

## APPLICATIONS



## ENVIRONMENTAL ASSESSMENT FORM

### THIS BOX FOR CITY PLANNING STAFF USE ONLY

**Environmental Case No.:** \_\_\_\_\_

**Related Case Nos.:** \_\_\_\_\_

**Filed With:** \_\_\_\_\_ **Date Filed:** \_\_\_\_\_

**Accepted By:** \_\_\_\_\_ **Date Accepted:** \_\_\_\_\_

*All terms in this document are applicable to the singular as well as the plural forms of such terms.*

**Project Address<sup>1</sup>:** 2828, 2806, and 2700 W Colorado Boulevard, Los Angeles, CA 90041

**Assessor's Parcel Number:** 5682-002-028

**Major Cross Streets:** Colorado Boulevard and Sierra Villa Drive

**Community Plan:** Northeast Los Angeles

### OVERVIEW

The California Environmental Quality Act, also known as CEQA, was enacted by the State of California in 1970 to establish statewide regulations for the environmental review of discretionary projects. The CEQA review process is intended to foster transparency and integrity in public decision-making while ensuring land use decisions take into account the full impacts of development on natural and human environments. Before a discretionary project may be approved by the City, the Department must determine the appropriate level of CEQA review and conduct the corresponding type of environmental analysis.

Under CEQA, a project's potential impacts on the environment will fall into one of the following categories: Statutory Exemption (including the Sustainable Communities Project Exemption [SCPE]), Categorical Exemption (CE), Negative Declaration (ND), Mitigated Negative Declaration (MND), Sustainable Communities Environmental Assessment (SCEA), Sustainable Communities Environmental Impact Report (SCEIR), or Environmental Impact Report (EIR).

The purpose of this form is to assist Planning staff in determining the appropriate environmental clearance for a project. Unless otherwise specified on the pages that follow, provide all applicable information in narrative form or in a separate attachment to the Environmental Assessment Form (EAF). Any missing, incomplete, or inconsistent information will cause delays in the processing of your application.

<sup>1</sup> Project address must include all addresses on the subject site (as identified in ZIMAS, <http://zimas.lacity.org>)

## PROJECT DESCRIPTION

Describe the entire project scope and any related entitlement requests. Attach a separate sheet if necessary. The description must include and/or describe:

- All phases and plans for future expansion
- Total square footage for:
  - Existing Development
  - Proposed Demolition
  - Proposed Construction
  - Summary of gross and net new square footage
- All uses, building heights (stories/feet), land use and zoning, floor area ratio (FAR), density, trees or protected tree removals, excavation/grading activities, construction staging areas, haul routes, street vacations or off-site improvements, sustainability features, hours of operation, etc.

Consider using tables to compare square footages or other aspects of the project.

### Project Description:

Please see attached project description.

Additional Information Attached

☒ YES ☐ NO

## PROJECT & PROJECT SITE INFORMATION

### ZONING/LAND USE

	Existing	Proposed
General Plan Land Use Designation	Community Commercial	Community Commercial
Zoning	[Q]C4-2D	[Q]C4-2D
Use (e.g., apartments, restaurant, retail)	Retail	Retail/Home Improvement

## PROJECT SITE

	Square Feet	Acres
Gross Lot Area	909,344	20.88
Net Lot Area	283,140	6.5

## SLOPE<sup>2</sup>

Identify how much of the property is:

< 10% slope: 483,660 71 SF; 97%    10-15% slope: 0    > 15% slope: 15,193 SF 3%

*If slopes over 10% exist, a **Topographic Map** is required.*

## PROJECT SIZE

Total square footage of the existing development:	151,900 SF (Macy's)
Square footage to be demolished:	151,900 SF (Macy's)
Square footage to be built:	128,266 SF
Net new square footage:	23,634 SF
Total gross square footage:	128,266 SF

## PROPOSED USES

Residential square footage:	n/a
Commercial square footage:	128,266 SF
Industrial square footage:	n/a
Other square footage (indicate use):	n/a

## DWELLING UNITS

Number of residential units and type:	n/a
Number of hotel guestrooms:	n/a
Net new units or hotel guestrooms:	n/a

<sup>2</sup> Defined in LAMC Section 12.03 as "An inclined ground surface the inclination of which is expressed as a ratio of horizontal distance to vertical distance (e.g., 2:1 or 1:1) or as a percentage (e.g., 50% or 100%)."

## BUILDING HEIGHT

Total number of stories at or above ground: One story

Maximum height: 37 feet

## LOT COVERAGE

Indicate the percent of the total lot area that is proposed for:

Building footprint:	128,266 SF (25.7%)
Paving/hardscape:	363,337.71 SF (72.8%)

Permeable hardscape:	0%
Landscaping:	7,250 SF (1.5%)

## EXISTING AND PROPOSED DEVELOPMENT

Does the project only involve a remodel or change of use of an existing interior space? ☐ YES ☒ NO

If YES, indicate the total size of the interior space: \_\_\_\_\_

Does the property contain any vacant structures? ☒ YES ☐ NO

If YES, describe and state how long it has been vacant:

The Macy's is currently vacant.

