



SACHI A. HAMAI
Chief Executive Officer

County of Los Angeles CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, California 90012
(213) 974-1101
<http://ceo.lacounty.gov>

Board of Supervisors
HILDA L. SOLIS
First District

MARK RIDLEY-THOMAS
Second District

SHEILA KUEHL
Third District

JANICE HAHN
Fourth District

KATHRYN BARGER
Fifth District

REVISED

NOTICE OF COMPLETION AND AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT AND NOTICE OF EXTENSION OF DRAFT EIR REVIEW PERIOD FOR THE PROPOSED VERMONT CORRIDOR PROJECT STATE CLEARINGHOUSE NO. 2017051013

DATE: November 30, 2017

TO: State Clearinghouse, Responsible/Trustee Agencies, and Interested Individuals

SUBJECT: Notice of Completion and Availability of the Draft Environmental Impact Report

PROJECT: Vermont Corridor Project

PROJECT ADDRESS: Site 1: 500, 510, 526, 532 South Vermont Avenue and 523, 531 South Shatto Place;
Site 2: 540, 542, 550 South Vermont Avenue and 3175 West 6th Street; and
Site 3: 427, 433 South Vermont Avenue.

LEAD AGENCY: County of Los Angeles

Pursuant to the California Environmental Quality Act (CEQA), California Public Resources Code Section 21000 et seq. and the State CEQA Guidelines, the County of Los Angeles (County), as lead agency, by its Community Development Commission is circulating for public review a Draft Environmental Impact Report (DEIR) for the Vermont Corridor Project (Project).

PROJECT LOCATION: The Project proposes the redevelopment of each of three County-owned Project Sites. Site 1 is an irregularly shaped, approximately 110,400 square foot (approximately 2.5 acre) site, located on the east side of Vermont Avenue, north of 6th Street. Site 2 is a rectangular, approximately 43,300 square foot (approximately 1 acre) site located at the northeast corner of the intersection of Vermont Avenue and 6th Street. Site 3 is a rectangular, approximately 21,700 square foot (approximately 0.5 acre) site, located on the west side of Vermont Avenue, north of 5th Street. All three sites are located in the City of Los Angeles (See Figure 1).

"To Enrich Lives Through Effective And Caring Service"
Please Conserve Paper – This Document and Copies are Two-Sided
Intro-County Correspondence Sent Electronically Only

PROJECT SUMMARY:

Site 1

Proposed development on Site 1 would involve removal of the existing County office building, vacant office building, surface parking lots, and parking structure, and construction of a new County office building containing 471,000 square feet of office use over a 390,000-square foot parking structure containing 965 spaces, and 10,000 square feet of ground floor retail and restaurant uses. Current County employees located on Site 1 will be relocated to offsite facilities prior to the commencement of construction on Site 1. In addition, a new parking structure would be constructed on the Site of the existing 7-story parking structure on Shatto Place. This new parking structure would contain 768 spaces within a 380,000-square foot, 11-story building with two below grade levels that would serve the new office building. A total of 135 bicycle storage spaces (7 short-term and 128 long-term) would be provided on Site 1.

Site 2

Proposed development on Site 2 would involve reuse and conversion of the existing 154,793 square foot, 12-story County office building into a maximum of 172 residential units (82 studio, 46 one-bedroom, 44 two-bedroom), 4,100 square feet of ground floor retail, 1,375 square feet of ancillary space (office, common area, etc.), and an approximately 7,500 square foot roof deck amenity. Upgrade to existing steel framing and installation of new HVAC, and life/safety systems would be included in the reuse of the existing building, as well as new exterior building facades. The development of Site 2 would involve removal of an existing four-story, approximately 52,000 square foot, office building and two-story parking structure, and construction of a new 116,324 square foot, five-level parking structure (3.5 levels above grade and 1.5 levels below grade). A future option for the development of Site 2 would include construction of a new 66,935 square foot, mixed-use building above the parking structure, containing five residential levels and 74 units (28 studio, 38 one-bedroom, and 8 two-bedroom), and 2,250 square feet of ancillary space. In addition, 3,400 square feet of retail uses would be provided at the ground level of the new mixed-use building on 6th Street. The parking structure would provide 263 auto parking spaces and 290 bicycle storage spaces (30 short-term and 260 long-term) to serve the residential units (new and reused/converted), and the retail uses on Site 2.

