



NOTICE OF AVAILABILITY AND NOTICE OF PUBLIC HEARING

To: Interested Agencies and Organizations and Members of the Public
Subject: Notice of Availability of a Draft Program Environmental Impact Report for the Rancho Los Amigos South Campus Specific Plan (RLASCSP)
SCH # 2019029057

Lead Agency:

Name: City of Downey (City)
Address: 11111 Brookshire Avenue
Downey, California 90241
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The City, as Lead Agency, has prepared a Draft Program Environmental Impact Report (PEIR) for the RLASCSP identified below. This Notice of Availability has been issued to notify interested parties that the PEIR is available for public review and comment. The City is requesting comments on the PEIR from responsible and trustee agencies, interested public agencies, organizations, and the general public.

Project Location:

The Project site is located in the City’s southwest corner, north of Gardendale Street and south of Imperial Highway. The City of South Gate borders the Project site to the south and west. The Project site’s southwest corner is bisected by the Union Pacific Railroad (UPRR) corridor.

Government Code § 65962.5:

The Project site is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5.

Project Description:

The RLASCSP was prepared to promote future development of the southern portion of the Rancho Los Amigos Campus. The RLASCSP is a City initiated Specific Plan located completely on land that is owned by the County of Los Angeles (County). Multiple concurrent development projects and studies were in process during the creation of the plan and were considered when

Future Unlimited

developing this Specific Plan. In accordance with the goals of the City of Downey's Vision 2025 General Plan (DGP), the RLASCSP promotes economic development with a focus on a diverse mixture of job-generating land uses. The plan also prioritizes creating more livable communities with access to both regional transit and promotes alternative transit opportunities.

The Focus Area is 62.5 acres within the approximately 172-acre Specific Plan area. The Project proposes a planned and programmed mix of transit-oriented residential, retail, and office uses within the Focus Area. The RLASCSP consists of four geographical districts: Flex Tech/Bio Medical (FTBM), Regional Public Facilities (RPF), Transit Oriented Development (TOD), and Community Serving (CS). The Focus Area consists of land designated as RPF, TOD, and CS; no FTBM land is located within the Focus Area. Within the Focus Area, the RLASCSP would allow a maximum development of approximately 700 dwelling units (DU) and approximately 1,130,000 square feet (SF) of new, non-residential (commercial, retail, office, public facilities, etc.) land uses.

Required Entitlements:

The following are the entitlements and approvals required for the Project, which are filed with the City as Case No. PLN-21-00063:

- PEIR Certification
- General Plan Amendment
- Rancho Los Amigos South Campus Specific Plan
- Zoning Text and Map Amendment

Program Environmental Impact Report:

The RLASCSP PEIR evaluated the Project's potential environmental impacts and focused on the following environmental issues:

- Aesthetics
- Air Quality
- Cultural Resources
- Energy
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services and Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems

Impacts concerning the following issue areas were determined to be less than significant with mitigation incorporated: Aesthetics, Biological Resources, Hazards and Hazardous Waste, Noise, and Tribal Cultural Resources. Impacts concerning the following issue areas could not be mitigated to below a level of significance, despite mitigation: Air Quality; Cultural Resources; and Greenhouse Gas Emissions.

Locations Where Draft PEIR is Available for Public Review:

The PEIR and Rancho Los Amigos South Campus Specific Plan will be available for review at the following locations:

- City Hall – Community Development Department and City Clerk’s Office, 11111 Brookshire Avenue, Downey CA 90241
- Barbara J. Riley Senior Center, 7850 Quill Street, Downey CA 90241
- City of Downey Library, 11121 Brookshire Avenue, Downey CA 90241

Pursuant to the California Governor’s Executive Orders, electronic copies of the Draft PEIR and all documents referenced therein are available for download on the City’s website at www.downeyca.org/our-city/departments/community-development/planning/environmental-planning. Also, all materials will be submitted electronically to the State Clearinghouse via the CEQAnet Web Portal (<https://ceqanet.opr.ca.gov/>). Should you have trouble accessing these documents, please contact Mr. Guillermo Arreola at the address listed above. you challenge the decision on any of the foregoing matters in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City, at or prior to the public hearing.

Planning Commission Public Meeting and Public Hearing

Pursuant to State Law, the Planning Commission will hold a public meeting/study session and public hearing to receive testimony, orally and in writing, on the PEIR and proposed Project. The public meeting is scheduled for:

Date: July 7, 2021
 Time: 6:30 PM
 Place: City of Downey Council Chambers, 11111 Brookshire Avenue, Downey, CA 90241

The public hearing is scheduled for:

Date: July 21, 2021
 Time: 6:30 PM
 Place: City of Downey Council Chambers, 11111 Brookshire Avenue, Downey, CA 90241

For any questions, please contact the Planning Division’s Office at (562) 904-7154.

Public Review Period:

The PEIR is available for a public review period beginning on June 8, 2021 and ending on July 22, 2021. In accordance with the State CEQA Guidelines, should you have any comments on the Draft PEIR, please provide such comments during this review period. It is preferable that comments be emailed to Mr. Guillermo Arreola at the email address provided above with the subject line “RLASCSP Comment Letter.” Comments may also be mailed to Mr. Arreola at the address listed above.