

# Summary Form for Electronic Document Submittal

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2023110626

Project Title: 1000 North La Brea Avenue Project

Lead Agency: City of West Hollywood

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Project Location: West Hollywood

Los Angeles

City

County

Project Description (Proposed actions, location, and/or consequences).

The project site is located at 1000, 1014, 1020, and 1028 North La Brea Avenue on the northeast corner of the North La Brea Avenue and Romaine Street intersection in the City of West Hollywood. The site encompasses 43,316 square feet, or approximately 0.99 acre, and consists of three contiguous parcels: Assessor Parcel Numbers (APNs) 5531-014-015, -016, and -017. As detailed further in the Draft EIR, the project site was developed with a concrete batch plant located at 1000 and 1014 North La Brea Avenue previously operated by CEMEX until expiration of their lease in December 2024, and a 11,906-square-foot vacant warehouse building at 1020 and 1028 North La Brea Avenue. The project involves the demolition of on-site buildings and structures for the construction and operation of a 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 with outdoor seating, 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. Approximately 27,976 square feet of common open space and 32,420 square feet of private open space would be provided throughout the building. The rooftop would also include a solar photo-voltaic system and an emergency helipad structure that would exceed the finished 352-foot height of the building by an additional 25 feet. The project would also integrate up to seven billboards proposed to be a combination of static and/or full motion video with varied dimensions throughout all facades of the building.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

- **Cultural Resources:** As discussed in Section 4.3, *Cultural Resources*, of the Draft EIR, the project would have potential impacts in the event that unanticipated archaeological resources and/or human remains are encountered during project construction. With implementation of Mitigation Measures CUL-1 through CUL-4, impacts would be less than significant with mitigation.
- **Mitigation Measure CUL-1 Workers Environmental Awareness Program Training**

Prior to the start of ground-disturbing construction activities, all construction personnel and monitors who are not trained archaeologists shall be briefed regarding unanticipated discoveries prior to the start of construction activities. A recording of a basic power point presentation shall be prepared and presented by a qualified archaeologist to inform all personnel working on the project about the archaeological sensitivity of the area. The recording shall be presented by the project applicant and/or subsequent responsible parties to all construction personnel throughout all phases of project construction who have not previously attended the training for the project. The purpose of the Workers Environmental Awareness Program training is to provide specific details on the kinds of archaeological materials that may be identified during construction of the project and explain the importance of and legal basis for the protection of significant archaeological resources. Each worker shall also learn the proper procedures to follow in the event that cultural resources or human remains are uncovered during ground-disturbing activities. These procedures include work curtailment or redirection, and the immediate contact of the on-call Qualified Archaeologist and if appropriate, tribal representative. The necessity of training attendance shall be stated on all construction plans and a record of attendance via a sign-in sheet shall be maintained as part of the mitigation and monitoring reporting program.

- **Mitigation Measure CUL-2 Retention of an On-Call Qualified Archaeologist**

Prior to ground-disturbance activities, the project applicant and/or subsequent responsible parties shall retain a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for Archaeology (NPS 1983) (Qualified Archaeologist), to prepare and provide the Workers Environmental Awareness Program training as outlined under CUL-1 and to respond to any inadvertent discoveries identified for the duration of construction activities. The Qualified Archaeologist should possess experience and familiarity with historic-period and prehistoric archaeological resources in the region.
- **Mitigation Measure CUL-3 Inadvertent Discovery of Archaeological Resources**

In the event that archaeological resources (sites, features, or artifacts) are exposed during construction activities for the project, all construction work occurring within 50 feet of the find shall immediately stop and the Qualified Archaeologist shall be contacted immediately. The Qualified Archaeologist or other designated archaeologist working under the direction of the Qualified Archaeologist shall evaluate the significance of the find and determine whether or not additional study is warranted. Work on the other portions of the project outside of the buffered area of the discovery may continue during this assessment period. Avoidance and preservation in place shall be the preferred manner of mitigating impacts to resources of an archaeological nature. Depending upon the significance of the find under CEQA (14 California Code of Regulations 15064.5[f]; Public Resources Code Section 21082), the archaeologist may simply record the find and allow work to continue. If the discovery proves significant under CEQA, additional work, such as preparation of an archaeological treatment plan, testing, or data recovery, may be warranted. For resources that are Native American in origin, the City, along with the Qualified Archaeologist, shall coordinate with the Kizh Nation on appropriate treatment.
- **Mitigation Measure CUL-4 Inadvertent Discovery of Human Remains**

