



Gavin Newsom  
Governor

STATE OF CALIFORNIA  
GOVERNOR'S OFFICE of PLANNING AND RESEARCH



Kate Gordon  
Director

## Memorandum

**Date:** May 20, 2019  
**To:** All Reviewing Agencies  
**From:** Scott Morgan, Director  
**Re:** SCH # 2008031038  
**8<sup>th</sup>, Grand, and Hope**

---

The State Clearinghouse distributed the above-referenced **NOP** on **May 10, 2019** to your agency for review and comment. It has come to our attention that the document was issued an *incorrect* State Clearinghouse Number in error. For all future correspondence regarding this project, please use the new State Clearinghouse **2019050010**. We apologize for any inconvenience this may have caused. All other project information remains the same.

cc: Polonia Majas  
City of Los Angeles, Dept. of City Planning  
221 N. Figueroa Street, Suite 1350  
Los Angeles, CA 90012



Gavin Newsom  
Governor

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



Kate Gordon  
Director

**Notice of Preparation**

May 20, 2019

To: Reviewing Agencies

Re: 8th, Grand and Hope  
SCH# 2019050010

Attached for your review and comment is the Notice of Preparation (NOP) for the 8th, Grand and Hope 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:

**Polonia Majas  
Los Angeles, City of  
221 N. Figueroa Street, Suite 1350  
Los Angeles, CA 90012**

with a copy to the State Clearinghouse in the Office of Planning and Research at [state.clearinghouse@opr.ca.gov](mailto:state.clearinghouse@opr.ca.gov). Please refer to the SCH number noted above in all correspondence concerning this project on our website: <https://ceqanet.opr.ca.gov/2019050010/2>.

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

cc: Lead Agency



Gavin Newsom  
Governor

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



Kate Gordon  
Director

**Notice of Preparation**

May 10, 2019

To: Reviewing Agencies

Re: 8th & Grand/Hope Mixed Use-Project  
SCH# ~~2008031038~~ *Refer to new SCH# 2019050010*

Attached for your review and comment is the Notice of Preparation (NOP) for the 8th & Grand/Hope Mixed Use-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:

**Polonia Majas**  
**Los Angeles, City of**  
**221 N. Figueroa Street, Suite 1350**  
**Los Angeles, CA 90012**

with a copy to the State Clearinghouse in the Office of Planning and Research at [state.clearinghouse@opr.ca.gov](mailto:state.clearinghouse@opr.ca.gov). Please refer to the SCH number noted above in all correspondence concerning this project on our website: <https://ceqanet.opr.ca.gov/2008031038/4>.

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

cc: Lead Agency

**NOP Distribution List**



County: Los Angeles

SCH# 2019050010

**Regional Water Quality Control Board (RWQCB)**

**Resources Agency**

- Resources Agency**  
Nadell Gayou
- Dept. of Boating & Waterways**  
Denise Peterson
- California Coastal Commission**  
Allyson Hitt
- Colorado River Board**  
Elsa Contreras
- 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 & 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**  
Anthony Navasero
- California Energy Commission**  
Eric Knight

Fish and Wildlife

- 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

- 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**  
Susan Zanchi
- 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**  
Kevin Taylor/Jeff Esquivel
- 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 Reg. # \_\_\_\_\_**  
CEQA Tracking Center
- Department of Pesticide Regulation**  
CEQA Coordinator

- 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** \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_  
Conservancy

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

2019050010

Project Title: 8th, Grand and Hope

Lead Agency: City of Los Angeles, Department of City Planning Contact Person: Polonia Majas
Mailing Address: 221 N. Figueroa Street, Suite 1350 Phone: (213) 847-3625
City: Los Angeles Zip: 90012 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: Los Angeles
Cross Streets: Hope Street and 8th Street, Grand Avenue and 8th Street Zip Code: 90012
Longitude/Latitude (degrees, minutes and seconds): 34 ° 02 ' 46.7 " N / 118 ° 15 ' 30.0 " W Total Acres: 0.83
Assessor's Parcel No.: 5144-011-009, 5144-011-016 Section: Twp.: Range: Base:
Within 2 Miles: State Hwy #: I-10, US-101, SR-110 Waterways: Los Angeles River
Airports: Railways: Amtrak, Metro/Metrolink Schools: 9th Street Elementary, John H. Liechty Middle School, Belmont Zone of Choice high schools, etc.

