



**CITY OF COMPTON
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

205 South Willowbrook Avenue, Compton, CA 90220
Main: (310) 605-5532 | Fax: (310) 761-1488 | www.comptoncity.org

**Notice of Preparation
Draft Environmental Impact Report and
Public Scoping Meeting for the
Compton Station Transit Oriented Development Specific Plan**

TO: Agencies, Organizations, and Interested Parties

DATE: September 24, 2021

The City of Compton (City) Community Development Department, Planning Division, as the Lead Agency under the California Environmental Quality Act (CEQA), is preparing an Environmental Impact Report (EIR) for the proposed Compton Station Transit Oriented Development (TOD) Specific Plan (“Proposed Specific Plan”). The City is requesting identification of environmental issues and information that you or your organization believes should be considered in the EIR. The City is also conducting a scoping meeting for this Proposed Specific Plan as further described below. The Proposed Specific Plan would include the development of a Specific Plan to guide future growth in the vicinity of the Metro A (Blue) Line Compton Station.

PROJECT LOCATION

The Plan Area includes 575.5 acres located in the north-central portion of the City of Compton in the geographic center of the Los Angeles Basin, 13 miles south of downtown Los Angeles, California, as shown in **Figure 1, Regional Context**. The Plan Area roughly corresponds to a one-half-mile radius from the Metro A (Blue) Line Compton Station and is bound to the north by West Cressey Street, West Douglas Street, and East Peck Street; to the east by North Santa Fe Avenue; to the south by East Indigo Street; and to the west by North Matthisen Avenue, as shown in **Figure 2, Compton TOD Plan Area**.

The Plan Area is served by the Metro A (Blue) Line Compton Station—the fifth highest utilized station in Los Angeles with nearly 3,400 boardings daily and more than 862,000 boardings annually. The station is located 0.2 mile north of the Compton Civic Center, which includes Compton City Hall, Los Angeles County Sheriff’s Station, Los Angeles County Courthouse, and Los Angeles County Library.

PROJECT DESCRIPTION

The Proposed Project is the preparation of a Specific Plan to guide future growth in the vicinity of the Metro A (Blue) Line Compton Station.

The purpose of the Proposed Specific Plan is to promote new development and rehabilitation of existing buildings; increase transit ridership in the Plan Area; strengthen the local identity of the City of Compton and create a unique sense of place; create employment, career, and advancement opportunities for the residents of Compton; and create a pedestrian- and bike-friendly environment within the Plan Area. The Proposed Specific Plan's implementation recommendations may include the establishment of a property-based business improvement district, affordable housing and business incubation spaces on publicly owned land, and local hire requirements for large projects.

As part of the Proposed Specific Plan, land use and zoning changes will be recommended to facilitate new, community supporting development. The general development framework is provided in **Figure 2** and further described below. In general, the Proposed Specific Plan land use plan includes:

- Development of three downtown districts:
 - **Civic Center:** This area, anchored by the MLK Memorial Plaza, would remain the symbolic center of the City with new plaza improvements and land uses. While much of the area will remain similar to existing conditions, the Proposed Specific Plan considers new buildings of 3 to 10 stories with densities up to 175 dwelling units per acre at selected sites.
 - **Commercial Core:** This area consists of the Compton Renaissance Center and Towne Center shopping centers, the MLK Transit Plaza, and adjacent areas around the Metro A (Blue) Line Compton Station. This area would retain its identity as the key commercial center of the City. In this area, the Proposed Specific Plan considers new buildings of 3 to 10 stories with residential sections allowing densities up to 175 dwelling units per acre at selected sites.
 - **Historic Core / Compton Boulevard East:** This area stretches along Compton Boulevard between Alameda Street and Santa Fe Avenue. The Proposed Specific Plan considers development of 3 to 6 stories for this area. Densities may range up to 100 dwelling units per acre.
- Zoning modifications on additional corridors to create more transit-oriented development, housing opportunities, and reinvestment:
 - Along portions of Rosecrans Avenue, Compton Boulevard, Santa Fe Avenue, and Palmer Street, development of up to 5 stories in height. Densities are anticipated to range up to 80 units per acre.

- In multi-family residential areas between Willowbrook Avenue and Alameda Street, including the blocks fronting those streets, residential development of up to 3 to 5 stories would be permitted, with maximum anticipated densities of 60 units per acre.
- Certain industrial portions of the Specific Plan area will be given a different manufacturing designation which allows more flexibility in uses.
- The Proposed Specific Plan emphasizes the preservation of existing low-density neighborhoods and their character. As such, no modifications are proposed for single-family residential areas or multi-family residential areas east of Rose Avenue to North Matthisen Avenue.

Public improvements being considered as part of the Proposed Specific Plan include:

- Compton Walk: Along the length of Compton Boulevard, sidewalks will be expanded and the roadway narrowed to create a main street experience including plazas at the MLK Memorial, the Metro A (Blue) Line Compton Station, and Willow Avenue.
- Modifications to the circulation pattern of Willowbrook Avenue to improve ease of navigation, safety, and access for pedestrians and cyclists to the Metro A (Blue) Line Compton Station.

