

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2017081017

Project Title: Rancho Los Amigos South Campus Project

Lead Agency: County of Los Angeles Department of Public Works

Contact Name: Cliff Stokes, Project Manager

Email: CStokes@dpw.lacounty. Phone Number: (626) 300-3273

Project Location: City of Downey Los Angeles County
City *County*

Project Description (Proposed actions, location, and/or consequences).

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 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

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Mitigation measures would reduce potentially significant impacts with regard to Aesthetics - visual character; Air Quality – Project construction on a cumulatively considerable net increase of VOC and NOx emissions, expose sensitive receptors to substantial pollutant concentrations; Biological Resources; Cultural Resources – Project operation impacts on historical resources and Project construction on archaeological resources, paleontological resources, and human remains; Hazards and Hazardous Materials; Noise – Project construction and operational impacts on substantial temporary permanent increase in ambient noise levels; and Transportation – Project construction impacts on circulation system, hazards due to geometric design features, and inadequate emergency access.

Significant and unavoidable would occur for: (1) Aesthetics - shade and shadow impacts; (2) Air Quality - cumulatively considerable net increase of NOx 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; (5) Noise – groundborne vibration impacts during Project construction, cumulative noise and vibration impacts during Project construction; (6) 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. Detailed analysis is provided in Chapter 3, Environmental Analysis, of this Draft EIR.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The comment letters received from the agencies on the Notice of Preparation raised the following general topics of issues, all of which are discussed within the Draft EIR: architectural and building massing of the new buildings compared to the existing buildings; air quality impacts from construction on the nearby residential neighborhoods; biological resources impacts from the wildlife found on the Project Site; cultural and historical resources impacts from the proposed demolition of the existing buildings; and traffic noise, circulation, congestion, and management impacts on the surrounding streets

Provide a list of the responsible or trustee agencies for the project.

County of Los Angeles Department of Public Works (Lead Agency)
South Coast Air Quality Management District
Los Angeles Regional Water Quality Control Board