



City of Downey

**Rancho Los Amigos
South Campus
*Specific Plan***



***Program
Environmental Impact Report
Scoping Meeting***

February 25, 2019



Public Scoping Meeting Overview

- Introductions
- Purpose of Public Scoping Meeting
- Roles & Responsibilities
- Proposed Project Description
- CEQA's Purpose, Process, Schedule
- Topics to be Addressed in Environmental Impact Report
- Contact Information
- Public Comments





Introductions

- CITY OF DOWNEY
- COUNTY OF LOS ANGELES
- LOS ANGELES COUNTY METRO
- Specific Plan/CEQA Consultant – Kimley-Horn and Associates, Inc.



Purpose of Scoping Meeting

- Inform public of proposed Project and City's intent to prepare Program Environmental Impact Report (PEIR)
- Present overview of CEQA PEIR process
- Review topics to be addressed in PEIR
- Receive input from public on issues of concern/topics to be addressed in PEIR
- Project merits
 - Not focus of Scoping Meeting
 - Future opportunities to discuss- at future Public Hearings before Planning Commission and City Council



Roles & Responsibilities

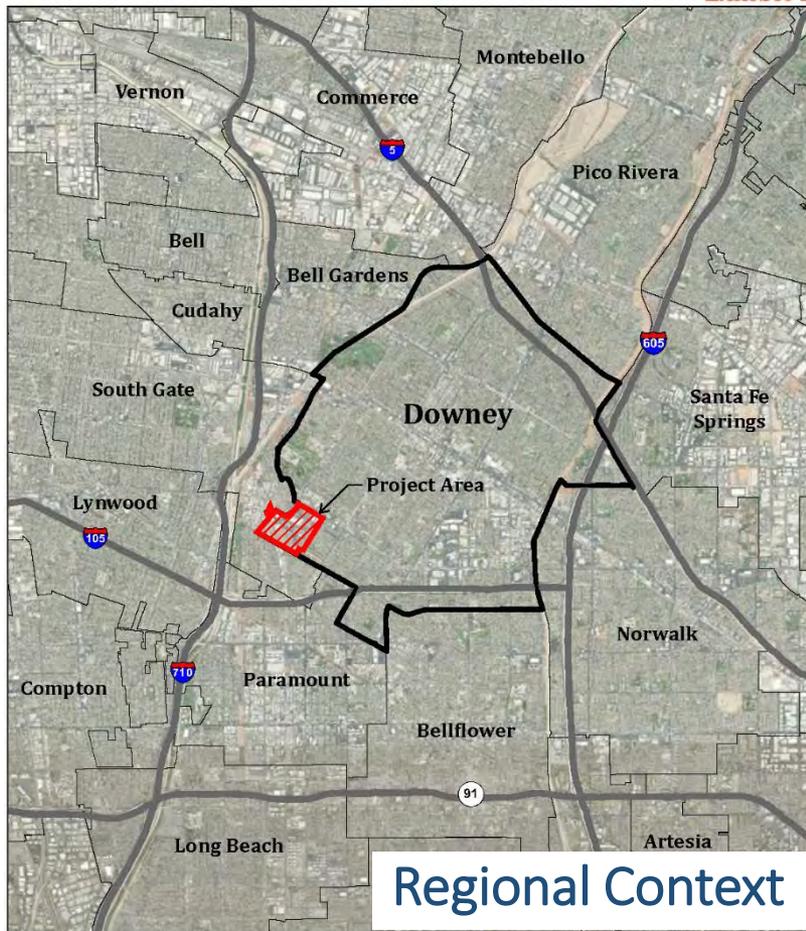
- City of Downey is “Lead Agency” responsible for preparing Project’s CEQA documentation
- City is responsible for
 - Adequacy/objectivity of Project’s CEQA document
 - Considering Project’s CEQA document prior to acting upon/approving Project
- City has retained Kimley-Horn and Associates to prepare Project Specific Plan and PEIR