Site 3

Proposed development on Site 3 would involve removal of the existing County building and construction of a new 80,837 square foot, six-story, 100 percent senior affordable housing project containing 72 units, and an approximately 13,200 square foot community recreation center, over a three-story, 51,591 square foot underground parking structure containing 116 spaces. In addition, 81 long term and 21 short-term bicycle parking spaces would be provided on the ground floor. Current County employees located on Site 3 will be relocated to offsite facilities prior to the commencement of construction on Site 3.

SUMMARY OF SIGNIFICANT ENVIRONMENTAL EFFECTS: The Project will have no impact or less than significant impacts on Aesthetics, Agricultural Resources, Biological Resources, Cultural Resources (Historical Resources), Geology and Soils, Greenhouse Gas Emissions, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Public Services, and Utilities and Service Systems. With the implementation of mitigation measures, the Proposed Project will result in less than significant impacts to Cultural Resources (Archaeological and Tribal Cultural Resources), and Hazards and Hazardous Materials. Implementation of the Project would result in significant unavoidable environmental impacts relative to: Air Quality (construction daily emissions for NO_x, and overlapping construction and operation phases for NO_x

and ROG); Noise (construction noise); and Transportation (10 peak hour impacts at seven intersections at buildout, and cumulative construction traffic).

The Project Sites are not listed on any of the lists of sites enumerated under Section 65962.5 of the Government Code related to hazardous waste and hazardous waste disposal.

PUBLIC REVIEW OF THE DRAFT EIR: The DEIR is available for review and comment. Electronic files of the DEIR and appendices are available for download or viewing at <http://www.lacdc.org>. A hardcopy of the DEIR is also available for viewing at:

- Felipe de Neve Branch Library, 2820 W. 6th Street, Los Angeles, CA 90057
- Pico Union Branch Library, 1030 S. Alvarado Street, Los Angeles, CA 90006
- Pico-Koreatown Branch Library, 694 S. Oxford Avenue, Los Angeles, CA 90005
- Wilshire Branch Library, 149 N. Saint Andrews Place, Los Angeles, CA 90004
- Community Development Commission, County of Los Angeles, 700 West Main Street, Alhambra, CA 91801