Does the project propose the removal or demolition of any structures? ☒ YES ☐ NO

If YES, provide the number, type, age, and total square footage of structures to be removed:

The project would demolish the 151,900 SF Macy's building and a portion of the existing parking deck.

Does the project propose to remove any residential dwellings? ☐ YES ☒ NO

If YES, indicate the number of units: \_\_\_\_\_

Does the project include a pool and/or hot tub? ☐ YES ☒ NO

If YES, provide the total number of gallons of water: \_\_\_\_\_

## SENSITIVE USES

Is the project site located within 500 feet of any of the following sensitive uses: residences (single-family, apartments, or condominiums), transient lodgings, and/or retirement homes, long-term health care facilities, rehabilitation centers, and convalescent centers; hospitals; schools and childcare centers; parks and playgrounds; churches; auditoriums, concert halls, amphitheaters, and/or recording studios?

☒ YES ☐ NO

*If YES, describe use and proximity:*

Single-family homes are located directly south of the project site.

## HOURS OF OPERATION

The hours of operation of the proposed project:

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
7am - 8pm	6am - 10pm	6am - 10pm	6am - 10pm	6am - 10pm	6am - 10pm	6am - 10pm

## SPECIAL EVENTS

Will there be special events not normally associated with day-to-day operations (e.g., fundraisers, parties, parent-teacher nights, athletic events, graduations)?

☐ YES ☒ NO

*If YES, describe the number of events, type, duration, and frequency proposed:*



## TREES

Are there any protected and/or non-protected trees and shrubs<sup>3</sup> on the project site and/or within the adjacent public right-of-way, that may be removed or impacted<sup>4</sup> as a result of the project?

☒ YES ☐ NO

Existing number of trees onsite: Unknown

Existing number of protected trees/shrubs onsite: Unknown

Existing number of street trees adjacent to the project site: Unknown

*If a protected tree or shrub (as defined in Los Angeles Municipal Code [LAMC] Section 17.02) occurs onsite, or any trees will be removed, replaced, relocated, or impacted, a **Tree Report** is required. Refer to the Tree Report Template (CP-4068) for additional instructions. If NO, a Tree Disclosure Statement (CP-4067) is required.*

Tree Report Attached

☐ YES ☐ NO ☒ N/A

Tree Disclosure Statement Attached

☒ YES ☐ NO ☐ N/A

## GRADING

Specify the total amount of soil being moved:

Grading for Cut:	0	cubic yards
Grading for Fill:	17,500	cubic yards
Total Grading:	17,500	cubic yards (including BHO-exempt grading)
Overexcavation/Recompaction:	Unknown	cubic yards

If subject to the Baseline Hillside Ordinance (BHO) per LAMC Section 12.21 C.10, identify the following exemptions, where applicable:

Remedial Grading as defined in LAMC Section 12.03: \_\_\_\_\_ cubic yards  
(Must be recommended in Geotechnical Report and approved by the LADBS Grading Division)

Cut and/or Fill for driveway: \_\_\_\_\_ cubic yards  
(Maximum exemption is 500 cubic yards)

Cut and/or Fill for deepened foundation systems: \_\_\_\_\_ cubic yards

Fill resulting from Cut underneath the main building footprint: \_\_\_\_\_ cubic yards  
(Maximum exemption cannot exceed 50% of said Cut)

<sup>3</sup> For a list of protected trees and shrubs, refer to the Tree Disclosure Statement (CP-4067)

<sup>4</sup> Impacted means that grading or construction activity will be conducted within five feet of, or underneath, the tree's canopy

## HAUL ROUTE<sup>5</sup>

Indicate the amount of soil to be exported and/or imported:

- ☐ Less than 1,000 cubic yards  
☒ 1,000 cubic yards or more

Provide the following details only if the project is exporting/importing soil amount of 1,000 cubic yards or greater:

Soil Export Amount: 0 cubic yards (including a 25% swell factor)

Location of Disposal Site: n/a

Soil Import Amount: 17,500 cubic yards

Location of Borrow Site: To be determined

## RETAINING WALLS

Does the project include retaining walls?

☒ YES ☐ NO

*If YES, describe*

The project would include a retaining wall on the west side of the project site. This proposed retaining wall would retain the new fill on-site. The maximum retainage height would be 9 feet.

## ENVIRONMENTAL CHECKLIST

Any technical study identified as required below shall be submitted at the time of case filing. Projects submitting an EIR may submit the technical studies at a later date.

### AIR QUALITY

Does the proposed project include:

80 or more residential units?

☐ YES ☒ NO

75,000 sq. ft. or more of non-residential use?

☒ YES ☐ NO

20,000 or more cubic yards of soil export?

☐ YES ☒ NO

*If ANY of the three boxes are marked as YES, provide an Air Quality Study.*

<sup>5</sup> Haul Route approval will be required if the project is located within a BOE Special Grading Area and is exporting / importing 1,000 cubic yards or greater. If the project includes a subdivision map, the Deputy Advisory Agency has the authority to act on the Haul Route, otherwise, a separate public hearing and approval will be required by the Board of Building and Safety Commissioners.

