

# Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
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**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, 5<sup>th</sup> 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 Final EIR

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 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 type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 7	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<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 type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Wildlife Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	Other _____
<input type="checkbox"/> Housing & Community Development	Other _____
<input type="checkbox"/> Native American Heritage Commission	

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

Starting Date June 12, 2020 Ending Date \_\_\_\_\_

### Lead Agency (Complete if applicable):

Consulting Firm: <u>ESA</u>	Applicant: <u>County of Los Angeles Department of Public Works</u>
Address: <u>80 South Lake Avenue, Suite 570</u>	Address: <u>900 South Fremont Avenue, 5<sup>th</sup> Floor</u>
City/State/Zip: <u>Pasadena, CA 91101</u>	City/State/Zip: <u>Alhambra, CA 91803</u>
Contact: <u>Addie Farrell</u>	Phone: <u>(562) 300-3273</u>
Phone: <u>(626) 714-4610</u>	

Signature of Lead Agency Representative:  Date: 6/8/20

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

# **Project Description for Rancho Los Amigos South Campus Project**

## **Availability of the Final Environmental Impact Report**

June 12, 2020

The County of Los Angeles, as the lead agency, has completed the Final Environmental Impact Report (Final 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 final configuration of these buildings may potentially change through the design process, however, 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 a minimum of 2,167 parking spaces, with a height of up to nine stories (90 feet). The County Office Parking Structure would provide a minimum of 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.