In accordance with California Health and Safety Code Section 7050.5, California Public Resources Code Section 5097.98, and the California Code of Regulations Section 15064.5(e), if human remains are found, the County Coroner must be immediately notified of the discovery. No further excavation or disturbance of the project site or any nearby (no less than 100 feet) area reasonably suspected to overlie adjacent remains can occur until the County Coroner has determined if the remains are potentially human in origin. If the County Coroner determines that the remains are, or are believed to be, Native American, he or she is required to notify the NAHC that shall notify those persons believed to be the most likely descendant (MLD). The MLD will be afforded an opportunity to inspect the find and make recommendations, in consultation with the property owner and lead agency, for the treatment and disposition of the identified human remains. If an MLD cannot be identified, or the MLD fails to make a recommendation regarding the treatment of the remains within 48 hours after being granted access to the project site to examine the remains, the landowner, working with the lead agency, will rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance.
- **Geology and Soils:** As discussed in Section 4.5, *Geology and Soils*, of the Draft EIR, the project site includes expansive soils and the site would be subject to ground shaking that requires the incorporation of site-specific geotechnical design features in addition to compliance with applicable building regulations. Furthermore, the project would have potential impacts in the event that unanticipated paleontological resources are encountered during project construction. With implementation of Mitigation Measures GEO-1 and GEO-2, impacts would be less than significant with mitigation.
- **Mitigation Measure GEO-1 Geotechnical Investigation Recommendations**

The project applicant and contractor shall follow all recommended geotechnical design features, including (but not limited to) those related to dewatering, grading, foundation construction, floor slab design, included in Sections 8.5 through 8.28 of the Geotechnical Investigation, Proposed Mixed-Use High-Rise Development, 1000, 1014, & 1020 North La Brea Avenue, West Hollywood, California prepared by Geocon West, Inc, dated May 10, 2023 and any subsequent analysis. Prior to the issuance of grading and building permits, the City's Building and Safety Division shall review and approve the detailed construction plans or report documenting compliance with recommended geotechnical design features to ensure the project implements the measures included in the Geotechnical Investigation would reduce potential impacts related to the high groundwater table and other unstable soils to less than significant with mitigation.
- **Mitigation Measure GEO-2 Paleontological Resources Monitoring and Mitigation**

**Qualified Professional Paleontologist.** Prior to excavation, the project applicant shall retain a Qualified Professional Paleontologist, as defined by the Society of Vertebrate Paleontology (SVP) (SVP 2010). The Qualified Professional Paleontologist shall draft a Paleontological Resources Mitigation and Monitoring Plan, which shall direct all mitigation measures related to paleontological resources.

**Paleontological Worker Environmental Awareness Program.** Prior to the start of ground-disturbing construction activities, the Qualified Professional Paleontologist or their designee shall conduct a paleontological

Worker Environmental Awareness Program training for construction personnel regarding the appearance of fossils and the procedures for notifying paleontological staff should fossils be discovered by construction personnel. A recording of a basic power point presentation shall be prepared and presented by the Qualified Professional Paleontologist to inform all personnel working on the project about the archaeological sensitivity of the area. The recording shall be presented by the project applicant and/or subsequent responsible parties to all construction personnel throughout all phases of project construction who have not previously attended the training for the project. The necessity of training attendance shall be stated on all construction plans and a record of attendance via a sign-in sheet shall be maintained as part of the mitigation and monitoring reporting program.

**Paleontological Monitoring.** A full-time paleontological monitor shall be present onsite to observe ground-disturbing construction activities (e.g., grading, excavating, trenching) that impact native soils (i.e., undisturbed, non-fill sediments). Paleontological monitoring shall be conducted by a paleontological monitor with experience with collection and salvage of paleontological resources and who meets the minimum standards of the SVP for a Paleontological Resources Monitor (SVP 2010). The Qualified Professional Paleontologist may recommend that monitoring be reduced in frequency or ceased entirely based on geologic observations. In the event of a fossil discovery by the paleontological monitor or construction personnel, all construction activity within 50 feet of the find shall cease, and the Qualified Professional Paleontologist shall evaluate the find. If the fossil(s) is (are) not scientifically significant, then construction activity may resume. If it is determined that the fossil(s) is (are) scientifically significant, the following shall be completed: Fossil Salvage, Fossil Preparation and Curation and Final Paleontological Mitigation Report.

- **Hazards and Hazardous Materials:** As discussed in Section 4.7, *Hazards and Hazardous Materials*, of the Draft EIR, the project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5; however, there are known hazardous material impacts to soil, soil vapor, and groundwater at the project site. With implementation of Mitigation Measures HAZ-1 through HAZ-4, impacts would be less than significant with mitigation.