Proposed Project



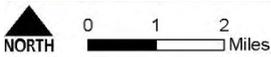
Project Location



Regional Context

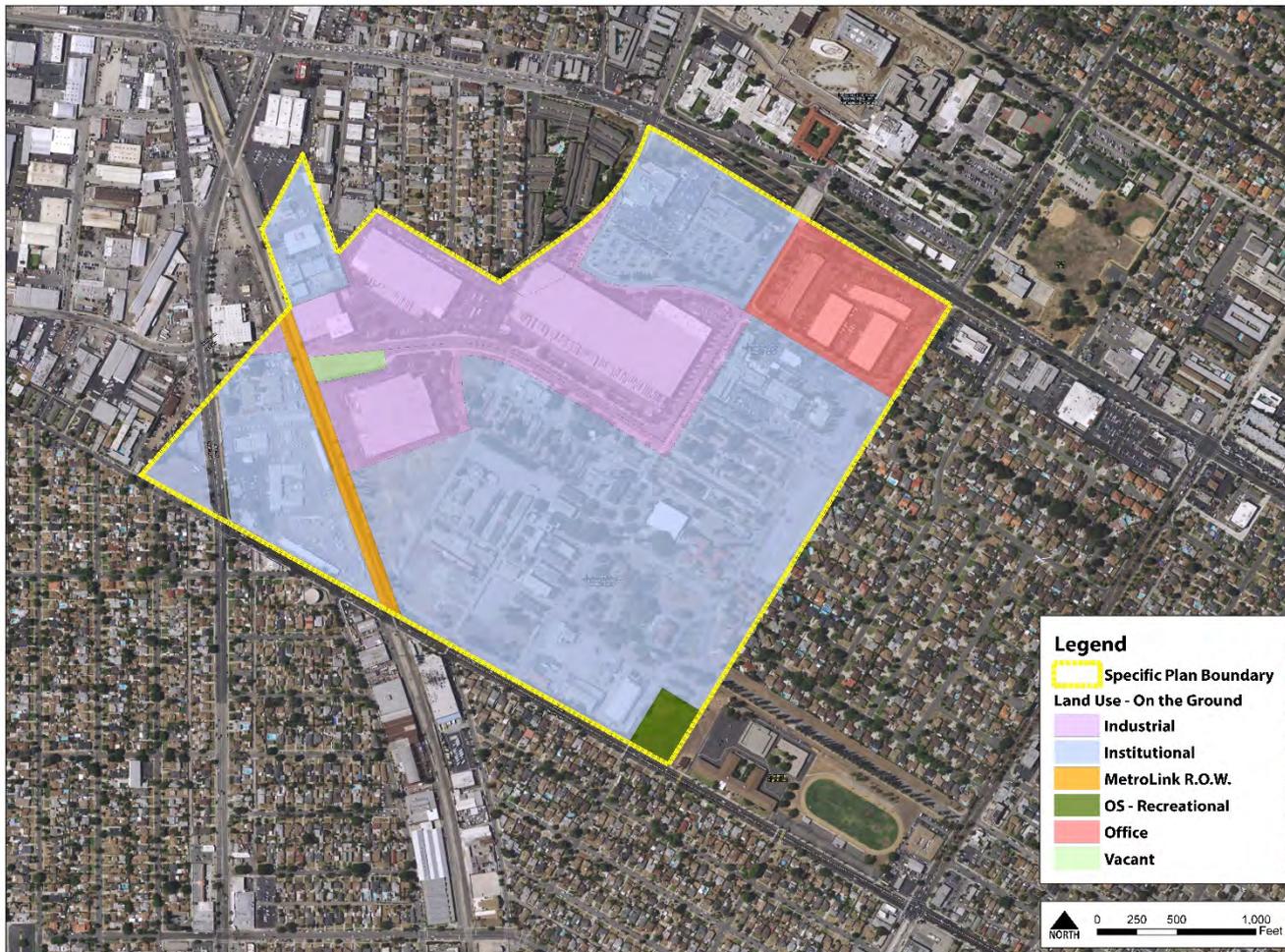


Local Context





Existing Land Uses



Project Description

The Specific Plan will provide long-term guidance for growth and change in the Specific Plan area to enhance the quality of life in Downey and the region. The Specific Plan will establish a vibrant, interconnected mixed-use environment that reinforces and compliments reuse, revitalization, and community health. The Specific Plan will contribute to:

- Creation of a **mixed-use, compact, and multi-modal** environment
- Promotion of **sustainable principles** in design and development
- Enhancement of the **pedestrian scale** and function of the built environment
- Establishment of a complementary **mix of cultural uses, public spaces, and outdoor activities**
- Stronger connections with **local neighborhoods and connectivity** with mobility options
- Promoting a **family-oriented, culturally-enriched, healthy lifestyle**
- Celebration and reinforcement of Downey's and the Rancho Los Amigos South Campus' **character and history**
- **Enhancement of** economic development **successes** in the area
- Support for future **regional transportation** and transit planning objectives



What is a Specific Plan?

- A planning document that brings together policies and regulations for a focused area of development
- Provides tool to implement General Plan
- Provides necessary regulations, standards, public improvements, and design guidance for future development and change



What are a Specific Plan's Contents?

A Specific Plan must:

- Define land uses
- Address major infrastructure requirements
- Create development standards and design criteria
- Provide policies and implementation measures
- Be consistent with relevant plans and programs



