



**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS**



**NOTICE OF AVAILABILITY
AND
PUBLIC MEETING
RANCHO LOS AMIGOS SOUTH CAMPUS PROJECT DRAFT
ENVIRONMENTAL IMPACT REPORT**

Date: October 9, 2019
To: State Clearinghouse, Responsible and Trustee Agencies, and Interested Individuals
Lead Agency: County of Los Angeles c/o Department of Public Works
 900 S. Fremont Ave., 5th Floor, Alhambra, California 91803
Subject: Notice of Availability of the Draft Environmental Impact Report for the Rancho Los Amigos South Campus Project

The County of Los Angeles (County), as the lead agency under the California Environmental Quality Act (CEQA), has completed the Draft Environmental Impact Report (Draft EIR) for the Proposed Rancho Los Amigos South Campus Project. The Draft EIR is available for a 45-day public review and comment period starting on October 9 and ending on November 22.

The Draft EIR can be reviewed on the County's website: [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/). Copies of the Draft EIR will also be available for public review at the following locations:

Los Angeles County, Chief Executive Office 754 Kenneth Hahn Hall of Administration 500 W. Temple Street, Room 754 Los Angeles, CA 90012 (213) 974-1311 (800) 735-2925 Open 8 AM to 5 PM (M to F)	Rancho Los Amigos North Campus Public Works Site Office 7402 Leeds Street, Trailer E, Downey, CA 90242 Open 8 AM to 5 PM (M to F)	Downey City Hall 11111 Brookshire Avenue Downey, CA 90241 (562) 904-7264 Open 7:30 AM to 5:30 PM (M to F)
Hollydale Library 12000 South Garfield Avenue South Gate, CA 90280 (562) 634-0156 Open 12 PM to 8 PM (T and W) Open 10 AM to 6 PM (Th) Open 12 PM to 5 PM (F and Sat)	Lynwood Library 11320 Bullis Road Lynwood, CA 90262 (310) 635-7121 Open 10 AM to 8 PM (M to Th) Open 10 AM to 6 PM (F) Open 9 AM to 5 PM (Sa)	Leland R. Weaver Library 4035 Tweedy Boulevard South Gate, CA 90280 (323) 567-8853 Open 10 AM to 8 PM (T and W) Open 10 AM to 6 PM (Th) Open 9 AM to 5 PM (F and Sat) Open 1 PM to 5 PM (Sun)

All documents incorporated by reference in the Draft EIR will be available at the County of Los Angeles, Chief Executive Office at the address identified above.

Project Location: The Rancho Los Amigos Campus (Campus) is located on approximately 123 acres of County-owned land within the city of Downey. The Campus is crossed by Imperial Highway, creating two distinct campuses: a 49-acre campus north of Imperial Highway (North Campus), and a 74-acre campus south of Imperial Highway (South Campus). All activities associated with the proposed Project would be located entirely on the South Campus (also referred to as the Project Site). New County facilities would be constructed within a 35-acre portion of the Project Site, referred to as the Development Area. The Project Site, including the Development Area, is located entirely on land owned by the County, and is on the western edge of the city of Downey. The Project Site is approximately 1 mile east of U.S. Interstate 710 (Long Beach Freeway), 1 mile north of U.S. Interstate 105 (Century Freeway), 3.3 miles west of U.S. Interstate 605 (San Gabriel River Freeway), and 3.3 miles northeast of U.S. Interstate 5 (Golden State Freeway) (see Figure 1). The Project Site is bound by Flores Street and Golondrinas Street to the north, Gardendale Street to the south, Laurel Street to the west, the Union Pacific Railroad to the southwest, Rives Avenue and Dahlia Avenue to the east, and a strip that runs east along Consuelo Street to Paramount Boulevard. The Development

Area is bound by Flores Street and Golondrinas Street to the north, the parking lot adjacent to Dahlia Street and the Assistance League of Downey to the east, a mid-block between Descanso Street and Bonita Street to the south, and the western boundary of the Project Site and Laurel Avenue to the west (Figure 1).

