



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



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**NOTICE OF INTENT TO ADOPT
MITIGATED NEGATIVE DECLARATION
FOR
WILLOWBROOK III
PROJECT NO.: PRJ2021-000053-(2)
ZONE CHANGE NO.: RPPL2021000160
PLAN AMENDMENT NO.: RPPL2021006758
ENVIRONMENTAL PLAN NO. RPPL2021003907**

The County of Los Angeles (County), as Lead Agency, has prepared a Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the Willowbrook III Project. Pursuant to California Environmental Quality Act (CEQA) Statute and Guidelines Sections 21092, 21092.3 and 15072, this notice serves to inform agencies and the public that the County intends to adopt a MND for the proposed project described below. The following is a summary of the project, information regarding the availability of the Draft IS/MND for public review, and the timeframe for submitting comments.

SITE LOCATION: 12611, 12617, and 12625 S. Willowbrook Avenue, Compton, CA 90222 (APNs: 6152-002-021, 6152-002-900, 6152-002-901)



PROPOSED PROJECT: The project includes a new 3-story, 41-foot tall, 100% affordable, 51-unit apartment building for formerly homeless adults, with 23 surface parking spaces, across three lots (two County-owned and one privately owned). The Project includes 50 apartment units, one manager's unit, utility storage, laundry, computer room, mail room, community room

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with kitchenette, and four office spaces. The project includes a Zone Change from R-1 to R-3 and a Plan Amendment to change the land use from H9 to H30.

PUBLIC REVIEW PERIOD

The public review period for the IS/MND will begin on December 21, 2021 and ends January 24, 2022. **All written comments must be received or postmarked by January 24, 2022** to be considered in the Final IS/MND.

Written comments on the Draft IS/MND may be submitted by U.S. Mail or by email (preferred method) to:

Mail: Zoe Axelrod
County of Los Angeles
Department of Regional Planning
Operations and Major Projects Section, Room 1320
320 West Temple Street
Los Angeles, CA 90012

Email: zaxelrod@planning.lacounty.gov (*preferred method*)
Subject Line: Draft IS/MND Comments – Willowbrook III

DOCUMENT AVAILABILITY: The digital copy of the Draft IS/MND is available on the Regional Planning Department's website at:

<https://planning.lacounty.gov/case/view/2021-000053>

You can also access the document by visiting <http://planning.lacounty.gov/case> and type the project number **2021-000053** into the Search Case Archive Window.

A physical copy of the document is available for review at: Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Please note that the Regional Planning Downtown Headquarters office is permanently closed to the public; access to the physical copy of the document can be arranged by contacting the case planner, Zoe Axelrod, at (213) 974-6411 or zaxelrod@planning.lacounty.gov.

PUBLIC HEARING: Written and oral comments regarding this IS/MND and project entitlement requests may also be submitted at a future public hearing that will be held before the Regional Planning Commission. The date, time, and place of future public hearings will be appropriately notified in accordance with applicable County Code and CEQA requirements.

Thank you for your participation in the environmental review of this project.

Si necesita más información por favor llame al (213) 974-6411.