Appendix A

Notice of Preparation and Comment Letters

Notice of Preparation of an Environmental Impact Report and Notice of Scoping Meeting for the Jordan Downs Specific Plan

January 28, 2010

To: Affected Agencies, Organizations, and Interested Parties
From: City of Los Angeles Department of City Planning (DCP)
Re: **Notice of Preparation (NOP) of an Environmental Impact Report (EIR) and Notice of Scoping Meeting for the Jordan Downs Specific Plan**

The City of Los Angeles Department of City Planning (Lead Agency) will prepare an EIR for the Jordan Downs Specific Plan and the annexation of 41.72 acres of land from the County of Los Angeles to the City of Los Angeles (proposed project). This Notice of Preparation (NOP) is being distributed to applicable responsible agencies, trustee agencies, and interested parties as required by the California Environmental Quality Act (CEQA). Comments from interested agencies are requested as to the scope and content of the environmental information that is pertinent to each agency's statutory responsibilities in connection with the proposed project.

Project Location: The project site is bounded by 97th Street to the north, 103rd Street to the south, Alameda Street to the east and Grape Street to the west. The Alameda Street right-of-way includes the below grade Alameda railroad corridor. The project site area is approximately 118.5 acres. The majority of the project site is within the City of Los Angeles; however, approximately 41.72 acres of the project site are in unincorporated Los Angeles County, this portion would be annexed into the City of Los Angeles. The regional location of the proposed project is shown in **Figure 1**.

Background: The Housing Authority of the City of Los Angeles (HACLA) is a state-chartered public agency tasked with administering U.S. Department of Housing and Urban Development (HUD) housing programs in the City of Los Angeles. On April 1, 2008, HACLA purchased three parcels of land totaling approximately 21.08 acres adjacent to the existing Jordan Downs public housing complex (700 units). HACLA has since prepared the Jordan Downs Master Plan to expand and improve the supply of affordable housing in the City of Los Angeles through the redevelopment of the existing Jordan Downs public housing complex and the development of additional housing and commercial uses. The vision of the Jordan Downs Master Plan is to create a vibrant urban village that is connected to the regional economy which incorporates a one-for-one replacement of public housing layered with a human capital plan.

The Local Agency Formation Commission (LAFCO) must approve the annexation of the 21.08 acres of the land HACLA has acquired before it can be ceded to the City of Los Angeles. Based upon their preliminary review of the annexation proposal, LAFCO staff has recommended that the City of Los Angeles also pursue the annexation of an additional 11 parcels that lie to the southeast of the existing Jordan Downs community along the Alameda Corridor. The inclusion of these additional parcels will create a logical boundary between the cities of Los Angeles, South Gate, and Lynwood and will also reduce the cost of providing services to the entire annexation area. The Jordan Downs annexation area consists of 14 parcels of land (or approximately 36.03 acres) that are owned by HACLA as well as several public and private property owners. The annexation area also includes approximately 5.69 acres of right-of-way along East 97th Street, South Alameda Street, and East 103rd Street. The total annexation area consists of approximately 41.72 acres of land.

ALL INTERESTED PARTIES ARE INVITED TO ATTEND THE SCHEDULED PUBLIC SCOPING MEETING TO ASSIST IN IDENTIFYING ISSUES TO BE ADDRESSED IN THE EIR. ATTENDEES WILL HAVE AN OPPORTUNITY TO PROVIDE INPUT TO THE CONSULTANTS PREPARING THE EIR. THE SCOPING MEETING WILL BE HELD ON:

Saturday, February 20, 2010
10:00 a.m to 12:00 p.m.
Jordan High School – Auditorium
2265 East 103rd Street
Los Angeles, CA 90002
(Parking lot on Alameda Street)

LEGEND/LEYENDA:

Project Site/Ubicación del Proyecto

APPROX. SCALE/
ESCALA APROX.

0 0.1 0.2 MILES/MILLAS

N

SOURCE/FUENTE: TAHA, 2009

taha 2008-079

Jordan Downs Redevelopment Project
Notice of Preparation/Aviso de Preparación

CITY OF LOS ANGELES DEPARTMENT OF CITY PLANNING

FIGURE/FIGURA 1

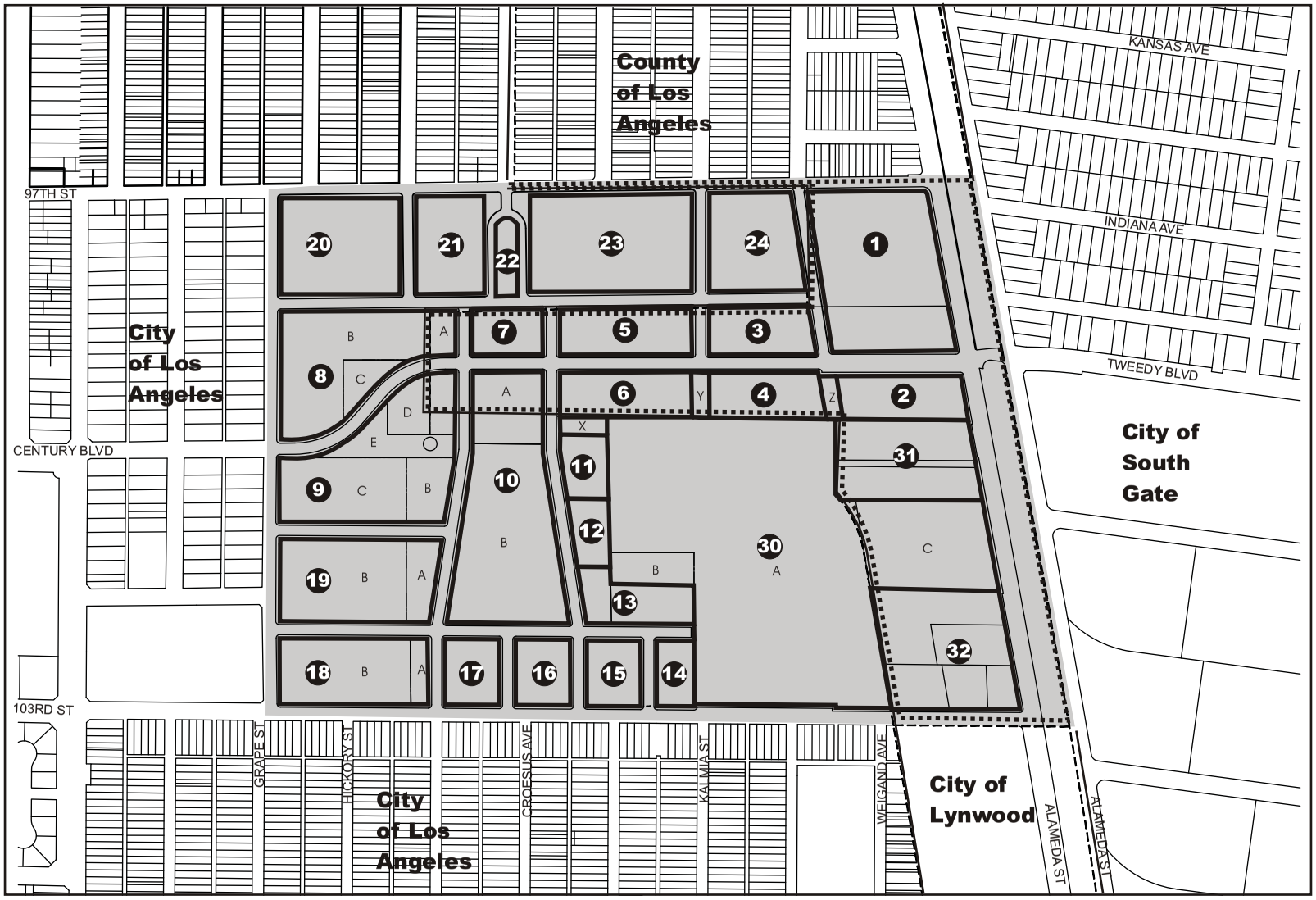
REGIONAL LOCATION/
UBICACIÓN REGIONAL

Project Description The proposed Specific Plan entails modifying the zoning and development guidelines for the project area. As envisioned in the HACLA Master Plan, the proposed project includes the demolition and replacement of the existing Jordan Downs public housing complex and the development of 1600 to 1800 new dwelling units to be built in a variety of residential building types, including townhouses and stacked flats in multiple and varied configurations. **Figure 2** identifies the program information for each block. An illustrative Site Plan is presented in **Figure 3**. **Table 1** provides the block size, current and proposed zoning designations, and number of units allowed per zone.

