation rooms, a library, an outdoor swimming pool, and a firepit. The rooftop will also include a photo-voltaic system

and an emergency helipad structure. These roof level improvements would exceed the finished 352-foot height of the building by an additional 25 feet. The project would also integrate seven billboards with varied dimensions throughout all facades of the building. Based on our Project review, DTSC requests consideration of the following comments.

1. Due to the historic occupancies of the site (including a used car lot), existing uses of the site (i.e., concrete batch plant), historic and current land uses of adjoining properties (i.e., auto service shop, machine shops, plastic manufacturers, dry cleaners), DTSC recommends this project enter into DTSC's Standard Voluntary Agreement (SVA) program so that a proper evaluation of the Project can be reviewed by designated DTSC technical staff. The [FLUXX portal link](#) is provided and the page also has a link to the [Fluxx User Guide](#) that can help you navigate the system. You will need to create a new profile and once in the system, click "Start a Request for Lead Agency Oversight Application." DTSC recommends that once the SVA is signed, a Preliminary Endangerment Assessment Report (PEA Report) be submitted for DTSC review. The PEA Report shall summarize all existing data and provide an evaluation of the possible risk to current and future users of the site.

If you have any questions about the application portal, please contact the DTSC Brownfield Coordinator [Gregory Shaffer](#) or contact the [Application Portal Inbox](#).

2. If buildings or other structures are to be demolished on any project sites included in the proposed project, surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition, and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with DTSC's 2006 [Interim](#)

[Guidance Evaluation of School Sites with Potential Contamination from Lead Based Paint, Termiticides, and Electrical Transformers.](#)

3. DTSC recommends that all imported soil and fill material should be tested to ensure any contaminants of concern are within approved screening levels for the intended land use. 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 meets screening levels for the intended land use. The soil sampling should include analysis based on the source of the fill and knowledge of the prior land use.

DTSC appreciates the opportunity to comment on the 1000 North La Brea Avenue 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 would like any clarification on DTSC's comments, please respond to this letter or via [email](#) for additional guidance.

Sincerely,



Tamara Purvis  
Associate Environmental Planner  
HWMP - Permitting Division – CEQA Unit  
Department of Toxic Substances Control

cc: (via email)

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