

County of Los Angeles Proposed Rancho Los Amigos South Campus Project Environmental Impact Report

Public Information Meeting

October 28, 2019

6:00 PM to 8:30 PM



Agenda

1. Welcome and Introductions

2. Meeting Purpose

3. Proposed Project Location

4. Project Description

5. Environmental Review Process

6. Environmental Impact Report

7. Public Comments

Introductions

- Lead Agency Under CEQA
 - County of Los Angeles c/o Department of Public Works
- The County Team
- Environmental Science Associates



Meeting Purpose

Information Sharing

- Proposed Project has been subject of public interest
- County is committed to informing the community about important projects

Facilitate CEQA Public Review Process

- Provide overview of the Proposed Rancho Los Amigos South Campus Draft Environmental Impact Report
- Discuss opportunities for public review of the Draft EIR and ways to provide input
- Encourage interested parties to provide written comments on the potential environmental impacts of the proposed project
- Deadline to submit comments in writing is November 22, 2019

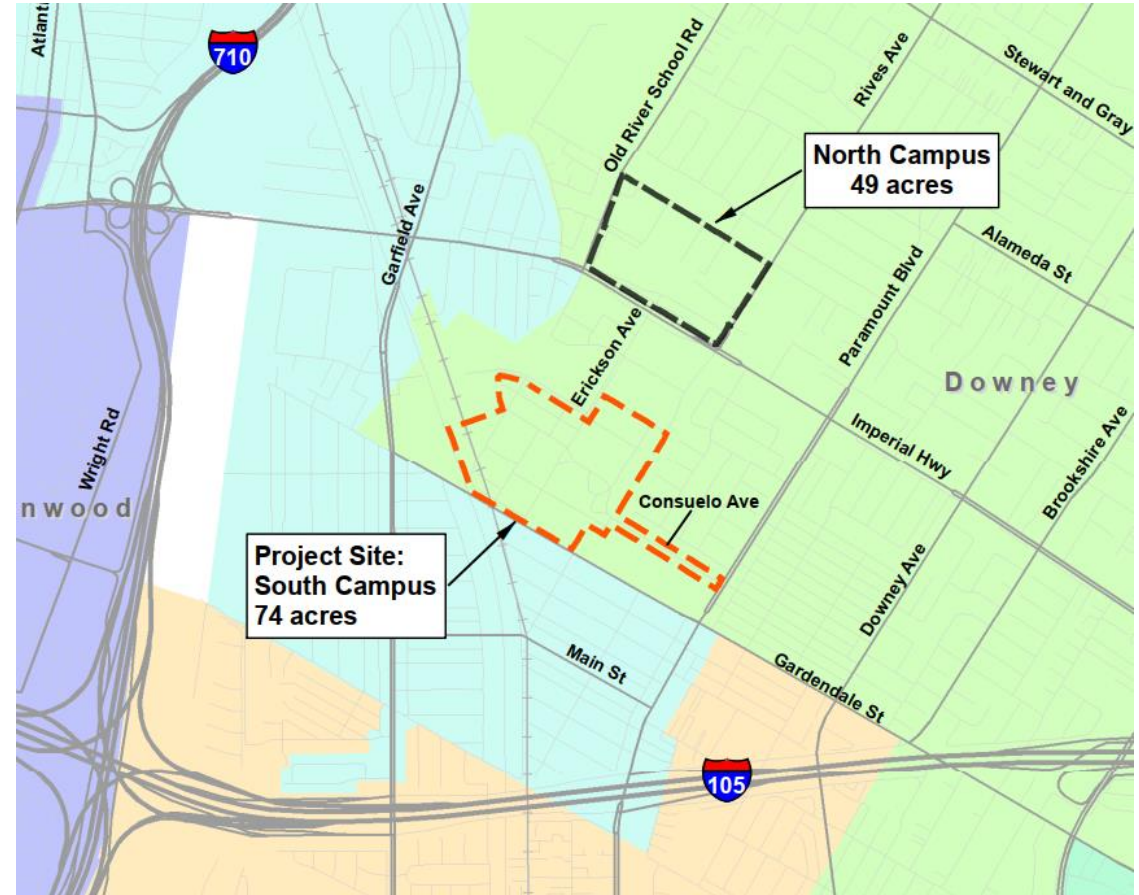
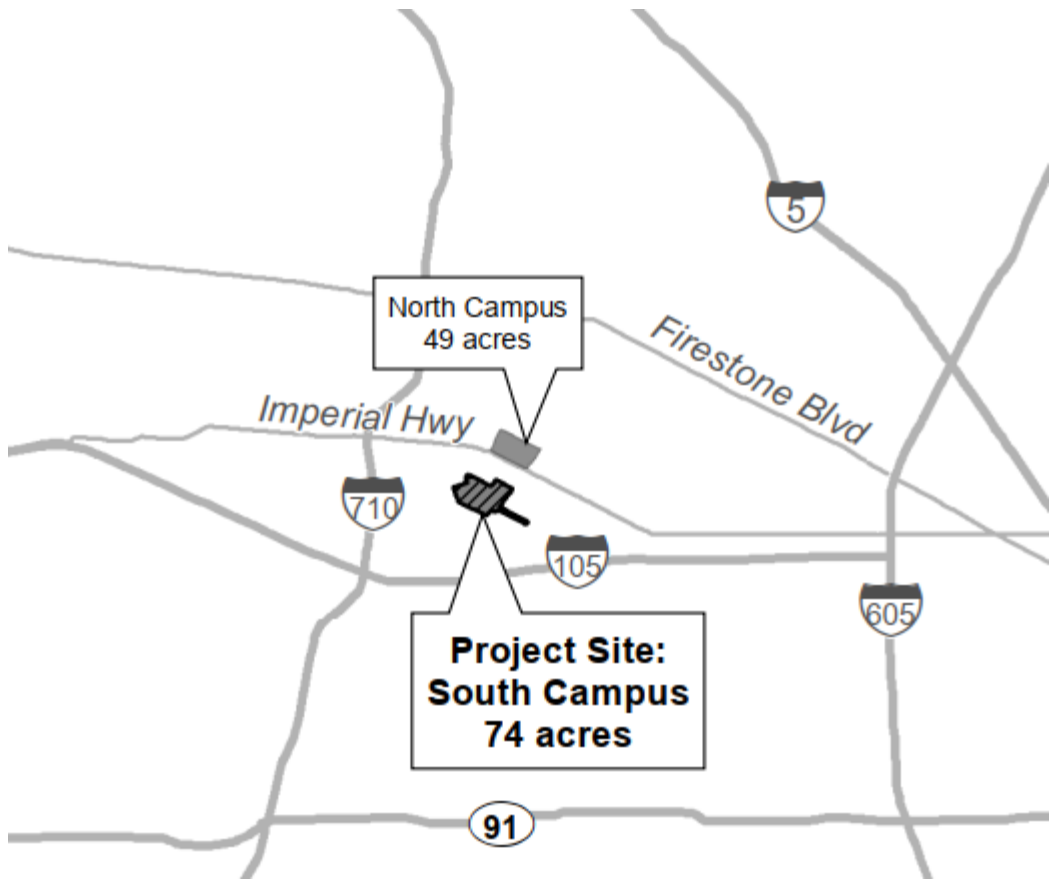
Meeting Purpose