Relationship to Other Planning Projects





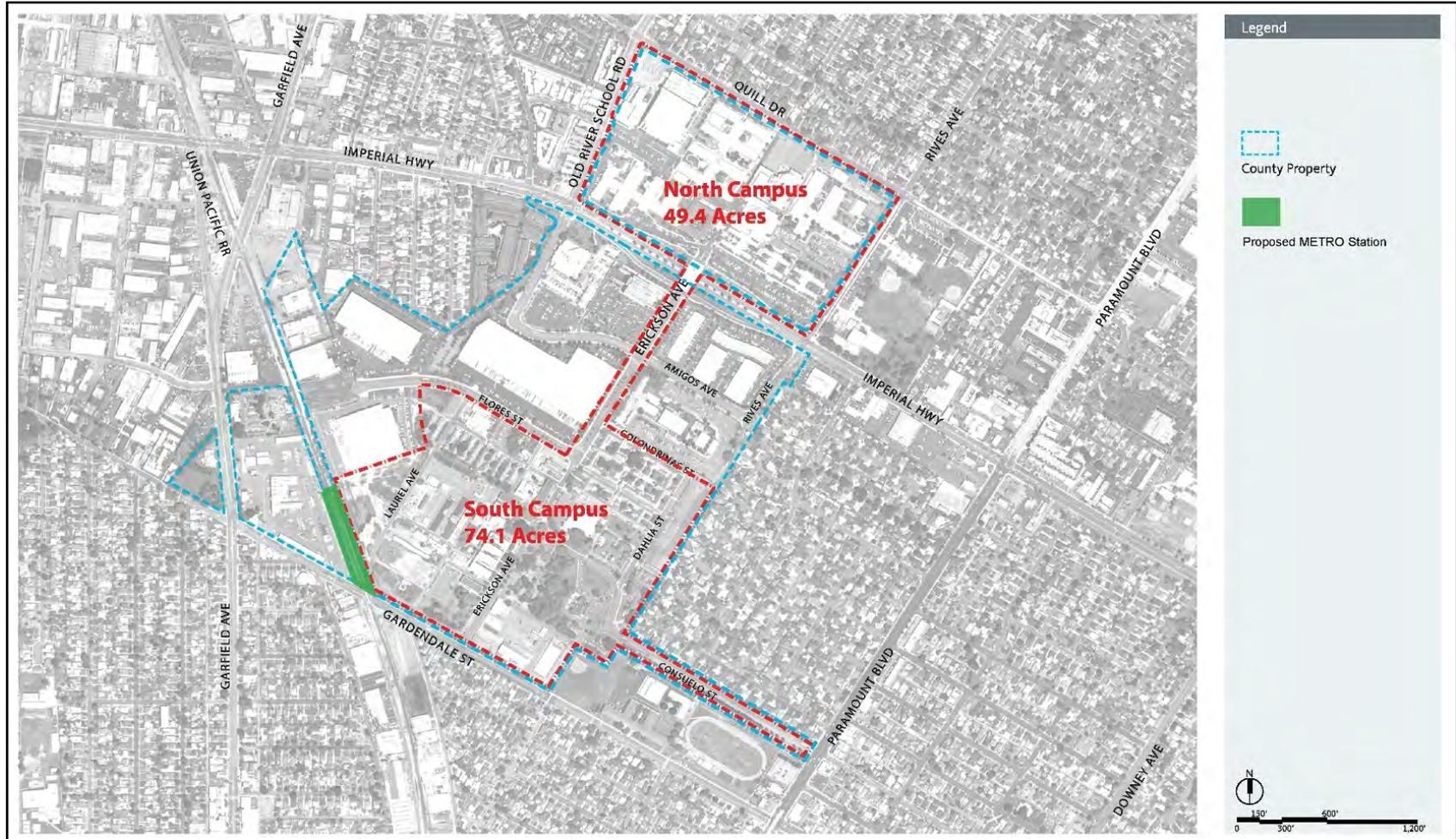
Proposed County of Los Angeles Rancho Los Amigos South Campus Project