## BIOLOGICAL RESOURCES

Does the project propose any grading, new construction, or expansion of any building footprint?

☒ YES ☐ NO

If NO, provide an **Owner's Declaration of Biological Resources (CP-3612)**.

If YES, continue below.

Will the project remove any vegetation?

☐ YES ☒ NO

Will the project remove any protected trees or shrubs?

☐ YES ☒ NO

Would the project alter or encroach upon any water resources?

☐ YES ☒ NO

If all three boxes are marked as NO, provide an **Owner's Declaration of Biological Resources (CP-3612)**.

If any of the three boxes are marked as YES and the project is within a hillside area and/or coastal zone, provide a **Biologist's Statement of Biological Resources (CP-3613)**.

If any of the three boxes are marked as YES and the project is not within a hillside area and/or coastal zone, provide an **Owner's Declaration of Biological Resources (CP-3612)**.

## HISTORICAL RESOURCES

### Identification of Historical Resources Listed or Eligible for Listing

Are there any resources on or adjacent to the project site that are listed or eligible for listing under federal, state, or local landmark or historic district programs? Properties may include buildings, structures, sites, objects, and components of districts.

☐ YES ☒ NO

If YES, indicate which of the following apply, and skip to "Analysis of Project Impacts".

☐ National Register of Historic Places: \_\_\_\_\_

☐ California Register of Historical Resources: \_\_\_\_\_

☐ City of Los Angeles Historic-Cultural Monument (HCM): \_\_\_\_\_

☐ Located within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ): \_\_\_\_\_

### Evaluation of Potential Historical Resources

Are there any properties on or adjacent to the project site that have been identified in a federal, State or local register?

☒ YES ☐ NO

If YES, indicate which: The Glen Rock Car Wash at 2703/2727 W. Colorado Boulevard is eligible for the Survey LA local listing.



Are there any properties on or adjacent to the project site that have been previously identified in a historic resources survey?

☐ YES ☒ NO

If YES, indicate which of the following apply and identify the name and/or address of the identified property and the geographic plan area in which the property is located: \_\_\_\_\_

☐ Identified in SurveyLA: \_\_\_\_\_

☐ Identified in CRA/LA Survey: \_\_\_\_\_

☐ Identified in Specific Plan: \_\_\_\_\_

☐ Identified in Other Geographic Overlay(s): \_\_\_\_\_

Does the Project Site contain any buildings over 45 years old that are not visible from the public right-of-way?

☐ YES ☒ NO

If YES to any of the above, provide a **Historical Resource Assessment Report**.

#### Analysis of Project Impacts

If there are any properties listed or evaluated eligible for listing in **Historical Resource Assessment Report** on or adjacent to the project site, provide the applicable document below:

- ☐ **Historical Resource Technical Report (HRTR)** is required for projects involving the demolition, construction, rehabilitation, relocation, or alteration of an identified historical resource. An HRTR should be prepared in support of an EIR, SCEA, MND/ND, SCPE, and/or Class 32 CE.
- ☐ **Secretary of the Interior's Standards Compliance Memorandum** is required for projects involving the rehabilitation, relocation, or alteration of an identified historical resource seeking a Class 31 CE.

## HAZARDS AND HAZARDOUS MATERIALS

Is the project site listed in any of the databases that compose the Cortese List of hazardous wastes and substances, maintained by the California Environmental Protection Agency (CalEPA)? These database resources can be located online at the following address: <https://calepa.ca.gov/SiteCleanup/CorteseList>. Check all that apply.

- ☐ Department of Toxic Substances Control (DTSC): EnviroStor database
- ☐ State Water Board: GeoTracker database of leaking underground storage tank sites
- ☐ State Water Board: List of solid waste disposal sites with waste constituents above hazardous waste levels
- ☐ State Water Board: List of active Cease and Desist Orders and Cleanup and Abatement Orders
- ☐ DTSC: List of hazardous waste facilities subject to corrective action
- ☒ None of the Above

If the project site is listed in ANY of the above databases, the project is ineligible for a CE, a **Phase I Environmental Site Assessment (ESA)** is required, and the project may incur other restrictions or requirements.

Notwithstanding the checklist above, is the project proposed on land that is or was developed with a dry cleaning, automobile repair, gasoline station, or industrial / manufacturing use, or other similar type of use that may have resulted in site contamination?

☐ YES ☒ NO

If YES, describe:

If YES, provide a **Phase I Environmental Site Assessment (ESA)**.

## TRANSPORTATION

Is the project required, or voluntarily proposing, to make modifications to the public right-of-way (i.e., dedications and/or improvements, reconfigurations of the curb line)?

☐ YES ☒ NO

If YES, complete Sections A, B, and C of **Attachment D: Plan Consistency Worksheet** of the [Transportation Assessment Guidelines](#). Review by the Department of Transportation (LADOT) will be required to determine if the project's proposed changes to the public right of way conflicts with any plans, programs, ordinances, or policies.

Is the project proposing new driveways, or introducing new vehicle access to the property from the public right-of-way on a street designated as a Boulevard or Avenue, or on a collector or local street within 75 feet from the intersecting street?

