



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



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Director

NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

DATE: March 15, 2021

TO: State Clearinghouse, Responsible Agencies, Trustee Agencies, Organizations and Interested Parties

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report in Compliance with Title 14, section 15082(a) of the California Code of Regulations

The Los Angeles County (LA County) is the lead agency pursuant to the California Environmental Quality Act ("CEQA") and intends to prepare an Environmental Impact Report ("EIR") for the proposed Project identified below. LA County has prepared this Notice of Preparation ("NOP") to provide Responsible Agencies and other interested parties with information describing the Project and to identify its potential environmental effects pursuant to State requirements.

AGENCIES: LA County requests your agency's views on the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the proposed Project, in accordance with Title 14, section 15082(b) of the California Code of Regulations. Your agency will need to use the EIR prepared by LA County when considering any permits that your agency must issue, or other approval for the Project.

ORGANIZATIONS AND INTERESTED PARTIES: LA County requests your comments and concerns regarding the environmental issues associated with construction and operation of the proposed Project.

PROJECT & PERMIT(S): Florence-Firestone Transit Oriented District Specific Plan.

Project No. PRJ2020-003127 / Case No(s). Specific Plan: RPPL2020009556,
Environmental: RPPL2020009523.

PROJECT APPLICANT: Los Angeles County Department of Regional Planning

PROJECT LOCATION: The proposed Florence-Firestone Transit-Oriented District (TOD) Specific Plan (FFTOD Specific Plan) Area encompasses the entire LA County unincorporated community of Florence-Firestone. The FFTOD Specific Plan Area is approximately 6 miles south of downtown Los Angeles and has an area of 3.6 square miles. The area is bound by the City of Los Angeles to the north, south, and west. The City of Huntington Park, the City of South Gate, and the unincorporated community of Walnut Park are to the east of the community area. The Metro A Line (previously Metro Blue Line), which connects downtown Los Angeles to Long Beach, has three stations in the FFTOD Specific Plan Area (Slauson, Florence, and Firestone Stations) and operates numerous bus routes in the community. Three freeways (I-110, I-105, I-10) are within a 2.5-mile radius of the community (see the Figure 1).

PROJECT DESCRIPTION: The proposed FFTOD Specific Plan will implement the LA County General Plan 2035 (General Plan) TOD Program. TODs are defined in the General Plan as the area within a 0.5-mile radius of transit stations. In the Florence-Firestone community, three Metro A Line stations are present: the Slauson, Florence, and Firestone Stations. The goals of the FFTOD Specific Plan are to create transit-accessible housing development; increase job-generating uses and economic activity; develop a safe and attractive transportation network; increase walking, bicycling, and transit ridership; and streamline the environmental review process for future development projects in the community.

The FFTOD Specific Plan would propose new zoning categories, primarily within the 0.5-mile TOD area of the three Metro A Line stations, that include development standards and design guidelines appropriate for meeting the planned density and intensity established by the General Plan Land Use Designations. The FFTOD Specific Plan proposes the following nine new zoning categories: Industrial Flex (IF), Mixed-Use 1 (MU-1), Mixed-Use 2 (MU-2), Mixed-Use 3 (MU-3), Mixed-Use Transit (MU-T), Residential Low-Medium 1 (RLM-1), Residential Low-Medium 2 (RLM-2), Residential Medium (RM) and Residential Slauson Station (RSS). These zoning category names/titles are subject to change to match LA County naming conventions as the FFTOD Specific Plan is further developed. New zoning category standards would also include setback and parking standards to address mobility issues in the community. The Project would also update zoning categories for sites identified for the Regional Housing Needs Assessment (RHNA) by the Housing Element update (HEU).

The FFTOD Specific Plan would establish or widen sidewalks at key locations within the 0.5-mile TOD areas (portions of Slauson Avenue, Compton Avenue, Holmes Avenue, Nadeau Street, and Firestone Boulevard) from the current range of 6 feet to 14 feet to the desired 12 feet to 15 feet and parkways with a minimum of 10 feet. This may be

accomplished through expanding the right-of-way or through private setback conditions that contribute to the sidewalk width; specific strategies will be identified in the FFTOD Specific Plan.

