



Community Development Department

205 S. Willowbrook Ave., Compton, CA 90220 (310) 605-5532 Fax: (310) 761-1488 www.comptoncity.org

NOTICE OF PREPARATION

May 2, 2024

TO: Responsible Agencies, Trustee Agencies, and Interested Parties

FROM: City of Compton, Community Development Department
Robert Delgadillo, Senior Planner
205 South Willowbrook Avenue
Compton, California 90220

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report for the City of Compton General Plan Update and Zoning Code Amendments Pursuant to Title 14, California Code of Regulations, California Environmental Quality Act (CEQA) Guidelines, Sections 15082(a), 15103, and 15375.

The City of Compton (City) will be the Lead Agency and will prepare a Draft Environmental Impact Report (DEIR) pursuant to the California Environmental Quality Act (CEQA) for the proposed **Compton 2040 General Plan Update and Zoning Code Amendments** (“project”).

We are interested in your agency’s views as to the appropriate scope and content of the DEIR’s environmental information relevant to your agency’s statutory responsibilities related to the project. Please include the name of a contact person for your agency in your response. For interested individuals, we would like to be informed of environmental topics or issues that you believe should be included in the DEIR. The City has already determined that an EIR is required for the proposed project and, as permitted by CEQA Guidelines Section 15060(d) (Preliminary Review), the City will not prepare an Initial Study for the project.

The proposed project, its location, and its probable environmental effects are described below. The City welcomes public input during the Notice of Preparation (NOP) review period. Due to the time limits mandated by the CEQA Guidelines, your response must be sent not later than 30 days after your receipt of this notice. If no response is received by the end of the review period, the City will presume that you have no response.

NOTICE OF PREPARATION REVIEW PERIOD: May 3, 2024 to June 3, 2024

Please send your comments to:

Robert Delgadillo, Senior Planner
City of Compton, Community Development Department
205 South Willowbrook Avenue
Compton, California 90220
(310) 605-5532
rdelgadillo@comptoncity.org

Scoping Meeting:

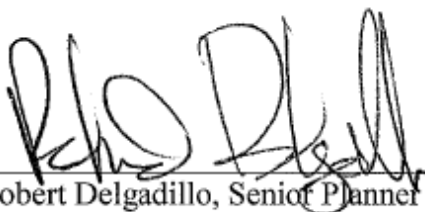
Pursuant to CEQA Guidelines Section 15082(c) (Notice of Preparation and Determination of Scope of EIR), the City will conduct a scoping meeting for the purpose of soliciting comments of adjacent cities, responsible agencies, trustee agencies, and interested parties requesting notice as to the appropriate scope and content of the Draft EIR.

The purpose of the meeting is to present the project and environmental topics in a public setting and provide an opportunity for the City to hear from the community and interested agencies on what potential environmental issues are important to them. The meeting will include a brief presentation of the proposed project, the EIR process, and the topics to be analyzed in the EIR. Following the presentation, interested agencies, organizations, and members of the public will be encouraged to offer their views concerning what environmental issues should be included in the DEIR.

The Public Scoping Meeting will be held on the following date/time and location:

Thursday, May 16, 2024 at 4 PM
Douglas F. Dollarhide Community Center
301 North Tamarind Avenue
Compton, California 90220

To allow for mailing, receipt, and 30-day review of this NOP, the comment period closes at 5 PM on June 3, 2024.


Robert Delgadillo, Senior Planner

5-2-24
Date

Project Title: Compton 2040 General Plan Update and Zoning Code Amendments

Project Applicant: City of Compton, Community Development Department

Project Location:

Located in southern Los Angeles County, approximately 15 miles south of downtown Los Angeles, the City of Compton is bordered by the City of Lynwood and the Los Angeles County community of Willowbrook to the north, the City of Paramount to the east, the cities of Long Beach and Carson to the south, and the unincorporated area of East Compton (West Rancho Dominguez) to the west (see Exhibit 1). Compton is encircled by multiple freeways that provide access to neighboring cities. Interstate 105 (I-105) runs to the north, connecting El Segundo to Norwalk. Interstate 710 (I-710) extends from the seaport in Long Beach to East Los Angeles along the eastern city border. State Route 91 (SR 91) traverses the southern part of the city, continuing eastward into Riverside County. Interstate 110 (I-110) runs to the west, connecting Long Beach to Pasadena. The Planning Area encompasses all properties within the incorporated city limits, as well as unincorporated properties within the city's sphere of influence (see Exhibit 2).