☐ YES ☒ NO

If YES, contact [LADOT](#) to initiate a **Transportation Engineering Design Review** by LADOT.

A development project must also be screened to determine if a **Transportation Assessment** review by LADOT is required to analyze a potential increase in Vehicle Miles Traveled (VMT). Complete the **Transportation Study Assessment (CP13-2151.1)** to determine if the project needs to complete a VMT analysis.

If a Transportation Study Assessment ([CP13-2151.1](#)) has been completed, did the results indicate that a VMT analysis would be needed?

☐ YES ☐ NO  
☒ NOT COMPLETED

## MISCELLANEOUS

Does the property contain any easements, rights-of-ways, Covenant & Agreements, parking agreements, or other contracts which restrict full use of the property?

☒ YES ☐ NO

If YES, describe:

Yes, the Home Depot completed a Development Agreement with the Landlord on 6.10.2025. Additionally, there are other covenants and agreements not noted within the Development Agreement. These can be shared if needed.

Will the project require certification, authorization, clearance or issuance of a permit by any federal, State, county, or environmental control agency, such as the Coastal Commission, California Department of Fish and Wildlife, State Water Resources Board, South Coast Air Quality Management District, etc.?

☐ YES ☒ NO

If YES, specify:

## REQUESTED ENVIRONMENTAL CLEARANCE

### CATEGORICAL EXEMPTION (CE)

Check all that apply below:

☐ Check this box if you are requesting a CE and:

You do not meet any of the exceptions listed in Section 15300.2 of the State CEQA Guidelines.

☒ Check this box if you are requesting a Class 1–30 or 33 CE.

Identify the Class of the CE which you are requesting: 15302 - Replacement or Reconstruction

☐ Check this box if you are requesting a Class 31 CE and:

A Secretary of the Interior's Standards Compliance Memorandum is attached.

☐ Check this box if you are requesting a Class 32 CE and:

- The Special Requirements for the Class 32 CE ([CP-7828](#)) have been reviewed;
- Written justifications identified in the Special Requirements ([CP-7828](#)) and any supporting documents and/or technical studies to support your position that the proposed project is eligible for the Class 32 CE and does not fall under any of the Exceptions pursuant to CEQA Section 15300.2 have been included; and
- This project would not result in any significant traffic, noise, air quality, or water quality impacts.

## STATUTORY EXEMPTION

☐ Check this box if you are requesting a Statutory Exemption.

Identify the Code and Section under which a Statutory Exemption is being requested: \_\_\_\_\_

## NEGATIVE DECLARATION (ND) OR MITIGATED NEGATIVE DECLARATION (MND)

☐ Check this box if you are requesting an ND or MND.

Is a consultant-prepared Initial Study attached?

☐ YES ☐ NO

## PROJECT WITHIN THE SCOPE OF THE HOUSING ELEMENT PROGRAM EIR

☐ Check this box if you have reviewed the CEQA Streamlining Checklist and believe that your project is within the scope of the Housing Element Program EIR

Is a completed CEQA Streamlining Checklist attached?

☐ YES ☐ NO

## ENVIRONMENTAL IMPACT REPORT (EIR)

☐ Check this box if you are requesting an EIR. Note that a consultation with the Major Projects Unit is required prior to filing.

A consultation has been completed.

☐ YES ☐ NO

Date consultation completed: \_\_\_\_\_

## SENATE BILL (SB) 375 CEQA STREAMLINING REQUEST

SB 375 introduced a series of streamlined CEQA environmental clearances for qualifying Transit Priority Projects (TPPs) pursuant to Public Resources Code (PRC) 21155, intended to encourage higher density infill development located near transit. The SB 375 clearances include Sustainable Communities Project Exemptions (SCPEs), Sustainable Communities Environmental Assessments (SCEAs), and Sustainable Communities Environmental Impact Reports (SCEIRs). Projects are eligible to seek one of these clearances if they meet the statutory requirements for TPPs **and** the qualifying requirements for the applicable environmental clearance.

- ☐ **Check this box if you are requesting a SB 375 environmental clearance, and indicate below which type you are requesting (choose only one):**
- ☐ **SCPE.** The Project is required to meet all criteria listed for a Transit Priority Project pursuant to PRC Section 21155 and for a SCPE pursuant to PRC Section 21155.1.
  - ☐ **SCEA.** The Project is required to meet all criteria listed for a Transit Priority Project pursuant to PRC Section 21155 and for a SCEA pursuant to PRC Section 21155.2(a) and 21155.2(b).
  - ☐ **SCEIR.** The Project is required to meet all criteria listed for a Transit Priority Project pursuant to PRC Section 21155 and for a SCEIR pursuant to PRC Sections 21155.2(a) and 21155.2(c).

Written justifications and any supporting documents and/or technical studies are required to support the position that the proposed Project is eligible for one of these three SB 375 CEQA streamlining clearances.

