



Los Angeles County Department of Regional Planning



Planning for the Challenges Ahead

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

DATE: February 14, 2022

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

SUBJECT: Notice of Preparation of a Draft Program Environmental Impact Report and Public Scoping Meeting

The County of Los Angeles (County), as Lead Agency pursuant to the California Environmental Quality Act (CEQA), will prepare a Draft Program Environmental Impact Report (PEIR) for the proposed project identified below. The County has prepared this Notice of Preparation (NOP) to provide agencies, organizations, and other interested parties with sufficient information describing the project and its potential environmental effects to enable meaningful response to this NOP.

All interested parties, including the public, responsible agencies, and trustee agencies, are invited to provide comments and input on the scope and content of the environmental information contained in the Draft PEIR. Trustee and responsible agencies should provide comments and input related to the agencies' respective areas of statutory responsibilities in connection with the proposed project. As a responsible or trustee agency, your agency may need to use the PEIR prepared by the County when considering any permits that your agency must issue, or other approval for the project.

PROJECT NAME: Los Angeles County Metro Area Plan

PROJECT/PERMIT NUMBERS: Project No. PRJ2021-004165
Advanced Planning Case No. RPPL2021011918,
Environmental Assessment No. RPPL2021011920,
General Plan Amendment No. RPPL2021011925, Zone
Change No. RPPL2021011985

PROJECT APPLICANT: Los Angeles County

PROJECT LOCATION. The Los Angeles County Metro Area Plan (Metro Area Plan or project) is comprised of the following seven unincorporated communities of the County: East Los Angeles, Florence-Firestone, Willowbrook, West Rancho Dominguez-Victoria, East Rancho Dominguez, Walnut Park, and West Athens-Westmont. Collectively, these seven communities are referred to as the Metro Planning Area, which is one of the County's 11 Planning Areas identified in the County General Plan (General Plan). The Metro Planning Area is located in the geographic center of the County and its associated communities are identified on **Figure 1, Project Location**.

PROJECT DESCRIPTION. The proposed Metro Area Plan is a community-based plan that focuses on land use and policy issues that are specific to the unique characteristics and needs of the Metro Planning Area. The project's seven communities are currently subject to numerous and often overlapping plans, policies, and regulations. The Metro Area Plan will consolidate regulations that currently exist across multiple plans to simplify and streamline land use and zoning regulations. The Metro Area Plan will include updates to various community plans, transit-oriented districts (TOD) specific plans, and community standards districts, and will serve as the basis for a future Capital Improvement Plan.

A primary goal of the Metro Area Plan is to update existing land use policies to address community needs and prioritize issues that are central to the lives of community members. The Metro Area Plan will implement zoning recommendations from the recently approved General Plan's Housing Element Update and will consider environmental justice and equity to set forth land uses and policies that address topics such as the need for affordable housing, transportation improvements that focus on safety for bicyclists and pedestrians, strategies to reduce vehicle miles traveled and improve air quality, economic development, preservation of culturally significant landmarks, and new green/open spaces. The Metro Area Plan will execute these goals through the following three primary project components:

General Plan Amendment No. RPPL2021011925

The General Plan Amendment will:

- Add Guiding Principle #6 - Promote Strengths, Community Voice, and Equity Outcomes in Chapter 3: Guiding Principles
- Amend Chapter 6: Land Use Element to:
 - Add a new land use designation in the General Plan Land Use Legend to facilitate the development of clean industrial, small manufacturing and life science facilities
 - Add a new or amend existing land use designations in the General Plan Land Use Legend to allow neighborhood scale retail and commercial, such as corner stores and neighborhood markets in some residential areas
- Rescind three existing adopted community/neighborhood plans: East Los Angeles Community Plan, the Walnut Park Neighborhood Plan, and the West Athens-Westmont Community Plan
- Establish the Metro Area Plan, which will include goals and policies for the unincorporated communities of East Los Angeles, East Rancho Dominguez, Florence-Firestone, Walnut Park, West Athens-Westmont, West Rancho Dominguez- Victoria, and Willowbrook. The Metro Area Plan will include the following:
 - Areawide goals and policies for the following topics, including but not limited to: Land Use, Public Space and Recreation, Mobility, Environmental Justice, Climate Adaptation and Resiliency, Cultural and Historic Resources, and Economic Development
 - Areawide Implementation Programs