Document Type:

CEQA: [X] NOP [ ] Draft EIR NEPA: [ ] NOI Other: [ ] Joint Document
[ ] Early Cons [ ] Supplement/Subsequent EIR [ ] EA [ ] Final Document
[ ] Neg Dec (Prior SCH No.) [ ] Draft EIS [ ] Other:
[ ] Mit Neg Dec Other: FONSI

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 [X] Site Plan [X] Land Division (Subdivision, etc.) [X] Other: Transfer of Floor Area; Variance

Development Type:

[X] Residential: Units 547-580 Acres
[ ] Office: Sq.ft. Acres Employees [ ] Transportation: Type
[X] Commercial: Sq.ft. 7,499 Acres Employees [ ] Mining: Mineral
[ ] Industrial: Sq.ft. Acres Employees [ ] Power: Type MW
[X] Educational: 37,216 sq.ft. [ ] Waste Treatment: Type MGD
[ ] Recreational: [ ] Hazardous Waste: Type
[ ] Water Facilities: Type MGD [ ] Other:

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Surface Parking Lot and Parking Structure/ C2-4D/Regional Center Commercial

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

The Project proposes to develop a 45-story mixed-use building on an approximately 36,178-square-foot (0.83-acre) site located within the Central City Community Plan Area of the City of Los Angeles (City). The Project would consist of 547 residential dwelling units, up to 7,499 square feet of ground floor commercial/retail/restaurant space, and 37,216 square feet dedicated to a charter school for grades K-5 (hereinafter referred to as the Project). The Project would provide a maximum of 562,696 square feet of floor area with a Floor Area Ratio (FAR) of 9.37:1. In addition, the Project includes an option wherein an additional 33 residential units may be constructed in lieu of the school use, resulting in a total of 580 residential units for the option. Under this scenario in which the school is not developed, a maximum of 556,459 square feet of floor area would be developed with a total FAR of 9.27:1. The Project would also include three subterranean levels to a maximum depth of 63 feet below ground level. With 45 stories, the building would have a maximum height of 592 feet above ground level. The parking would be provided in three subterranean levels and on four levels above the street level uses. To accommodate the Project, an existing surface parking lot and four level parking structure would be demolished.

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 an "X".  
If you have already sent your document to the agency please denote that with an "S".

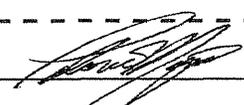
- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Air Resources Board              | <input type="checkbox"/> Office of Historic Preservation                     |
| <input type="checkbox"/> Boating & Waterways, Department of          | <input type="checkbox"/> Office of Public School Construction                |
| <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 #7                        | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics            | <input type="checkbox"/> Regional WQCB #4                                    |
| <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 checked="" 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 #                        | <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             | Other: _____   |
| <input type="checkbox"/> Health Services, Department of              | Other: _____   |
| <input checked="" 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 May 10, 2019 Ending Date June 11, 2019

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

Consulting Firm: <u>Eystone Environmental</u>	Applicant: <u>Mitsui Fudosan America</u>
Address: <u>2121 Rosecrans Avenue, Suite 3355</u>	Address: <u>725 S. Figueroa Street, Suite 1080</u>
City/State/Zip: <u>El Segundo, CA 90245</u>	City/State/Zip: <u>Los Angeles, CA 90017</u>
Contact: <u>Stephanie Eystone-Jones</u>	Phone: <u>(213) 321-3493</u>
Phone: <u>(424)207-5333</u>	

Signature of Lead Agency Representative:  Date: May 8, 2019

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