

**NOTICE OF COMPLETION AND AVAILABILITY OF
DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT
FOR
LOS ANGELES COUNTY SOUTH BAY AREA PLAN
PROJECT NO. PRJ2022-004615
ADVANCE PLANNING CASE NO. RPPL2022014508
ADVANCE PLANNING CASE NO. RPPL2022014509
ENVIRONMENTAL ASSESSMENT NO. RPPL2022014512
GENERAL PLAN AMENDMENT NO. RPPL2023004724
ZONE CHANGE NO. RPPL2023004725
STATE CLEARINGHOUSE NO. 2023100445**

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 Los Angeles County South Bay Area Plan (Project). The Draft PEIR has been prepared in conformance with CEQA (Public Resources Code Section 21000, *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 May 6, 2024, and ends on July 8, 2024, at 5pm, 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:

Los Angeles County Department of Regional Planning
Attn: Thomas Dearborn, AICP, Senior Planner
320 West Temple Street, 13th Floor
Los Angeles, CA 90012

SouthBayAreaPlan@planning.lacounty.gov

PROJECT LOCATION: The South Bay Planning Area, located in the southwest portion of the County, is one of the County's 11 Planning Areas identified in the County General Plan (General Plan). The South Bay Planning Area includes the following unincorporated communities of the County: Alondra Park/El Camino Village, Del Aire/Wiseburn, Hawthorne Island, La Rambla, Lennox, West Carson, and Westfield/Academy Hills. Collectively, these communities are referred to as the "Project area." The South Bay Planning Area and its associated communities are identified in **Figure 1, Project Location**.

PROJECT DESCRIPTION: The Project will establish the South Bay Area Plan as part of the County General Plan. In addition to providing a framework for growth through horizon year 2045 within the Project area, the South Bay Area Plan also addresses land-use policy issues that are

specific to the unique characteristics and needs of each Project-area community. The Project will carry out the following actions:

Adoption of General Plan Amendment No. RPPL2023004724. The General Plan Amendment will:

- Establish the South Bay Area Plan as part of the General Plan. The South Bay Area Plan includes areawide and community-specific goals and policies as well as implementation programs for the unincorporated area communities of Alondra Park/El Camino Village, Del Aire, Hawthorne Island, La Rambla, Lennox, West Carson, Westfield/Academy Hills, and Wiseburn. The proposed goals, policies, and implementation programs address the following topics: Land Use, Mobility, Conservation, Open Space, Environmental Justice, Public Services and Facilities, Economic Development, and Historic Preservation.
- Update the General Plan land use policy map to incorporate the proposed land use policy changes as identified in the Housing Element, facilitate additional housing and commercial land use opportunities, and/or maintain consistency between zoning and land use designations.
- Amend the Mobility Element of the County General Plan, specifically the Los Angeles County Master Plan of Highways, to reclassify the section of Del Amo Boulevard between Normandie Avenue and Vermont Avenue from 'Major Highway' to 'Local Road'.

Adoption of Zone Change No. RPPL2023004725. The Project will update the zoning map for the Project area, including zones within the West Carson Transit-Oriented District (TOD) Specific Plan, to maintain consistency with the updated land use policy map and incorporate the proposed rezoning as identified in the Housing Element. The Zone Change will also resolve existing zoning inconsistencies and/or bring parcels into accordance with existing General Plan land use designations.

Adoption of Advance Planning Case Nos. RPPL2022014508 and RPPL2022014509. The Project will amend Title 22 of the County Code to:

- Establish a Planning Area Standards District to create development standards that are applicable to all unincorporated communities in the South Bay Planning Area, and include community-specific standards on an as-needed basis;
- Amend the West Carson TOD Specific Plan to reorganize various components of the Specific Plan so that only regulations are codified in Title 22, relevant goals and policies are moved into the South Bay Area Plan, and technically clean up and streamline the non-regulation chapters.