Meeting Format

- County presentation followed by open house
- Not a public hearing; will not record meeting comments

Meeting Protocol

- Wait until after the presentation to share a comment or ask a question
- To share a comment or ask a question, go to each display board around the room to talk to a technical advisor
- Staff members are available to take in your written comments
- Meeting will end at 8:30 PM



Proposed Project Location

Proposed Project Location



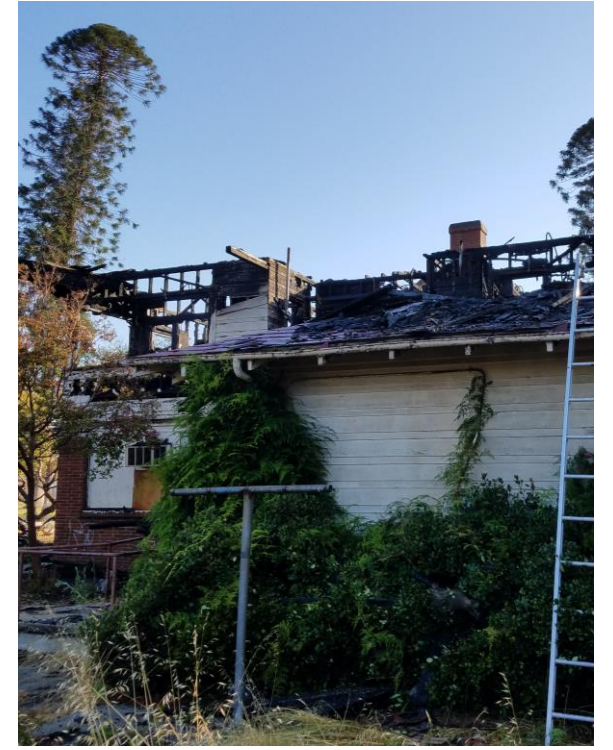
Proposed Project Location

South Campus History

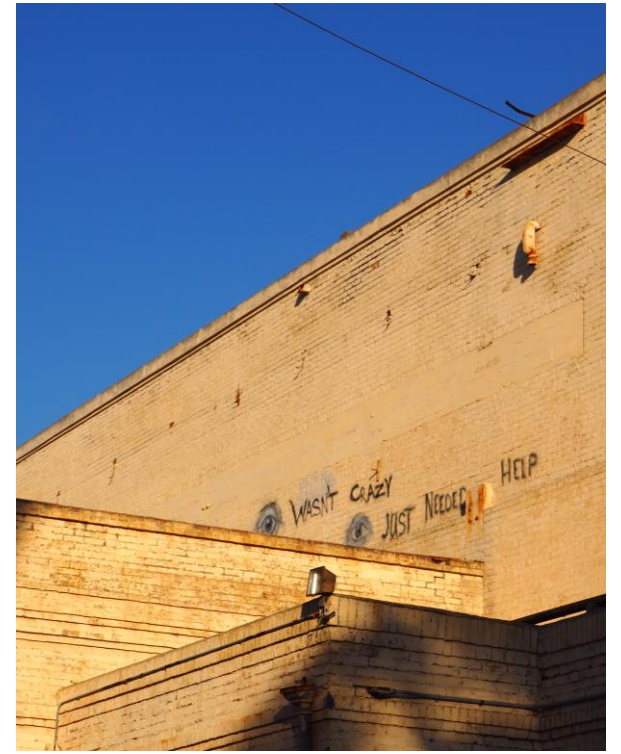
- Property originally developed in 1888 as the L.A. County Poor Farm for injured, ill, and elderly “inmates” (patients) who could not take care of themselves and had no outside support. Able-bodied patients did farm labor to defray the cost of their stay.
- William Harriman was Superintendent from 1915 to 1952, overseeing major expansions and beginning the transition from Poor Farm to Hospital.
- Last elements of farm, dairy, and mental health wards closed in late 1950s.
- Process of abandonment began in 1970s/80s as virtually all activities moved to North Campus.