TABLE 1: EXISTING AND PROPOSED LAND USE DESIGNATIONS

Block	Size (Acres)	Existing Zoning	Proposed Land Use	Proposed Zoning	Units Allowed per Zone
1	5.62	M-2	Commercial	CM-2-JD	n/a
2	1.59	M-2	Commercial	CM-2-JD	n/a
3	1.40	RD2-1	Residential	RAS3-1-JD	76.23
4	1.50	M-2	Residential	RAS3-1-JD	81.67
5	1.75	RD2-1	Residential	RAS3-1-JD	95.28
6	1.70	M-2	Residential	RAS3-1-JD	92.56
7	0.91	M-2	Community Facility (Family Resource Center)	PF-1-JD	n/a
8A	0.33	RD2-1	Residential	RAS3-1-JD	17.96
8B	3.44	RD2-1	Residential	R3-1-JD	187.3
8C	0.53	RD2-1	Open Space	OS-1-JD	n/a
X	0.25	RD2-1	Open Space	OS-1-JD	n/a
Y	0.22	M-2	Open Space	OS-1-JD	n/a
Z	0.22	M-2	Open Space	OS-1-JD	n/a
9A	0.46	RD2-1	Residential	RAS4-1-JD	50.09
9B	0.81	RD2-1	Residential	RAS3-1-JD	44.1
9C	2.36	RD2-1	Residential	R3-1-JD	128.5
9D	0.63	RD2-1	Residential	RAS3-1-JD	34.3
9E	0.95	RD2-1	Open Space	OS-1-JD	n/a
10A	1.45	RD2-1	Open Space	OS-1-JD	n/a
10B	4.93	RD2-1	Open Space	OS-1-JD	n/a
11	0.84	RD2-1	Residential	RAS3-1-JD	45.73
12	0.73	RD2-1	Community Facility (Joint-Use Gym)	PF-1-JD	n/a
13	1.42	PF-1	Residential	RAS3-1-JD	77.31
14	0.70	PF-1	Residential	RAS3-1-JD	38.11
15	1.01	PF-1	Residential	RAS3-1-JD	54.99
16	1.03	RD2-1	Residential / Mixed	RAS3-1-JD	56.08
17	1.03	RD2-1	Residential / Mixed	RAS3-1-JD	56.08
18A	0.34	RD2-1	Residential	RAS3-1-JD	18.51
18B	2.48	RD2-1	WLCAC (Mudtown Farms)	A1-1-JD	n/a
19A	0.70	RD2-1	Residential	RAS3-1-JD	38.11
19B	3.02	RD2-1	Residential	R3-1-JD	164.43
20	3.33	RD2-1	Residential	R3-1-JD	181.31
21	1.91	RD2-1	Residential	R3-1-JD	103.99
22	0.40	RD2-1	Open Space	OS-1-JD	n/a
23	4.59	RD2-1	Residential	R3-1-JD	249.92
24	2.52	RD2-1	Residential	RAS3-1-JD	137.21
30A	17.26	PF-1	School (Jordan High School)	PF-1-JD	n/a
30B	0.77	M-2	Pool Facility	PF-1-JD	n/a
30C	3.28	RD2-1	School Parking	CM-2-JD	n/a
31	3.24	M-2	Industrial	CM-2-JD	n/a
32	4.43	M-2	Industrial	CM-2-JD	n/a
ROW	28.54	n/a	Right-of-Way	n/a	n/a
Alameda ROW	3.88	M-2	Right of Way	PF-1-JD	n/a
TOTAL	**118.5**	n/a	n/a	n/a	n/a

JD = Jordan Downs Specific Plan suffix; A1-1 = Agricultural; RD2-1 = Restricted Density Multiple Dwelling Zone; R3-1 = Multiple Dwelling; RAS3-1 = Residential/Accessory CM2-2= Commercial Manufacturing; M-2 = Heavy Manufacturing Zone; and PF-1 = Public Facilities Zone.
SOURCE: WRT Solomon E.T.C. and City of Los Angeles Department of City Planning, January 2010.



LEGEND:

Project Site

Annexation Area

SOURCE: WRT/Solomon* E.T.C., 2009

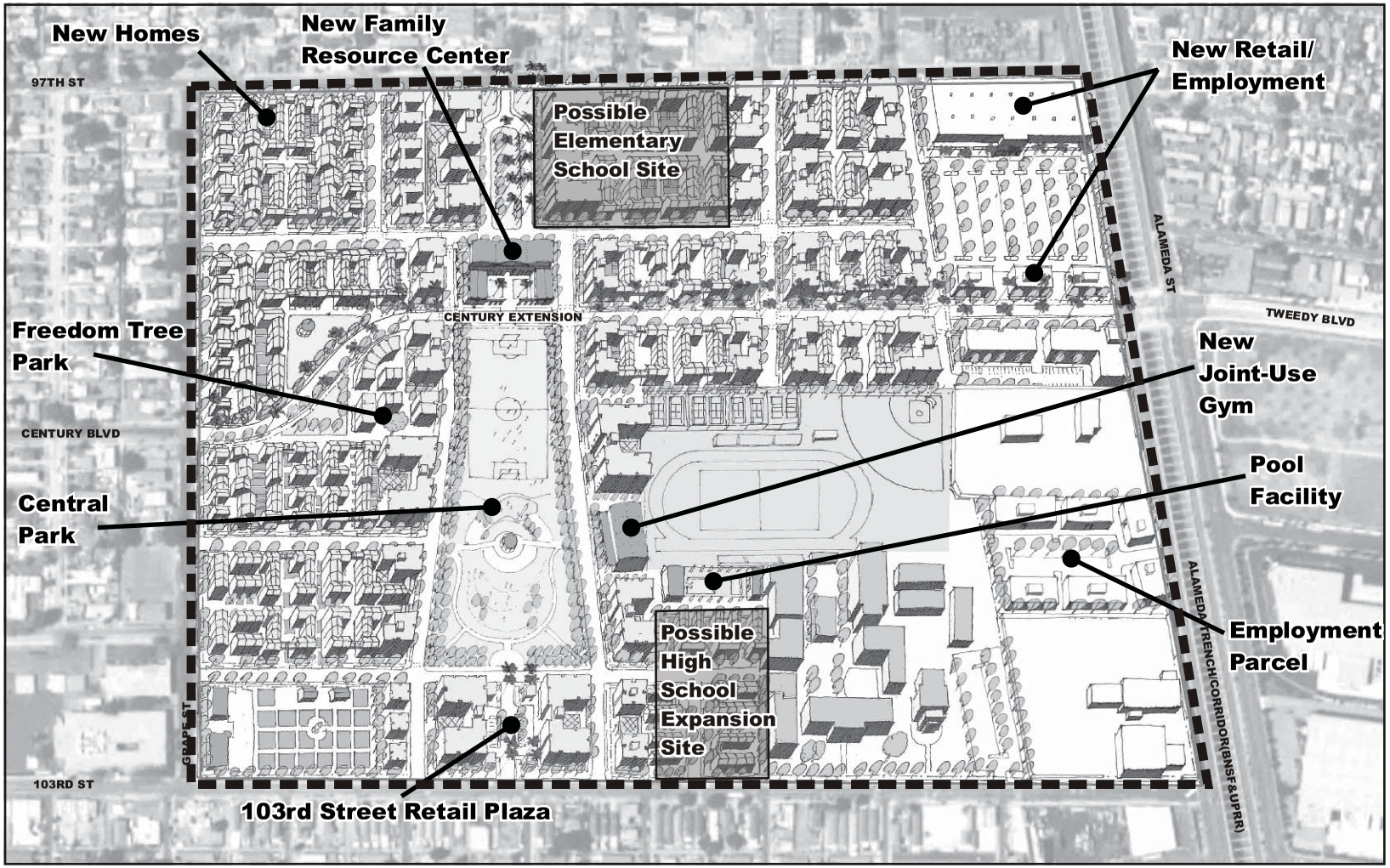
taha 2008-079

Jordan Downs Redevelopment Project
Notice of Preparation

CITY OF LOS ANGELES DEPARTMENT OF CITY PLANNING

FIGURE 2

SITE PLAN



LEGEND:

Project Site

SOURCE: WRT/Solomon* E.T.C., 2009

N

taha

Jordan Downs Redevelopment Project
Notice of Preparation

taha 2008-079

CITY OF LOS ANGELES DEPARTMENT OF CITY PLANNING

FIGURE 3

ILLUSTRATIVE SITE PLAN

The EIR is being prepared at the direction and under the supervision of the City of Los Angeles Department of City Planning. LAFCO and HACLA are also Responsible Agencies with discretionary approval authority for purposes of CEQA. The intended use of the EIR is to assist the Department of City Planning in making decisions with regards to the Jordan Downs Specific Plan, and the annexation of properties into the City of Los Angeles. In its direction to develop the Jordan Downs Specific Plan, the DCP may also consider non-HACLA owned parcels to achieve consistency with the master plan, and may initiate new zones tied with the specific plan provisions.

The proposed project includes a one-for-one replacement of existing Jordan Downs public housing units, and Jordan Downs residents will not be displaced. Once construction is completed, existing Jordan Downs residents in good standing will be provided with the opportunity to move into the new units. Construction of the proposed project is anticipated to be completed in 2019 and will occur in phases.

Community facilities that would be developed as part of the proposed project include a Family Resource Center for HACLA programs and community services, a new gym/pool facility to be jointly used with Jordan High School, and a park. The proposed project also includes up to 310,000 gross square feet (gsf) of new commercial/retail space along Alameda Street, plus up to 20,000 gsf of community-serving retail and services in mixed-use buildings. An additional 190,000 gsf of commercial/industrial uses could also potentially be developed on the non-HACLA owned properties along Alameda Street. As shown on the site plans, the proposed project is organized around a new central park and two locations have been identified for a possible elementary school and the expansion of Jordan High School. New buildings will range in height from one to five stories, and may include a limited number of eight-story buildings. An average of 1.5 parking spaces per dwelling unit would be provided in private garages, shared secured parking structures, and limited surface parking. Most streets have on-street parking on both sides for visitors.