Description of Proposed Project: The County proposes to develop three new County administrative buildings in the Development Area on the Project Site, including the Internal Services Department (ISD) Headquarters, Probation Department Headquarters, and a County Office Building. Staffing for each of these buildings would be filled by approximately 3,000 County-budgeted positions that are currently at other existing County facilities located within the region. Staffing numbers may be adjusted as the design is developed. The ISD Headquarters would be up to approximately 315,000 square feet; the Probation Department Headquarters would be up to approximately 168,000 square feet; and the County Office Building would be up to approximately 167,000 square feet. The ISD and Probation Headquarters buildings, both of which would be up to six stories (90 feet) each, may be co-located in one building, which would also be up to six stories (90 feet). The County Office Building would be up to five stories (75 feet). The total square footage for the proposed Project would be up to approximately 650,000 square feet. The proposed Project would include development of two parking structures for employees and visitors. The ISD/Probation Parking Structure would provide 2,167 parking spaces, with a height of up to nine stories (90 feet). The County Office Parking Structure would provide 525 parking spaces, with a height of up to three stories (36 feet). The proposed Project would include all necessary utilities and points of connection, roadways, curbs and gutters, sidewalks, medians, site structures, hydrants, vaults, manholes, substations, street lights, street signage, landscaping, and irrigation for the proposed new development. Off-site improvements, such as those required for utilities, would also likely be necessary. All staging during construction would occur on the Project Site.

Demolition: The proposed Project would require demolition of approximately 65 existing buildings and structures within the proposed 35-acre Development Area to allow for construction of new facilities. Some of the structures were previously identified as contributors to a Historic District.

Additional Demolition: In addition to the demolition of the approximately 65 existing buildings and structures within the proposed 35-acre Development Area, the Project would also include the demolition of approximately 40 existing buildings and structures on the remainder of the Project Site outside of the Development Area. The Project would retain three of the five individually eligible historic buildings, structures, and features (which are all also contributors to the Historic District). The Project Site, outside of the Development Area, would be hydroseeded with a native seed mix after demolition.

The proposed Project would be designed to achieve the Leadership in Energy and Environmental Design (LEED) Gold rating (or a successor equivalent standard established by the U.S. Green Building Council) or better. The proposed Project would be executed in multiple phases by various contractors using various contracting methods, including design-bid-build, design-build, job order contracting, and best value construction. Construction across the Project Site (including areas outside the Development Area) could begin as early as 2019 and is anticipated to last for up to approximately 30 months, resulting in an approximately buildout and occupancy in 2022.

List of Significant Environmental Effects: The Draft EIR has determined that implementation of the proposed Project could result in significant and unavoidable impacts in the following environmental areas: (1) Aesthetics - shade and shadow impacts; (2) Air Quality – cumulatively considerable net increase of NO_x emissions during Project operations; (3) Historical Resources - a historic architectural resource due to the demolition of structures within the Rancho Los Amigos Historic District during Project construction; (4) Greenhouse Gas Emissions – generation of greenhouse gas emissions that would exceed the South Coast Air Quality Management District interim screening-level threshold during Project operation; (6) Noise – groundborne vibration impacts during Project construction, cumulative noise and vibration impacts during Project construction; and (7) Traffic – operational traffic impacts under the “Existing with Project” and “Future with Project” traffic scenarios (Intersection Nos. 3, 7, 15, 16, 17, and 20) with the exception of the impact at Intersection No. 17 (Arizona Avenue/Gardendale Street), which would only occur in the “Future plus Project” scenario.

Hazardous Waste Sites: Section 15087(c)(6) of the CEQA Guidelines requires that this notice identify whether any hazardous waste sites enumerated pursuant to Section 65962.5 of the Government Code are located on the Project Site. Part of the Project Site, described as Area 10 in Section 3.7, *Hazards and Hazardous Materials*, of the Draft EIR, is listed as a hazardous materials site due to soil and groundwater hazards from leaking underground storage tanks that have since been removed from the Project Site.

Submittal of Comments on the Draft EIR: Interested parties may submit their written comments on the Draft EIR, by US Mail or by email, to:

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

Comments on the Draft EIR should be sent at the earliest possible date but must be submitted electronically or postmarked no later than **5:00 PM** on **November 22, 2019**.

Questions regarding this notice should be directed to Mr. Cliff Stokes at (626) 300-3273 or at the email shown above Monday through Thursday, between 7:30 AM and 5:30 PM.

Public Meeting on the Draft EIR: A public meeting will be held on **October 28, 2019 from 6:00 PM to 8:30 PM** to discuss the EIR and solicit comments from interested parties on the Draft EIR's analysis of the proposed Project. The public meeting will be held at the following location:

Barbara J. Riley Community and Senior Center
Auditorium
7850 Quill Drive
Downey, CA 90242