*Note that requesting a SCPE, SCEA, or SCEIR, or other environmental clearance does not guarantee that the request will be accepted. The City may require additional studies and information, if necessary. The City reserves all rights to determine the appropriate CEQA clearance, including using multiple clearances and requiring an EIR if necessary.*



## PROPERTY OWNER

Name: Eagle Rock Plaza Owner LLC

Company: Eagle Rock Plaza Owner LLC

Address: One Marina Park Drive

Unit/Space Number: 1500

City: Boston

State: MA

Zip Code: 02210

Telephone: 617-274-5660

E-mail: rmurphy@easter-re.com

## APPLICANT (if not Property Owner)

Name: The Home Depot USA, Inc.

Company: The Home Depot USA, Inc.

Address: 2455 Paces Ferry Rd

Unit/Space Number: C-19

City: Atlanta

State: GA

Zip Code: 30339

Telephone:

E-mail:

## APPLICANT'S REPRESENTATIVE

Name: Cassandra Permenter

Company: Lars Andersen & Associates, Inc.

Address: 9299 W Olive Ave

Unit/Space Number: 805

City: Peoria

State: AZ

Zip Code: 85345

Telephone: 623-250-3810 ext 103

E-mail: cpermenter@larsandersen.com

## ENVIRONMENTAL CONSULTANT (if applicable)

Name: Morgan Weintraub

Company: RECON Environmental, Inc.

Address: 3111 Camino del Rio North

Unit/Space Number: 600

City: San Diego

State: CA

Zip Code: 92108

Telephone: 619-308-9333 x114

E-mail: mweintraub@reconenvironmental.com

## APPLICANT/CONSULTANT'S AFFIDAVIT

Affidavit must be signed and notarized by the Property Owner and Consultant (if applicable).  
Notarized signatures shall also be required each time a revised EAF is submitted.

### PROPERTY OWNER

I,

BRIAN J Kelly

(Print Name)



Signature

### CONSULTANT/AGENT

I,

Morgan Tromberg

(Print Name)



Signature

being duly sworn, state that the statements and information, including plans and other attachments, contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief. I hereby certify that I have fully informed the City of the nature of the Project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger Project in violation of CEQA. I understand that should the City determine that the Project is part of a larger project for purposes of CEQA; the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.

## SPACE BELOW FOR NOTARY'S USE

### CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

CIVIL CODE 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Santa Barbara

On July 14, 2025 before me, Mary L. Ortega Notary Public  
(Insert Name of Notary Public and Title)

personally appeared Brian J. Kelly, who  
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same  
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Mary L. Ortega  
Signature



SPACE BELOW FOR NOTARY'S USE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

CIVIL CODE 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of

San Diego

On

July 3, 2025

before me,

Stacey Higgins, Notary Public  
(Insert Name of Notary Public and Title)

personally appeared

Morgan Tromberg

, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Stacey Higgins  
Signature



## REQUIRED SUBMITTAL MATERIALS

The following materials are required when submitting an EAF. All materials should reflect the entire Project, not just the area in need of the entitlement request. The required submittal materials are in addition to those required for any case/application with which the EAF is being filed. Materials shall be consistent with, or duplicates of, what is being submitted for the related application.

*The City of Los Angeles may determine at a later point in time, consistent with CEQA Section 15060, that additional technical studies or reports may be required, including but not limited to shade/shadow studies, air quality studies, biological and species-specific resource reports, cultural resources assessments, energy assessments, geology and soils reports, greenhouse gas studies, phase I and phase II environmental site assessments, soils management plans, noise studies, transportation reports, etc.*

- ☐ **Duplicate Copy of Application Materials:** Provide one duplicate hard copy of the following materials required as part of the main application. Refer to the DCP Application Filing Instructions ([CP13-7810](#)), Parcel Map Filings Instructions ([CP13-1801](#)), or Tract Map Filing Instructions ([CP-6110](#)), as applicable.
  - Application Form (e.g., DCP Application Form [\[CP13-7771.1\]](#) and/or Subdivider's Statement [\[CP-6111\]](#), as applicable)
  - One set of 11" x 17" reduced size Project Plans (e.g., Plot/Site Plan, Elevations, Landscape Plan) and/or Subdivision Map, as applicable
  - Vicinity Map
  - Index Map and Color Photographs
  - Referral Forms, as applicable
- ☐ **Topographic Map:** Provide one copy of a Topographic Map if slopes over 10% exist on the project site. If the site is over 50 acres, 1" = 200' scale is acceptable.
- ☐ **Geology & Soils Report:** Provide one copy of the full report, including all appendices, grading plans (including the location and amounts of cut and/or fill, and export/import amounts), site plan and elevations illustrating any proposed retaining walls; and receipt from LADBS showing payment for report review. If available, the Geology and Soils Report Approval Letter from the LADBS - Grading Division shall be required at the time of filing.
- ☐ **Electronic Copy of EAF Materials:** Provide an electronic copy of all EAF materials on a USB flash drive. Save each item as individual PDFs and label accordingly (e.g., "EAF.pdf", "Haul Route Application.pdf", "Tree Report.pdf", "Project Plans.pdf", "Photos.pdf"). No individual file should exceed 70 MB in size.