Issues to Be Addressed In the EIR: An Initial Study was not prepared for this project as preliminary review of the project scope indicated the necessity to prepare a EIR. Therefore, all topics included in the CEQA Initial Study Checklist will be analyzed in EIR including:

- Aesthetics and Visual Impacts
- Agriculture Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population, Housing, and Employment
- Public Services
- Recreation
- Traffic and Parking
- Utilities and Service Systems

Alternatives to be analyzed in the EIR will be defined based on their potential to reduce or eliminate significant environmental impacts associated with the proposed project. The specific alternatives to be evaluated in the EIR may include, but are not limited to, the "No Project" alternative as required by CEQA and alternative land use configurations and housing densities.

How to Comment: The Lead Agency solicits comments regarding the scope, content, and specificity of the EIR from all interested parties requesting notice, responsible agencies, agencies with jurisdiction by law, trustee agencies, and involved agencies. When submitting a comment, please include the name of a contact person in your agency or organization. Comments regarding the scope of the environmental analysis to be conducted for the proposed project may be submitted by mail, e-mail, or fax to the address below:

City of Los Angeles Department of City Planning
Louie Rodriguez, Project Manager
200 N. Spring St., Room 667, Los Angeles, CA 90012
Tel: (213) 978-1194 Fax: (213) 978-1477
E-Mail: louie.rodriguez@lacity.org

City of Los Angeles Department of City Planning
Jason Chan, Project Coordinator
200 N. Spring St., Room 667, Los Angeles, CA 90012
Tel: (213)978-3307 Fax: (213) 978-1477
E-Mail: jason.chan@lacity.org

Because of time limits mandated by state law, written comments must be provided to the City of Los Angeles at the earliest possible date, but no later than 5:00 p.m. on February, 26 2010.

Louie Rodriguez, Senior Planner
City of Los Angeles Department of City Planning

1-28-2010
Date

South Coast
Air Quality Management District
21865 Copley Drive, Diamond Bar, CA 91765-4182
(909) 396-2000 • www.aqmd.gov

March 3, 2010

Mr. Louie Rodriguez, Project Manager
City of Los Angeles
Department of City Planning
200 N. Spring Street, Room 667
Los Angeles, CA 90012

Dear Mr. Rodriguez:

Notice of Preparation of a Draft Environmental Impact Report (Draft EIR) for the Jordan Downs Specific Plan

The South Coast Air Quality Management District (SCAQMD) appreciates the opportunity to comment on the above-mentioned document. The SCAQMD's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the draft environmental impact report (EIR). Please send the SCAQMD a copy of the Draft EIR upon its completion. **In addition, please send with the draft EIR all appendices or technical documents related to the air quality analysis and electronic versions of all air quality modeling and health risk assessment files. Electronic files include spreadsheets, database files, input files, output files, etc., and does not mean Adobe PDF files. Without all files and supporting air quality documentation, the SCAQMD will be unable to complete its review of the air quality analysis in a timely manner. Any delays in providing all supporting air quality documentation will require additional time for review beyond the end of the comment period.**

Air Quality Analysis

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. Alternatively, the lead agency may wish to consider using the California Air Resources Board (CARB) approved URBEMIS 2007 Model. This model is available on the SCAQMD Website at: www.urbemis.com.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the analysis.

The SCAQMD has developed a methodology for calculating PM2.5 emissions from construction and operational activities and processes. In connection with developing PM2.5 calculation methodologies, the SCAQMD has also developed both regional and localized significance thresholds. The SCAQMD requests that the lead agency quantify PM2.5 emissions and compare the results to the recommended PM2.5 significance thresholds. Guidance for calculating PM2.5 emissions and PM2.5 significance thresholds can be found at the following internet address: http://www.aqmd.gov/ceqa/handbook/PM2_5/PM2_5.html.

In addition to analyzing regional air quality impacts the SCAQMD recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LST's can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the proposed project, it is recommended that the lead agency perform a localized significance analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at http://www.aqmd.gov/ceqa/handbook/LST/LST.html.

In the event that the proposed project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the lead agency perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis") can be found on the SCAQMD's CEQA web pages at the following internet address: http://www.aqmd.gov/ceqa/handbook/mobile_toxic/mobile_toxic.html. An analysis of all toxic air contaminant impacts due to the decommissioning or use of equipment potentially generating such air pollutants should also be included.

Mitigation Measures

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate significant adverse air quality impacts. To assist the Lead Agency with identifying possible mitigation measures for the project, please refer to Chapter 11 of the SCAQMD CEQA Air Quality Handbook for sample air quality mitigation measures. Additional mitigation measures can be found on the SCAQMD's CEQA web pages at the following internet address: www.aqmd.gov/ceqa/handbook/mitigation/MM_intro.html Additionally, SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook contain numerous measures for controlling construction-related emissions that should be considered for use as CEQA mitigation if not otherwise required. Other measures to reduce air quality impacts from land use projects can be found in the SCAQMD's Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning. This document can be found at the following internet address: http://www.aqmd.gov/prdas/aqguide/aqguide.html. In addition, guidance on siting incompatible land uses can be found in the California Air Resources Board's Air Quality and Land Use Handbook: A Community Perspective, which can be found at the following internet address: http://www.arb.ca.gov/ch/handbook.pdf. CARB's Land Use Handbook is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process. Pursuant to state CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed.

Data Sources

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's World Wide Web Homepage (http://www.aqmd.gov).

The SCAQMD is willing to work with the Lead Agency to ensure that project-related emissions are accurately identified, categorized, and evaluated. Please call Ian MacMillan, Program Supervisor, CEQA Section, at (909) 396-3244 if you have any questions regarding this letter.

Sincerely,

Ian MacMillan
Program Supervisor, CEQA Inter-Governmental Review
Planning, Rule Development & Area Sources

IM:AK
LAC100226-01AK
Control Number

CALIFORNIA ENERGY COMMISSION
1516 NINTH STREET
SACRAMENTO, CA 95814-5512
www.energy.ca.gov

February 24, 2010

Louie Rodriguez
City of Los Angeles
200 N. Spring St, Room 667
Los Angeles, CA 90012

Dear Mr. Rodriguez:

The California Energy Commission has received the City of Los Angeles's Notice of Preparation - Specific Plan titled Jordan Downs Specific Plan, SCH 2010021007 that was submitted on 2/2/2010 for comments due by 3/4/2010. After careful review, the Energy Commission has found the following:

We would like to assist in reducing the energy usage involved in your project. Please refer to the enclosed Appendix F of the California Environmental Quality Act for how to achieve energy conservation.

In addition, the Energy Commission's *Energy Aware Planning Guide* is also available as a tool to assist in your land use planning. For further information on how to utilize this guide, please visit www.energy.ca.gov/energy_aware_guide/index.html.

Thank you for providing us the opportunity to review/comment on your project. We hope that our comments will be helpful in your environmental review process.

If you have any further questions, please call Gigi Tien at (916) 651-0566.

Sincerely,

Bill Pfanner

BILL PFANNER
Supervisor, Local Energy & Land Use Assistance Unit
Special Projects Office
Fuels and Transportation Division
California Energy Commission
1516 Ninth Street, MS 23
Sacramento, CA 95814

Enclosure

Appendix F
ENERGY CONSERVATION

I. Introduction

The goal of conserving energy implies the wise and efficient use of energy. The means of achieving this goal include:

(1) decreasing overall per capita energy consumption,
(2) decreasing reliance on natural gas and oil, and
(3) increasing reliance on renewable energy sources.

In order to assure that energy implications are considered in project decisions, the California Environmental Quality Act requires that EIRs include a discussion of the potential energy impacts of proposed projects, with particular emphasis on avoiding or reducing inefficient, wasteful and unnecessary consumption of energy.

Energy conservation implies that a project's cost effectiveness be reviewed not only in dollars, but also in terms of energy requirements. For many projects, lifetime costs may be determined more by energy efficiency than by initial dollar costs.

II. EIR Contents

Potentially significant energy implications of a project should be considered in an EIR. The following list of energy impact possibilities and potential conservation measures is designed to assist in the preparation of an EIR. In many instances, specific items may not apply or additional items may be needed.

A. Project Description may include the following items:
   1. Energy consuming equipment and processes which will be used during construction, operation, and/or removal of the project. If appropriate, this discussion should consider the energy intensiveness of materials and equipment required for the project.
   2. Total energy requirements of the project by fuel type and end use.
   3. Energy conservation equipment and design features.
   4. Initial and life-cycle energy costs or supplies.
   5. Total estimated daily trips to be generated by the project and the additional energy consumed per trip by mode.

B. Environmental Setting may include existing energy supplies and energy use patterns in the region and locality.

C. Environmental Impacts may include:
   1. The project's energy requirements and its energy use efficiencies by amount and fuel type for each stage of the project's life cycle including construction, operation, maintenance and/or removal. If appropriate, the energy intensiveness of materials may be discussed.
   2. The effects of the project on local and regional energy supplies and on requirements for additional capacity.
   3. The effects of the project on peak and base period demands for electricity and other forms of energy.
   4. The degree to which the project complies with existing energy standards.
   5. The effects of the project on energy resources.
   6. The project's projected transportation energy use requirements and its overall use of efficient transportation alternatives.