L.A. COUNTY
DEVELOPMENT PLANS

METRO WSAB TRANSIT
CORRIDOR - GARDENDALE

RLA SOUTH CAMPUS
SPECIFIC PLAN

Rancho Los Amigos South Campus Project



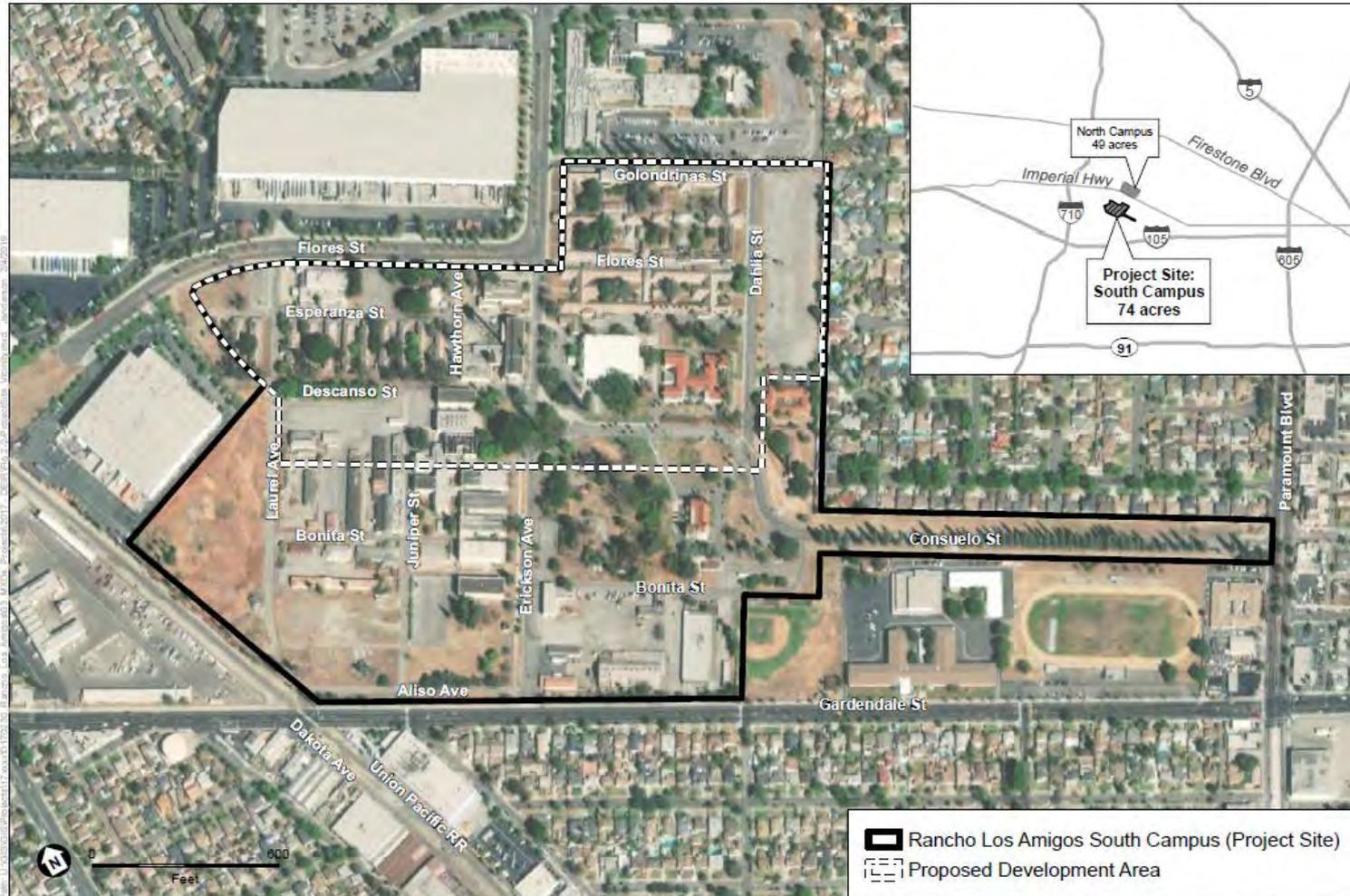
L.A. COUNTY
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RLA SOUTH CAMPUS
SPECIFIC PLAN

LA County Rancho Los Amigos South Campus Project

South Campus Location



L.A. COUNTY
DEVELOPMENT PLANS

METRO WSAB TRANSIT
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SPECIFIC PLAN

Proposed Project Summary



- County proposes to develop three new County administrative buildings in the Development Area
 - Internal Services Department (ISD) HQ (315,000 SF, up to 6 stories, or 90-feet)
 - Probation Department HQ (168,000 SF, up to 6 stories, or 90-feet)
 - County Departmental Office (167,000 SF, up to 2 stories, or 30-feet)
- Total of up to 650,000 SF
- Parking structure 1 (up to 6 stories, or 72-feet)
- Parking structure 2 (up to 3 stories, or 36-feet)
- 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

L.A. COUNTY
DEVELOPMENT PLANS

METRO WSAB TRANSIT
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SPECIFIC PLAN

Proposed Project Summary



- LEED gold rating
- The project would be delivered through Design-Build
- Project includes demolition of existing structures
- County Notice of Preparation was issued in August 2017