ISSUES TO BE ADDRESSED IN THE EIR

Based on the project description and the Lead Agency’s understanding of the environmental issues associated with the Proposed Specific Plan, it is anticipated that implementation of the Proposed Specific Plan has the potential to result in significant environmental effects associated with some or all of the following topics, consistent with Appendix G of the *CEQA Guidelines* and analyzed in detail in the EIR:

- | | |
|-----------------------------------|---------------------------------|
| ● Aesthetics | ● Land Use and Planning |
| ● Air Quality | ● Noise |
| ● Biological Resources | ● Population and Housing |
| ● Cultural Resources | ● Public Services |
| ● Energy | ● Recreation |
| ● Geology and Soils | ● Transportation |
| ● Greenhouse Gas Emissions | ● Tribal Cultural Resources |
| ● Hazards and Hazardous Materials | ● Utilities and Service Systems |
| ● Hydrology and Water Quality | ● Wildfire |

The EIR will analyze the reasonably foreseeable indirect physical changes to the environment in the above topic areas caused by the Proposed Specific Plan. The City does not anticipate impacts in the following categories and as such, those impacts will not be discussed in detail in the EIR: Agriculture and Forestry

Resources and Mineral Resources. Pursuant to *CEQA Guidelines* Section 15060(d), no initial study was prepared.

Alternatives to be analyzed in the EIR are to be defined and analyzed consistent with the requirements of *CEQA Guidelines*, Section 15126.6. 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.

NOTICE OF PUBLIC SCOPING MEETING

Pursuant to California Public Resources Code Sections 21083.9, 21092.2, and California Code of Regulations, Title 14 (*CEQA Guidelines*) Sections 15082 and 15083, the City, as the Lead Agency, will conduct a Scoping Meeting for the purpose of soliciting oral and written comments from interested parties requesting notice; responsible agencies; agencies with jurisdiction by law; trustee agencies; and involved federal agencies, including transportation agencies, as to the appropriate scope and content of the EIR.

The scoping meeting is scheduled as follows:

Date: Thursday, October 14, 2021 | **Time:** 5:30 P.M. Pacific Time

Zoom Link:

<https://us02web.zoom.us/j/87265324915?pwd=L0orNjNRS2RqekNPdFJFd2ZxOXZEQT09>

Meeting ID: 872 6532 4915

Passcode: 783482

Call in: 1-669-900-6833

ALL INTERESTED PARTIES ARE INVITED TO ATTEND THE PUBLIC SCOPING MEETING TO ASSIST IN IDENTIFYING ISSUES TO BE ADDRESSED IN THE EIR. ATTENDEES WILL HAVE AN OPPORTUNITY TO PROVIDE INPUT TO THE CITY OF COMPTON AND CONSULTANT TEAM PREPARING THE EIR.

RESPONSIBLE AND TRUSTEE AGENCIES

The City 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 Specific Plan, in accordance with *CEQA Guidelines* Section 15082(b). Your agency will need to use the EIR prepared by the City when considering any permits or other project approvals that your agency must issue. As such, your responses to this Notice of Preparation (NOP), at a minimum, should identify: (1) significant environmental issues and reasonable alternatives and mitigation measures that your agency will need to have explored in the EIR; and (2) whether your agency will be a responsible or trustee agency for this project.

REVIEW AND RESPONSE PERIOD

In accordance with *CEQA Guidelines* Section 15082, this NOP is being circulated for a 30-day comment period. Responses to this NOP must be provided during this response period as outlined below:

Friday, September 24, 2021, through Monday October 25, 2021

DOCUMENT AVAILABILITY

The NOP can be viewed on the City of Compton Community Development Department website at <http://www.comptoncity.org/depts/cd/docs.asp>. A hardcopy of the NOP will also be available at Compton City Hall, 205 South Willowbrook Avenue, Compton, CA 90220. In addition, a copy can be viewed at the project website. For more information about the Compton Station TOD Specific Plan, please visit the project website at: <https://www.nextstopcompton.org/>

SUBMITTAL OF WRITTEN COMMENTS

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. The City of Compton requests that written comments be provided at the earliest possible date, but **no later than October 25, 2021**.