D. Mitigation Measures may include:
   1. Potential measures to reduce wasteful, inefficient and unnecessary consumption of energy during construction, operation, maintenance and/or removal. The discussion should explain why certain measures were incorporated in the project and why other measures were dismissed.
   2. The potential of siting, orientation, and design to minimize energy consumption, including transportation energy.
   3. The potential for reducing peak energy demand.
   4. Alternate fuels (particularly renewable ones) or energy systems.
   5. Energy conservation which could result from recycling efforts.

E. Alternatives should be compared in terms of overall energy consumption and in terms of reducing wasteful, inefficient and unnecessary consumption of energy.

F. Unavoidable Adverse Effects may include wasteful, inefficient and unnecessary consumption of energy during the project construction, operation, maintenance and/or removal that cannot be feasibly mitigated.

G. Irreversible Commitment of Resources may include a discussion of how the project preempts future energy development or future energy conservation.

H. Short-Term Gains versus Long-Term Impacts can be compared by calculating the energy costs over the lifetime of the project.

I. Growth Inducing Effects may include the estimated energy consumption of growth induced by the project.

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

WILLIAM T FUJIOKA
Chief Executive Officer

March 31, 2010

Louie Rodriguez, Project Manager
City of Los Angeles
Department of City Planning
200 North Spring Street, Room 525
Los Angeles, CA 90012-4801

Dear Mr. Rodriguez:

NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT FOR THE JORDAN DOWNS SPECIFIC PLAN (SCH# 2010021007)

The County of Los Angeles (County) appreciates the opportunity to provide input on the City of Los Angeles' (City) Notice of Preparation (NOP) of the Environmental Impact Report (EIR) for the Jordan Downs Specific Plan (Project). Your letter dated February 25, 2010, extended the affected public agencies' review and comment period to March 31, 2010. The following County departments have reviewed and commented on the NOP (letters attached):

- Animal Care and Control
- Parks and Recreation
- Public Health
- Public Library
- Public Works
- Regional Planning
- Sheriff

Some of the major issues that the County is requesting the City address in the Project's EIR include the following:

- County Park Facilities: Based on the County General Plan standard for parkland, as discussed in the attached letter from the Department of Parks and Recreation, the high density of the proposed Project could result in an adverse impact on County recreational facilities. Therefore, the County is recommending that at least one of the Project alternatives focus on a significantly reduced Project density and/or include additional open space acreage to the Jordan Downs Specific Plan.

- Traffic in Florence-Firestone: In preparing the Project EIR's Traffic Impact Analysis (TIA), the City should use the County's methodology when evaluating the County and/or County/City intersections. The County methodology can be found at http://dpw.lacounty.gov/Traffic. Further, the TIA should address the cumulative impacts generated by the proposed development and include the level of service analysis for the affected intersections.

  If traffic signals or other mitigation measures are warranted at affected County intersections, the developer should provide the County with their proportionate share of costs for traffic signals or other mitigation costs and submit this information to Public Works for review and approval.

- Public Health Inspections: The proposed Project may include retail food establishments and commercial/retail development that will require plan check review, public health permitting, and routine inspections by the County Department of Public Health's Bureau of District Surveillance and Enforcement. Additional staffing and resource requirements should be addressed in the EIR.

- Public Library Services: The County has two libraries serving the proposed annexation area. The EIR should address whether or not the existing City library system can accommodate the increase in residents in the Project area and the potential impact on County library services.

- Animal Care and Control Services: If the Housing Authority plans to allow pet ownership in the proposed development, then the EIR should address enhanced service requirements related to the potential for stray animals and animals requiring spay and neuter services. The City and County should continue to collaborate on animal control issues within the Project area. The EIR should recommend design elements that would minimize the potential impact of animals straying from the northeast portion of the Project into the adjacent to the Florence-Firestone community.

- Industrial Zoning: The removal of existing industrially zoned land within unincorporated territory located adjacent to the Alameda Corridor could create a potential economic impact and the EIR should evaluate the potential loss of jobs and tax revenues from the existing industrial uses. The EIR should further evaluate the impact of conversion of industrially zoned properties to residential uses and whether or not there are sufficient industrially owned properties to accommodate new growth

industries within emerging sectors of the economy. One EIR alternative should evaluate the possibility of retaining some or all of the existing industrial zoning along the Alameda Corridor. The replacement of existing metal salvage uses with more compatible industrial uses should be explored within the discussion of this alternative.

- Community Garden: The existing Community Garden, at Grape and 103rd Street should be included as part of the Project, potentially by incorporating it into the proposed "Central Park".

- Law Enforcement: Need to address the level of law enforcement services to be provided by the City for the Project area development and the potential impact to the County Sheriff's operations and the unincorporated area of Florence-Firestone.

- Flood Control District Facilities: Any encroachments, connections, or alterations to Los Angeles County Flood Control District facilities should be fully discussed including permitting requirements stipulated by County Public Works, Construction Division.

- Florence-Firestone: Businesses, property owners, and/or residents of the Florence-Firestone unincorporated area should be included in the public outreach effort to address the development of this Project including potential impacts to this community.

In addition, since the Project will include an annexation, please note that pursuant to Los Angeles County Board of Supervisors Policy 3.095 – "City Annexations and Spheres of Influence", the County is obligated to review each annexation proposal. The Policy includes conditions for determining fiscal impacts on the County; and determining if the proposed annexation of a commercial or industrial area will financially impact the County's ability to provide services and, therefore, require that the annexing city provide financial mitigation satisfactory to the County. Further, as part of the annexation process, the County will seek to negotiate with the City the transfer of a share of the County's Regional Housing Needs Allocation units to the City of Los Angeles.

The County appreciates your addressing these issues, as well as the additional issues identified in the attached letters from County departments. The County looks forward to reviewing the Draft EIR on the proposed Project. If you have any questions or need clarification regarding the comments addressed in the attachment, please contact Dorothea Park at (213) 974-4283, or at dpark@ceo.lacounty.gov.

Sincerely,

WILLIAM T FUJIOKA
Chief Executive Officer

WTF:LS
DSP:JO:ib

Attachment

c: Supervisor Gloria Molina, First Supervisorial District
Supervisor Mark Ridley-Thomas, Second Supervisorial District
Leroy D. Baca, Sheriff
Marcia Mayeda, Director of Animal Care and Control
Russ Guiney, Director of Parks and Recreation
Richard J. Bruckner, Director of Planning
Dr. Jonathan E. Fielding, Director and Health Officer of Public Health
Margaret Donnellan Todd, County Librarian
Gail Farber, Director of Public Works

ATTACHMENT

DEPARTMENT OF ANIMAL CARE AND CONTROL

Marcia Mayeda
Director

County of Los Angeles
Department of Animal Care and Control

Administrative Office
5898 Cherry Avenue
Long Beach, California 90805
(562) 728-4610 • Fax (562) 422-3478
http://animalcare.lacounty.gov

COUNTY OF LOS ANGELES ANIMAL CARE AND CONTROL

March 30, 2010

Shelter Locations

Downey Shelter
11258 S. Garfield Ave.
Downey, CA 90242
(562) 940-6898

Carson Shelter
216 W. Victoria St.
Gardena, CA 90248
(310) 523-9566

Baldwin Park Shelter
4275 N. Elton St.
Baldwin Park, CA 91706
(626) 962-3577

Lancaster Shelter
5210 W. Avenue I
Lancaster, CA 93536
(661) 940-4191

Castaic Shelter
31044 N. Charlie Cyn. Road
Castaic, CA 91384
(661) 257-3191

Agoura Shelter
29525 Agoura Rd.
Agoura, CA 91301
(818) 991-0071

Major Case Unit
11258 S. Garfield Ave.
Downey, CA 90242
(562) 658-2000

Mr. Louie Rodriguez, Project Manager
Department of City Planning
City of Los Angeles
200 North Spring Street, Room 525
Los Angeles, CA 90012-4801

Dear Mr. Rodriguez:

JORDAN DOWNS SPECIFIC PLAN NOTICE OF PREPARATION

In reviewing the provided documents, it is deemed there would be minimal impact on the County of Los Angeles Department of Animal Care and Control. The impact to net County cost would not be significant. Our records indicate that over the recent 12-month period, eight animals were impounded from the Project Site and 22 calls for service were handled. Of these 22 calls for service, 15 calls involved two specific addresses and related to similar concerns or requests.

The development of up to 1,800 new dwelling units at the overall Project Site could increase the propensity for stray animals in the general vicinity. The City of Los Angeles Animal Services would be responsible for animal control services within the entire Project Site subsequent to annexation of the required unincorporated parcels.

In an effort to deter animals from straying from the northeast portion of the Project Site into the adjacent unincorporated community, multi-purpose design features such as fencing could be incorporated into the project. Such features would not only deter the propagation of stray animals but could provide benefits related to the general safety of residents.

If you have any questions or need additional information, please contact Ms. May Lee at (562) 256-2409.