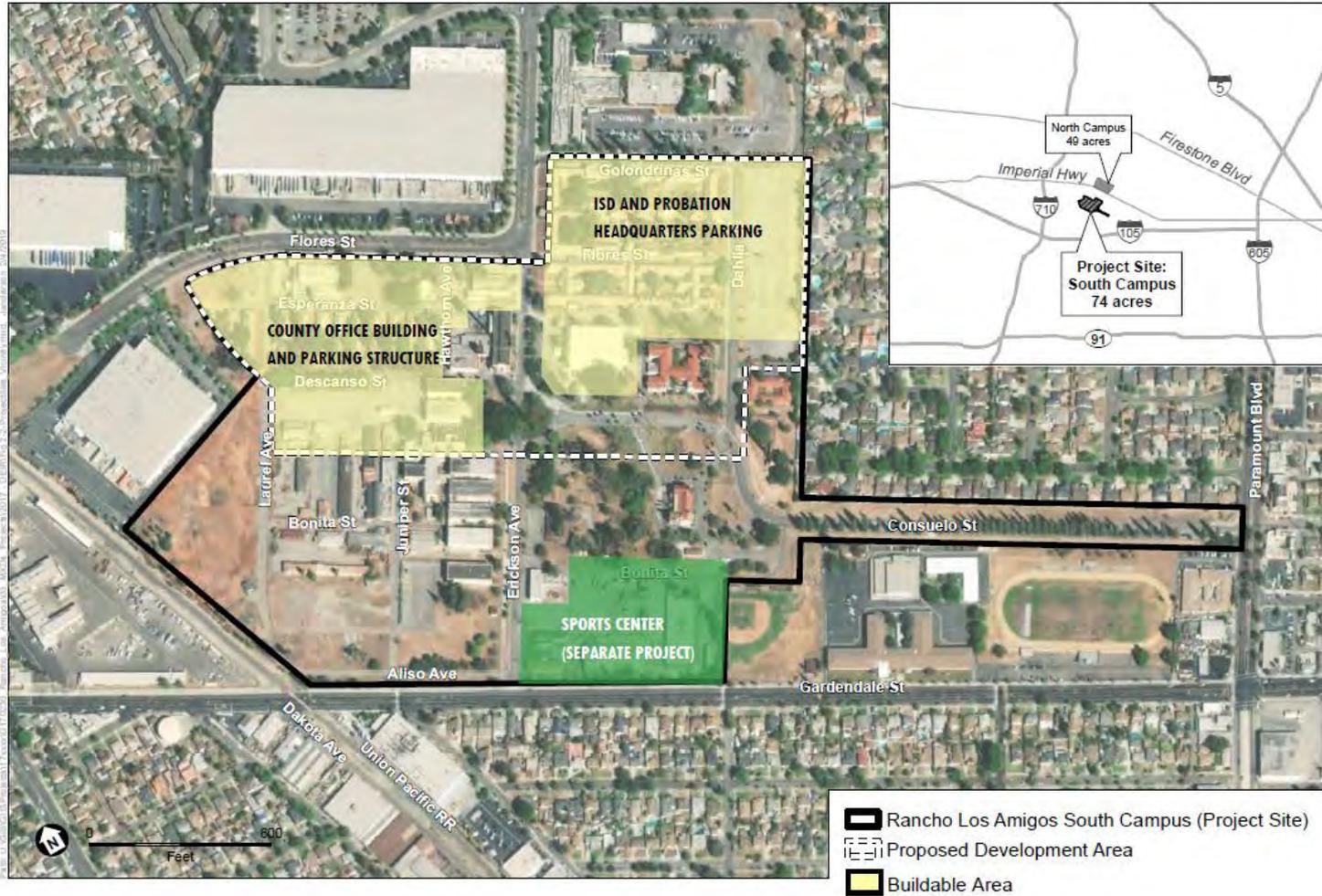
- Sports Center project (separate project) will begin construction 3rd QTR 2019

L.A. COUNTY
DEVELOPMENT PLANS

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RLA SOUTH CAMPUS
SPECIFIC PLAN

