Form F

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 #:		
Project Title:	Beverly Hills Creative Offices Specific Plan Project	
Lead Agency:	City of Beverly Hills	
Contact Name: Masa Alkire, AICP, Principal Planner		
Email: malkire	@beverlyhills.org	Phone Number: <u>310-285-1135</u>
Project Locatio	n:9220 North Santa Monica Boulevard, Beverly Hills, Los Angeles County, California 90210	
	City	County

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

The Proposed Project would involve construction and operation of up to 11 new office buildings in the City of Beverly Hills. The office buildings would be constructed within an approximately 2.49-acre site, which consists of a 2.11-acre private property bound by Santa Monica Boulevard to the northwest, Beverly Boulevard to the northeast, and Civic Center Drive to the southeast and southwest, along with approximately 0.37 acres of public right-of-way surface area proposed to be vacated by the City and incorporated into the Project Site. The Project Site also includes a subsurface area under existing public right-of-way that the applicant proposes the City to vacate. This area extends under Civic Center Drive a distance of 25 feet south from the existing southern parcel boundary. This proposed vacation is for a land area between 4 and 25 feet below the ground surface and is requested to allow the construction of a two-level subterranean parking structure. The office buildings would range between approximately 8,500 and 21,700 square feet in size and 3 to 4 stories in height. The Project would be constructed in conjunction with or following implementation of a remediation plan at the Project Site, which is being prepared by the California Department of Toxic Substances Control.

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

An Initial Study has been prepared for the Project. As identified in the Initial Study, potentially significant environmental effects could occur in the following categories: Aesthetics, Air Quality, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Transportation, Tribal Cultural Resources, and Utilities and Service Systems. These topics, together with other CEQA-mandated analyses including Alternatives, Cumulative Effects, and Growth Inducement, will be addressed in the Environmental Impact Report (EIR) that will be prepared for the Proposed Project. The EIR will identify the impact conclusions that result from detailed analysis for each of the categories listed above. Mitigation will be identified in the EIR as needed to reduce the potentially significant effects of the Project.

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

The City of Beverly Hills is issuing a Notice of Preparation of a Draft Environmental Impact Report (NOP) and an associated Initial Study for the Proposed Project. The purpose of the NOP is to inform reviewers of the City's intent to prepare an EIR and to provide an opportunity for interested agencies and persons to comment on the scope and content of the EIR. During the comment period for the NOP, public agencies and the public are invited to comment on the proposed scope and content of the environmental information to be included in the Draft EIR. As such, information regarding areas of controversy and potential issues involving the Project is currently being gathered by the City. Comments received during the NOP comment period will be included in the EIR, and the areas of known controversy will be listed.

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

None have been identified at this time.