Sincerely,

David Dijkstra
Chief Deputy Director

DD:ML:in

c: Dorothea Park, Chief Executive Office
Hsiao-ching Chen, Regional Planning

JDowns3 10

DEPARTMENT OF PARKS AND RECREATION

COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Creating Community Through People, Parks and Programs"
Russ Guiney, Director

March 24, 2010

Mr. Louie Rodriguez, Project Manager
Los Angeles City Department of City Planning
200 N Spring Street, Room 525
Los Angeles, CA 90012-4801

Dear Mr. Rodriguez:

**NOTICE OF PREPARATION (NOP)
OF AN ENVIRONMENTAL IMPACT REPORT
FOR THE JORDAN DOWNS SPECIFIC PLAN DATED FEBRUARY 25, 2010**

The Department has reviewed the NOP of the subject project. The project will impact the County's facilities which serve the proposed annexation area and our comments are as follows.

The proposed project is in the vicinity of Florence/Firestone Park Planning Area. There are seven parks within two miles of the project site:

Community Regional Parks

- Franklin D. Roosevelt Park (24.58 acres): 7600 Graham Avenue, Los Angeles 90001
- Ted Watkins Park (27 acres): 1335 East 103rd Street, Los Angeles 90002
- Earvin "Magic" Johnson Recreation Area (94 acres): 905 East El Segundo Blvd. Los Angeles 90059

Community Park

- Col. Leon H. Washington Park (13.2 acres): 8908 S. Maie Avenue, Los Angeles 90002

Neighborhood Parks

- Mona Park (8.4 acres): 2291 East 121st Street, Compton 90222
- George W. Carver Park (7.22 acres): 1400 East 118th Street, Los Angeles 90059

Pocket Park

- Walnut Nature Pocket Park (1.37 acres): 2642 East Olive Street, Walnut Park 90255

We are currently working on the Florence-Firestone Community Parks and Recreation Plan (Plan) to create more opportunities for parks and open spaces for the community. The community input has recently been collected and currently being analyzed. At this point, we

found that 63% of residents in Florence-Firestone use parks on a daily basis. We will share the final Plan with the City once it is completed.

Park Standards

As established by the County General Plan, the standard for parkland is four (4) acres of local parkland and six (6) acres of regional parkland per 1,000 County residents in unincorporated areas. Based on our "*2004 Strategic Asset Management Plan*", the Florence/Firestone Park Planning Area (PPA#23), which is where part of the project site is located, is **deficient 111.3 acres of local parkland (88% deficiency).**

We understand that the multiplier the City uses to calculate the build out population is 4.41 people per unit. At project completion, this results in 7,838 residents which is a net increase of 4,851 residents to the existing population of 3,087 residents which assumes 700 units/4.41 people/unit. Although there are jurisdictional boundaries, the residents use park facilities in walking distance radius whether it is a City or County's facility. This community is in the area which is very short of parks and open space. There will be an adverse impact on the use of County parks from the high density of the proposed project, despite the City's inclusion of nine acres of open space, a joint use gym and pool facility in the project proposal. It is suggested that at least one of the alternatives focus on a significantly reduced project density and/or include additional open space acreage to the Jordan Downs Specific Plan.

Open Space
Block Y and Z are identified as open space on Table 1 but appear to be streets on Figure 3. Block 9E is not entirely open space as shown on Figure 3 but it is listed as such on Table 1. Please clarify this discrepancy.

Thank you for including this Department in the environmental review process. If we may be of further assistance, please contact my staff Jui Ing Chien at (213) 351-5129 or jchien@parks.lacounty.gov.

Sincerely,

Norma E. Garcia
Deputy Director
Planning and Development Agency

NEG:JIC:JR/response to City of Los Angeles Jordan Downs Specific Plan

c: Parks and Recreation (N. E. Garcia, L. Hensley, J. Rupert, J. Chien)

DEPARTMENT OF PUBLIC HEALTH

COUNTY OF LOS ANGELES
Public Health

JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

KENNETH MURRAY, R.E.H.S.
Director of District Surveillance and Enforcement
5050 Commerce Dr.
Baldwin Park, CA 91706
TEL (626) 430-5200 FAX (626) 813-3834
www.publichealth.lacounty.gov

March 24, 2010

Hsiao-ching Chen, AICP
Unincorporated Area Services Liaison
Los Angeles County Department of Regional Planning
320 West Temple Street, Room 1390
Los Angeles, CA 90012

RE: REQUEST FOR DEPARTMENTAL ANALYSIS - JORDAN DOWNS SPECIFIC PLAN, NOTICE OF PREPARATION

This is in response to your March 18, 2010, e-mail requesting analysis of services, financial costs, and planning issues that may affect the County as a result of the proposed Jordan Downs Plan as described in the Notice of Preparation dated January 28, 2010.

The Los Angeles County Department of Public Health, Environmental Health Division, Bureau of District Surveillance and Enforcement (BDSE), forsees that the proposed Jordan Downs project will have impacts on the services provided by the BDSE. BDSE inspects retail food establishments and the commercial/retail component of the project will require plan check review, public health permitting, and routine inspections by BDSE. This will require additional staff time and resources to provide the required services.

If you have any questions or if you need further information, please contact me at (626) 430-5200.

Very truly yours,

Ken Murray

Kenneth Murray, Director
Bureau of District Surveillance and Enforcement

KM:km

c: Aura Wong
File

County Library
Of Los Angeles Public

County of Los Angeles Public Library ■ www.colapublib.org
7400 East Imperial Hwy., Downey, CA 90242 ■ (562) 940-8400

"Enriching Lives"

Margaret Donnellan Todd
County Librarian

March 31, 2010

Louie Rodriguez
Project Manager
City of Los Angeles Department of City Planning
200 N. Spring Street, Room 667
Los Angeles, CA 90012

Dear Mr. Rodriguez:

NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT FOR THE JORDAN DOWNS SPECIFIC PLAN

This is to provide you with written comments on the Notice of Preparation (NOP) of an Environmental Impact Report for the above referenced project. The Jordan Downs Specific Plan involves the development of 1,600 to1,800 new dwelling units. The project site is located within the boundaries of both the City of Los Angeles and the unincorporated area of the County of Los Angeles (County). The unincorporated area, which is approximately 41.72 acres, is proposed to be annexed to the City.

If the proposed annexation of the County parcels is approved, the City of Los Angeles will be responsible to provide library services to all Project residents.

While the closest library to the Jordan Downs Project is a City of Los Angeles library, the project residents may find the two closest County libraries (Graham Library and Willowbrook Library) more useful in terms of library materials and programs. Graham Library is approximately 1.2 miles from the Project area while Willowbrook Library is approximately 1.6 miles. While indeterminable at this time, this will create additional demand on County library services.

If you have any questions or need additional information, please feel free to contact Malou Rubio at (562) 940-8450 or mrubio@library.lacounty.gov.

Sincerely,

Margaret Donnellan Todd
County Librarian

MDT:TM:MR:MB:vm
U:\STAFFSERVICES\DEVELOPER FEE\EIR\Jordan Downs Specific Plan NOP - with Annexation.doc

c: Yolanda De Ramus, Assistant Director, Administrative Services
Malou Rubio, Head, Support Services
Robert Seal, Library Administrator, Public Services Administration

DEPARTMENT OF PUBLIC WORKS

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

GAIL FARBER, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
http://dpw.lacounty.gov

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE: LD-1

March 29, 2010

Mr. Louie Rodriguez, Project Manager
City of Los Angeles Department of City Planning
200 North Spring Street, Room 667
Los Angeles, CA 90012

Dear Mr. Rodriguez:

NOTICE OF PREPARATION (NOP) OF AN ENVIRONMENTAL IMPACT REPORT (EIR) FOR JORDAN DOWNS SPECIFIC PLAN CITY OF LOS ANGELES

Thank you for the opportunity to review the NOP for the Jordan Downs Specific Plan. The proposed project includes the demolition and replacement of the existing Jordan Downs public housing complex and development of 1,600 to 1,800 new dwellings units along with the annexation of 41.72 acres of land from the County of Los Angeles to the City of Los Angeles. The project also proposed to modify the zoning and development guidelines as envisioned by the Housing Authority of the City of Los Angeles Master Plan. The following comments are for your consideration and relate to the environmental document only.

Hazards-Flood/Drainage

Please address and discuss the following in the EIR:

1. National Pollutant Discharge Elimination System Permit requirements and compliance.

2. Discuss whether any encroachments, connections, or alterations to Los Angeles County Flood Control District facilities are proposed. If so, contact the County of Los Angeles Department of Public Works' Construction Division for permitting requirements.

3. We request the opportunity to review and comment on the EIR once available.

If you have any questions regarding the flood/drainage comments, please contact Ms. Lizbeth Cordova at (626) 458-4921 or by e-mail at lcordova@dpw.lacounty.gov.

Services–Traffic/Access

We generally agree with the NOP that the proposed project shall prepare an EIR to analyze the potential impacts to traffic and parking in the area. We would like the opportunity to review the project's EIR including the Traffic Impact Analysis (TIA) upon its completion. The County's methodology shall be used in the TIA when evaluating the County and/or County/City intersections. The TIA shall also address the cumulative impacts generated by this and nearby developments and include the level of service analysis for the affected intersections. If traffic signals or other mitigation measures are warranted at the affected County intersections, the developer shall provide the County with their proportionate share of traffic signal or other mitigation costs and submit this information to Public Works for review and approval. A copy of our TIA Report Guidelines may be obtained on the Department's website at http://dpw.lacounty.gov/Traffic.

