



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



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**NOTICE OF COMPLETION AND AVAILABILITY
OF DRAFT ENVIRONMENTAL IMPACT REPORT FOR
FLORENCE-FIRESTONE TRANSIT ORIENTED DISTRICT SPECIFIC PLAN
PROJECT NO. 2020-003127-(2)
ADVANCE PLANNING CASE NO. RPPL2020009556
GENERAL PLAN AMENDMENT NO. RPPL2021002373
ENVIRONMENTAL ASSESSMENT NO. RPPL2020009523
STATE CLEARINGHOUSE NO. 2021030300**

The County of Los Angeles (County), acting in the capacity of "Lead Agency" under the California Environmental Quality Act (CEQA) and the County Environmental Document Reporting Procedures and Guidelines, Chapter III, Section 304, has filed a "Notice of Completion and Availability" of a Draft Environmental Impact Report (DEIR) for the Florence-Firestone Transit Oriented District (TOD) Specific Plan (FFTOD Specific Plan or Project). This DEIR has been prepared in accordance with, and pursuant to, CEQA, Public Resources Code, Section 21000 *et seq.*; and the "Guidelines for Implementation of the California Environmental Quality Act (State CEQA Guidelines), California Code of Regulation, Title 14, Section 15000 *et seq.*

PUBLIC REVIEW PERIOD

The formal public review period for the DEIR will be from September 21, 2021 to November 5, 2021. All comments received by the closing of the public review period will be considered in the Final EIR.

SITE LOCATION

The FFTOD Specific Plan area encompasses the entire LA County unincorporated community of Florence-Firestone, which is comprised of 3.6 square miles and is located approximately 6 miles south of downtown Los Angeles. 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 attached **Project Vicinity Map**.

PROPOSED PROJECT

The proposed FFTOD Specific Plan will implement the 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

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ridership; and streamline the environmental review process for future development projects in the community.

The FFTOD Specific Plan will 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).

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 of the land use regulations applicable to the Florence-Firestone community to be provided within a single document for ease of review and implementation.

SUMMARY OF SIGNIFICANT ENVIRONMENTAL IMPACTS

The DEIR concluded that impacts associated with the Project would result in significant and unavoidable impacts to Air Quality and Cultural Resources.

PUBLIC HEARING

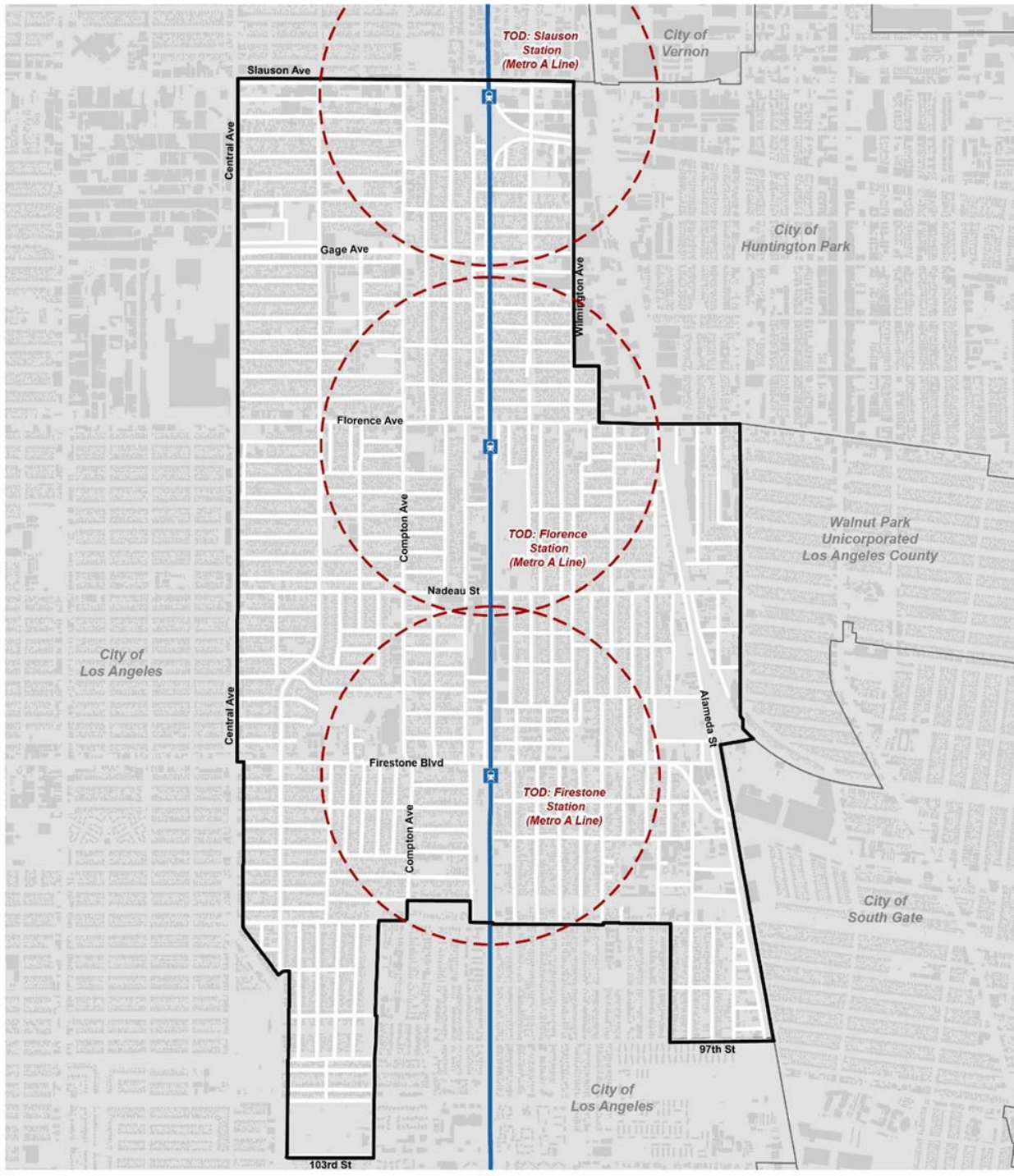
A public hearing for the Project and the DEIR will be scheduled before the Los Angeles County Regional Planning Commission, at a time and date to be determined. Once a hearing date is scheduled, a public hearing notice will be released for a minimum of 30 days prior to the public hearing.



REVIEWING LOCATIONS Due to the Covid-19 pandemic and closure of County facilities, and to ensure public access to the DEIR, the document is available for review on the following website: <https://planning.lacounty.gov/fftod>

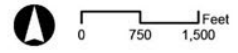
An electronic version of the DEIR is also available on the Department's website at <http://planning.lacounty.gov/case> by typing the project number 2020-003127 into the Search Case Archive Window.

Please submit written comments on the DEIR to Patricia Hachiya of the Department of Regional Planning at Department of Regional Planning, 320 West Temple Street, Los Angeles, CA 90012. You may also fax your written comments to (213) 626-0434, or email to PHachiya@planning.lacounty.gov. Should you have any questions, please call (213) 974-6316.

PROJECT VICINITY MAP



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



Source: County of Los Angeles; Esri; AECOM;