Conceptual Site Development Plan

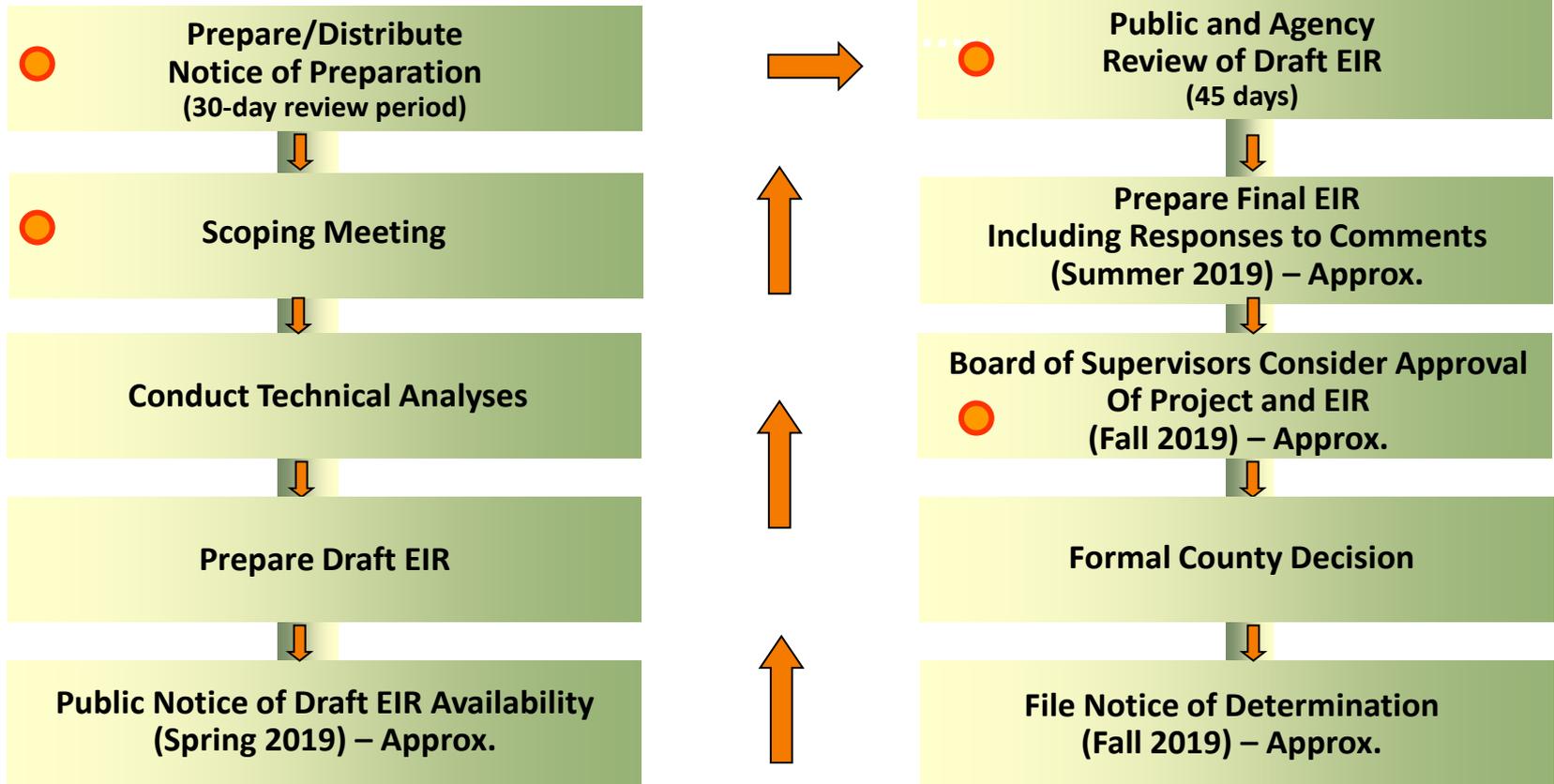


L.A. COUNTY
DEVELOPMENT PLANS

METRO WSAB TRANSIT
CORRIDOR - GARDENDALE

RLA SOUTH CAMPUS
SPECIFIC PLAN

LA County Rancho Los Amigos South Campus Project CEQA EIR Process



-  = Opportunities for public Input
-  = Current step in CEQA process

L.A. COUNTY
DEVELOPMENT PLANS

METRO WSAB TRANSIT
CORRIDOR - GARDENDALE

RLA SOUTH CAMPUS
SPECIFIC PLAN

Next stop: New rail to southeast LA County.

WEST SANTA ANA BRANCH TRANSIT CORRIDOR



Rancho South Campus Specific Plan
Scoping Meeting Update
February 25, 2019

Project Goals

- > Provide mobility improvements
- > Support local and regional land use plans and policies
- > Minimize environmental impacts
- > Ensure cost effectiveness and financial feasibility
- > Promote equity



Project Overview

- > 19 miles
- > 12 new stations
- > 5 new park & ride facilities
- > Study area: 98 square miles

Study Area	Current	Projected (2042)
Pop.	1.4 M	1.6 M
Emp.	619,000	747,000

- > Populations and employment densities are five times higher than LA County



Project History

Feb.
2013

- SCAG approved Alternatives Analysis (AA)

Sept.
2015

- Metro Board received the Technical Refinement Study (TRS)

April
2017

- Metro Board of Directors approved the Northern Alignments Options Screening Report

June
2017

- Original Scoping Meetings

May
2018

- Updated Northern Alignments Screening Report
- Metro Board selected New Northern Alignments for further study

July
2018

- WSAB Updated Scoping Meetings

Dec.
2018

- Metro Board approved updated Project Definition for Environmental Study

Updated Environmental Planning Process



*Timeline Subject to Change

Opportunities for Public Involvement Prior to Release of Draft EIS/EIR

- > Community Update Meetings – Winter 2019
- > Metro Rail Tours – Spring 2019
- > Next Round of Community Update Meetings – Fall 2019
- > First/Last Mile Planning Process – Spring/Fall 2019

Draft EIS/EIR = Draft Environmental Impact Statement/Report
FTA = Federal Transit Administration
LPA = Locally Preferred Alternative
ROD = Record of Decision

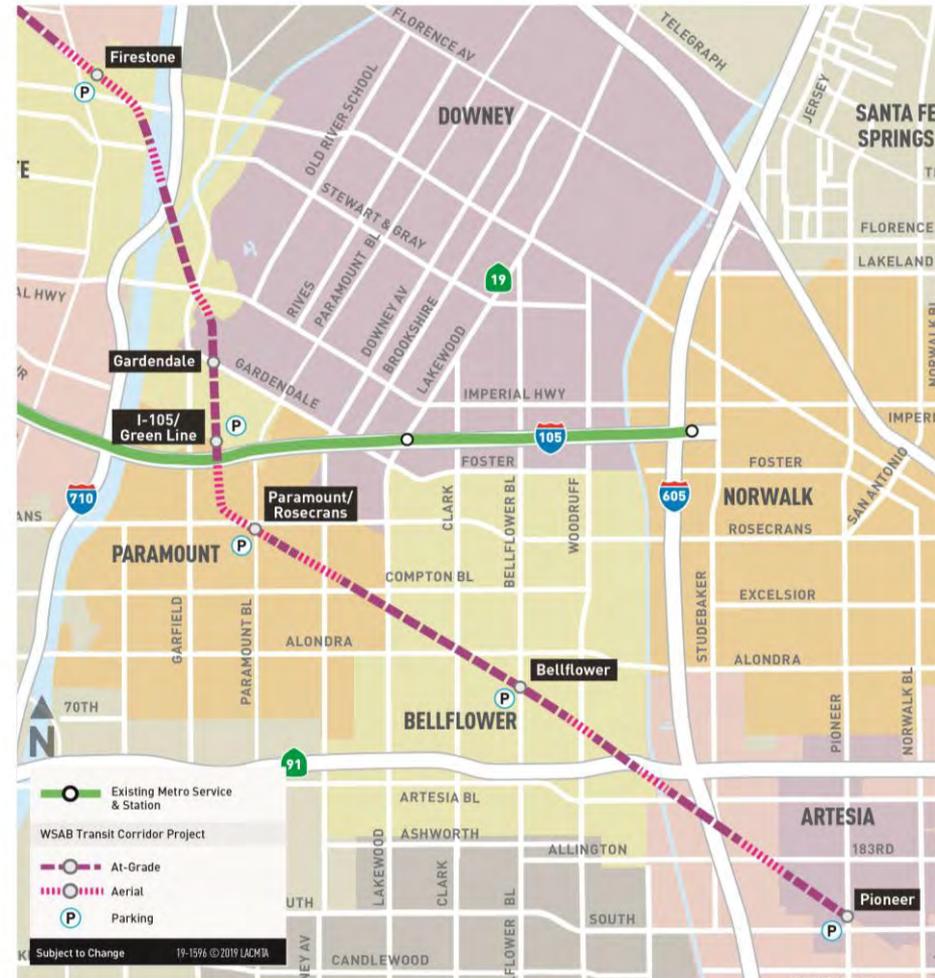
Updated Project Definition: Northern Alignment