If you have any questions regarding the traffic/access comment, please contact Mr. Isaac Wong at (626) 300-4796 or by e-mail at iswong@dpw.lacounty.gov.

Services–Utilities/Sewer

We do not have any sewer facilities within the area being annexed. Our closest sewer line is on the north side of 97th Street and serves parcels outside the boundaries of the proposed project area.

If you have any questions regarding the utilities/sewer comments, please contact Ms. May Hong at (626) 300-3388 or by e-mail at mahong@dpw.laconunty.gov.

Hazards–Geotechnical/Soils/Geology

The EIR should address all geotechnical issues. The project is located in a mapped liquefaction area per the State of California Seismic Hazard Zone Map, South Gate Quadrangle.

If you have any questions regarding the geotechnical comment, please contact Mr. Yoshiya Morisaku at (626) 458-4925 or by e-mail at ymorisaku@dpw.lacounty.gov.

We request the opportunity to review and comment on future EIRs as they become available. If you have any other questions or require additional information, please contact Mr. Toan Duong at (626) 458-4921 or by e-mail at tduong@dpw.lacounty.gov.

Very truly yours,

GAIL FARBER
Director of Public Works

for DENNIS HUNTER, PLS PE
Assistant Deputy Director
Land Development Division

JY:ca
P:\ldpub\CEQA\CDM\ CITY OF LOS ANGELES - JORDAN DOWNS SPECIFIC PLAN_DEIR.doc

cc: Regional Planning (Hsiao-Ching Chen)

DEPARTMENT OF REGIONAL PLANNING

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

March 25, 2010

Louie Rodriguez, Project Manager
Los Angeles Department of City Planning
200 North Spring Street, Room 525
Los Angeles, California 90012-4801

Dear Mr. Rodriguez:

SUBJECT: NOP FOR JORDAN DOWNS SPECIFIC PLAN EIR

The Department of Regional Planning (Department) appreciates the opportunity to comment on the Notice of Preparation for an Environmental Impact Report (EIR) regarding preparation of the Jordan Downs Specific Plan. The proposal includes the demolition, replacement and expansion of the existing 700-unit Jordan Downs multi-family development with between 1600 to 1800 new dwelling units and the annexation of 41.72 acres of land from the County of Los Angeles to the City of Los Angeles.

The Department requests that project EIR evaluate the economic impacts of the proposed development, specifically the removal of existing industrial uses within unincorporated territory located adjacent to the Alameda Corridor. The evaluation should include the loss of employment and tax revenues currently provided by the existing industrial uses. Said industrial uses are on properties currently designated as "Industrial" (I) and "Transit Corridor" (TC) within the County's General Plan. The properties are zoned "Heavy Industrial" (M-2).

The Department notes recent studies prepared by the Los Angeles Economic Development Corporation which express concern about the conversion of industrially zoned properties to residential uses within both the City and County of Los Angeles jurisdictions. The concern is that remaining industrially zoned properties may not be sufficient to accommodate new growth industries within emerging sectors of the economy.

The Department requests that the EIR address this concern. The County requests that one of the EIR's alternatives evaluate the possibility of retaining some or all of the existing industrial zoning along the Alameda Corridor. The replacement of existing metal salvage uses with more compatible industrial uses should be explored within the discussion of this alternative.

The Department notes and applauds the Housing Authority's outreach efforts for current residents of the Jordan Downs development. The Department requests that owners of surrounding properties located within the unincorporated jurisdiction also be included within the outreach program.

The Department also notes existence of a Community Garden on the northeasterly corner of Grape and 103rd Streets. The Department wishes to express the hope that this well-tended vegetable Garden which has generated considerable community involvement be retained as a part of the redevelopment process, perhaps by being incorporated as part of the proposed "Central Park."

If you have any questions regarding this correspondence please contact me at (213) 974-6461 or at pmccarthy@planning.lacounty.gov Monday through Thursday from 7:30 a.m. to 6:00 p.m.

Sincerely yours,

DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner

Paul D. McCarthy
Supervising Regional Planner

PMC:pmc;pmc

SHERIFF'S DEPARTMENT

County of Los Angeles
Sheriff's Department Headquarters
4700 Ramona Boulevard
Monterey Park, California 91754-2169

Leroy D. Baca, Sheriff

March 23, 2010

Louie Rodriguez, Project Manager
Department of City Planning
200 N. Spring Street, Room 525
Los Angeles, California 90012-4801

RE: DELIVERY OF NOTICE OF PREPARATION (NOP) OF AN ENVIRONMENTAL IMPACT REPORT FOR THE JORDAN DOWNS SPECIFIC PLAN

Dear Mr. Rodriguez:

This letter is in response to a request from the City of Los Angeles Department of City Planning on February 25, 2010, for comments regarding the proposed Jordan Downs Master Plan & Specific Plan and the proposed annexation of approximately 42 acres of Los Angeles County territory to the City of Los Angeles.

The Century Sheriff's Station currently provides law enforcement services for the unincorporated territory proposed in the annexation. During calendar year 2009 Reporting District (RD) 2177, which contains the Jordan Downs Annexation Area and adjacent Florence/Firestone communities, generated the following calls for service:

- 150 Emergency Calls
- 262 Priority Calls
- 926 Routine Calls

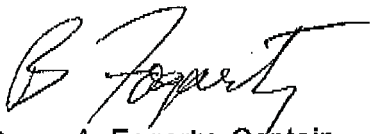
The 2009 average response time for emergency calls for service in RD 2177 was 4.3 minutes.

Should the Jordan Downs Master Plan & Specific Plan and Annexation be approved, it is recommended that a more detailed analysis be conducted to examine staffing, service levels, and the potential impact the project may have on future law enforcement services in the area.

If you have any questions or need further explanation, please contact me at (323) 526-5737 or Captain James J. Hellmold of Century Station at (323) 568-4750.

Sincerely,

LEROY D. BACA, SHERIFF



Bruce A. Fogarty, Captain
Contract Law Enforcement Bureau

Linda S. Adams
Secretary for
Environmental Protection

Department of Toxic Substances Control

Maziar Movassaghi
Acting Director
9211 Oakdale Avenue
Chatsworth, California 91311

Arnold Schwarzenegger
Governor

February 22, 2010

Mr. Louie Rodriguez
City of Los Angeles
200 N. Spring Street, Room 667
Los Angeles, California 90012

NOTICE OF PREPARATION FOR THE JORDAN DONWS SPECIFIC PLAN DRAFT ENVIRONMENTAL IMPACT REPORT, SCH NO. 2010021007

Dear Mr. Rodriguez:

The Department of Toxic Substances Control (DTSC) has received your Notice of Preparation of a draft Environmental Impact Report (EIR) for the project mentioned above.

Based on the review of the document, DTSC comments are as follows:

1. The draft EIR needs to identify and determine whether current or historic uses at the Project site (Site) have resulted in any release of hazardous wastes/substances.

2. The draft EIR needs to identify any known or potentially contaminated area within the Site. For all identified areas, the draft EIR needs to evaluate whether conditions at the Site pose a threat to human health or the environment.

3. The draft EIR should identify the mechanism to initiate any required investigation and/or remediation for any area that may require remediation, and which government agency will provide appropriate regulatory oversight.

4. If during construction of the project, soil contamination is suspected, construction in the area should stop, and appropriate health and safety procedures should be implemented. If it is determined that contaminated soils exist, the draft EIR should identify how any required investigation and/or remediation will be conducted, and which government agency will provide regulatory oversight.

DTSC provides guidance for Preliminary Endangerment Assessment preparation and cleanup oversight through the Voluntary Cleanup Program (VCP). For additional information on the VCP please visit DTSC's web site at www.dtsc.ca.gov. If you would like to meet and discuss this matter further, please contact me at (818) 717-6550.

Sincerely,

Alberto T. Valmidiano
Project Manager
Brownfields and Environmental Restoration Program – Chatsworth Office

cc: Governor's Office of Planning and Research
State Clearinghouse
P.O. Box 3044
Sacramento, California 95812-3044

Mr. Guenther W. Moskat, Chief
Office of Planning and Environmental Analysis
CEQA Tracking Center
Department of Toxic Substances Control
1001 "1" Street, P.O. Box 806
Sacramento, California 95812-0806

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

GAIL FARBER, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
http://dpw.lacounty.gov

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE REFER TO FILE: LD-1

March 24, 2010

Mr. Louie Rodriguez, Project Manager
City of Los Angeles Department of City Planning
200 North Spring Street, Room 667
Los Angeles, CA 90012

Dear Mr. Rodriguez:

NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT (EIR) FOR JORDAN DOWNS SPECIFIC PLAN CITY OF LOS ANGELES

Thank you for the opportunity to review the Notice of Preparation for the Jordan Downs Specific Plan. The proposed project includes the demolition and replacement of the existing Jordan Downs public housing complex and development of 1,600 to 1,800 new dwellings units along with the annexation of 41.72 acres of land from the County of Los Angeles to the City of Los Angeles. The project also proposed to modify the zoning and development guidelines as envisioned by the Housing Authority of the City of Los Angeles Master Plan. The following comments are for your consideration and relate to the environmental document only.

