



# PROJECT INFORMATION PACKET

## I. INTRODUCTION

Pursuant to *State California Environmental Quality Act (CEQA) Guidelines* Section 15082, the City of Downey has distributed this Notice of Preparation/Project Information Packet for the Rancho Los Amigos South Campus Specific Plan (project) Program Environmental Impact Report (PEIR).

The following sections describe the City's location in a regional context, summarize the Specific Plan, and list the issue areas to be evaluated through the PEIR, which will be prepared in accordance with *State CEQA Guidelines* Section 15168.

## II. REGIONAL CONTEXT

The City of Downey is in the southeast portion of the County of Los Angeles (County), approximately 13 miles southeast of Downtown Los Angeles. Primary regional access to the City is provided by the Interstate 5 Freeway to the north, Interstate 105 Freeway to the south, Interstate 605 Freeway to the east, and Interstate 710 Freeway to the west; see Exhibit 1.

The Specific Plan encompasses an approximately 171.85-acre area, generally bounded by Imperial Highway to the north, Gardendale Street to the south, Rives Avenue to the east, and Old River School Road to the west; see Exhibit 2.

## III. RANCHO LOS AMIGOS SOUTH CAMPUS SPECIFIC PLAN PROJECT DESCRIPTION

Through Los Angeles County Metropolitan Transportation Authority (METRO) I funding, the City of Downey has begun a community-based planning process to create the Specific Plan.

The proposed Specific Plan will provide goals and policies, development standards, design guidelines, infrastructure improvements, and implementation strategies for the project area. The Specific Plan will also provide long-term guidance for growth and change in the Specific Plan area to enhance the quality of life in Downey and the region. The Specific Plan will establish a vibrant, interconnected mixed-use environment that reinforces and complements reuse, revitalization, and community health. The Specific Plan will contribute to:

- Creation of a mixed-use, compact, and multi-modal environment
- Promotion of sustainable principles in design and development
- Enhancement of the pedestrian scale and function of the built environment
- Establishment of a complementary mix of cultural uses, public spaces, and outdoor activities
- Stronger connections with local neighborhoods and connectivity with mobility options
- Promoting a family-oriented, culturally-enriched, healthy lifestyle
- Celebration and reinforcement of Downey's and the Rancho Los Amigos South Campus' character and history
- Enhancement of economic development successes in the area
- Support for future regional transportation and transit planning objectives

- Positioning the City to be highly competitive in securing future grant funding and alternative funding and financing options

The Specific Plan’s goal is to encourage and promote economic development and revitalization to enhance the area’s attractiveness to the local and regional marketplace. The Specific Plan is anticipated to remove regulatory obstacles to the reuse of existing structures and promote infill development of currently vacant and underutilized properties. The Specific Plan will facilitate and encourage enhanced industrial, commercial, retail, and mixed-use opportunities, residential development, public and open spaces, an improved pedestrian environment, and a variety of transportation choices that will take advantage of the existing public transit system and a potential multi-modal transportation center.

Although a majority of the Specific Plan area is developed with various land uses (e.g., industrial, institutional, and office) uses, a large portion of the area contains vacant structures. The large industrial tenants occupy the Specific Plan’s western portion. The balance of the area includes existing and planned County Facilities. There are no residential uses in the Specific Plan area. Table 1, Existing Land Use Summary, details the existing General Plan land use designations, existing zoning, and existing land uses.

**Table 1  
 Existing Land Use Summary**

Existing General Plan Land Use Designation	Acres	Existing Zoning	Acres	Existing Land Use	Acres
CM (Commercial Manufacturing)	166.82	SP 88-1 (Rancho Business Park)	166.82	Industrial	40.96
				Institution	112.64
				Office	12.15
				Vacant	1.07
<b>Sub-Total Acres</b>	<b>166.82</b>	<b>Sub-Total Acres</b>	<b>166.82</b>	<b>Sub-Total Acres</b>	<b>166.82</b>
ROW (Right-of-Ways)	5.03	ROW (Right-of-Ways)	5.03	ROW (Right-of-Ways)	5.03
<b>TOTAL ACRES</b>	<b>171.85</b>	<b>TOTAL ACRES</b>	<b>171.85</b>	<b>TOTAL ACRES</b>	<b>171.85</b>

### III. RELATIONSHIP TO OTHER PLANS AND PROGRAMS

#### COUNTY OF LOS ANGELES DEVELOPMENT PROJECT

The County of Los Angeles is proposing to develop the following three new County administrative buildings within the Specific Plan area:

- Internal Services Department (ISD) Headquarters,
- Probation Department Headquarters, and
- Sheriff’s Department Crime Laboratory.

County plans include associated parking facilities, utilities, roads, sidewalks, structures, and other site elements related to the proposed development. The County Development project includes

demolition of some existing structures. The County is preparing an Environmental Impact Report (EIR) pursuant to CEQA.

#### **METRO WEST SANTA ANA BRANCH (WSAB) TRANSIT CORRIDOR PROJECT – GARDENDALE TRANSIT STATION**

Metro is currently evaluating a new light rail transit line that would connect downtown Los Angeles to southeast Los Angeles County, with potential transit stop locations in multiple cities and communities. Metro is preparing an Environmental Impact Statement (EIS)/Environmental Impact Report (EIR) for the WSAB Transit Corridor project, including the evaluation of a potential station located adjacent to Gardendale Street, in the southwest portion of the Specific Plan area.

### **IV. PROJECT APPROVALS**

Approval of the Rancho Los Amigos South Campus Specific Plan will require amendments to the Downey General Plan, Zoning Code, and Zoning Map.