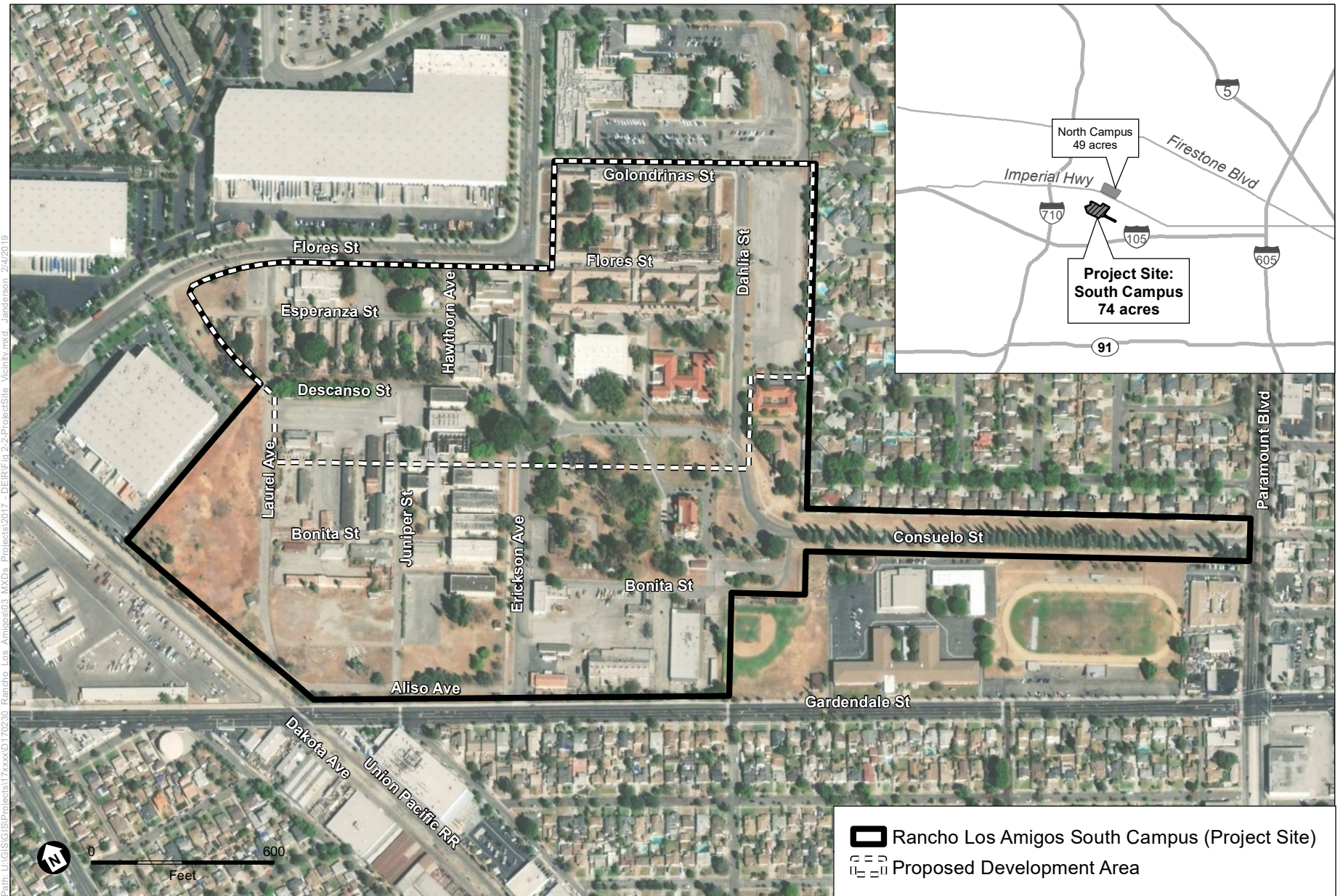
Free parking in public lots accessed from Quill Drive. The Barbara J. Riley Community and Senior Center is served by Metro Lines 117 and 120 at the intersection of Imperial Highway and Rives Avenue and Metro Line 265 at the intersection of Quill Drive and Paramount Boulevard.

FAMILIES AND CHILDREN WELCOME!
Refreshments will be served.

Si desea obtener mas información sobre el proyecto, o necesita que la notificación sea traducida en Español, por favor llame al (626) 300-3273.



Upon 72 hours' notice, Public Works can provide program information and publications in alternate formats or make other accommodations for people with disabilities. In addition, program documents are available at our main office in Alhambra (900 S. Fremont Ave.), which is accessible to individuals with disabilities. To request accommodations ONLY or for more Americans with Disabilities Act information, please contact our departmental Americans with Disabilities Act Coordinator at (626) 458-4081 or by TDD (626) 282-7829, Monday through Thursday, from 7:00 a.m. to 5:30 p.m.



SOURCE: NAIP, 2016 (Aerial); Los Angeles County Department of Public Works 2017

Rancho Los Amigos South Campus Project
Draft Environmental Impact Report

Figure 1
Project Location