

NOTICE OF COMPLETION AND AVAILABILITY
OF DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT
FOR
LOS ANGELES COUNTY METRO AREA PLAN
PROJECT NO.: PRJ2021-004165
ADVANCE PLANNING PROJECT NO.: RPPL2021011918
ADVANCE PLANNING PROJECT NO.: RPPL2022010129
ADVANCE PLANNING PROJECT NO.: RPPL2022010131
ADVANCE PLANNING PROJECT NO.: RPPL2022010133
ADVANCE PLANNING PROJECT NO.: RPPL2022010143
GENERAL PLAN AMENDMENT NO.: RPPL2021011925
ZONE CHANGE NO.: RPPL2021011985
ENVIRONMENTAL ASSESSMENT NO.: RPPL2021011920
STATE CLEARINGHOUSE NUMBER 2022020274

In accordance with the California Environmental Quality Act (CEQA), the County of Los Angeles (County), as Lead Agency, has filed a Notice of Completion and Availability (NOA) of a Draft Program Environmental Impact Report (Draft PEIR) for the Project. The Draft PEIR has been prepared in conformance with CEQA (Public Resources Code Section 21000, *et seq.*) and the State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000, *et seq.*). This notice provides agencies, organizations, and other interested parties with a summary of the Project and its location, the potential environmental effects, information regarding the availability of the Draft PEIR for public review, and the timeframe for submitting comments on the Draft PEIR.

PUBLIC REVIEW PERIOD

The formal public review period for the Draft PEIR begins on November 17, 2022 and ends on January 16, 2023, exceeding the 45-day minimum required under CEQA. All comments received by the closing of the public review period will be included in the Final Program Environmental Impact Report (Final PEIR) along with the County's written responses. 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. Responsible and trustee agencies are requested to indicate their statutory responsibilities in connection with this Project when responding. Should you have any questions, please call (213) 974-6316.

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

Christina Tran, Senior Regional Planner
County of Los Angeles
Department of Regional Planning
320 West Temple Street, G10
Los Angeles, California 90012

MetroAreaPlan@planning.lacounty.gov

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 (Project 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 Map**.

PROJECT DESCRIPTION

The proposed Metro Area Plan is a community-based plan that will guide regional growth and development in the Project area. The primary Project components include the following:

General Plan Amendment

The General Plan Amendment will:

- Establish the Metro Area Plan, which will include areawide and community-specific goals and policies as well as implementation programs for the unincorporated communities of East Los Angeles, East Rancho Dominguez, Florence-Firestone, Walnut Park, West Athens-Westmont, West Rancho Dominguez- Victoria, and Willowbrook;
- Rescind the East Los Angeles Community Plan, the Walnut Park Neighborhood Plan, and the West Athens-Westmont Community Plan and incorporate applicable components of these plans into the Metro Area Plan as areawide or community-specific goals and policies;
- Add Guiding Principle #6 - Promote Strengths, Community Voice, and Equity Outcomes in Chapter 3: Guiding Principles;
- Amend Chapter 6: Land Use Element to update the land use designations table to remove reference to old plans; and
- Update land use policy map that utilizes the General Plan Land Use Legend, including the following to:
 - 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, redesignate industrial sites that are proposed to be rezoned to Life Science Park (LSP) with the Industrial Office (IO) Land Use Designation, redesignate proposed Artisan Production and Custom Manufacturing (M-0.5) zoned sites currently designated Heavy Industrial (IH) to Light Industrial (IL); add the Employment Protection District Overlay (EPD) on certain LSP or M-0.5 zoned parcels; and
 - Technically clean up mapping errors.

Zoning Map Changes

The Project would update the zoning map to maintain consistency with the updated land use policy map, including the following: revise existing zoning map overlays to establish the Planning Area Standards District overlay; delete or modify the existing Community Standards District (CSD) boundaries; delete or modify various CSD Area Specific Boundaries, incorporate existing Setback Districts into the updated CSD Sub-Areas; incorporate all Project proposed rezoning efforts, including rezoning certain industrial areas to Zone M-0.5 or LSP and rezoning as identified in the Housing Element 2021-2029 to meet the Regional Housing Needs Assessment (RHNA) goals for Los Angeles County; rezone certain A-1 parcels to R-1 or R-2 to better reflect existing uses; and technically clean up mapping errors

Zoning Code Amendments

The Project would amend Planning and Zoning (Title 22) of the County Code to:

- Allow the development of Accessory Commercial Units (ACUs) as an accessory use on corner lots in existing residential-only neighborhoods;
- Add two new base industrial zones: LSP and M-0.5 to facilitate development of clean industrial uses;
- Add the -GZ combining zone after the base zone to identify parcels that are currently subject to the regulations in the Green Zones Ordinance. This will ensure that the specific land use regulations in the Green Zones Ordinance will continue to be applicable to these parcels regardless of the rezoning to Zone M-0.5, LSP, or other non-industrial zones;
- Establish a Planning Area Standards District (PASD) to streamline and simplify development standards that are applicable to all communities in the Project area and include community-specific standards in CSDs on an as-needed basis under the PASD regulatory framework;
- Revise or delete six existing CSDs – East Los Angeles CSD, East Rancho Dominguez CSD, Walnut Park CSD, West Athens-Westmont CSD, West Rancho Dominguez-Victoria CSD, and Willowbrook CSD – as the result of the streamlining effort associated with the establishment of the PASD;
- Re-categorize the City Terrace, Walnut Park, Southwest, Second Unit Eastside, and First Unit Eastside Setback Districts as CSD Sub-Areas under the PASD regulatory framework;
- Allow Shared Kitchen Complexes in certain commercial and industrial zones;
- Require CUPs for schools in the commercial zones and establish development standards for schools;
- Require a 20% lower-income set-aside in housing developments on sites that are rezoned or identified in the Housing Element Sites Inventory as sites from previous housing elements to accommodate lower-income units according to the 2021-2029 Housing Element;
- Amend the East Los Angeles Third Street Form-Based Code to allow ACUs and shared kitchen complexes in certain transect zones, clarify regulations on blade signs, require CUPs for schools, and delete the definition of “school” which is inconsistent with the Countywide definition; and
- Amend Chapter 22.418 Florence-Firestone Zones & Development Standards to add references to the new Zone M-0.5, allow shared kitchen complexes, and require CUPs for schools in the mixed-use zones in the Florence-Firestone TOD.

The Project would amend the Florence-Firestone TOD Specific Plan Zoning Map; rezone certain industrial areas utilizing the new Zone M-0.5 to facilitate the development of clean industrial uses; create a section for the Modification to Zone M-0.5 to add a regulation pertaining to the main entrance on Alameda Blvd.; allow shared kitchen complexes in certain commercial and industrial zones by referencing to the applicable provisions of Title 22; and require CUPs for schools in the mixed-use zones.

East Los Angeles 3rd Street Plan

The Project would amend the East Los Angeles 3rd Street Plan to allow ACUs on certain lots in the residential transect zones; allow shared kitchen complexes in certain commercial transect zones; clarify regulations on blade signs; and require CUPs for schools in certain commercial transect zones and delete the definition of “school” which is inconsistent with the Countywide definition.

Willowbrook TOD Specific Plan and Connect Southwest Los Angeles TOD Specific Plan

The Project would amend the Willowbrook TOD Specific Plan and Connect Southwest Los Angeles TOD Specific Plan to reorganize various components of the Specific Plans so that only regulations are codified in Title 22 and technically clean up and streamline the non-regulation chapters.

SUMMARY OF SIGNIFICANT ENVIRONMENTAL IMPACTS

As presented in the Draft PEIR, the proposed Project would result in significant and unavoidable impacts to Air Quality, Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Mineral Resources, Noise, Population and Housing, Public Services (Parks), Recreation, Tribal Cultural Resources, And Utilities and Service Systems. The Draft PEIR evaluated potentially significant environmental effects of the proposed project, identified feasible mitigation measures to lessen such impacts, and identified a range of reasonable alternatives to the proposed project. The Draft PEIR included analysis on the following environmental topics not expected to result in any significant impacts: Aesthetics, Agriculture/Forestry Resources, Energy, Geology/Soils, Greenhouse Gas Emissions, Hydrology/Water Quality, Land Use/Planning, Transportation, and Wildfire.

PUBLIC HEARING

A public hearing on the proposed Project and the Draft PEIR will be scheduled before the Los Angeles County Regional Planning Commission at a time, date, and location to be determined. The public hearing will be properly noticed when the hearing date is scheduled.