- > Removed from further study:
 - Alternative G (Pershing Square design option)
 - Washington Station
 - Vernon Station
- > Other Refinements:
 - Union Station Forecourt Station (shifted east)
 - Little Tokyo Station (optional)
 - Aerial structure over the I-10 freeway



Updated Project Definition: Southern Alignment

- > Removed from further study:
 - 183rd/Gridley Station
 - Optional Bloomfield extension & station
- > Five aerial grade-separations added:
 - Firestone Bl (South Gate)
 - Imperial Hwy/Garfield Av (South Gate)
 - Downey Av (Paramount)
 - Flower St/Woodruff (Bellflower)
 - 183rd/Gridley (Cerritos)
- > Other Refinements
 - Firestone Station (shifted south)
 - I-105/Green Line Station (shifted north)
 - Paramount Station (shifted closer to Paramount Bl)
 - Paramount High School pedestrian bridge (reconstruct below grade)
 - Pioneer Station parking site located within City of Artesia



Funding

- > Measure M Expenditure Plan identifies \$4 B (in two decades)
 - FY2028: \$1 billion
 - FY 2041: \$3 billion
- > Updated Project Cost Estimate: \$6.5 to \$6.6 B (in 2018\$)
- > Identified in Metro's Twenty-Eight by '28 Initiative

Next Steps

> Environmental Planning

- Continued coordination
- Continued technical analysis
- Advance design
- First/Last Mile (FLM) Planning
- Metro Rail Tours

> Future

- Release of Draft EIS/EIR & Public Hearings – Summer 2020
- Board Selects Locally Preferred Alternative – Summer 2020
- Certify Final EIR & Issue ROD for Final EIS – Winter 2021



Thank You!