Hazards-Flood/Drainage

Please address and discuss the following in the EIR:

1. National Pollutant Discharge Elimination System Permit requirements and compliance.

2. Discuss whether any encroachments, connections, or alterations to Los Angeles County Flood Control District facilities are proposed. If so, contact the County of Los Angeles Department of Public Works' Construction Division for permitting requirements.

3. We request the opportunity to review and comment on the EIR once available.

If you have any questions regarding the flood/drainage comments, please contact Ms. Lizbeth Cordova at (626) 458-4921 or by e-mail at lcordova@dpw.lacounty.gov.

Services–Traffic/Access

We do not have any specific comments at this time; however, we would like to have the opportunity to review the necessary EIR on a project-by-project basis for any potential traffic impacts on County roadways and intersections in the unincorporated area.

If you have any questions regarding the traffic/access comment, please contact Mr. Isaac Wong at (626) 300-4796 or by e-mail at iswong@dpw.lacounty.gov.

Services–Utilities/Sewer

We have no objections to the proposed annexation as we do not have any sewer facilities within the area being annexed. Our closest sewer line is on the north side of 97th Street and serves parcels outside the boundaries of the proposed project area.

If you have any questions regarding the utilities/sewer comments, please contact Ms. May Hong at (626) 300-3388 or by e-mail at mahong@dpw.laconunty.gov.

Hazards–Geotechnical/Soils/Geology

The EIR should address all geotechnical issues. The project is located in a mapped liquefaction area per the State of California Seismic Hazard Zone Map, South Gate Quadrangle.

If you have any questions regarding the geotechnical comment, please contact Mr. Yoshiya Morisaku at (626) 458-4925 or by e-mail at ymorisaku@dpw.lacounty.gov.

We request the opportunity to review and comment on future EIRs as they become available. If you have any other questions or require additional information, please contact Mr. Toan Duong at (626) 458-4921 or by e-mail at tduong@dpw.lacounty.gov.

Very truly yours,

GAIL FARBER
Director of Public Works

for DENNIS HUNTER, PLS PE
Assistant Deputy Director
Land Development Division

JY:ca
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cc: Regional Planning (Hsiao-Ching Chen)

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

GAIL FARBER, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
http://dpw.lacounty.gov

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE REFER TO FILE: LD-1

March 24, 2010

Mr. Louie Rodriguez, Project Manager
City of Los Angeles Department of City Planning
200 North Spring Street, Room 667
Los Angeles, CA 90012

Dear Mr. Rodriguez:

NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT (EIR) FOR JORDAN DOWNS SPECIFIC PLAN CITY OF LOS ANGELES

Thank you for the opportunity to review the Notice of Preparation for the Jordan Downs Specific Plan. The proposed project includes the demolition and replacement of the existing Jordan Downs public housing complex and development of 1,600 to 1,800 new dwellings units along with the annexation of 41.72 acres of land from the County of Los Angeles to the City of Los Angeles. The project also proposed to modify the zoning and development guidelines as envisioned by the Housing Authority of the City of Los Angeles Master Plan. The following comments are for your consideration and relate to the environmental document only.

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Services–Traffic/Access

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If you have any questions regarding the traffic/access comment, please contact Mr. Isaac Wong at (626) 300-4796 or by e-mail at iswong@dpw.lacounty.gov.

Services–Utilities/Sewer

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Hazards–Geotechnical/Soils/Geology

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If you have any questions regarding the geotechnical comment, please contact Mr. Yoshiya Morisaku at (626) 458-4925 or by e-mail at ymorisaku@dpw.lacounty.gov.

We request the opportunity to review and comment on future EIRs as they become available. If you have any other questions or require additional information, please contact Mr. Toan Duong at (626) 458-4921 or by e-mail at tduong@dpw.lacounty.gov.

Very truly yours,

GAIL FARBER
Director of Public Works

for DENNIS HUNTER, PLS PE
Assistant Deputy Director
Land Development Division

JY:ca
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cc: Regional Planning (Hsiao-Ching Chen)

Arnold Schwarzenegger, Governor

STATE OF CALIFORNIA

NATIVE AMERICAN HERITAGE COMMISSION
915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-6251
Fax (916) 657-5390
Web Site www.nahc.ca.gov
e-mail: ds_nahc@pacbell.net

February 10, 2010

Mr. Louie Rodriguez, Senior Planner
CITY OF LOS ANGELES CITY PLANNING DEPARTMENT
200 N. Spring Street, Room 667
Los Angeles, CA 90012

Re: SCH#2010021007 CEQA Notice of Preparation (NOP); draft Environmental Impact Report (DEIR) for the **Jordan Downs Specific Plan**,; located at Century Boulevard & Grape Street in the City of Los Angeles; Los Angeles, California

Dear Mr. Rodriguez:

The Native American Heritage Commission (NAHC) is the state 'trustee agency' pursuant to Public Resources Code §21070 for the protection and preservation of California's Native American Cultural Resources.. (Also see *Environmental Protection Information Center v. Johnson (1985) 170 Cal App. 3rd 604)* The California Environmental Quality Act (CEQA - CA Public Resources Code §21000-21177, amended in 2009) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archaeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR) per the California Code of Regulations §15064.5(b)(c)(f) CEQA guidelines). Section 15382 of the CEQA Guidelines defines a significant impact on the environment as "a substantial, or potentially substantial, adverse change in any of physical conditions within an area affected by the proposed project, including ...objects of historic or aesthetic significance." In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE), and if so, to mitigate that effect. To adequately assess the project-related impacts on historical resources, the Commission recommends the following.

The Native American Heritage Commission did perform a Sacred Lands File (SLF) search in the NAHC SLF Inventory, established by the Legislature pursuant to Public Resources Code §5097.94(a) and Native American Cultural resources **were not identified** within the APE Early consultation with Native American tribes in your area is the best way to avoid unanticipated discoveries once a project is underway. Enclosed are the names of the nearest tribes and interested Native American individuals that the NAHC recommends as 'consulting parties,' for this purpose, that may have knowledge of the religious and cultural significance of the historic properties in the project area (e.g. APE). We recommend that you contact persons on the attached list of Native American contacts. A Native American Tribe or Tribal Elder may be the only source of information about a cultural resource.. Also, the NAHC recommends that a Native American Monitor or Native American culturally knowledgeable person be employed whenever a professional archaeologist is employed during the 'Initial Study' and in other phases of the environmental planning processes.. Furthermore we suggest that you contact the California Historic Resources Information System (CHRIS) at the Office of Historic Preservation (OHP) Coordinator's office (at (916) 653-7278, for referral to the nearest OHP Information Center of which there are 11.

Consultation with tribes and interested Native American tribes and interested Native American individuals, as consulting parties, on the NAHC list ,should be conducted in compliance with the requirements of federal NEPA (42 U.S.C. 4321-43351) and Section 106 and 4(f) of federal NHPA (16 U.S.C. 470 [f]*et se)*, 36 CFR Part 800.3, the President's Council on Environmental Quality (CSQ; 42 U.S.C. 4371 *et seq*) and NAGPRA (25 U.S.C. 3001-3013), as appropriate. .

Lead agencies should consider avoidance, as defined in Section 15370 of the California Environmental Quality Act (CEQA) when significant cultural resources could be affected by a project. Also, Public Resources Code Section 5097.98 and Health & Safety Code Section 7050.5 provide for provisions for accidentally discovered archeological resources during construction and mandate the processes to be followed in the event of an accidental discovery of any human remains in a project location other than a 'dedicated cemetery. Discussion of these should be included in your environmental documents, as appropriate.

The authority for the SLF record search of the NAHC Sacred Lands Inventory, established by the California Legislature, is California Public Resources Code §5097.94(a) and is exempt from the CA Public Records Act (c.f. California Government Code §6254.10). The results of the SLF search are confidential. However, Native Americans on the attached contact list are not prohibited from and may wish to reveal the nature of identified cultural resources/historic properties. Confidentiality of "historic properties of religious and cultural significance' may also be protected the under Section 304 of the NHPA or at the Secretary of the Interior' discretion if not eligible for listing on the National Register of Historic Places. The Secretary may also be advised by the federal Indian Religious Freedom Act (cf. 42 U.S.C, 1996) in issuing a decision on whether or not to disclose items of religious and/or cultural significance identified in or near the APE and possibly threatened by proposed project activity.

CEQA Guidelines, Section 15064.5(d) requires the lead agency to work with the Native Americans identified by this Commission if the initial Study identifies the presence or likely presence of Native American human remains within the APE. CEQA Guidelines provide for agreements with Native American, identified by the NAHC, to assure the appropriate and dignified treatment of Native American human remains and any associated grave liens.

Health and Safety Code §7050.5, Public Resources Code §5097.98 and Sec. §15064.5 (d) of the California Code of Regulations (CEQA Guidelines) mandate procedures to be followed, including that construction or excavation be stopped in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery until the county coroner or medical examiner can determine whether the remains are those of a Native American. . Note that §7052 of the Health & Safety Code states that disturbance of Native American cemeteries is a felony.

Again, Lead agencies should consider avoidance, as defined in §15370 of the California Code of Regulations (CEQA Guidelines), when significant cultural resources are discovered during the course of project planning and implementation

Please feel free to contact me at (916) 653-6251 if you have any questions.

