

# Summary Form for Electronic Document Submittal

**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2023110409

Project Title: Los Angeles County Westside Area Plan

Lead Agency: Los Angeles County

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Project Location: N/A  
*City*

Los Angeles  
*County*

Project Description (Proposed actions, location, and/or consequences).

The Project will establish the Westside Area Plan as part of the County General Plan. The WSAP is a community-based plan that will guide regional growth through horizon year 2045 within the Westside Planning Area. The primary Project components include the following; General Plan Amendment No. RPPL2023002433: The General Plan Amendment would incorporate the WSAP as part of the County General Plan. It defines goals and policies for the unincorporated Planning Area communities of Ladera Heights, View Park, and Windsor Hills, and West Fox Hills; Zone Change No. RPPL2023002450: The zone change would update the zoning map for the Planning Area to maintain consistency with the Land Use Policy Map and incorporate proposed rezoning identified in the Housing Element to meet the RHNA goals for the County and; Advanced Planning Case No. RPPL2023002448: Title 22 (Planning and Zoning) of the County code would establish a Planning Area Standards District specifying development standards applicable to all unincorporated communities in the Planning Area and would include community-specific standards.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Significant and unavoidable impacts to air quality (Section 5.3, Air Quality, see Mitigation Measures AQ-1 and AQ-2). Potential impacts to biological resources within the Plan Area (Section 5.4, Biological Resources, see Mitigation Measure BIO-1). Potential impacts to cultural resources within the Plan Area (Section 5.5, Cultural Resources, see Mitigation Measures CUL1 through CUL-7). Potential impacts to geology and soils (paleontological resources) within the Plan Area (Section 5.7, Geology and Soils, see Mitigation Measures GEO1 - GEO-3). Significant and unavoidable impacts to noise within the Plan Area (Section 5.13, Noise, see Mitigation Measures N-1 through N-3). Significant and unavoidable impacts to Transportation within the Plan Area (Section 5.17, Transportation, see Mitigation Measures T-1 and T-2). Potential impacts to tribal cultural resources within the Plan Area (Section 5.5, Cultural Resources, see Mitigation Measures CUL-2 through CUL-6).

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Prior to the preparation of this Draft PEIR, the County issued a Notice of Preparation (NOP) in accordance with Section 15082 of the CEQA Guidelines. The 30-day public review period began on November 16, 2023, and concluded on December 15, 2023. Nine comments letters were received in response to the NOP, which are provided in Appendix A. In addition, the County held a virtual Scoping Meeting on November 30, 2023, in which verbal comments were provided by those in attendance. A summary of the NOP comment letters is provided in Table 2-1, Notice of Preparation and Comment Letters Summary, in Chapter 2, Introduction. Information regarding the meeting was made available through the County's website at <https://planning.lacounty.gov/long-range-planning/westside-area-plan/documents-and-reports/>. At the conclusion of the presentation, attendees of the webinar were able to provide comments and questions about the proposed Project to the County and the CEQA consultants during the questions and answers portion of the meeting. Several comments were raised during the scoping meeting regarding oil field operations, traffic congestion, wildfire, and land use changes. Based on the scoping process, the primary areas of controversy known to the County included potential impacts to: Land use changes and zoning updates; Traffic congestion and vehicle miles traveled (VMT); Cumulative density and traffic congestion; and hazards associated with the Inglewood Oil Field.

Provide a list of the responsible or trustee agencies for the project.

N/A