- Community chapters, as needed, with additional goals, policies and implementation programs that are community-specific, addressing planning issues that are unique to a particular community and cannot be addressed through areawide goals, policies, and programs. The Florence-Firestone Community Plan will be reorganized and incorporated into the Metro Area Plan as a community chapter.
- An updated land use policy map that utilizes the General Plan Land Use Legend, which, at a minimum, will:
 - Incorporate the proposed land use policy changes identified in the Housing Element 2021-2029
 - Re-designate certain industrial areas utilizing the new land use designation to facilitate the development of clean industrial and life science facilities
 - Maintain consistency between zoning and land use policy, re-designate any A-1 (Light Agriculture) zoned parcels that are proposed to be rezoned to R-1 (Single-family residence), if the existing land use designation does not allow residential uses.

Additional redesignation may also be proposed to further policies on other land use and housing issues, such as the preservation of existing affordable housing and the facilitation of transit-oriented developments.

Zone Change No. RPPL2021011985

Update the zoning map, including zoning maps in the TOD Specific Plans (i.e., East LA 3rd Street, Connect Southwest LA, and Willowbrook) to maintain consistency with the updated land use policy map and incorporate the proposed rezoning as identified in the Housing Element 2021-2029 to meet the Regional Housing Needs Assessment (RHNA) goals for Los Angeles County. In addition, the Metro Area Plan will rezone A-1 parcels that are not currently used for agricultural purposes to R-1.

Advance Planning Case No. RPPL2021011918

The Amendments to Title 22 (Planning and Zoning) will:

- Reassess and revise six existing Community Standards Districts (CSDs): East Los Angeles CSD, East Rancho Dominguez CSD, Walnut Park CSD, West Athens-Westmont CSD, West Rancho Dominguez-Victoria CSD, and Willowbrook CSD
- Establish an Areawide Standards District to streamline and simplify development standards that are applicable to all communities in the Metro Planning Area, and include community-specific standards on an as-needed basis
- Reorganize the Connect Southwest LA and Willowbrook TOD Specific Plans so regulations and development standards are codified in a numbering system that is consistent with the rest of Title 22

- Create a new industrial zone to implement the new land use designation to facilitate the development of clean industrial, small manufacturing and life science facilities
- Establish new design and development standards for "missing middle" housing (low to mid-density housing types such as duplexes), which is currently allowed in single-family residential zones pursuant to California State Senate Bill 9 (SB 9) and the Accessory Dwelling Unit (ADU) law
- Revise existing and create new development and/or design standards, including those in the existing TOD Specific Plans (East LA 3rd Street, Connect Southwest LA, and Willowbrook) to:
 - Minimize the adverse impact of industrial sites on surrounding residential or other sensitive uses
 - Facilitate well-designed multi-family residential and mixed-use developments with high-quality public and recreational spaces
 - Preserve existing naturally-occurring affordable housing supply, such as existing apartments
 - Encourage neighborhood scale retail and commercial, such as corner stores and neighborhood markets within walking distance of residential areas

The Metro Area Plan will anticipate a buildout horizon of 2035, meaning that the capacity for additional growth anticipated through the implementation of the Metro Area Plan is anticipated to be fully developed by 2035.

POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT. As permitted by State CEQA Guidelines Section 15060(d), the County decided not to prepare an Initial Study and will begin work directly on the Draft PEIR because it has determined that a PEIR is required for the proposed project. The PEIR will evaluate potentially significant environmental effects of the proposed project, identify feasible mitigation measures that may lessen or avoid such impacts, and identify a range of reasonable alternatives to the proposed project. Potentially significant project impacts that will be analyzed in the PEIR will include the following environmental topics: Aesthetics, Agriculture/Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology/Soils, Greenhouse Gas Emissions, Hazards/Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Mineral Resources, Noise, Population/Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities/Service Systems, and Wildfire.