The FFTOD Specific Plan may reduce or alter the number of required parking spaces associated with mixed-use development or within proximity to the Metro transit stations. This may include lower or altered parking requirements for land use categories such as residential, commercial, entertainment, assembly, and dining, and business and professional office. These changes would be aligned with state guidance on transit priority area reductions, and help facilitate the TOD and encourage affordable development for the community.

In addition to establishing new zoning categories, the Project would amend and incorporate the standards of the Florence-Firestone Community Standards District (FFCSD) into the FFTOD Specific Plan. Incorporation of the FFCSD would allow all the land use regulations applicable to the Florence-Firestone community to be provided within a single document for ease of review and implementation.

POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT: Based on a preliminary review of the proposed Project consistent with section 15060 of the CEQA Guidelines, LA County has determined that an EIR should be prepared for this proposed Project. In addition, consistent with section 15082 of the CEQA Guidelines, LA County has identified the following probable environmental effects of the Project, which will be addressed in the EIR for this Project:

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

Based on the Initial Study determination, LA County has determined that there is not a likelihood of potentially significant effects related to the following environmental topics:

- Agriculture/Forestry
- Biological Resources
- Mineral Resources
- Wildfire

As these environmental issues do not rise to the level of significant impacts, they will not be addressed in detail in the EIR. LA County proposes that the EIR will indicate the reasons why these effects were determined not to be significant in a section entitled “Impacts Found to Be Less Than Significant.”

NOTICE OF SCOPING MEETING: The Los Angeles County Department of Regional Planning will conduct an online public scoping meeting to inform the public and interested agencies about the proposed Project and solicit oral and written comments as to the appropriate scope and content of the EIR. The scoping meeting will be held online via Zoom on **March 25, 2021 at 5:00 p.m. PST** Please visit: <https://planning.lacounty.gov/fftod/Events>.

The scoping meeting will include a brief presentation of the Project to be addressed in the EIR and will provide attendees with an opportunity to provide input to the scope of the EIR.

Interested parties may register to attend the virtual scoping meeting by navigating to the link above, or by clicking here: <https://zoom.us/j/99707029370?pwd=SlDrNjJwWnM5dzJoMUI0NlowZ0ZoQT09>. Once registered, you will receive a confirmation from Zoom with a link to access the public scoping meeting and information on how to access the meeting either via computer/smartphone or a call-in phone number.

Translation of the scoping meeting presentation into other languages can be made available upon request. Please submit translation requests at least seven business days in advance of the scheduled meeting to nornelas@planning.lacounty.gov.