Project Description:

The comprehensive update of the Compton General Plan serves as the blueprint for the City's future growth and development. The overall role of the General Plan is to:

- Define a realistic vision of what the City desires to be in 20 years.
- Express policy direction in regard to the physical, social, economic, cultural and environmental character of the city.
- Serve as a comprehensive guide for making decisions about land use, circulation, environmental management, parks and recreation, housing, noise public health and safety.
- Provide the legal foundation for zoning, subdivision and public facilities ordinances, other adopted Citywide plans, compliance with the California Environmental Quality Act (CEQA) decisions and projects, all of which must be consistent with the General Plan.
- Present a clear and easy to understand format that encourages public participation and understanding.

General Plan Elements

The General Plan Update incorporates statutory requirements for general plans and guidance provided in the 2017 General Plan Guidelines; coordinates future development and policies with regional planning efforts and serves as the City's fundamental guide in developing strategies to address greenhouse gas reduction, climate change, and climate planning. The 2040 General Plan elements are organized as follows:

1. **Our Vision for 2040.** Sets the tone and vision for the entire General Plan, provides a graphic snapshot of the Compton community today, identifies community priorities, and provides guidance on how to use the Plan to accomplish the Vision.

2. **Land Use Element.** This element serves as the Land Use and Circulation elements, knitting together land use, urban design, and mobility strategies to create a complete community through equitable distribution of community services, enhanced neighborhoods, intertwined land use and transportation decisions, a revitalized downtown and corridors, and the City’s ability to attract quality businesses and jobs to commercial and industrial districts. Public realm urban design improvements will be defined, as will design expectations for private investments. The element will define the plan for safe multimodal mobility, with the goal of creating pleasant travel ways for pedestrians and cyclists and encouraging transit use.
3. **Economic Development Element.** Working in tandem with Our Community land use goals, this element will renew Compton’s position as the Hub City and define strategies for business retention, expansion, and attraction, with the complementary aims of providing quality jobs for Compton residents and achieving long-term fiscal stability. The element will outline specific strategies for attracting targeted land uses, leveraging public and private investments, and sustaining economic development.
4. **Housing Element.** Team member Veronica Tam and Associates, Inc. (VTA) will prepare the sixth cycle Housing Element focused on creating an environment to accommodate not just the current RHNA of 1,004 unit but longer-term needs identified through community observations. The element will be consistent with State law requirements and include a Housing Assessment and Needs Analysis; Housing Constraints Analysis; Current Housing Element Review; Housing Sites Inventory and Resources; and Goals, Policies, Programs, and Quantified Objectives. In particular, this element will define affordable housing anti-displacement strategies.
5. **Public Utilities Element.** The element will satisfy the requirements for the Infrastructure Element and will define/prioritize community improvements for green infrastructure, water and sewer capacity, utilities, communications, and sidewalk and street improvements.
6. **Open Space Element.** Parks, recreation programming, open spaces, education, the arts, and environmental stewardship.
7. **Environmental Justice Element.** With this element focused on prioritized community needs related to street and safety improvements, healthy food access, open space, and physical activity, reduced pollution burdens, and sustained civic engagement in public decision-making processes.
8. **Public Safety Element.** This element will satisfy the requirements for the Safety and Noise Elements, addressing climate adaptation and resiliency strategies, natural and human-caused hazards, noise concerns, equitable law enforcement practices, and crime prevention.
9. **Preserving Our Heritage.** This element will provide the framework for recognizing, celebrating, and preserving cultural and historic buildings, spaces, landmarks, and events.