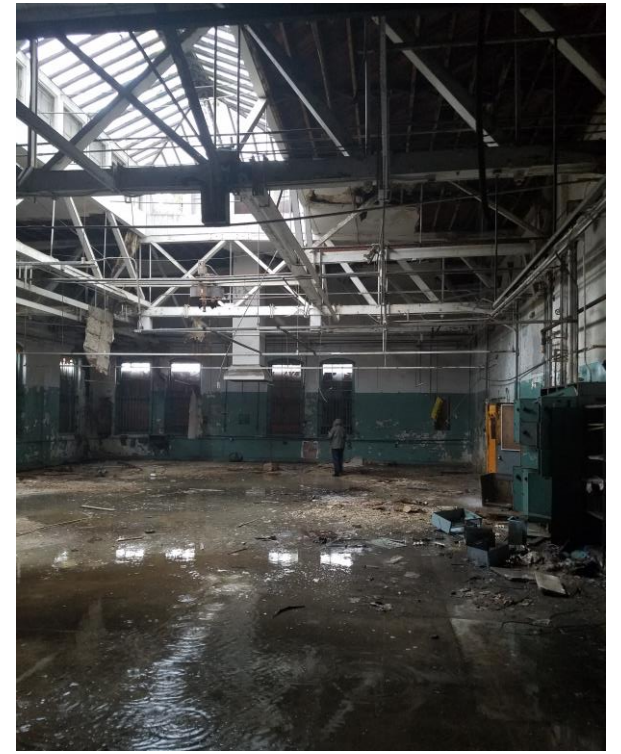
Current Conditions Arson



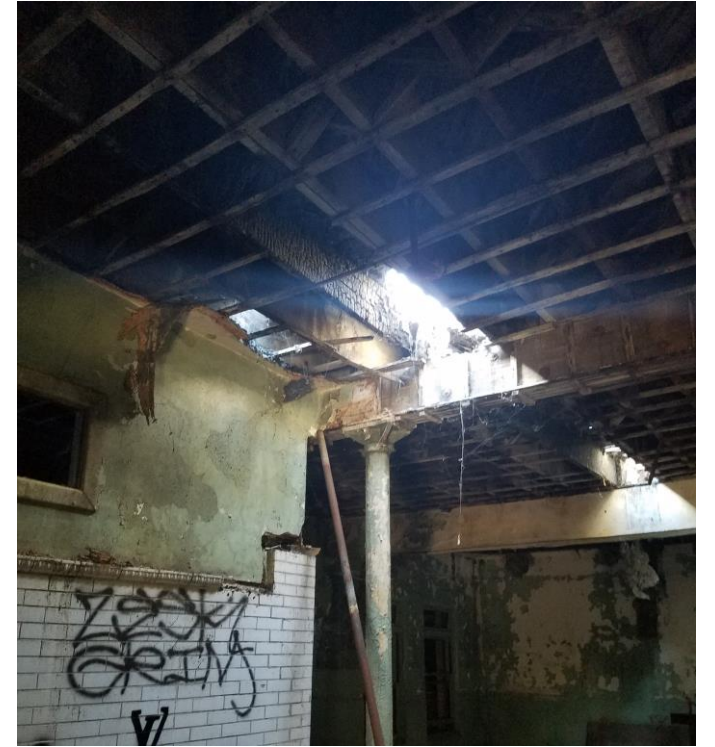
Current Conditions Arson



Current Conditions Vandalism



Current Conditions Deterioration



Current Conditions Deterioration

Current Conditions

Additional Considerations

- Assaults and robberies
- Electrocutions
- Ongoing safety and security costs
- Sheriff manpower allocation
- Maintenance of deteriorated structures



Project Description

Background

- Given the long history of challenging conditions on the site, the County has long contemplated potential future uses for the South Campus
- In 2014, the Board directed the CEO to carry out a new feasibility study to consolidate the administrative functions of various County Departments at the Rancho Los Amigos South Campus.
- A goal of the study was to identify cost-effective ways of relocating County Departments out of leased spaces and into existing County-owned facilities
- As a result of the study, the Board directed the CEO and Public Works to prepare programming and scoping documents to consolidate the ISD and Probation Headquarters at the South Campus, i.e., the current proposed project.

