

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2017081017

Project Title: Rancho Los Amigos South Campus Project

Lead Agency: County of Los Angeles c/o Dept. of Public Works

Contact Person: Cliff Stokes

Mailing Address: 900 South Fremont, 5th Floor, Alhambra, CA

Phone: 626-300-3273

City: Alhambra

Zip: 91803

County: Los Angeles

Project Location: County: Los Angeles

City/Nearest Community: Downey

Cross Streets: Bound by Flores Street and Golondrinas Street to the north, Gardendale Street to the south, Laurel Avenue to the west, the Union Pacific

Railroad to the southwest, and a strip that runs east along Consuelo Street to Paramount Boulevard

Zip Code: 90242

Lat. / Long. (degrees, minutes, and seconds): 33° 44' 22.9" N/ 118° 9' 43.9" W

Total Acres: 74

Assessor's Parcel No.: 6245-016-934

Section: _____

Twp.: _____

Range: _____

Base: _____

Within 2 Miles: State Hwy #: US 710, US 105

Waterways: Los Angeles River and Rio Hondo Channel

Airports: N/A

Railways: Union Pacific Railway

Schools: 10+

Document Type:

CEQA: NOP
 Early Cons
 Neg Dec
 Mit Neg Dec

Draft EIR
 Supplement/Subsequent EIR
(Prior SCH No.) _____
Other _____

NEPA: NOI
 EA
 Draft EIS
 FONSI

Other: Joint Document
 Final Document
 Other _____

Local Action Type:

General Plan Update
 General Plan Amendment
 General Plan Element
 Community Plan

Specific Plan
 Master Plan
 Planned Unit Development
 Site Plan

Rezone
 Prezone
 Use Permit
 Land Division (Subdivision, etc.)

Annexation
 Redevelopment
 Coastal Permit
 Other _____

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. 650,000 Acres _____ Employees _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____
 Educational _____
 Recreational _____
 Water Facilities: Type _____ MGD _____

Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: County Administrative Uses

Project Issues Discussed in Document:

Aesthetic/Visual
 Agricultural Land
 Air Quality
 Archeological/Historical
 Biological Resources
 Coastal Zone
 Drainage/Absorption
 Economic/Jobs

Fiscal
 Flood Plain/Flooding
 Forest Land/Fire Hazard
 Geologic/Seismic
 Minerals
 Noise
 Population/Housing Balance
 Public Services/Facilities

Recreation/Parks
 Schools/Universities
 Septic Systems
 Sewer Capacity
 Soil Erosion/Compaction/Grading
 Solid Waste
 Toxic/Hazardous
 Traffic/Circulation

Vegetation
 Water Quality
 Water Supply/Groundwater
 Wetland/Riparian
 Growth Inducement
 Land Use
 Cumulative Effects
 Other: Energy, Tribal Cultural

Present Land Use/Zoning/General Plan Designation:

SP 88-1 (Rancho Business Park - Specific Plan)

Project Description: (please use a separate page if necessary)

See Attached

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|--|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input checked="" type="checkbox"/> California Emergency Management Agency | <input checked="" type="checkbox"/> Parks & Recreation, Department of |
| <input checked="" type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # <u>7</u> | <input checked="" type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>4</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Commission |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Wildlife Region # <u>8</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other <u>California Integrated Waste Management Board</u> |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other <u>California Historical Society</u> |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date October 9, 2019

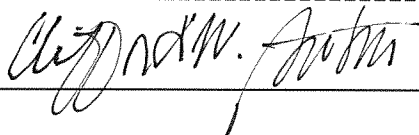
Ending Date November 22, 2019

Lead Agency (Complete if applicable):

Consulting Firm: ESA
 Address: 80 South Lake Avenue, Suite 570
 City/State/Zip: Pasadena, CA 91101
 Contact: Charles Smith
 Phone: (626) 714-4610

Applicant: County of Los Angeles Department of Public Works
 Address: 900 South Fremont Avenue, 5th Floor
 City/State/Zip: Alhambra, CA 91803
 Phone: (562) 300-3273

Signature of Lead Agency Representative: _____



Date: 10/01/19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Project Description for Rancho Los Amigos South Campus Project

Notice of Availability and Public Meetings

October 9, 2019

The County of Los Angeles, as the lead agency, has completed the Draft Environmental Impact Report (Draft EIR) for the proposed Rancho Los Amigos South Campus 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 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.