Zoning Map and Zoning Text Amendments

Chapter 30-5 (Zoning) of the Compton Municipal Code (Official Zoning Map) is the primary tool for implementing the goals, objectives and policies of the Land Use Element, pursuant to the mandated provisions of the State Planning and Zoning Law (Government Code Section 65000 et seq.), State Subdivision Map Act (Government Code Section 66410 et seq.), California Environmental Quality Act (Public Resources Code Section 21000 et seq.), and other applicable state and local requirements. The zoning map and zoning regulations, including development standards, permits and procedures, zones and zone descriptions, that are contained in Chapter 30 is being revised to be consistent with the exhibits and text of the Land Use Element.

Required Approvals:

Implementation of the proposed project will require the following discretionary approvals by the City of Compton City Council:

- Adoption of General Plan Update
- Adoption of Zoning Map and Code Amendment
- Certification of Final Environmental Impact Report
- Adoption of a Mitigation Monitoring and Reporting Program

Existing Conditions

The Planning Area consists of the corporate boundaries of the city of Compton and its Sphere of Influence. Compton is comprised of roughly 5,090 acres, excluding street rights-of-way. The sphere of influence adds 425 acres. The Planning Area is almost completely built out, with very little undeveloped land. Most development within the Planning Area is single unit residential (2,595 acres), followed by industrial/warehouse uses (1,082 acres), education uses (454 acres), commercial uses (314 acres), and multiple unit residential (251 acres). The entire Planning Area has a total estimated population of 107,700 with most residing in the City proper. The State Department of Finance also estimates that the City's housing stock consists of 24,867 housing units, most (78%) of which are single-family detached and attached units. There are 4,763 units in buildings with two or more units, and 599 mobile homes. The August 2022 ESRI Business Summary for Compton shows that Compton is the place of employment for 26,362 workers and estimates 2,243 businesses.

Existing Land Use

Exhibit 3 graphically depicts existing land use distribution in Compton as of 2023. Single-unit residential use dominates most of the land use within the city, followed by industrial, educational, and commercial land uses. Single-unit residential land uses are distributed citywide, while industrial uses are concentrated along the north, south, and central corridors. Educational land use exists in pockets, and commercial land uses are primarily located along the principal roadways of Long Beach Boulevard, Rosecrans Avenue, and Compton Boulevard. There are an estimated 24,867 dwelling units within the City limits and 3,380 dwelling units in the Sphere of Influence, for a total 28,247 dwellings within the Planning Area. The combined Planning area also has an

estimated population of 107,690 persons, most of which are in the City of Compton (87% or 93,719 persons).

Proposed Land Use Plan

The existing General Plan contains a simplified set of eight land use designations which describe the purpose of the designation and allowed uses. The existing general plan has one general mixed-use designation, and the other designations are broad categories that lack clear details to distinguish the development character sought by the City. To address this, the 2040 General Plan would establish 13 land use designations that provide more detailed information on the types, intensity, and character of land uses that would be allowable within each designation. As shown in Table 2, the new set of designations clearly distinguish the land uses allowed and set forth maximum development density and intensity standards. For industrial, commercial, and mixed land uses, the designations provide opportunities for distinguishing the level of intensity allowed or desired by adding additional designations. For example, in place of a single commercial or industrial designation, the 2040 General Plan distinguished between neighborhood- and community-serving commercial, light or more intense industrial, and mixed-use designations that vary in intensity based on location.

Table 2
Compton General Plan Update (2040) Land Use Designations

Proposed Land Use Categories	Residential Density	FAR: Non-Residential Intensity	Purpose
Low Residential Density	1.0-12 du/ac	NA	To maintain and enhance the character of established suburban neighborhoods of single family detached and attached housing, such as duplexes, triplexes, quadplexes, and townhomes, in house-form buildings.
Medium Residential Density	12.1-25 du/ac	NA	To maintain and enhance the character of suburban neighborhoods of single family attached, and multifamily housing.
High Residential Density	25.1-40 du/ac	NA	To provide for multifamily neighborhoods of high-density character adjacent to and supportive of higher intensity centers of activity.
Neighborhood Commercial	N/A	0.5-1.0	To provide for a range of daily needs—commercial goods and services, civic amenities, and community gathering spaces—at prime locations within easy reach of neighborhood residents.
Community Commercial	N/A	0.5-1.0	To provide for more intense regional- and local-serving commercial uses and office uses in a pedestrian-oriented, transit ready environment.
Neighborhood Mixed Use	25-40 du/ac	0.5-1.0	To create a mixed-use setting in an active, pedestrian-oriented, and transit-ready environment that serves neighborhood and community commercial needs. Encourages