WEST SANTA ANA BRANCH TRANSIT CORRIDOR



Metro

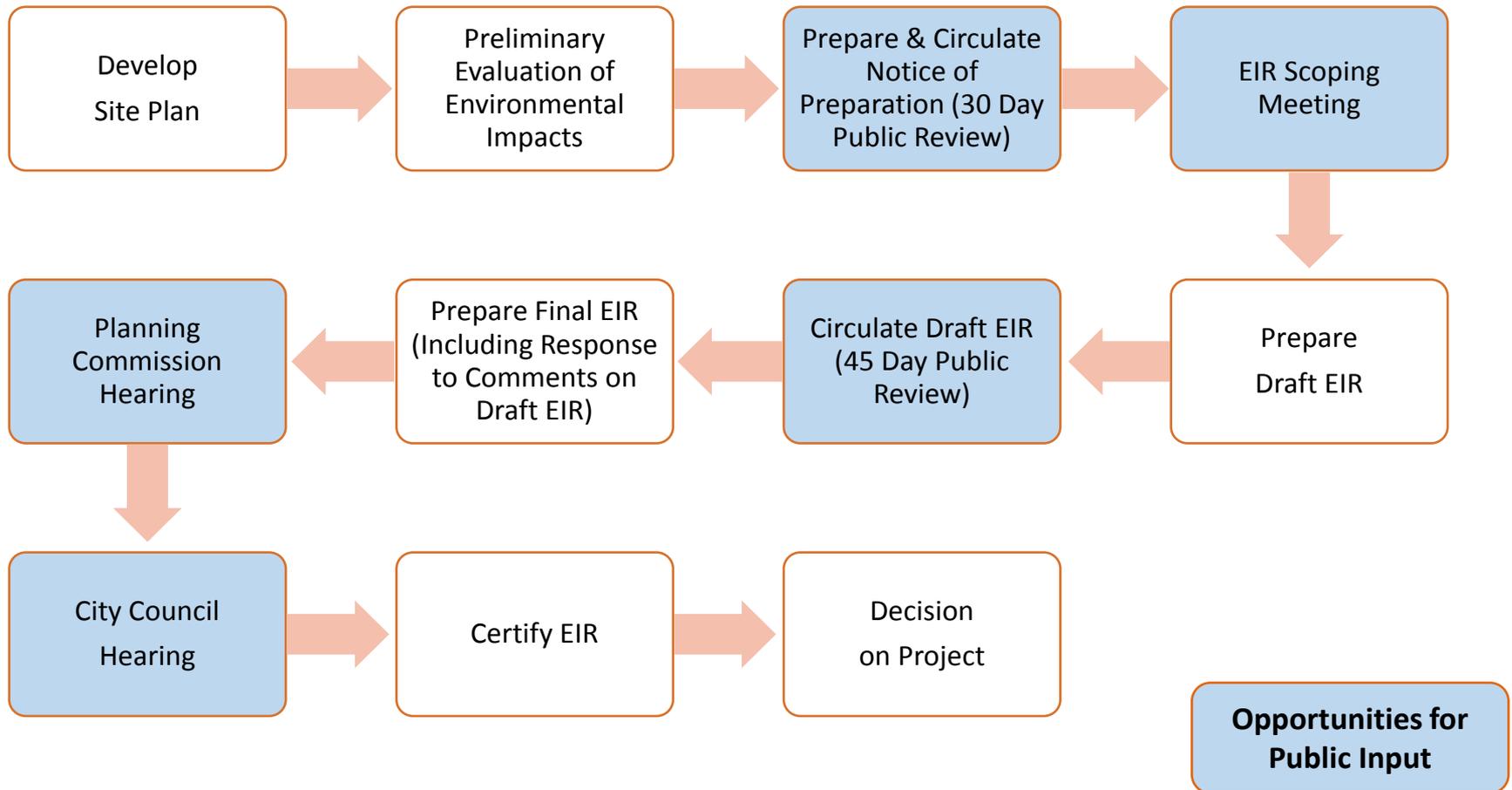


What is CEQA?

- California Environmental Quality Act:
 - State's broadest environmental law applicable to all discretionary projects
 - An objective process to disclose and minimize environmental damage (State CEQA Guidelines §15002(a))
- CEQA's purpose:
 - **Disclose** information to decision-makers/public about a project's potentially significant environmental effects
 - Identify ways to **avoid or lesson** a project's significant environmental effects
 - Enhance **public participation** in planning process
 - Foster **interagency coordination** in review of projects

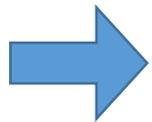


CEQA EIR PROCESS





TENTATIVE SCHEDULE



Tentative Schedule	
30-Day NOP Scoping Period	February 14 – March 15, 2019
Public Scoping Meeting	February 25, 2019
Draft PEIR Preparation	Spring/Summer 2019
45-Day Draft PEIR Public Review	Summer/Fall 2019
Final EIR Preparation	Fall 2019
Public Hearings	Fall/Winter 2019



Notice Of Preparation (NOP)

- 30-Day NOP Comment Period February 14 - March 15, 2019
- NOP Responses received during comment period will be used to determine EIR's scope



Draft EIR will:

- Analyze Project's Environmental Impacts:
 - Short-term construction
 - Long-term operational
 - Direct and indirect
 - Cumulative
 - Growth-inducing
 - Unavoidable
- Specify Mitigation Measures to avoid/reduce Project's significant impacts
- Evaluate feasible Alternatives to Proposed Project
- Undergo 45-day public review period



Program Environmental Impact Report

- Prepared for a series of actions that can be characterized as one large project
- Will analyze proposed Specific Plan policies and programs
- Later activities to be examined in light of PEIR



Environmental Topics to be Analyzed in Draft PEIR

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

Final PEIR

- Prepared at conclusion of Draft EIR public review period
- Will include:
 - List of persons, organizations, & public agencies commenting on Draft EIR
 - Comments received on Draft EIR
 - Responses to significant environmental points raised in comments & during review process
 - Draft EIR or revised Draft EIR text (Errata)
 - Mitigation Monitoring & Reporting Program
 - Statement of overriding considerations (if required)
- City council to consider for certification prior to taking action on project



Opportunities to Comment

- Scoping Meeting
 - Public encouraged to comment tonight
 - Comments limited to environmental issues to be analyzed in PEIR
- Notice of Preparation (NOP) Comment Period
 - Ends: **MARCH 15, 2019** at 5 PM



Future Opportunities to Comment

- During the 45-day Draft PEIR Public Comment Period
- Planning Commission Public Hearing
- City Council Public Hearing



Comments?



Environmental Topics to be Analyzed in Draft PEIR

- Aesthetics
- Air Quality
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- Noise
- Population & Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities & Service Systems



Contact Information

Please submit written comments/emails to:

Mr. David Blumenthal, City Planner

City of Downey

11111 Brookshire Avenue

Downey, CA 90241

Phone: (562) 904-7154

Fax: (562) 622-4816

dblumenthal@downeyca.org

Comments must include: name, address, e-mail, or contact number.