

## NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

**DATE:** June 15, 2022

**TO:** State Clearinghouse, Responsible Agencies, Trustee Agencies, Organizations and Interested Parties

**SUBJECT:** Notice of Preparation of a Draft Environmental Impact Report in Compliance with Title 14, section 15082(a) of the California Code of Regulations

The County of Los Angeles (“County”) is the lead agency pursuant to the California Environmental Quality Act (“CEQA”) and intends to prepare an Environmental Impact Report (“EIR”) for the proposed project identified below. The County has prepared this Notice of Preparation (“NOP”) to provide Responsible Agencies and other interested parties with information describing the project and to identify its potential environmental effects pursuant to State requirements.

**AGENCIES:** The County requests your agency’s views on the scope and content of the environmental information relevant to your agency’s statutory responsibilities in connection with the proposed project, in accordance with Title 14, section 15082(b) of the California Code of Regulations. Your agency will need to use the EIR prepared by the County when considering any permits that your agency must issue, or other approval for the project.

**ORGANIZATIONS AND INTERESTED PARTIES:** The County requests your comments and concerns regarding the environmental issues associated with construction and operation of the proposed project.

**PROJECT & PERMIT(S):** Hope Gardens, 2020-000397-(5), Conditional Use Permit No. RPPL2020000694, Oak Tree Permit No. RPPL2020000706, Environmental Review No. RPPL2020003232

**PROJECT APPLICANT:** Union Rescue Mission

**PROJECT LOCATION:** 2846-001-017, 018, 019 and 020, 12249 Lopez Canyon Road, Kagel/Lopez Canyons

**PROJECT DESCRIPTION:** The project applicant, Union Rescue Mission (“URM”), is requesting a new Conditional Use Permit (“CUP”) to replace an existing housing building known as the Sequoia Building with a new housing building within the Hope Gardens Family Center in the A-2-2 Zone pursuant to Los Angeles County (“County”) Code Section 22.16.030.C. The proposed building will be sited near the rear northeast corner of the Hope Gardens property where the existing one-story building currently exists. The new building will consist of approximately 106,410 square feet of building space to be used for 117 housing units and supportive services. The facility was authorized by CUP No. 200600242 in 2007 for the conversion of an existing convalescent hospital and senior citizen residential units into transitional housing for up to 225 formerly homeless women and children, including permanent supportive housing for senior citizen women. In 2019, CUP Modification No. RPPL2019000188 authorized an increased capacity up to 300. The project proposes to increase the housing capacity for up to a total of 525 formerly homeless women and children.

Other existing structures on the property include six residential buildings as well as other buildings for garage, office, utility, and administration. There are currently 128 livable units, 28 full-time staff or Revised 07/14/10 2/49 volunteers, three (3) staff members residing onsite full time, and one (1) staff member residing onsite part time. 25 livable units will be removed as part of the project.

The proposed new Sequoia Building and related infrastructure will occupy approximately one acre. The 106,410-square-foot new building will consist of three residential floors and a subterranean parking. The residential floors include 117 housing units, reception area, case manager and counseling offices, administration offices, security office, dental/medical examination rooms, day care center, computer lab, classroom, multi-purpose room, kitchen, communal dining room, and a courtyard. The new building will also provide a subterranean parking area for 22 spaces for staff and visitors, including four (4) accessible parking spaces, and 11 long-term enclosed bicycle spaces. 74 existing parking spaces located elsewhere within the facility will continue to be provided for staff and general parking. Approximately 3,200 cubic yards of cut and 3,200 cubic yards of fill is proposed to be balance on site.

There are a total 57 protected coast live oak trees in the project area. The project proposes the removal of five (5) oak trees located northwest of the new building and encroachment into the protected zone of eleven oak trees, including one (1) heritage tree. These oak trees are between eight (8) and forty feet tall. The eleven oak trees will be encroached upon between 6.1% and 34.5 % of their protected zones.

In addition, the project seeks the request for building height limit to increase up to 51 feet in order to maximize the available development area to provide the necessary accommodation and services for the growing homelessness problems in the County.

#### **POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT**

Based on a preliminary review of the proposed project consistent with section 15060 of the CEQA Guidelines, the County has determined that an EIR should be prepared for this proposed project. In addition, consistent with section 15082 of the CEQA Guidelines, the

County has identified the following probable environmental effects of the project, which will be addressed in the EIR for this project:

- Biological Resources
- Cultural Resources
- Geology/Soils
- Tribal Cultural Resources
- Wildfire
- Mandatory Findings of Significance

The County has determined that there is not a likelihood of potentially significant effects related to the following environmental topics:

- Aesthetics
- Agriculture/Forestry
- Air Quality
- Energy
- Greenhouse Gas Emissions
- Hazards/Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation
- Utilities/Services

The County proposes that the EIR indicate the reasons why these effects were determined not to be significant and are therefore not addressed in detail in the EIR.

**NOTICE OF SCOPING MEETING:** The County will conduct a public scoping meeting for the purpose of soliciting oral and written comments from interested parties as to the appropriate scope and content of the EIR.

All interested parties are invited to attend the scoping meeting to assist in identifying issues to be addressed in the EIR. The scoping meetings will include a brief presentation of the project to be addressed in the EIR and will provide attendees with an opportunity to provide input to the scope of the EIR. The Scoping Meeting will be held on Tuesday, June 28, 2022 at 6:00 p.m.:

Online. Via Zoom. Visit link for more information.

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/87596867124>

Or One tap mobile :

US: +16699006833,,87596867124# or +12532158782,,87596867124#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or 833 548 0276 (Toll Free) or 833 548 0282 (Toll Free) or 877 853 5257 (Toll Free) or 888 475 4499 (Toll Free)

Webinar ID: 875 9686 7124

International numbers available: <https://us06web.zoom.us/j/87596867124>

Translation in other languages can be made available at the meeting upon request. Please submit translation requests at least seven business days in advance of each scheduled meeting to Michele Bush at [mbush@planning.lacounty.gov](mailto:mbush@planning.lacounty.gov).

**PUBLIC REVIEW PERIOD:** The County has determined to make this NOP available for public review and comment pursuant to Title 14, section 15082(b) of the California Code of Regulations. The comment period for the NOP begins on June 17, 2022 and ends on July 19, 2022.

Any comments provided should identify specific topics of environmental concern and your reason for suggesting the study of these topics in the EIR.

Please direct all written comments to the following address:

Michele Bush  
LA County Planning  
Foothills Development Services Section  
320 West Temple Street, Room 1348  
Los Angeles, CA 90012  
Tel: 213-974-6411  
Fax: (213) 626-0434  
[mbush@planning.lacounty.gov](mailto:mbush@planning.lacounty.gov)

All written responses will be included as Appendices in the Draft EIR and their contents considered in accordance with State and County environmental guidelines.

**DOCUMENT AVAILABILITY:** The NOP and Initial Study are available for public review online at <https://planning.lacounty.gov/case/view/2020-000397>.

Thank you for your participation in the environmental review of this project.