			revitalization and intensification of key corridors.
Community Mixed Use	35-45 du/ac (up to 55 du/ac with Community Benefits)	1.0-1.5	To create a mixed-use setting in an active, high intensity, pedestrian-oriented, and transit-ready environment that serves the commercial needs of the community-at-large. Allows for increased densities through a community benefits incentive system. Encourages revitalization and intensification of key corridors.
Transit Priority Mixed Use	60-80 du/ac (up to 95 du/ac with Community Benefits)	1.5-3.0	Encourage an appropriate mixture and density of activity around the Artesia station of the Los Angeles Metro Rail system A Line. Allows for increased densities through a community benefits incentive system. The development standards seek to achieve this by providing a pedestrian, bicycle, and transit-supportive environment configured in a compact pattern and a complementary mix of land uses all within a comfortable walking distance of the station.
Light Industrial	N/A	0.5-1.0 2.0*	To provide for light industrial uses, including light manufacturing, assembly, warehousing and distribution, and industrial retail uses.
Industrial	N/A	0.5-1.0 2.0*	To provide for industrial uses, including manufacturing and other labor- and capital-intensive industrial activities.
Public/Quasi-Public	N/A	0.25-1.0	Applies to land uses operated or maintained for public administration and welfare.
Airport	N/A	N/A	Reserved for the Compton/Woodley Airport property. Any future development of the site will require a specific plan and compliance with any applicable airport land use plan. The Compton/Woodley Airport does not have an adopted airport land use plan (ALUP), so the airport is part of the Los Angeles County ALUP.
Open Space	N/A	N/A	Designates areas for active recreation use by all members of the public.
Compton Station Specific Plan (various land use designations)	The Compton Station Specific Plan contains precise guidance for land development, and infrastructure, amenities in this area. Specific plans must be consistent with the General Plan. Detailed policy and/or regulatory requirements are contained within the Specific Plan.		
* Self-storage facility.			

Two mixed-use designations offer an incentive for higher residential densities in exchange for community benefits. This program is intended to facilitate the production of new multifamily and mixed-use residential development with amenities that benefit the Compton community. A community benefits program is a tool used by many cities in California to allow additional development intensity for projects that voluntarily provide public amenities, physical improvements, or project features beyond minimum requirements. The intent of the Community Benefits Program (CBP) is to allow a developer the opportunity to contribute toward key priority benefits to the community in exchange for flexibility in development standards. The CBP is applicable only to new development, infill, and redevelopment in the Community and Transit

Priority Mixed-Use designations. The requirements and process for utilizing the CBP will be provided in the Zoning Code. The community benefits gained through the CBP shall be in addition to, not instead of, those obtained through required standards in the City’s Zoning Code as well as any other impact fee or in-lieu fee program. Incentives to the developer will be proportional to the benefit provided to the community as determined by the City. The community benefits will reflect key priorities to achieve the vision of this General Plan. This list does not preclude the option for developers to propose other potential benefits to the community.

Table 3 compares existing and projected 2040 land use and demographic information for the City of Compton, the Sphere of Influence, and the overall Planning Area. While Table 3 includes land within the Compton Station Specific Plan area, the General Plan 2040 land use plan does not propose any changes to the Special Plan area Compton Station Specific Plan. The development assumptions for Table 3 are consistent with the Specific Plan buildout estimates included in the adopted Specific Plan. Table 4 provides a detailed breakdown of the 2040 land use development estimates for the project. The 2040 planning horizon for the Planning Area is estimated to result in increases of approximately 5,776 dwelling units and 1.3 million square feet of non-residential space. An estimated increase of approximately 22,550 residents and 2,400 jobs is projected for the 2040 horizon year. Exhibit 4 illustrates the 2040 General Plan land use plan.