### **V. POTENTIAL ENVIRONMENTAL EFFECTS**

For purposes of CEQA, the Rancho Los Amigos South Campus Specific Plan, the amendments to Downey General Plan, Zoning Code, and Zoning Map, and their implementation constitute the "Project." The PEIR will evaluate the Project's potential environmental effects, and will focus on the following environmental issues:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems

Given the decision to prepare an EIR, an Initial Study was not prepared. This option is permitted under *State CEQA Guidelines* Section 15063(a), which states that if the Lead Agency determines an EIR will be required for a project, the Lead Agency may skip further initial review and begin work on the EIR.

### **VI. RESPONSES AND EIR SCOPING MEETING**

The City of Downey requests that interested agencies and parties provide written or verbal comments as to the scope and content of the environmental information and analysis to be included in the Rancho Los Amigos South Campus Specific Plan PEIR. **The 30-day NOP review period begins on February 14, 2019 and ends on March 15, 2019 at 5:00 PM.** Due to the time limits mandated by State law, please send your written response to the City of Downey at the address below as soon as possible, but no later than **March 15, 2019 at 5:00 PM.**

An informational EIR Scoping Meeting is scheduled on **February 25, 2019 at 6:00 PM** in the Barbara J. Riley Community Center, located at 7810 Quill Drive, Downey, CA 90242.

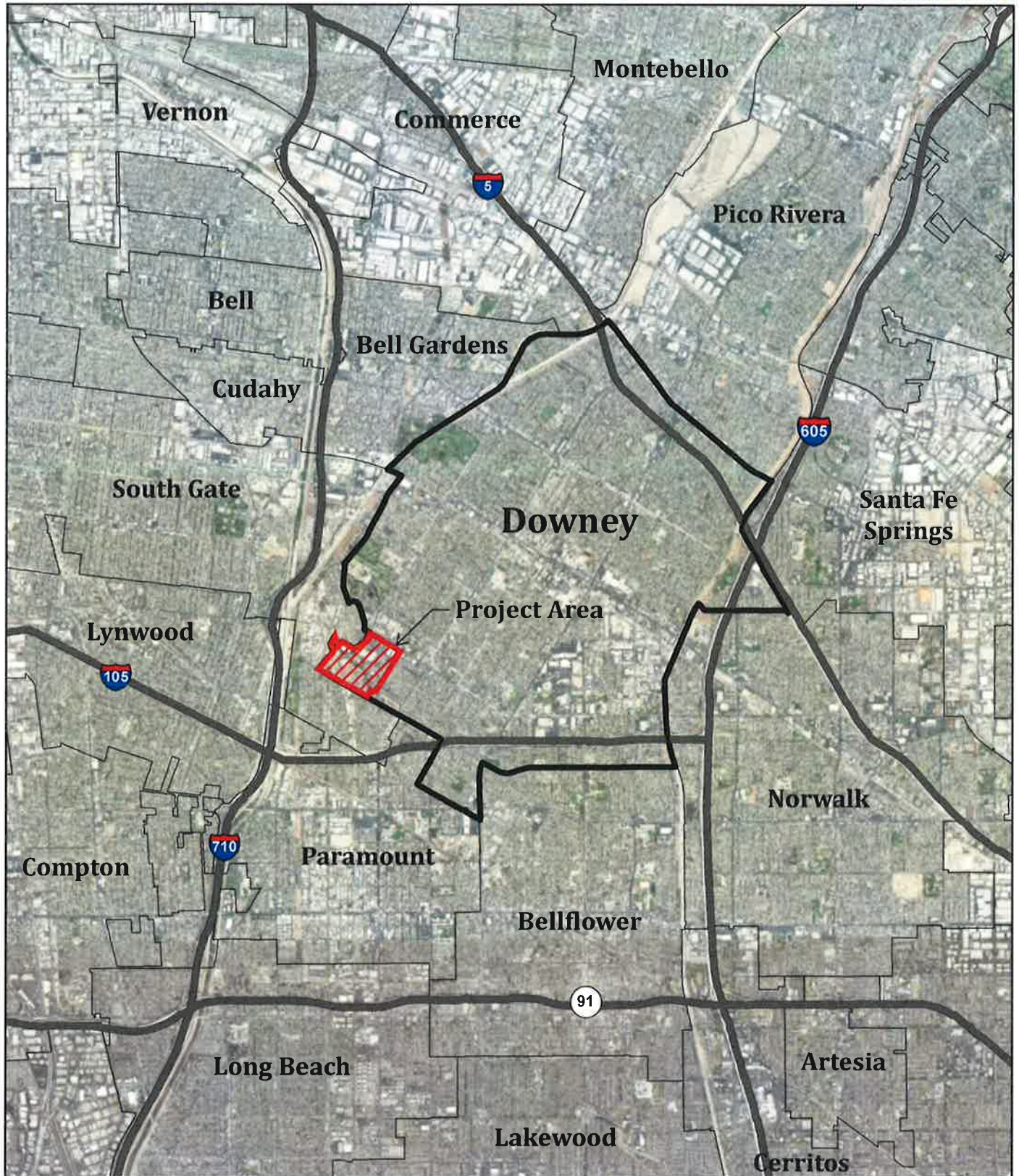
Please include your name and address on all written correspondence. Responses may also be submitted by fax to (562) 622-4816 or by email to [dblumenthal@downeyca.org](mailto:dblumenthal@downeyca.org)  
EMAIL

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# Regional Location Map

## Exhibit 1





# Specific Plan Area Map

## Exhibit 2