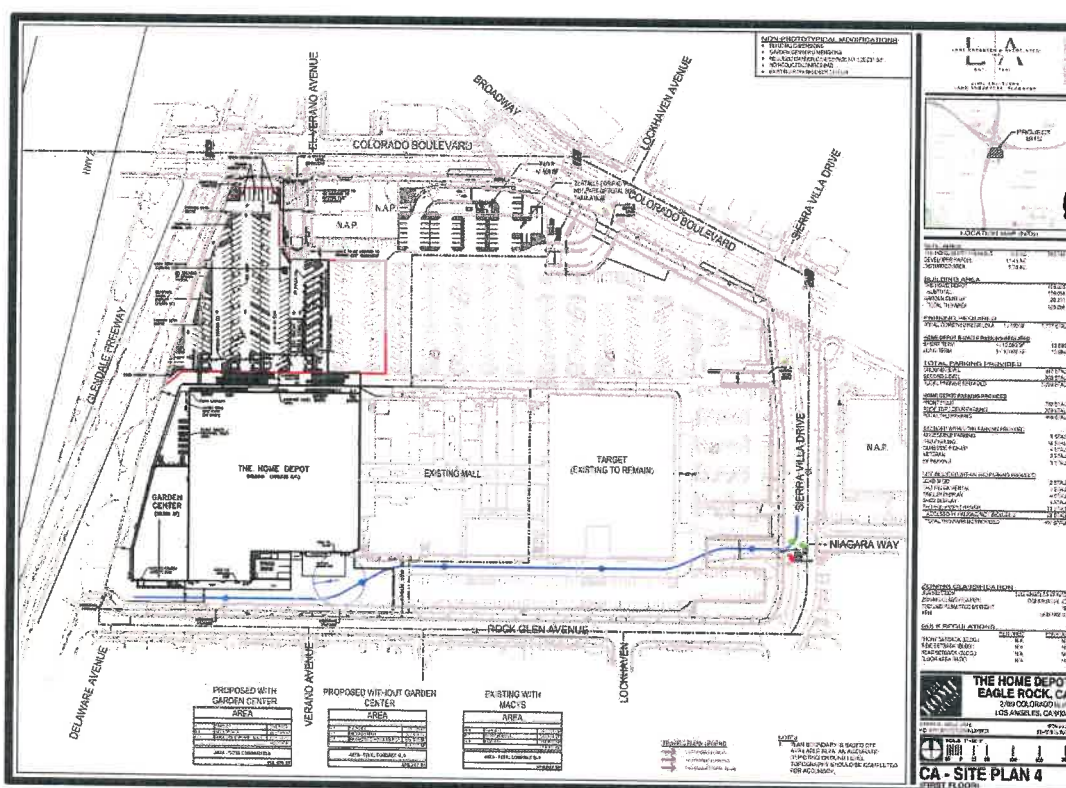


## Project Description

The Eagle Rock Home Depot Project (project) is located at 2700 Colorado Boulevard within the city of Los Angeles, California. The project site is currently developed with a shopping center consisting of retail uses, a Target, a structure that was previously a Macy's department store, and a two-level parking deck. The existing shopping center totals 20.87 acres and the project parcel (assessor parcel number 5682-002-028) totals 11.45 acres. The project site is zoned [Q]C4-2D and is designated as Community Commercial within the City's General Plan. The project site is also within Subarea I of the Colorado Specific Plan.

The project would demolish the existing two-story, 151,900-square-foot Macy's building and a portion of the existing parking deck and construct a new one-story, 108,035-square-foot Home Depot store with a 20,231-square-foot garden center for a total of 128,266 square feet. The project would disturb 5.78 acres of the 11.45-acre parcel and would require 17,500 cubic yards of fill material. Construction of the project would reduce the floor area from 0.30 to 0.26 due to replacing the existing two-story Macy's building and constructing a single-story Home Depot. Hours of operation would be 7:00 a.m. to 8:00 p.m. on Sundays and 6:00 a.m. to 10:00 p.m. from Monday through Saturday.

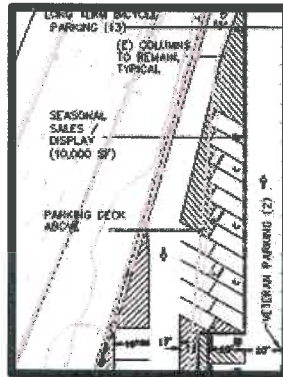
## FIRST FLOOR



\*\*\*included on the first story is Outdoor Storage and Display, Pro Parking, Load-N-Go, Staging, Seasonal Sales Area, Truck Rental, Equipment Rental, Trailer Display, and Shed Display.\*\*\*

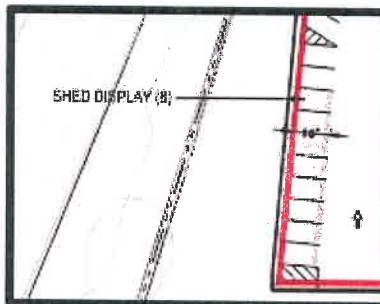
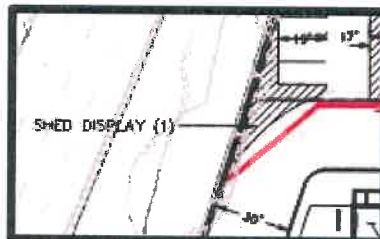
### SEASONAL SALES AREA