Table 3
General Plan Update: Comparison of 2023 and 2040

Development Indicators	EXISTING CONDITIONS (2023)			FUTURE CONDITIONS (2040)		
	City	Sphere of Influence	Total Planning Area	City	Sphere of Influence	Total Planning Area
Dwelling Units	24,867	3,380	28,247	30,457	3,566	34,023
Population	93,719	13,971	107,690	115,587	14,655	130,242
Non-Residential Building Square Feet	25,348,700	119,275	25,467,975	26,681,810	102,635	26,784,445
Employees	25,384	184	25,568	27,763	206	27,969

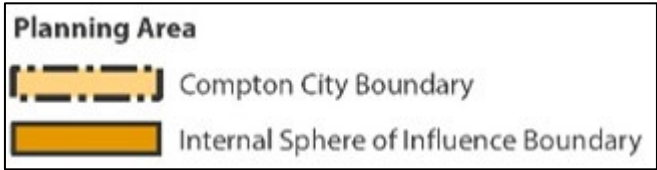
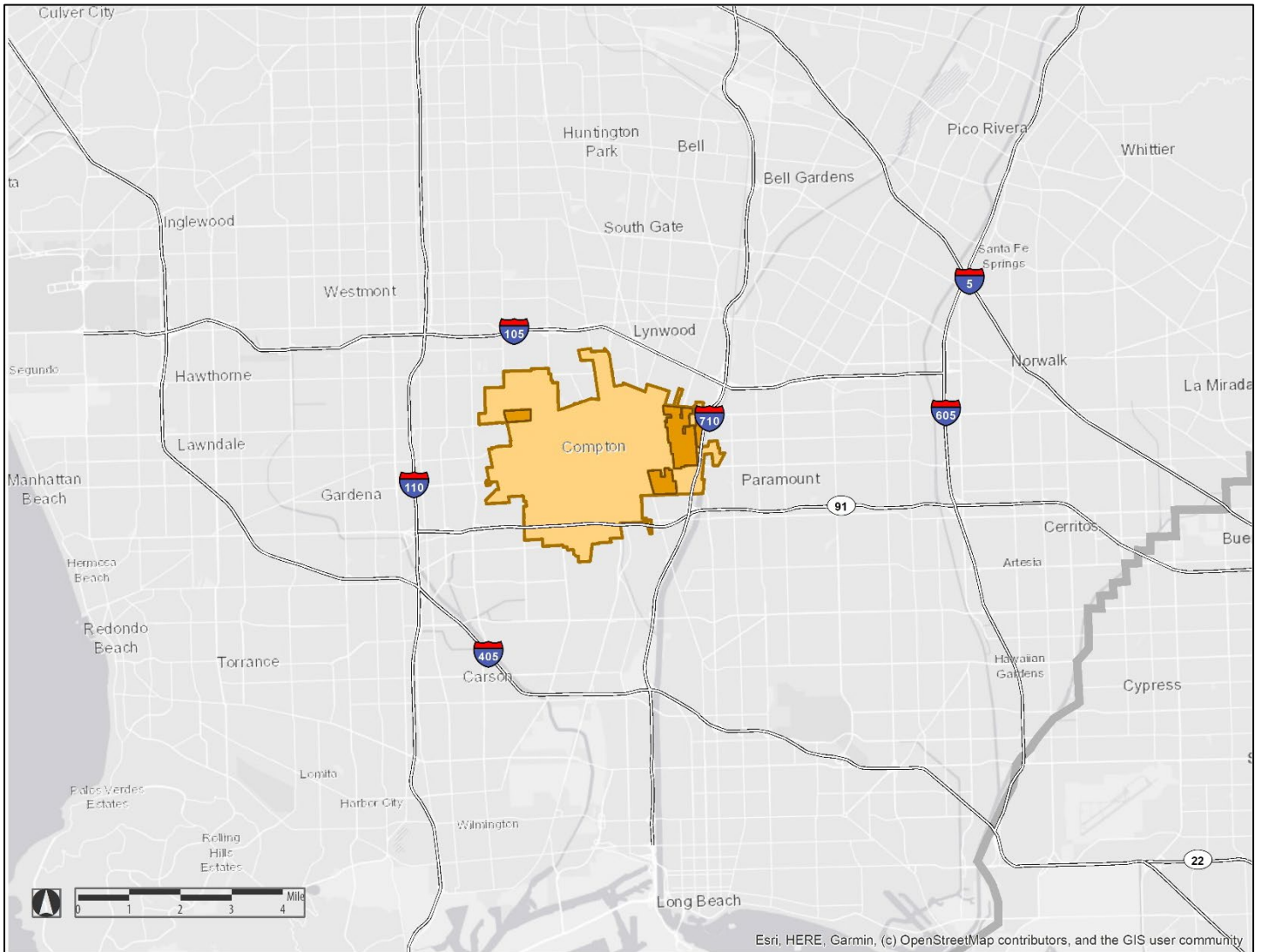
Programmatic EIR