Sincerely,

Dave Singleton
Program Analyst

Attachment: List of Native American Contacts

Cc: State Clearinghouse

Native American Contacts
Los Angeles County
February 10, 2010

LA City/County Native American Indian Comm
Ron Andrade, Director
3175 West 6th Street, Rm.
Los Angeles , CA 90020
randrade@css.lacounty.gov
(213) 351-5324
(213) 386-3995 FAX

Gabrielino Tongva Nation
Sam Dunlap, Chairperson
P.O. Box 86908 Gabrielino Tongva
Los Angeles , CA 90086
samdunlap@earthlink.net

(909) 262-9351 - cell

Ti'At Society
Cindi Alvitre
6515 E. Seaside Walk, #C Gabrielino
Long Beach , CA 90803
calvitre@yahoo.com
(714) 504-2468 Cell

Gabrielino Tongva Indians of California Tribal Council
Robert F. Doramae, Tribal Chair/Cultural
P.O. Box 490 Gabrielino Tongva
Bellflower , CA 90707
gtongva@verizon.net
562-761-6417 - voice
562-925-7989 - fax

Tongva Ancestral Territorial Tribal Nation
John Tommy Rosas, Tribal Admin.
, Gabrielino Tongva
tattnlaw@gmail.com
310-570-6567

Gabrielino-Tongva Tribe
Bernie Acuna
501 Santa Monica Blvd, # Gabrielino
Santa Monica CA 90401
(310) 587-2203
(310) 428-7720 - cell
(310) 587-2281

Gabrieleno/Tongva San Gabriel Band of Mission
Anthony Morales, Chairperson
PO Box 693 Gabrielino Tongva
San Gabriel , CA 91778
(626) 286-1262 -FAX
(626) 286-1632
(626) 286-1758 - Home
(626) 286-1262 Fax

Shoshoneon Gabrieleno Band of Mission Indians
Andy Salas, Chairperson
PO Box 393 Gabrieleno
Covina , CA 91723
gabrielenoindians@yahoo.
626-926-4131
(213) 688-0181 - FAX

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code. Also, federal National Environmental Policy Act (NEPA), National Historic Preservation Act, Section 106, and federal NAGPRA.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH#2010021007; CEQA Notice of Preparation (NOP); draft Environmental IMpact Report (DEIR) for the Jordan Downs Specific Plan; located at Century Boulevard and Grape Street; City of Los Angeles; Los Angeles County, California.

Native American Contacts
Los Angeles County
February 10, 2010

Gabrielino-Tongva Tribe
Linda Candelaria, Chairwoman
1875 Century Park East, Suite 1500
Los Angeles , CA 90067 Gabrielino
(310) 587-2203
310-428-5767- cell
(310) 587-2281
lcandelaria1@gabrielinoTribe.org

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Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code. Also, federal National Environmental Policy Act (NEPA), National Historic Preservation Act, Section 106, and federal NAGPRA.

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STATE OF CALIFORNIA
GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT

ARNOLD SCHWARZENEGGER
GOVERNOR

CYNTHIA BRYANT
DIRECTOR

Memorandum

Date: March 2, 2010

To: All Reviewing Agencies

From: Scott Morgan, Acting Director

Re: SCH # 2010021007
Jordan Downs Specific Plan

Pursuant to the attached letter, the Lead Agency has extended the review period for the above referenced project to March 31, 2010 to accommodate the review process. All other project information remains the same.

cc: Louie Rodriguez
City of Los Angeles
200 N. Spring Street, Room 667
Los Angeles, CA 90012

1400 10th Street P.O. Box 3044 Sacramento, California 95812-3044
(916) 445-0613 FAX (916) 323-3018 www.opr.ca.gov

NOP Distribution List

County: Los Angeles

SCH# 2010021007

esources Agency

- [ ] **Resources Agency**
  Nadell Gayou
- [ ] **Dept. of Boating & Waterways**
  Mike Sotelo
- [ ] **California Coastal Commission**
  Elizabeth A. Fuchs
- [ ] **Colorado River Board**
  Gerald R. Zimmerman
- [ ] **Dept. of Conservation**
  Rebecca Salazar
- [ ] **California Energy Commission**
  Eric Knight
- [ ] **Cal Fire**
  Allen Robertson
- [ ] **Office of Historic Preservation**
  Wayne Donaldson
- [ ] **Dept of Parks & Recreation**
  Environmental Stewardship Section
- [ ] **Central Valley Flood Protection Board**
  James Herota
- [ ] **S.F. Bay Conservation & Dev't. Comm.**
  Steve McAdam
- [ ] **Dept. of Water Resources**
  Resources Agency
  Nadell Gayou
- [ ] _____
  Conservancy

sh and Game

- [ ] **Depart. of Fish & Game**
  Scott Flint
  Environmental Services Division
- [ ] **Fish & Game Region 1**
  Donald Koch
- [ ] **Fish & Game Region 1E**
  Laurie Harnsberger
- [ ] **Fish & Game Region 2**
  Jeff Drongesen
- [ ] **Fish & Game Region 3**
  Charles Armor
- [ ] **Fish & Game Region 4**
  Julie Vance
- [x] **Fish & Game Region 5**
  Don Chadwick
  Habitat Conservation Program
- [ ] **Fish & Game Region 6**
  Gabrina Gatchel
  Habitat Conservation Program
- [ ] **Fish & Game Region 6 I/M**
  Brad Henderson
  Inyo/Mono, Habitat Conservation Program
- [ ] **Dept. of Fish & Game M**
  George Isaac
  Marine Region

Other Departments

- [ ] **Food & Agriculture**
  Steve Shaffer
  Dept. of Food and Agriculture
- [ ] **Depart. of General Services**
  Public School Construction
- [ ] **Dept. of General Services**
  Anna Garbeff
  Environmental Services Section
- [ ] **Dept. of Public Health**
  Bridgette Binning
  Dept. of Health/Drinking Water

Independent Commissions,Boards

- [ ] **Delta Protection Commission**
  Linda Flack
- [x] **Office of Emergency Services**
  Dennis Castrillo
- [ ] **Governor's Office of Planning & Research**
  State Clearinghouse
- [x] **Native American Heritage Comm.**
  Debbie Treadway
- [ ] **Public Utilities Commission**
  Leo Wong
- [ ] **Santa Monica Bay Restoration**
  Guangyu Wang
- [ ] **State Lands Commission**
  Marina Brand
- [ ] **Tahoe Regional Planning Agency (TRPA)**
  Cherry Jacques

Business, Trans & Housing

- [ ] **Caltrans - Division of Aeronautics**
  Sandy Hesnard
- [ ] **Caltrans - Planning**
  Terri Pencovic
- [x] **California Highway Patrol**
  Scott Loetscher
  Office of Special Projects
- [x] **Housing & Community Development**
  CEQA Coordinator
  Housing Policy Division

Dept. of Transportation

- [ ] **Caltrans, District 1**
  Rex Jackman
- [ ] **Caltrans, District 2**
  Marcelino Gonzalez
- [ ] **Caltrans, District 3**
  Bruce de Terra
- [ ] **Caltrans, District 4**
  Lisa Carboni
- [ ] **Caltrans, District 5**
  David Murray
- [ ] **Caltrans, District 6**
  Michael Navarro
- [x] **Caltrans, District 7**
  Elmer Alvarez
- [ ] **Caltrans, District 8**
  Dan Kopulsky
- [ ] **Caltrans, District 9**
  Gayle Rosander
- [ ] **Caltrans, District 10**
  Tom Dumas
- [ ] **Caltrans, District 11**
  Jacob Armstrong
- [ ] **Caltrans, District 12**
  Chris Herre

Cal EPA

Air Resources Board

- [ ] Airport Projects
  Jim Lerner
  - [ ] Transportation Projects
    Douglas Ito
  - [ ] Industrial Projects
    Mike Tollstrup
- [x] **California Department of Resources, Recycling & Recovery**
  Sue O'Leary
- [ ] **State Water Resources Control Board**
  Regional Programs Unit
  Division of Financial Assistance
- [ ] **State Water Resources Control Board**
  Student Intern, 401 Water Quality Certification Unit
  Division of Water Quality
- [ ] **State Water Resouces Control Board**
  Steven Herrera
  Division of Water Rights
- [x] **Dept. of Toxic Substances Control**
  CEQA Tracking Center
- [ ] **Department of Pesticide Regulation**
  CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

- [ ] **RWQCB 1**
  Cathleen Hudson
  North Coast Region (1)
- [ ] **RWQCB 2**
  Environmental Document Coordinator
  San Francisco Bay Region (2)
- [ ] **RWQCB 3**
  Central Coast Region (3)
- [x] **RWQCB 4**
  Teresa Rodgers
  Los Angeles Region (4)
- [ ] **RWQCB 5S**
  Central Valley Region (5)
  - [ ] **RWQCB 5F**
    Central Valley Region (5)
    Fresno Branch Office
  - [ ] **RWQCB 5R**
    Central Valley Region (5)
    Redding Branch Office
- [ ] **RWQCB 6**
  Lahontan Region (6)
  - [ ] **RWQCB 6V**
    Lahontan Region (6)
    Victorville Branch Office
- [ ] **RWQCB 7**
  Colorado River Basin Region (7)
- [ ] **RWQCB 8**
  Santa Ana Region (8)
- [ ] **RWQCB 9**
  San Diego Region (9)

- [ ] **Other** _____

Last Updated on 01/04/2010