NOTICE OF PUBLIC SCOPING MEETING. Consistent with Assembly Bill 361, which allows teleconference provisions for local agency meetings, the County will conduct one virtual public scoping meeting to inform the public and interested agencies about the project and solicit oral and written comments as to the appropriate scope and content of the PEIR. All interested parties are invited to attend the virtual scoping meeting to assist in identifying issues to be addressed in the PEIR. The Scoping Meeting will involve a presentation about the Metro Area Plan, the environmental review process, and schedule. The project's Scoping Meeting will be held virtually, online via Zoom Webinar on **Wednesday, March 2, 2022, starting at 5:00 PM.**

The link below will take you to the virtual Scoping Meeting webpage. You may register (with your name and email) at the webpage below before, or the day of, the meeting:

bit.ly/MAP-Scoping-Meeting

Spanish translation and interpretation will be available during the Scoping Meeting. Translation in other languages can be made available at the meeting upon request. Please submit translation requests at least seven business days in advance of the scheduled meeting to Erica Gutierrez at: egutierrez@planning.lacounty.gov or email to: metroareaplan@planning.lacounty.gov.

PUBLIC REVIEW PERIOD. The NOP is available **beginning February 14, 2022**, and in accordance with Section 15082 of the State CEQA Guidelines, comments on this NOP must be received by the County by no later than March 17, 2022, at 5:30 p.m. When submitting written comments, please reference the project name and number and include your contact information. Any comments provided should identify specific topics of environmental concern and your reason for suggesting the study of these topics in the PEIR. Responsible and trustee agencies are requested to indicate their statutory responsibilities in connection with this project when responding. All written responses will be included as Appendices in the PEIR, and their contents will be considered in the preparation of the PEIR.

Though email is the preferred form of communication, you may direct your written comments via email, and/or U.S. Postal Services to:

Erica Gutierrez, AICP, Senior Regional Planner
County of Los Angeles
Department of Regional Planning
320 West Temple Street, Room 1362
Los Angeles, California 90012

egutierrez@planning.lacounty.gov or MetroAreaPlan@planning.lacounty.gov

DOCUMENT AVAILABILITY. The Metro Area Plan NOP, including the Spanish version of the NOP, is available for public review from the following websites:

planning.lacounty.gov/metroareaplan/documents

planning.lacounty.gov/ceqa/notices (under “Advance Planning Projects”)

The NOP is also available for public review at the following public libraries:

East Los Angeles Library	4837 East 3rd Street	Los Angeles, CA	90022
East Rancho Dominguez Library	4420 East Rose Street	East Rancho Dominguez, CA	90221
Florence Express Library	7600 Graham Ave.	Los Angeles, CA	90001
Huntington Park Library	6518 Miles Ave.	Huntington Park, CA	90255
Woodcrest Library	1340 W 106 Street	Los Angeles, CA	90044
Dr. Martin Luther King, Jr. Library	17906 S. Avalon Blvd.	Carson, CA	90746
Willowbrook Library	11737 Wilmington Ave.	Los Angeles, CA	90059
City Terrace Library	4025 E. City Terrace Dr	Los Angeles, CA	90063

The hours of operation at each library varies. Please see the County library website to confirm this information before visiting: lacountylibrary.org

PROJECT WEBSITE. Visit the MAP website for more information:
planning.lacounty.gov/metroareaplan

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

Para obtener más información y mantenerse informado sobre el Plan del área metropolitana (Metro Area Plan - MAP) y el Informe Programático del Impacto Ambiental (Programmatic Environmental Impact Report – PEIR) visite: planning.lacounty.gov/metroareaplan o envíe un correo electrónico a MetroAreaPlan@planning.lacounty.gov o llame al (213) 974-6409 o (213) 974-6316 y deje un mensaje. Para ver el aviso de preparación (Notice of Preparation – NOP) en línea, incluyendo una versión del NOP en español, por favor visite: planning.lacounty.gov/metroareaplan/documents o planning.lacounty.gov/ceqa/notices