Project Description

- Headquarters for two County Departments –approximately 483,000 square feet
- HQ Parking Structure for 2,167 spaces
- Future County Administration Building – approximately 167,000 square feet
- Future County Administration Building Parking Structure for 525 spaces
- LEED Gold Rating
- Implement new County office standards for flexible open office concepts to encourage collaboration and teamwork
- Open campus in a park-like setting with open spaces, walking trails, and par-course for staff and local residents' use

Project Description



SOURCE: DigitalGlobe, 2016 (Aerial); Gensler, 2018.

Rancho Los Amigos South Campus Project
 Draft Environmental Impact Report
Figure 2-6
 Proposed Site Plan



Summary of Objectives

- House the existing and future administrative needs of the County's ISD and Probation Department headquarters
- Construct facilities that allow the County to provide superior services through proximate and efficient inter-departmental and cross-sector collaboration
- Eliminate environmental & public health concerns - hazardous materials & subsurface groundwater/soils
- Eliminate public safety concerns - vandalism, arson, theft, structural instability, habitation by people/urban wildlife
- Develop County facilities that meet current seismic performance standards

Summary of Objectives

- Develop sustainable County facilities – LEED Gold rating
- Develop County facilities in a safe environment
- Retain culturally important historic elements to the extent economically and environmentally feasible
- Avoid or minimize costs and potential land use conflicts by prioritizing reuse of County-owned property
- Create a visible gateway to the South Campus from Imperial Highway
- Complement potential future projects in proximity to the South Campus

Environmental Review Process

California
Environmental Quality Act
(CEQA)

The basic purposes of CEQA are to:

- **Inform** governmental decision-makers and the public about the potential significant environmental effects of a proposed project
- **Identify** ways that environmental impacts can be avoided or reduced
- **Prevent** significant, unavoidable impacts to the environment by requiring changes in projects
- **Disclose** to the public the reasons why an agency approved the project in the manner the agency chose if significant effects are involved

The basic purpose of an EIR is to:

- **Analyze** the significant environmental effects of a proposed project
- **Identify** alternatives
- **Disclose** possible ways to reduce or avoid possible environmental impacts

Environmental Review Process

California
Environmental Quality Act
(CEQA)

Roles and Responsibilities

Lead Agency:

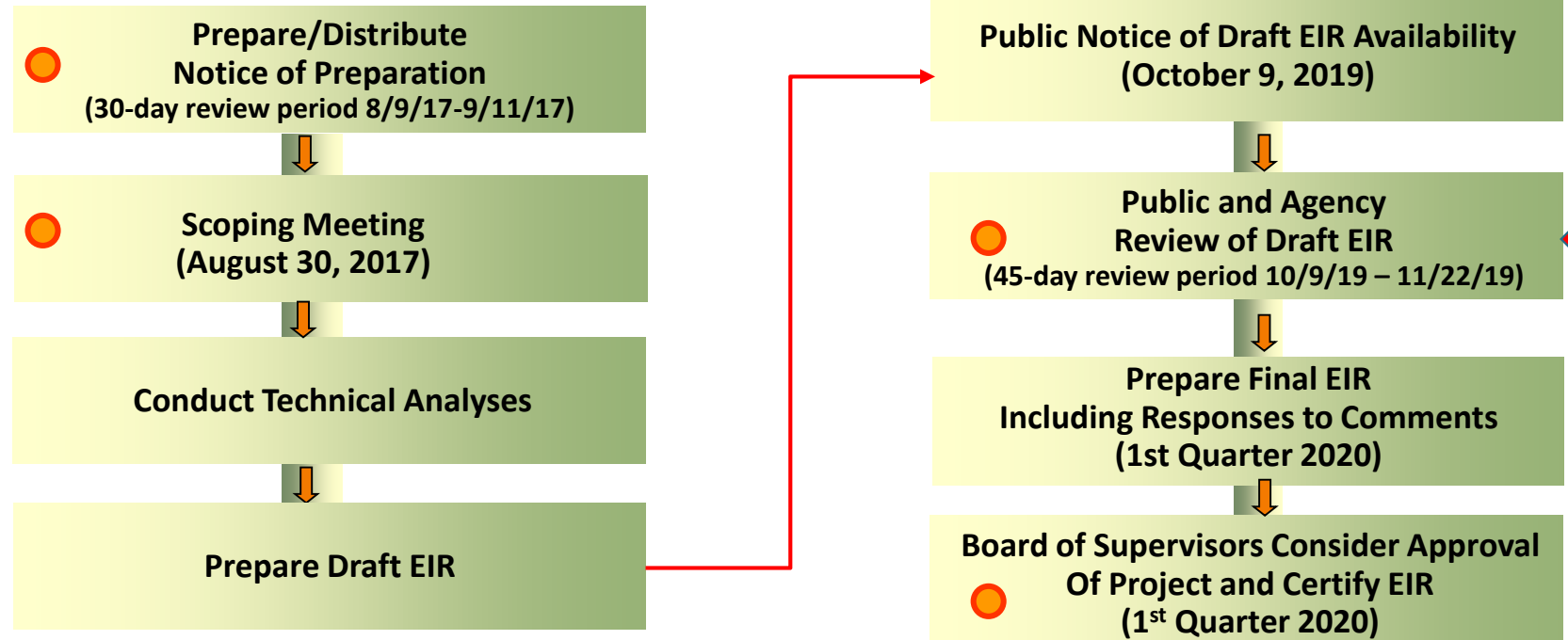
- Independently review and analyze all reports
- Circulate EIR that reflects its independent judgement
- Consider EIR and approval, modification, or denial of the Project