The Home Depot store proposes to display and sell various seasonal items from an area along the front of the Garden Center. Certain events require tents or awnings to protect both merchandise and customers. Included among these items are expected to be trees, plants, rugs, nursery materials, barbecues, and Christmas trees. This seasonal area would not be used to store building materials or home improvement items. The seasonal display area in the parking lot would take place from March 1 to July 31 and November 15 to December 31. An area for shed display would also be located within the parking area, as depicted on the Site Plan southeast of the Garden Center.



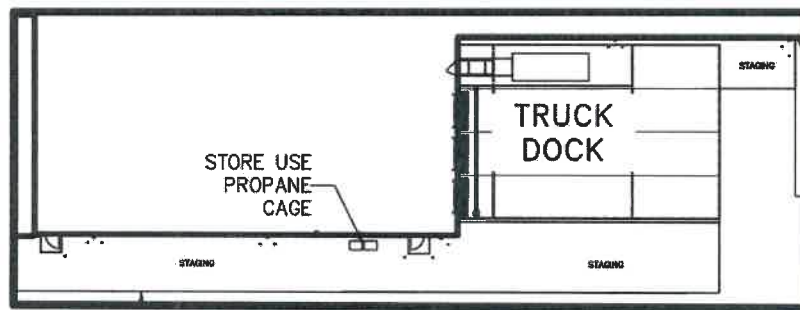
### SHED DISPLAY AREAS

An area for shed display would be located within the parking area and would utilize nine parking stalls. The proposed location of the shed display area is near the garden center on the first level as well as the parking deck.



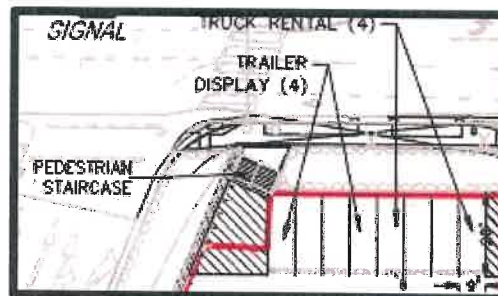
### STAGING AREA IN REAR OF STORE

The purpose for the staging area is to allow for product to be brought in and taken off the flat-bed trucks to be brought into the store or garden center within 72 hours. This is to allow for available merchandise during heavy sale periods to keep product on-site and avoid additional trucking, which helps with the carbon footprint. The height is typically three stacked pallets. Truck deliveries to the rear of the store would be prohibited between 10:00 p.m. to 6:00 a.m. However, deliveries to the lumber canopy at the front of the store would be permitted 24/7.



### TRUCK RENTAL

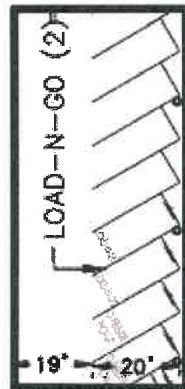
The proposed project includes four parking spaces that would be designated for rental truck parking. The benefit that the rental truck program provides to the community is the ability to easily obtain a rental vehicle at an accessible store location. This program is based on customer orders through the internet or made in person at the Home Depot store. The rental trucks would be delivered to the designated parking area for pick up by the customer – there is typically three to six trucks parked on-site at a time. No semi-trucks or tractor trailer type vehicles are included in this program. The trucks being rented have box enclosures varying in size from 12 feet to 26 feet and are the type of vehicles that can be driven with a normal driver's license. No fueling, servicing, or maintenance of the trucks would take place on-site.



### LOAD & GO AND PRO PARKING

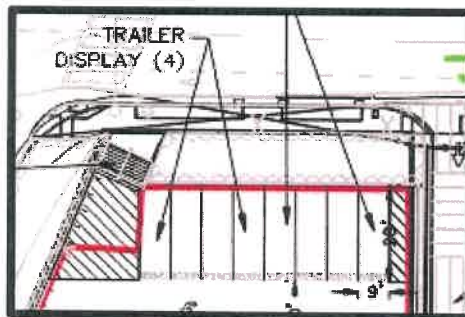
Two "Load 'N Go" trucks can be available to customers wishing to rent a small flatbed truck (18 feet +/-) to transport materials on their own. Load 'N Go is an hourly roundtrip vehicle rental service that uses pick-up trucks with specially designed aluminum beds capable of carrying up to 3,000 pounds. The program is intended for rentals of one to two hours but can also be rented at a daily, weekly, or monthly rate. The Home Depot flatbed trucks allow the customer to safely and easily transport large items locally. The 28 pro parking stalls are intended for contractors to utilize so that they are close

to the contractor pick-up area to assist with a quick turn-around for their orders. There would be no penalties if a customer utilizes these stalls.