- **Mitigation Measure HAZ-1 Regulatory Agency Oversight**

Prior to issuance of a grading permit, the project applicant shall enter into a voluntary oversight agreement with the California Department of Toxic Substances Control (DTSC), Los Angeles Regional Water Quality Control Board (RWQCB), or Los Angeles County Fire Department (LACFD) (regulatory Agency) to provide regulatory oversight of identified releases at the project site. The regulatory Agency shall be utilized for agency oversight of assessment and remediation of the project site at least through completion of construction activities.

Prior to commencement of construction and grading activities at the project site, the project applicant shall submit the following documents to the selected oversight agency:

- Current development plan (e.g., architectural drawings and project description) and any modifications to the development plan
- All environmental assessment documents completed for the project site, including the Phase I and II Environmental Site Assessments listed in the Initial Study and EIR for the proposed project
- All future environmental documents completed for the project site

Upon submittal of the previously listed information, and in accordance with the regulatory Agency's voluntary oversight agreement, the regulatory Agency may require actions such as: development of subsurface investigation workplans; completion of additional soil, soil vapor, and/or groundwater subsurface investigations; installation of soil vapor or groundwater monitoring wells; soil excavation and off-site disposal; completion of human health risk assessments; and/or completion of remediation reports or case closure documents.

Subsurface soil, soil vapor, and groundwater investigations, if required, shall be conducted in accordance with a sampling plan that shall be reviewed and approved by the regulatory Agency. The regulatory Agency approval documents shall also be submitted to and reviewed by the City prior to issuing grading permits.

- **Mitigation Measure HAZ-2 Soil and Groundwater Management Plan**

Prior to commencement of demolition and construction/grading activities at the project site, the project applicant shall retain a qualified environmental consultant (PG or PE) to prepare a Soil and Groundwater Management Plan (SGMP) for the project site. The SMGP shall address:

1. On-site handling and management of impacted soils or other impacted wastes (e.g., stained soil, and soil or groundwater with solvent or chemical odors) if such soils or impacted wastes are encountered, and
2. Specific actions to reduce hazards to construction workers and off-site receptors during the construction phase.

The plan must establish engineering controls and soil management practices to ensure construction worker safety, the health of future workers and visitors, and the off-site migration of contaminants from the project. These measures and practices shall include, but are not limited to:

- Stockpile management including stormwater pollution prevention and the installation of BMPs.
- Proper disposal procedures of contaminated materials.
- Investigation procedures for encountering known and unexpected odorous or visually stained soils, other indications of hydrocarbon piping or equipment, and/or debris during ground-disturbing activities.
- Monitoring and reporting
- A health and safety plan for contractors working at the project site that addresses the safety and health hazards of each phase of site construction activities with the requirements and procedures for employee protection.
- The health and safety plan shall outline proper soil handling procedures and health and safety requirements to minimize worker and public exposure to hazardous materials during construction.

The City shall review the SGMP and have the authority to propose and include modifications prior to submittal to the regulatory Agency, which shall be the same Agency that the project applicant enters into a voluntary oversight agreement with per Mitigation Measure HAZ-1. The regulatory Agency shall review and approve the SGMP prior to construction (demolition and grading) activities at the project site. The City shall review the final SGMP prior to issuance of grading permits. The project applicant shall implement the SGMP during demolition, grading, and construction at the project site.

▫ **Mitigation Measure HAZ-3 Sub-slab Vapor Mitigation System**

Where soil vapor is known and is identified to be present at chemical concentrations exceeding regulatory screening thresholds for sub-slab/soil vapor intrusion, the project applicant shall retain a qualified environmental consultant (PG or PE) or other qualified person to prepare a vapor mitigation system design for the proposed project in accordance with adopted regulations.

The plan shall include, but is not limited to:

- Design specifications
- Material specifications
- Installation requirements
- Monitoring requirements

The regulatory Agency shall review and approve the Sub-slab Vapor Mitigation System Design prior to construction. Engineering measures or institutional controls shall be submitted to the City's Planning and Development Services Department prior to the issuance of any grading or building permits. The project applicant and/or contractor shall incorporate a sub-slab vapor barrier during construction, the implementation of which shall prevent the potential for soil vapor volatile organic compounds (VOCs) from migrating to indoor air.