EIR Consultant:

- Hired by the County to provide objective expert analysis
- Works on behalf of the County staff to prepare the EIR
- Does not advocate for any particular position or decision

Environmental Review Process

California Environmental Quality Act (CEQA)



 = Opportunities for public Input
 = Current step in CEQA process

Environmental Impact Report (EIR)

- Executive Summary
- Introduction
- Project Description
- Impact Analysis
- Cumulative Impacts
- Alternatives to the Project
- Mitigation Measures

Environmental Impact Report (EIR)

The EIR evaluated 13 environmental areas likely to be significantly affected by the Project:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use
- Noise
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems

Transportation

Existing Conditions

- Traffic Impact Study considered roadway, parking, public transit, bicycle, and pedestrian facilities
- Project Site near four freeways (I-105, I-710, I-5, I-605)
- Local access from Imperial Highway, Paramount Boulevard, Garfield Avenue, Gardendale Street, Rives Avenue, and Erickson Avenue
- Roadway analysis considered traffic volume, capacity, and operating conditions
- Traffic counts conducted at 27 key intersections
- Existing conditions calculated as “Excellent” to “Fair” at 23 of 27 intersections

Transportation

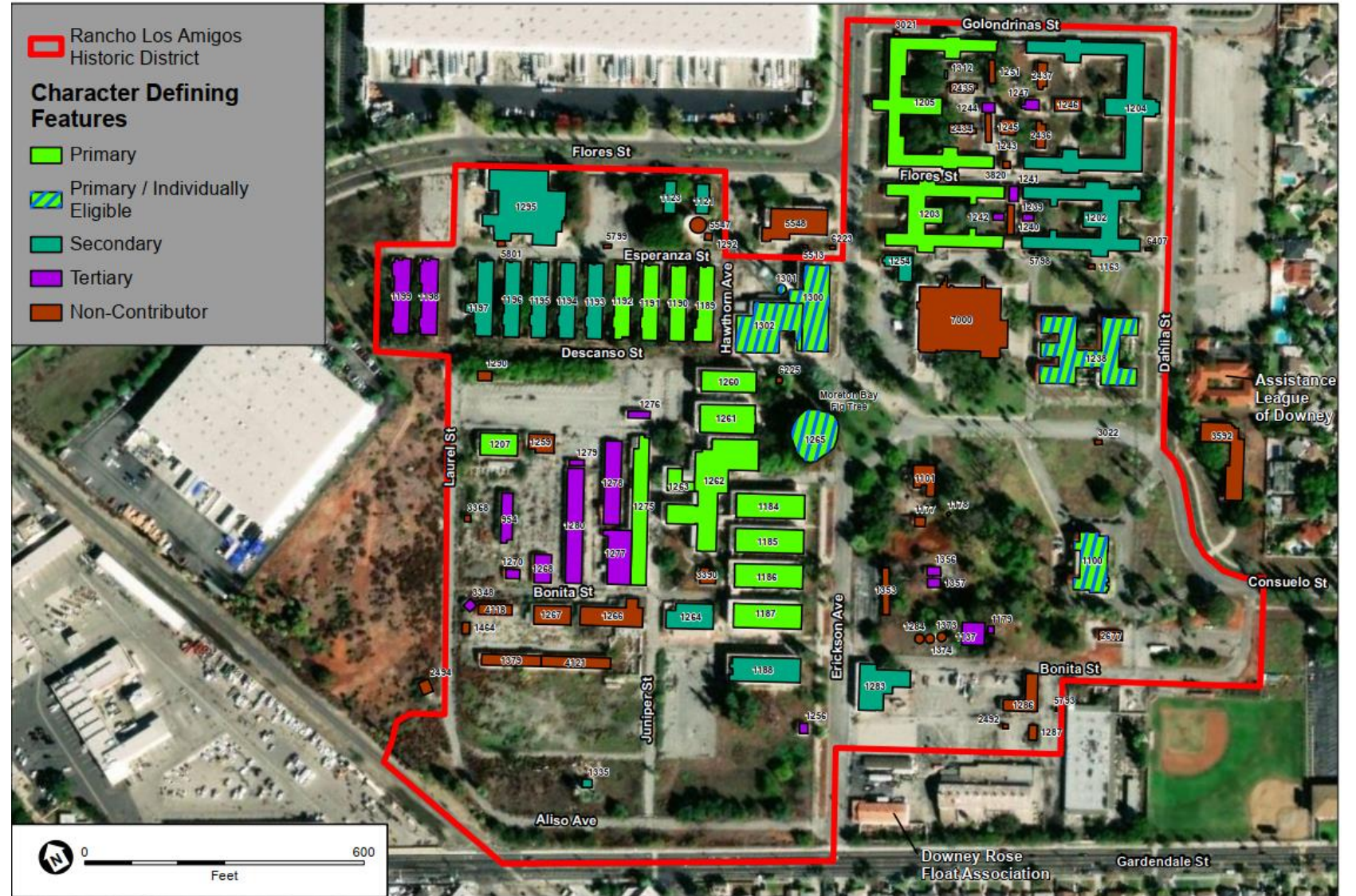
Impact Analysis

- Traffic conditions evaluated for three scenarios:
 - Existing with Project
 - Future Cumulative without Project
 - Future Cumulative with Project
- Construction Traffic Management Plan to be developed to mitigate construction traffic impacts to “Less Than Significant”
- Operation (Future Cumulative with Project) traffic impacts forecasted at 6 intersections. Local jurisdictions (rather than County) maintain authority to implement mitigation, therefore “Significant and Unavoidable”
- No “Significant and Unavoidable” impacts to transit or bicycle facilities