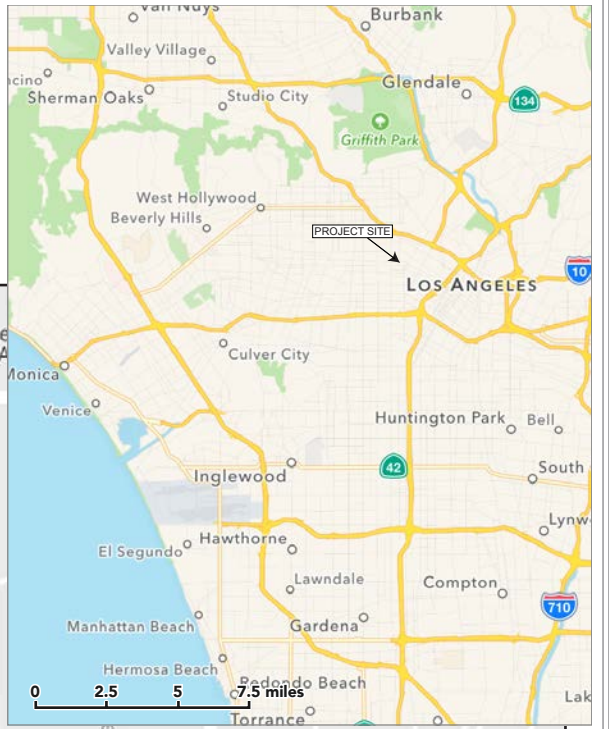
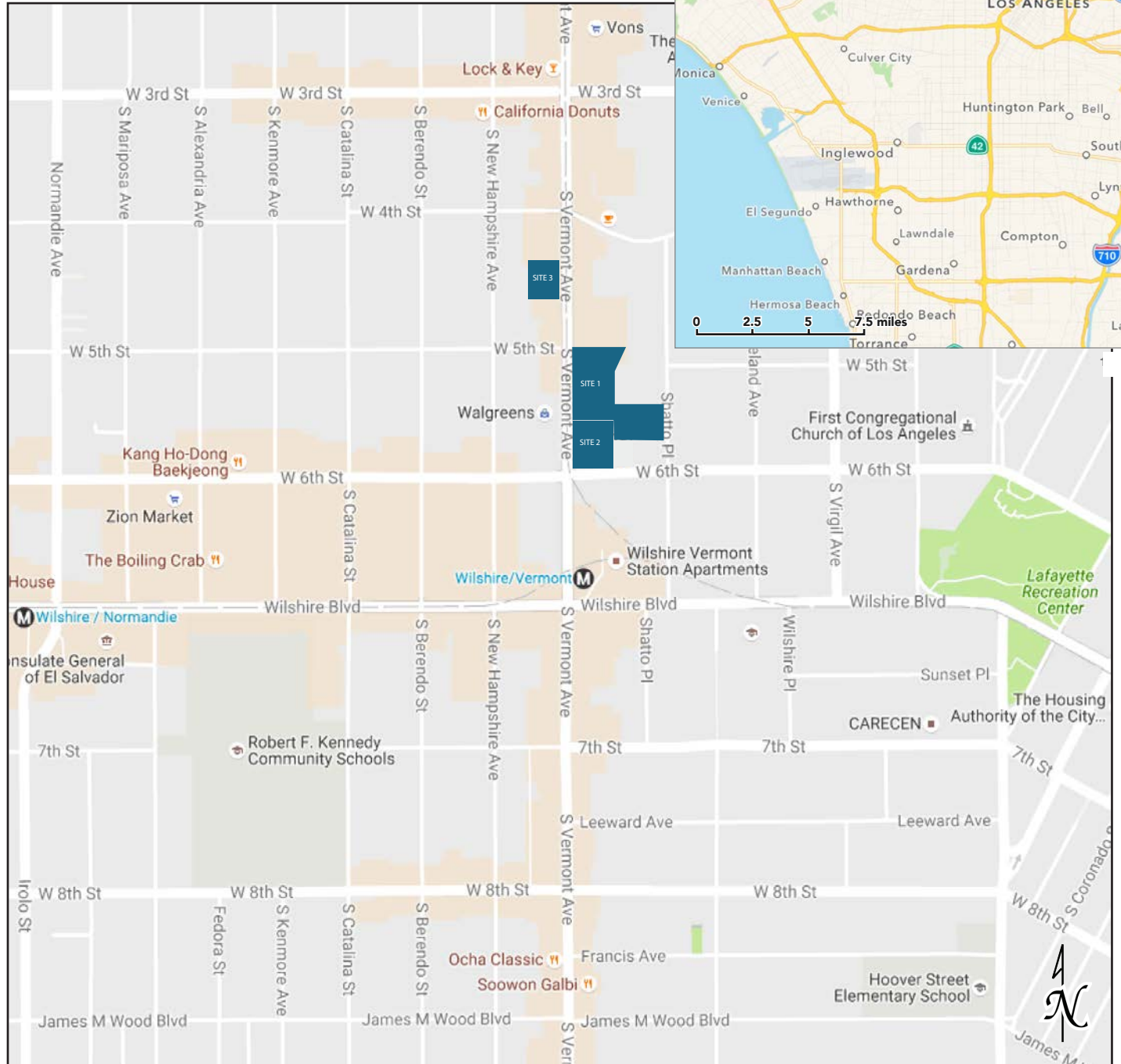
DEIR REVIEW PERIOD: The DEIR was originally made available for public review for a **50-day public review period** from **November 3, 2017, to December 22, 2017** at the locations listed above. **Due to the original notice containing an error in the website address, which could affect access for some users, the notice has been revised and re-sent and the review period has been extended to January 19, 2018.**

The County is seeking input from both agencies and the public on the DEIR. Due to the time limits in state law, written comments must be sent via mail, e-mail, or fax no later than **5:00 PM on January 19, 2018**. All comments and responses to this notice should be submitted in writing to:

Mr. Chris Lopez
Development Specialist, Special Projects
Community Development Commission, County of Los Angeles
700 West Main Street Alhambra, CA 91801
Tel: 626-586-1550
Fax: 626-943-3817
Email: CLopez@labtc.org

**TO OBTAIN A TRANSLATED COPY OF THIS NOTICE IN SPANISH, PLEASE CONTACT:
PARA OBTENER UNA COPIA DE ESTE AVISO TRADUCIDA EN ESPAÑOL, POR FAVOR CONTACTE:
CAREY JENKINS 626-586-1854 Carey.Jenkins@lacdc.org
OR CHRIS LOPEZ 626-586-1550 CLopez@labtc.org**

**TO OBTAIN A TRANSLATED COPY OF THIS NOTICE IN KOREAN, PLEASE CONTACT:
한국어로 번역된 사본을 받으시려면 연락하십시오:
CAREY JENKINS 626-586-1854 Carey.Jenkins@lacdc.org
OR CHRIS LOPEZ 626-586-1550 CLopez@labtc.org**



Project Site
 Source: Google Earth, December 2016.