Certification of Environmental Assessment No. RPPL2022014512. Decision-makers will certify the South Bay Area Plan Program Environmental Impact Report.

Future development in the Project area is expected to occur as a result of implementation of the following Project components: land use designation and zoning changes in Alondra Park/El Camino Village, Del Aire, La Rambla, Lennox, Wiseburn, and West Carson to accommodate new housing; neighborhood-serving Accessory Commercial Units (ACUs) on corner lots within certain communities' residential zones; and land use designation and zoning changes in the communities of Alondra Park/El Camino Village, Del Aire, Lennox, La Rambla, Wiseburn and West Carson to accommodate new commercial uses. It is estimated that implementation of these Project components will facilitate approximately 9,853 additional dwelling units, 30,745 additional residents, 787,897 additional square feet of commercial use (including approximately 10,200 square feet of ACUs), and 1,440 additional employees within the Project area over the next 20 years.

SUMMARY OF SIGNIFICANT ENVIRONMENTAL IMPACTS: The Draft PEIR identifies the following Project impacts to be significant and unavoidable, even with implementation of feasible mitigation measures: Air Quality, Biological Resources, Cultural Resources, Greenhouse Gas

Emissions, Hazards and Hazardous Materials, Noise, Population and Housing, Public Services (Parks), Recreation, Tribal Cultural Resources, and Utilities and Service Systems.

The Draft PEIR identifies impacts in the following resource areas that are not expected to result in any significant environmental impacts: Aesthetics, Agriculture and Forestry Resources, Energy, Geology and Soils, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Transportation, and Wildfire.

Various sites in the unincorporated County are identified on lists enumerated under Section 65962.5 of the Government Code (Cortese List). A total of 61 Cortese List sites were identified within the Project area. Five (5) of the 61 sites are open/active investigation or remediation sites. However, 56 of the 61 Cortese list sites have cases that have been closed by the lead regulatory agency.

PUBLIC HEARING: A public hearing on the proposed South Bay Area Plan and the Draft PEIR before the Los Angeles County Regional Planning Commission is tentatively scheduled for October 16, 2024. The public hearing will be properly noticed when the hearing date is confirmed.

DOCUMENT AVAILABILITY: A digital copy of the Draft PEIR is available on the Project website at:

<https://planning.lacounty.gov/long-range-planning/south-bay-area-plan/documents/>

A printed copy of the Draft PEIR and the Public Hearing Draft of the South Bay Area Plan are also available for public review by appointment during normal business hours at the Los Angeles County Department of Regional Planning's main office (320 W. Temple Street, Los Angeles, CA 90012) starting on **Monday, May 6, 2024**.

A hard copy of this notice, with electronic copy of the Draft PEIR and Public Hearing Draft of the South Bay Area are also available at the following public libraries:

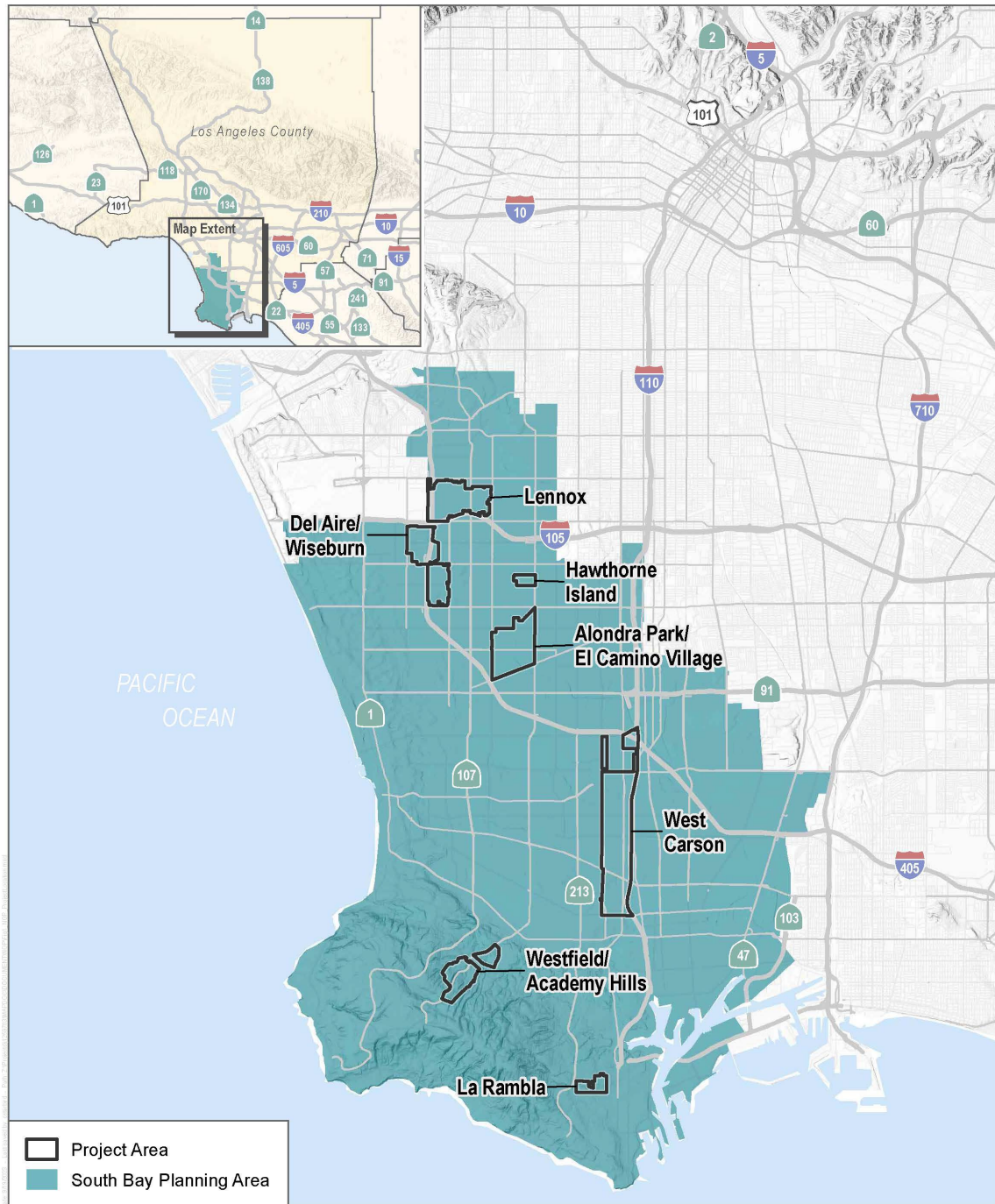
Lennox Library	4359 Lennox Blvd.	Lennox, CA	90304
Wiseburn Library	5335 W. 135th St.	Hawthorne, CA	90250
Masao W. Satow Library	14433 S. Crenshaw Blvd.	Gardena, CA	90249
Lawndale Library	14615 Burin Ave.	Lawndale, CA	90260
Lomita Library	24200 Narbonne Ave.	Lomita, CA	90717
Carson Library	151 E. Carson St.	Carson, CA	90745

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

Thank you for your participation in the environmental review of the South Bay Area Plan. Visit the South Bay Area Plan website for more information: <https://planning.lacounty.gov/long-range-planning/south-bay-area-plan/>.

Para obtener más información y mantenerse informado sobre el Plan del área South Bay (South Bay Area Plan) y el Borrador del Informe Programático de Impacto Ambiental (Draft Program Environmental Impact Report) visite: planning.lacounty.gov/long-range-planning/south-bay-area-plan/ o envíe un correo electrónico a SouthBayAreaPlan@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/long-range-planning/south-bay-area-plan/documents/.

PROJECT LOCATION MAP



SOURCE: Open Street Map 2019



FIGURE 1
Project Location

Los Angeles County South Bay Area Plan Project