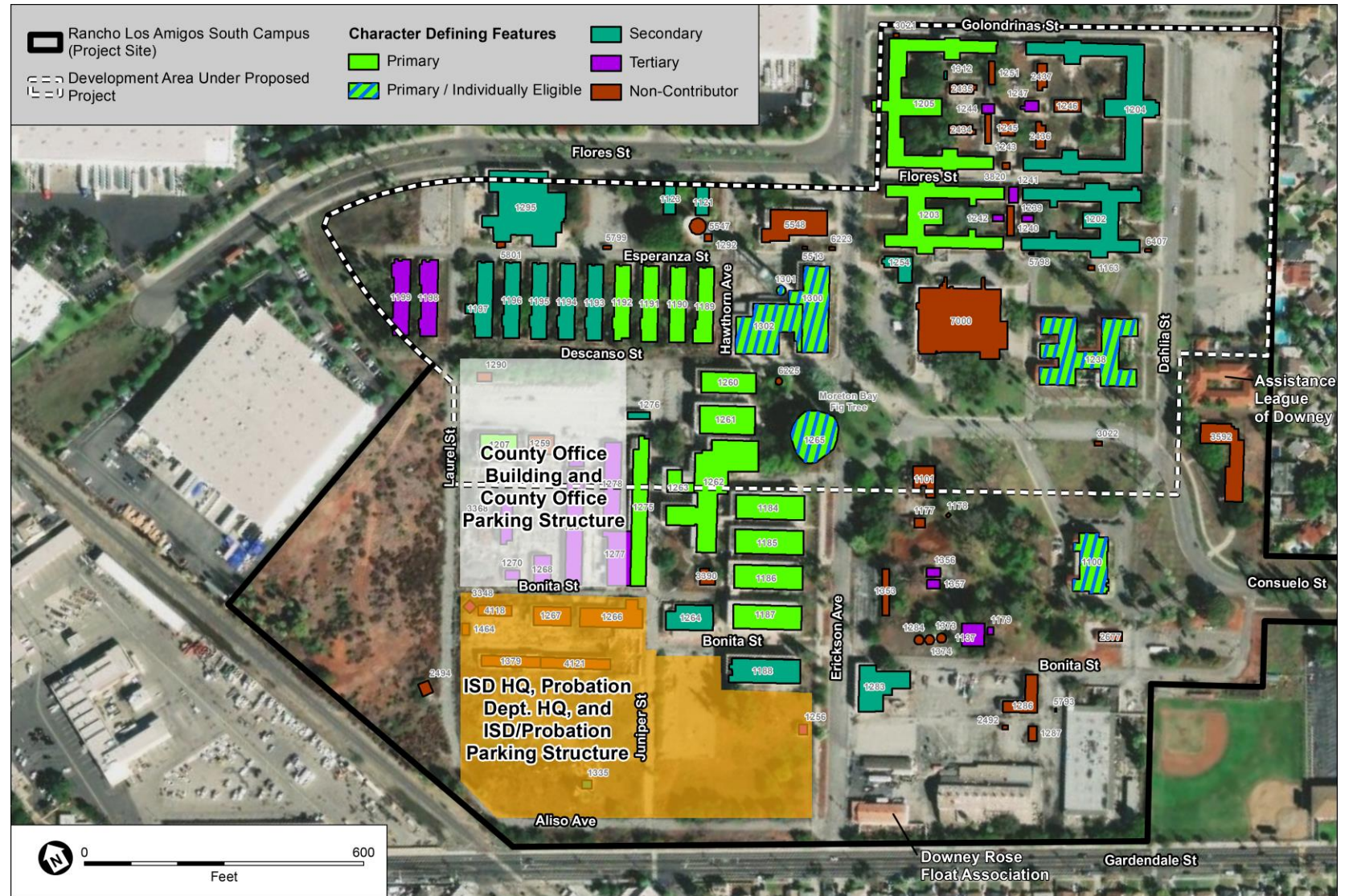
Alternatives

- No Project Alternative
- Partial Preservation Alternative
- Reduced Demolition Alternative
- Adaptive Reuse/Reduced Project Alternative

