

October 15, 2002

Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

**RETURN A FINDING OF NO SIGNIFICANT IMPACT ON THE ENVIRONMENT  
TO DEVELOP THE MARTIN LUTHER KING, JR. HOSPITAL OASIS CLINIC (2)  
(3 Vote)**

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Return a Finding of No Significant Impact on the environment for the construction of the 6,000 square foot Martin Luther King Jr. Hospital Oasis Clinic, to be constructed on property currently owned by the Community Development Commission, consisting of a vacant, 0.35-acre site at 11830 and 11832 Holmes Avenue, in unincorporated Willowbrook, Census Tract 5407, Second Supervisorial District.
2. Make a determination that the Finding of No Significant Impact on the environment reflects the independent judgment of the County of Los Angeles.
3. Instruct the Executive Director of the Community Development Commission to order publication of the attached Notice of Finding of No Significant Impact on the environment, as required by the National Environmental Policy Act of 1969 (NEPA).

4. Authorize the Executive Director of the Community Development Commission to take any and all actions necessary to complete the implementation of this environmental review action.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION:**

NEPA requires that your Board take action on environmental documents for the proposed project. U.S. Department of Housing and Urban Development (HUD) regulations require certification of compliance with NEPA requirements prior to project approval and the release of funds from HUD. Compliance with NEPA regulations is necessary because the site at 11830 and 11832 Holmes Avenue consists of two parcels originally purchased with Community Development Block Grant funds.

**FISCAL IMPACT/FINANCING:**

There is no impact on the County general fund. The Commission will convey the subject property to the Department of Health Services (DHS), which will use the following sources to develop the project: \$500,000 from the DHS Office of AIDS Programs and Policy; \$400,000 from the Second Supervisorial District; and a \$100,000 grant from the City of Los Angeles. The total project cost is estimated to be \$1,000,000.

**ENVIRONMENTAL DOCUMENTATION:**

The project involves the construction of a one-story, 6,000 square foot modular medical clinic to be located on a vacant, 0.35-acre site, bounded to the north by 118<sup>th</sup> Street, to the east by Bandera Avenue, to the south by 120<sup>th</sup> Street, and to the west by Holmes Avenue. The clinic will be operated by DHS as part of the Martin Luther King Jr. Hospital and staffed with personnel from the Charles R. Drew University of Medicine and Science, a nonprofit organization. The new clinic will consist of 12 examination rooms and office space for physicians, social workers, and administration. Space will also be provided for a pharmacy, laboratory, and storage rooms. Approximately 24 new parking spaces will be constructed.

Pursuant to the requirements of NEPA, and in accordance with 24 Code of Federal Regulations Part 58, the County of Los Angeles prepared an Environmental Assessment for the project and has determined that, with incorporation of the mitigation measures identified in the Environmental Assessment, the project will not have a significant effect on the environment.

Honorable Board of Supervisors  
October 15, 2002  
Page Three

Adoption and publication of the attached Notice of Finding of No Significant Impact, prepared in compliance with NEPA regulations, including mitigation measures, will satisfy federal environmental review requirements.

In accordance with requirements of the State CEQA Guidelines, DHS prepared the Negative Declaration for the proposed project and will request that your Board adopt the findings in a separate action.

This letter and the attached public notice have been reviewed by County Counsel.

**IMPACT ON CURRENT PROJECT:**

Publication of the public notice will allow for the release of funds and enable the project to proceed.

Respectfully submitted,

CARLOS JACKSON  
Executive Director

Attachment: 1

NOTICE TO PUBLIC OF REQUEST FOR THE RELEASE OF FUNDS AND  
NOTICE OF FINDING OF NO SIGNIFICANT IMPACT

COMMUNITY DEVELOPMENT COMMISSION  
OF THE COUNTY OF LOS ANGELES  
2 Coral Circle  
Monterey Park, CA 91755-7425  
(323) 890-7001

TO ALL INTERESTED AGENCIES, GROUPS AND PERSONS:

The purpose of this notice is to identify actions to be taken by the County of Los Angeles. On or about November 1, 2002, the County of Los Angeles will request the U.S. Department of Housing and Urban Development (HUD) to release federal funds under Title II of the Cranston-Gonzalez National Affordable Housing Act (PL 101-625) for the following project:

Lead Agency: County of Los Angeles

Project: Martin Luther King Jr./Charles R. Drew Medical Center Oasis Clinic Project

Description: The project involves the construction of the Martin Luther King Jr. Hospital Oasis Clinic, a one-story, 6,000 square foot modular medical clinic to be located on a vacant, 0.35-acre site, at 11830 and 11832 Holmes Avenue, Census Tract 5407, Second Supervisorial District, in unincorporated Willowbrook. The project site is bounded to the north by 118<sup>th</sup> Street, to the east by Bandera Avenue, to the south by 120<sup>th</sup> Street, and to the west by Holmes Avenue. The new clinic will include 12 examination rooms and office space for physicians, social workers, and administration. Space will also be provided for a pharmacy, laboratory, and storage rooms. Approximately 24 new parking spaces will be provided on the site.