▫ **Mitigation Measure HAZ-4 Groundwater Disposal**

If disposal of contaminated groundwater (decontamination water, purge water, dewatering, or underground structures [groundwater leakage into the final structure]) is generated during construction of the project, the Los Angeles Regional Water Quality Control Board (RWQCB) or the City West Hollywood Department of Public Works shall be consulted to determine if the treated groundwater can be disposed through one of their waste discharge permit options. Los Angeles RWQCB may require that an individual National Pollution Discharge Elimination System (NPDES) permit and/or waste discharge requirements be obtained for dewatering activities.

The groundwater discharge and disposal requirements vary by agency, location, concentration, and contaminants of concern and shall therefore be developed in consultation with the City and the applicable regulatory agency.

- **Hydrology and Water Quality:** As discussed in Section 4.8, *Hydrology and Water Quality*, of the Draft EIR, the proposed project would disturb on-site contaminated soils during construction and increase on-site development density/intensity with potential to result in impacts related to water quality. With implementation of Mitigation Measure GEO-1 and Mitigation Measures HAZ-1 through HAZ-4, impacts would be less than significant with mitigation.
- **See Mitigation Measure GEO-1 and Mitigation Measures HAZ-1 through HAZ-4**
- **Tribal Cultural Resources:** As discussed in Section 4.13, *Tribal Cultural Resources*, of the Draft EIR, the project would have potential impacts in the event that previously unidentified tribal cultural resources are encountered during project construction. With implementation of Mitigation Measures CUL-1 through CUL-3 and Mitigation Measures TCR-1 and TCR-2, impacts would be less than significant with mitigation.
- **See Mitigation Measures CUL-1 through CUL-3**

▫ **Mitigation Measure TCR-1 Retention of a Native American Monitor and Native American Monitoring**

Prior to the commencement of ground disturbing activities, the project applicant and/or subsequent responsible parties shall retain a Native American/Tribal monitor/entity from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation (Kizh Nation or Tribe) to monitor all ground-disturbing activities within native sediments (generally those at a depth of 3 feet below ground surface or greater). A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the earlier of the commencement of any ground disturbing activities. Ground disturbing activities shall include, but are not limited to, grading, excavation, trenching, boring/drilling, potholing, augering, and tree or foundation removal.

A look-ahead construction schedule shall be provided to the Kizh Nation each week prior to work being performed, to provide guidance on when work will occur within native sediments. The schedule shall include, at a minimum, all planned construction activities involving ground disturbance, including location and the nature of the work, and depths of ground disturbance scheduled for the week.

The Native American monitor shall be responsible for completing monitoring logs on the days that they are on-site and monitoring ground disturbing activities within native soils. The monitoring logs will include descriptions of the relevant ground disturbing activities, the type of construction activities performed, locations and depths of ground disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Copies of the monitoring logs shall be provided to the project applicant/lead agency upon written request to the Tribe.

On-site tribal monitoring shall conclude upon the latter of the following: (1) written confirmation to the Kizh Nation from a designated point of contact for the project applicant/lead agency that all ground disturbing activities and phases that may involve ground disturbing activities within native soils on the project site or in connection with the project are complete; or (2) a determination and written notification by the Kizh Nation to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact resources that may potentially be tribal cultural resources

▫ **Mitigation Measure TCR-2 Inadvertent Discovery of Tribal Cultural Resources**

In the event suspected tribal cultural resources are discovered during ground disturbing construction activities, all work shall cease within 50 feet of the find, or another distance, agreed to between the Kizh Nation and the City, based on the project area and nature of the find and shall not resume until the potential tribal cultural resource has been assessed in accordance with CUL-3 between the City, Qualified Archaeologist, and the Kizh Nation. If the City determines, pursuant to Public Resources Code Section 21074 (a)(2), that the object or artifact qualifies as a tribal cultural resource, appropriate treatment shall be developed by the City in coordination with the Qualified Archaeologist, and the Kizh Nation.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Based on the public comment letters received following the Notice of Preparation (provided in Appendix B of the Draft EIR), along with verbal comments received during the Scoping Meeting, issues of concern include, but are not limited to, project and cumulative impacts associated with aesthetics, air quality, cultural resources, greenhouse gas emissions, hazards and hazardous materials, land use and planning, noise, transportation and traffic, and water supply.

Provide a list of the responsible or trustee agencies for the project.

Responsible agencies:

- California Department of Transportation
- Department of Toxic Substances Control
- Los Angeles County Fire Department
- Los Angeles County Sanitation Districts
- Los Angeles Regional Water Quality Control Board
- South Coast Air Quality Management District

There are no trustee agencies for the proposed project.