DOCUMENT AVAILABILITY

The Metro Area Plan Draft PEIR is available for public review from the following websites:

planning.lacounty.gov/metroareaplan/documents

or

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

The Draft PEIR 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

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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 refer to the County library website to confirm this information before visiting: lacountylibrary.org

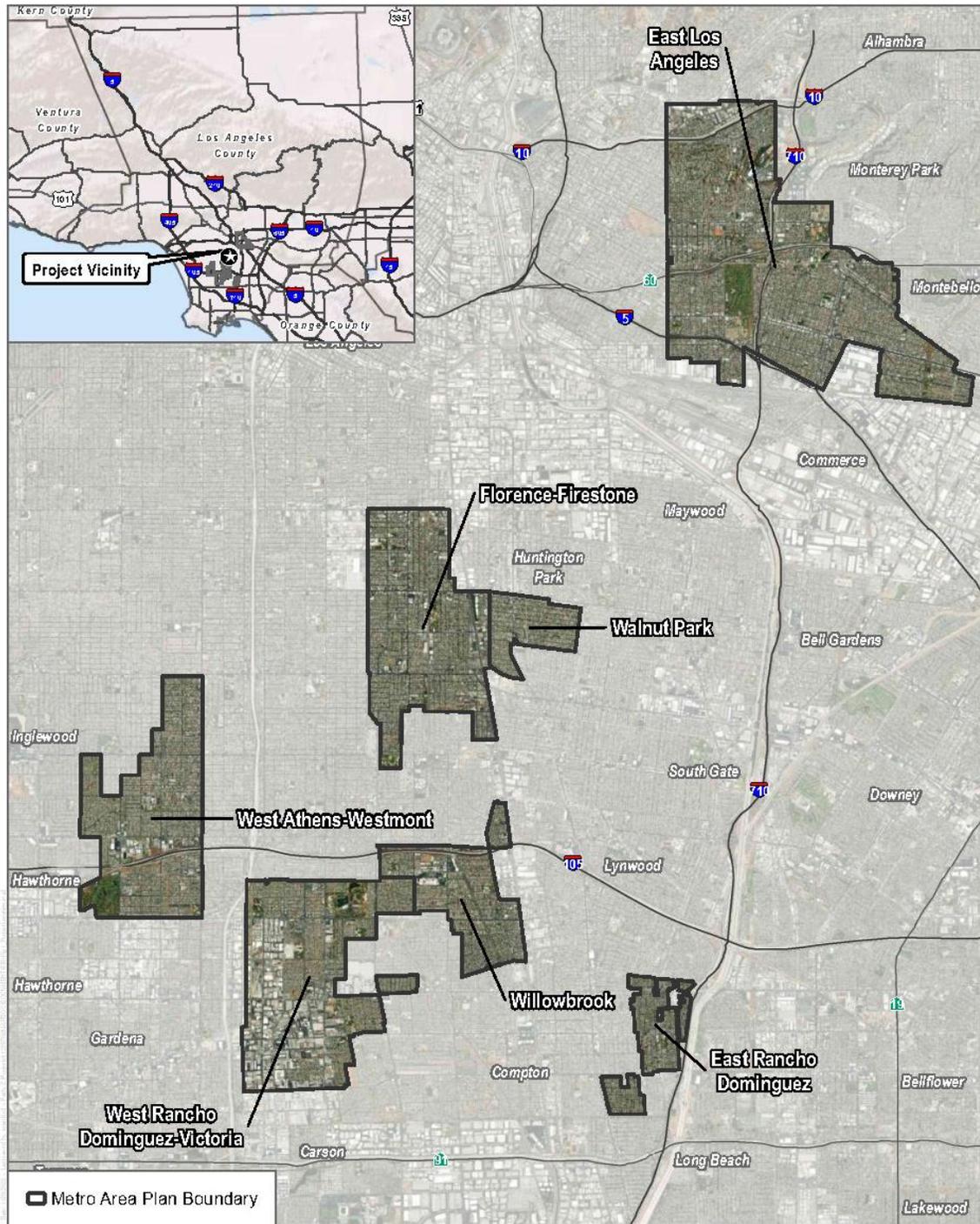
PROJECT WEBSITE

Visit the Metro Area Plan 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 preliminar Informe Programático del Impacto Ambiental (Draft Programmatic Environmental Impact Report – Draft PEIR) visite: planning.lacounty.gov/metroareaplan o envíe un correo electrónico a <mailto:MetroAreaPlan@planning.lacounty.gov> o llame al (213) 974-6409 o (213) 974-6316 y deje un mensaje. Para ver el aviso de disponibilidad (Notice of Availability – NOA) en línea, incluyendo una versión del NOA en español, por favor visite: planning.lacounty.gov/metroareaplan/documents o planning.lacounty.gov/ceqa/notices

PROJECT LOCATION MAP



SOURCE: NAIP 2020; LA County 2021



FIGURE 1

Project Location

Los Angeles County Metro Area Plan EIR