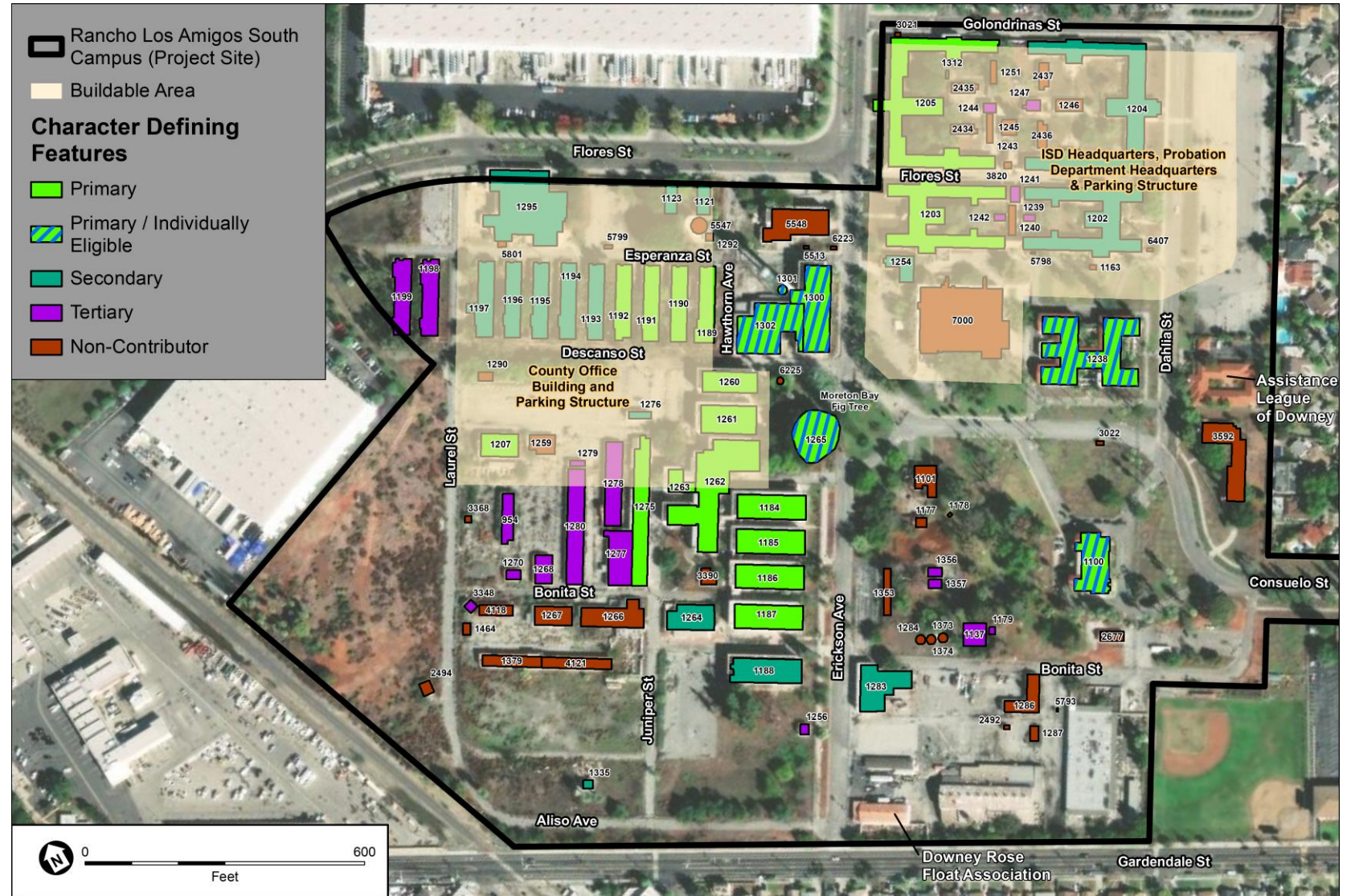
Alternatives



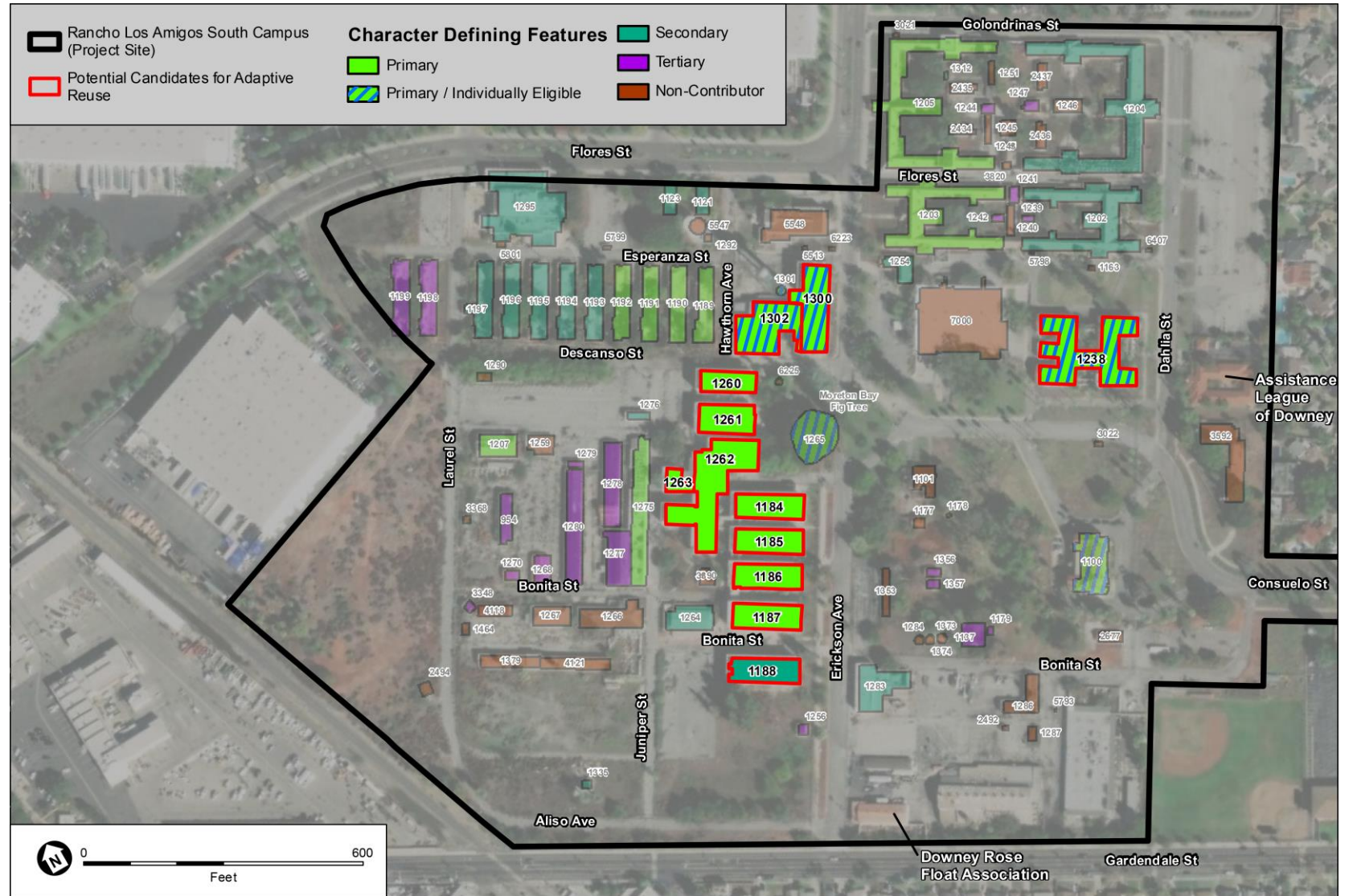
Partial Preservation Alternative Conceptual Site Plan



Reduced Demolition Alternative Conceptual Site Plan



Adaptive Reuse/Reduced Project Alternative Conceptual Site Plan



Public Comments

- Public Comment Period

October 9, 2019 to November 22, 2019

- Where Can I Review the Draft EIR?

- Downey City Hall, 11111 Brookshire Ave, Downey
- Hollydale Library, 12000 S Garfield Ave, South Gate
- Lynwood Library, 11320 Bullis Rd, Lynwood
- Leland R. Weaver Library, 4035 Tweedy Blvd, South Gate
- Rancho Los Amigos Rehabilitation Center, Construction Trailer

Or download [ftp://dpwftp.co.la.ca.us/pub/pmd/Rancho Los Amigos South Campus EIR/](ftp://dpwftp.co.la.ca.us/pub/pmd/Rancho%20Los%20Amigos%20South%20Campus%20EIR/)

Public Comments

Provide written comments in writing via email or regular mail by 5:00 PM on November 22, 2019 to:

Cliff Stokes
Project Manager
County of Los Angeles
Department of Public Works
900 South Fremont Ave., 5th Floor
Alhambra, CA 91803
Email: Cstokes@dpw.lacounty.gov

Thank you