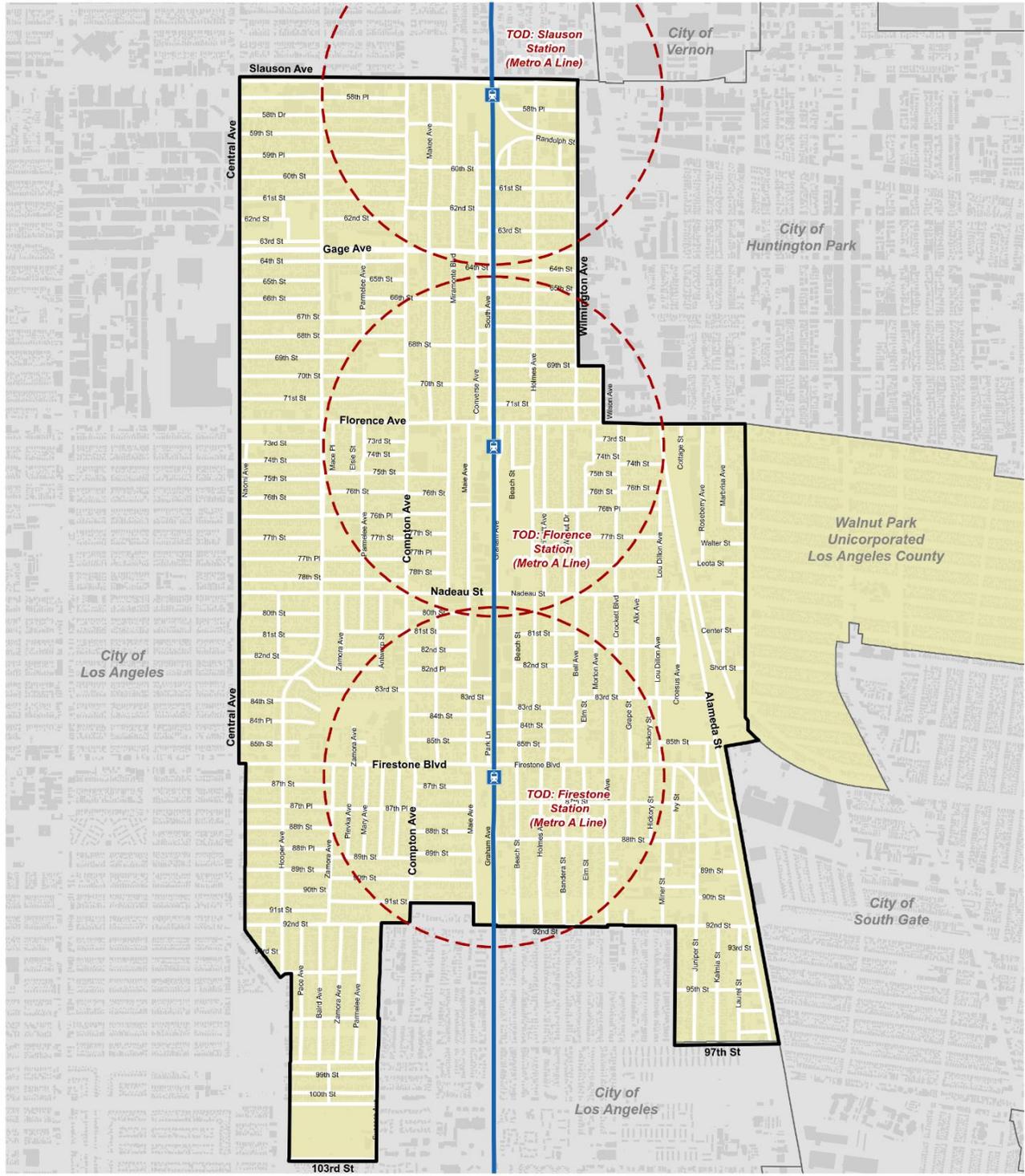
PUBLIC REVIEW PERIOD: LA County invites interested parties to provide written or verbal comments as to your specific concerns about the Project’s potential environmental effects. LA County requests that any Responsible or Trustee Agency responding to this notice do so in a manner consistent with Section 15082(b) of the State CEQA Guidelines. The 30-day comment period for the NOP begins on **March 15, 2021 and concludes on April 14, 2021**. Due to the time limits mandated by State law, please send your written response to the Los Angeles County Department of Regional Planning at the address below at the earliest possible date but no later than **April 14, 2021 at 5:00 p.m. PST**. Please include your name and address for all written correspondences.

Please direct all written comments to:

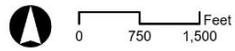
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All written responses will be included in an Appendix to the Draft EIR and their contents considered in accordance with Sate and LA County environmental guidelines.

DOCUMENT AVAILABILITY: Due to the current COVID-19 pandemic, LA County offices and library branches are currently closed to the public. The public is encouraged to visit the Los Angeles County Department of Regional Planning's website to review the Initial Study at: <https://planning.lacounty.gov/fftod/>.



- Metro Station
- Metro A Line
- Florence-Firestone TOD Specific Plan Boundary
- 1/2 mile TOD Radius
- Unincorporated Los Angeles County
- City Boundary



Source: County of Los Angeles; Esri; AECOM;

Figure 1 Project Location