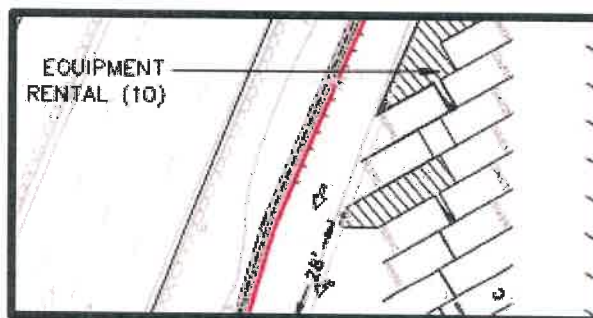
### TRAILER DISPLAY AREA

This area is designated for permanent parking of Home Depot tow-behind trailers for sale. The trailer for sale area is designated for use all-year, with trucks being rotated in/out as rental sales occur. This area would utilize four parking stalls for Trailer Display.



### EQUIPMENT RENTAL

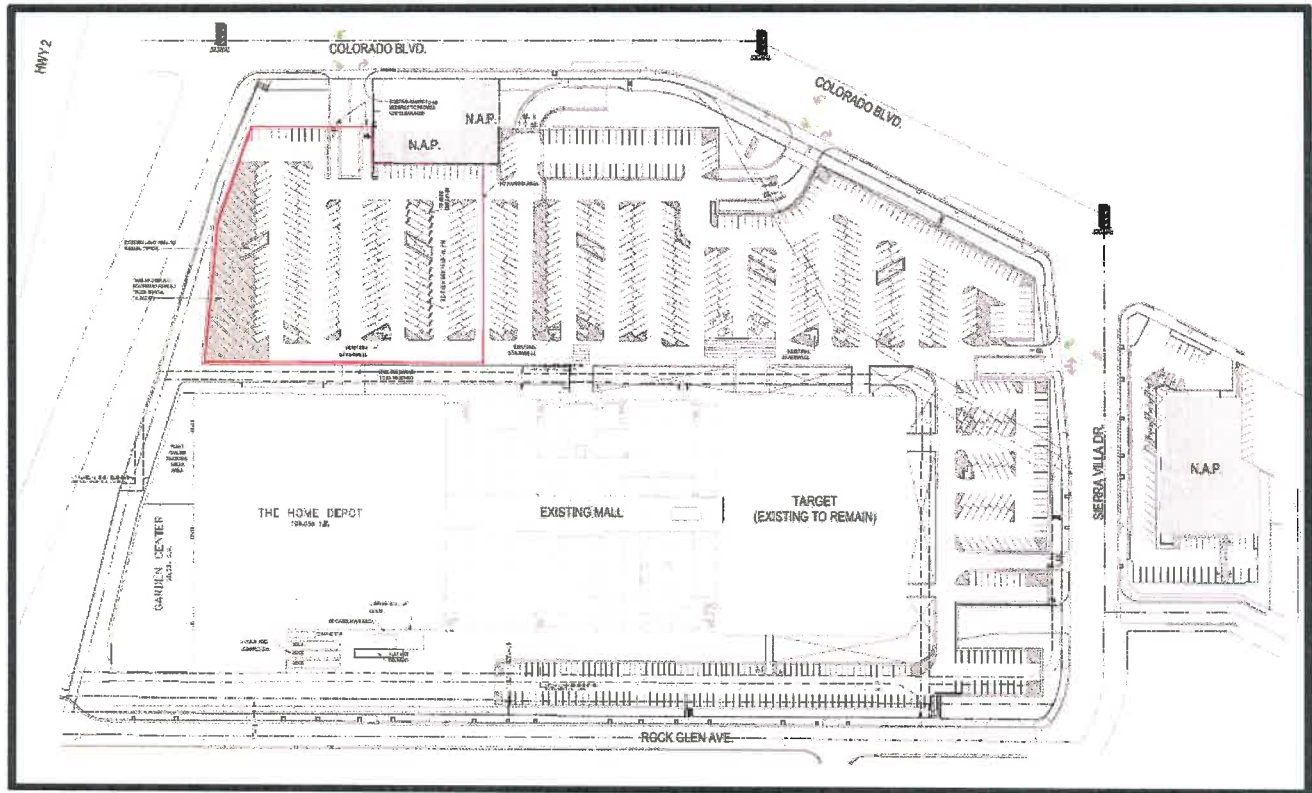
The project would display Rental Equipment in ten stalls. Customers can rent equipment through the Tool Rental Center (TRC). It should be noted that this program is owned and operated by Home Depot and Home Depot Associates are the designated staff for transactions. There are no third-party vendors for this operation. Home Depot does not maintain or repair this equipment on-site, as they are sent to a designated repair location off-site. It should be noted that the off-site repair centers are also owned and operated by Home Depot. Such equipment are items like small trailers.





## SECOND FLOOR

*PLEASE NOTE: the building does not have a 2<sup>nd</sup> floor, only the parking structure does.*



\*\*\*Included on the second story is Shed Display.\*\*\*

## SHED DISPLAY AREAS

An area for shed display would be located within the parking area and utilizes nine parking stalls. The proposed location of the shed display area is near the garden center on the first level as well as the parking deck.