The Community Development Commission of the County of Los Angeles will convey the site to the County of Los Angeles Department of Health Services (DHS). DHS will use the following sources to develop the project: \$500,000 from the DHS Office of AIDS Programs and Policy; \$400,000 from the Second Supervisorial District; and a \$100,000 grant from the City of Los Angeles. The total project cost is estimated to be \$1,000,000.

TO ALL INTERESTED AGENCIES, GROUPS AND PERSONS:

Page Two

The Environmental Assessment completed for this project indicates that the following mitigation measures, published herein in accordance with the requirements of 24 Code of Federal Regulations Part 58, are necessary to reduce the environmental impacts related to this project:

1. No archaeological resources are known to be on the project site. However, in the event that archaeological resources are unearthed during project construction, all earth disturbing work within the project's archaeological Area of Potential Effect must be temporarily suspended until a qualified archaeologist has evaluated the nature and significance of the find. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the County Coroner will have 24 hours to notify the Native American Heritage Commission.
2. Minor changes to the mitigation measures required as a condition of funding approval are permitted, but can only be made by the County of Los Angeles with the approval of the Executive Director of the Community Development Commission of the County of Los Angeles. Any modifications must continue to satisfy the requirements of National Environmental Policy Act (NEPA), as determined by the County.

It has been determined that such a request for release of funds, with incorporation of the mitigation measures identified in the Environmental Assessment prepared by the County of Los Angeles and required as a condition of federal funding approval, will not constitute action significantly affecting the quality of the human environment and, accordingly, the County of Los Angeles has decided not to prepare an Environmental Impact Statement (EIS) under the NEPA of 1969 (PL91-190).

The reasons for the decision not to prepare an EIS are described in this paragraph. With incorporation of all required mitigation measures, the project is not categorized as having major actions significantly affecting the quality of the human environment by reasons of limited scope and temporary nature of the limited, minor disruptions to be caused by construction activity. The project site is located in an air quality non-attainment area; therefore, project occupants would be exposed to potentially unhealthy ambient air. However, the project would conform to all applicable air pollution control regulations and project-related emissions would not exceed South Coast Air Quality Management District thresholds.

TO ALL INTERESTED AGENCIES, GROUPS AND PERSONS:

Page Three

The project is consistent with local policies and long-range plans; will have no unmitigated effect upon unique or significant natural features, animal, fish or plant life, archaeological, cultural, historical, recreational or scenic sites; will not detrimentally affect air or water quality or ambient noise; will not negatively affect the implementation of public services presently available or proposed in the near future; will not have significant growth-inducing impact; will not result in considerable cumulative impacts; will not be to the short or long-term disadvantage of environmental goals; and has not generated major controversy.

An Environmental Review Record (ERR) has been prepared which documents the environmental review of the project and more fully sets forth the reasons why an EIS is not required. The ERR is on file at the Community Development Commission and is available for public examination and copying upon request between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. No further environmental review of the project is proposed to be conducted prior to the request for release of federal funds.

#### COMMENTS TO GRANT RECIPIENT

All interested agencies, groups or individuals disagreeing with the proposed actions are invited to submit written comments for consideration. Such comments must be received at the above address of the Community Development Commission on or before October 31, 2002. All written comments received will be considered by the County of Los Angeles prior to forwarding the request for release of federal funds to HUD. No action will be taken on the project prior to HUD's written authorization to use those funds. It is requested that those forwarding comments specify which of the proposed actions are being addressed.

#### RELEASE OF FUNDS

The County of Los Angeles is certifying to HUD that the County of Los Angeles and the Executive Officer-Clerk of the Board, agree to accept the jurisdiction of the federal courts if an appropriate action is brought to enforce regulatory requirements relating to the environmental review, decision-making and implementation, and that these responsibilities have been satisfied. The legal effect of the certification is that, upon its approval, federal funds may be used, and HUD will have satisfied its responsibilities under the NEPA.

#### OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its approval of the release of funds and acceptance of the certification only if it is on one of the following bases: (a) the certification was not executed by the Certifying Officer or other officer of the applicant approved by HUD; (b) the County of Los Angeles has omitted a step or failed to make a decision or

TO ALL INTERESTED AGENCIES, GROUPS AND PERSONS:

Page Four

finding required by HUD regulations at 24 CFR Part 58; (c) the grant recipient has committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality.

Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Subpart H) and shall be addressed to:

Environmental Clearance Officer  
U.S. Department of Housing and Urban Development  
Los Angeles Office, Region IX  
AT&T Center  
611 West Sixth Street, Suite 800  
Los Angeles, California 90017

No objection received after November 15, 2002 will be considered by HUD. Interested persons should contact HUD to verify the last day of the objection period.

Persons requiring additional information regarding the proposed action may contact:

Donald Dean, Environmental Officer  
Community Development Commission of the County of Los Angeles  
2 Coral Circle  
Monterey Park, California 91755-7425  
(323) 838-5042

Personas que desean obtener mas información o hacer un comentario, pueden llamar a Elisa Vásquez, al telefono (323) 890-7159.