Please submit comments electronically through the project website or send a hard copy via mail (including name and contact information) to the following:

Project Website: <https://www.nextstopcompton.org/contact-us>

Mail:

ATTN: Robert Delgadillo, Senior Planner
City of Compton, Community Development Department, Planning Division
Case No: COZ 21-006
205 South Willowbrook Avenue
Compton, CA 90220

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|---|--|
| 30-DAY NOP COMMENT PERIOD: September 24, 2021, through October 25, 2021 | SCOPING MEETING: Date: Thursday, October 14, 2021 Time: 5:30 P.M. Pacific Time Zoom Link: <i>see above</i> |
|---|--|



Robert Delgadillo, Senior Planner
City of Compton

Attachments:

- Figure 1, Regional Context
- Figure 2, Compton TOD Plan Area



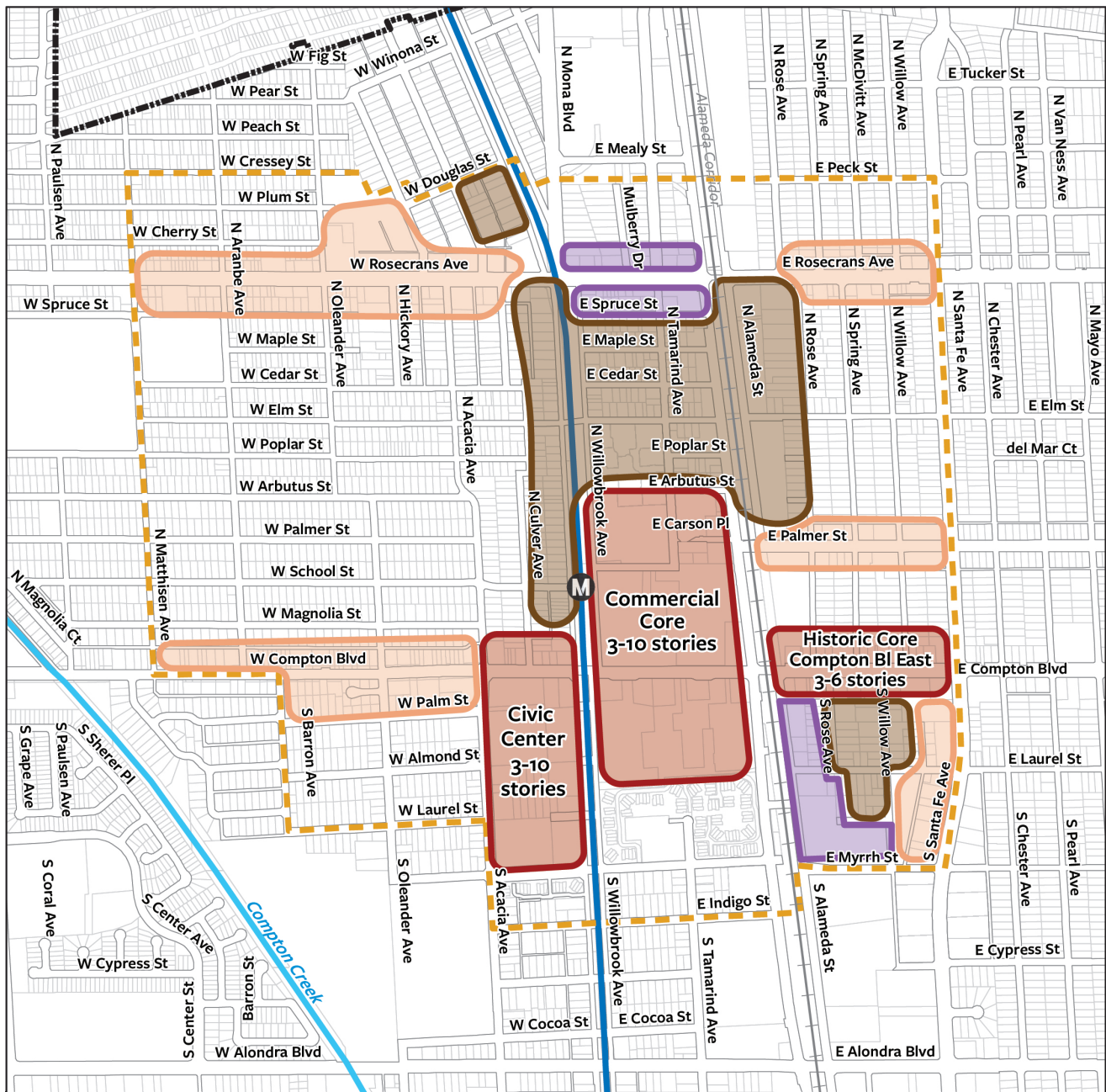
- City of Compton
- TOD Specific Plan Area
- Metro A Line
- Metro Expo Line
- Metro Green Line
- Metro Red/Purple Line
- Freeway
- Highway
- Major Streets
- Coastline



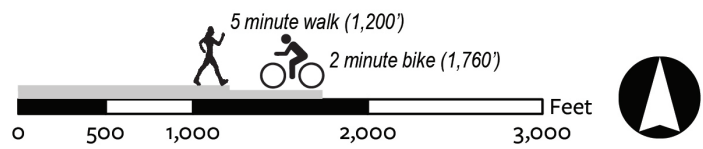
SOURCE: The Arroyo Group, 2021.

FIGURE 1

Regional Context



- Downtown Districts
- Transit-Oriented Multifamily Residential Areas
- Other Transit-Oriented Corridors
- Flexible Manufacturing Areas
- Compton Station Specific Plan Area



SOURCE: The Arroyo Group, 2021.

FIGURE 2