The City of Compton has determined that the proposed project will require preparation of an EIR pursuant to the California Environmental Quality Act (CEQA). The City is the Lead Agency for preparation of a Program Environmental Impact Report (Program EIR) for the proposed project. The Program EIR will evaluate the environmental impacts resulting from implementation of the project and will recommend mitigation measures to avoid or reduce significant impacts, where applicable. The Program EIR also is intended to help the City review future project proposals pursuant to section 15168 (Program EIR) of the CEQA Guidelines. The following environmental topics listed below will be evaluated in the Draft Program EIR:

- **Aesthetics:** The EIR will describe the aesthetic implications of the proposed project, including its visual relationships to the surrounding vicinity and the potential impacts of development (the proposed array of building masses, heights, view corridors etc.) on important surrounding vantage points.
- **Agriculture and Forestry:** The EIR will explain why these CEQA-defined environmental topics will not be adversely affected by implementation of the project.
- **Air Quality:** The EIR will describe the potential impacts of the proposed project on local and regional air quality based on methodologies defined by the South Coast Air Quality Management District (SCAQMD). The project is likely to create significant impacts under this topic that may require mitigation and/or that may be significant and unavoidable. An air quality technical study will be included as part of the Draft program EIR to quantify and evaluate potential impacts.
- **Biological Resources:** The EIR will evaluate potential impacts on biological resources resulting from implementation of the proposed project.
- **Cultural and Tribal Cultural Resources:** The EIR will describe any potential impacts and mitigation needs associated with historic and cultural (archaeological) resources, including potential impacts on Tribal Cultural Resources.
- **Energy:** The EIR will evaluate the impacts of implementation of the project on energy resources and implementation of state and local plans for renewable energy and energy efficiency.
- **Geology and Soils:** The EIR will analyze the potential paleontological impacts associated with implementation of the proposed project.
- **Greenhouse Gas Emissions:** The EIR will describe the impacts of implementation of the proposed project on greenhouse gas emissions and global climate change, following the latest approach and methodologies recommended by State and regional agencies. The project is likely to create significant impacts under this topic that may require mitigation and/or that may be significant and unavoidable. A greenhouse gas (GHG) emissions technical study will be included as part of the draft program EIR to quantify and evaluate GHG emissions.
- **Hazards and Hazardous Materials:** The EIR will describe the potential for hazardous material use or hazardous waste investigation and cleanup activities anticipated in the Planning Area and will describe any associated potential impacts and mitigation needs, if applicable. Potential construction period hazards and hazardous material impacts and mitigation needs will also be described.
- **Hydrology and Water Quality:** The EIR will evaluate potential impacts on hydrology and water quality resulting from implementation of the proposed project, including possible effects related to drainage and flooding.
- **Land Use and Planning:** The EIR will describe the potential effects of implementation of the proposed project on existing and planned land use characteristics in the City, including the General Plan's relationship to other adopted regional and local plans.

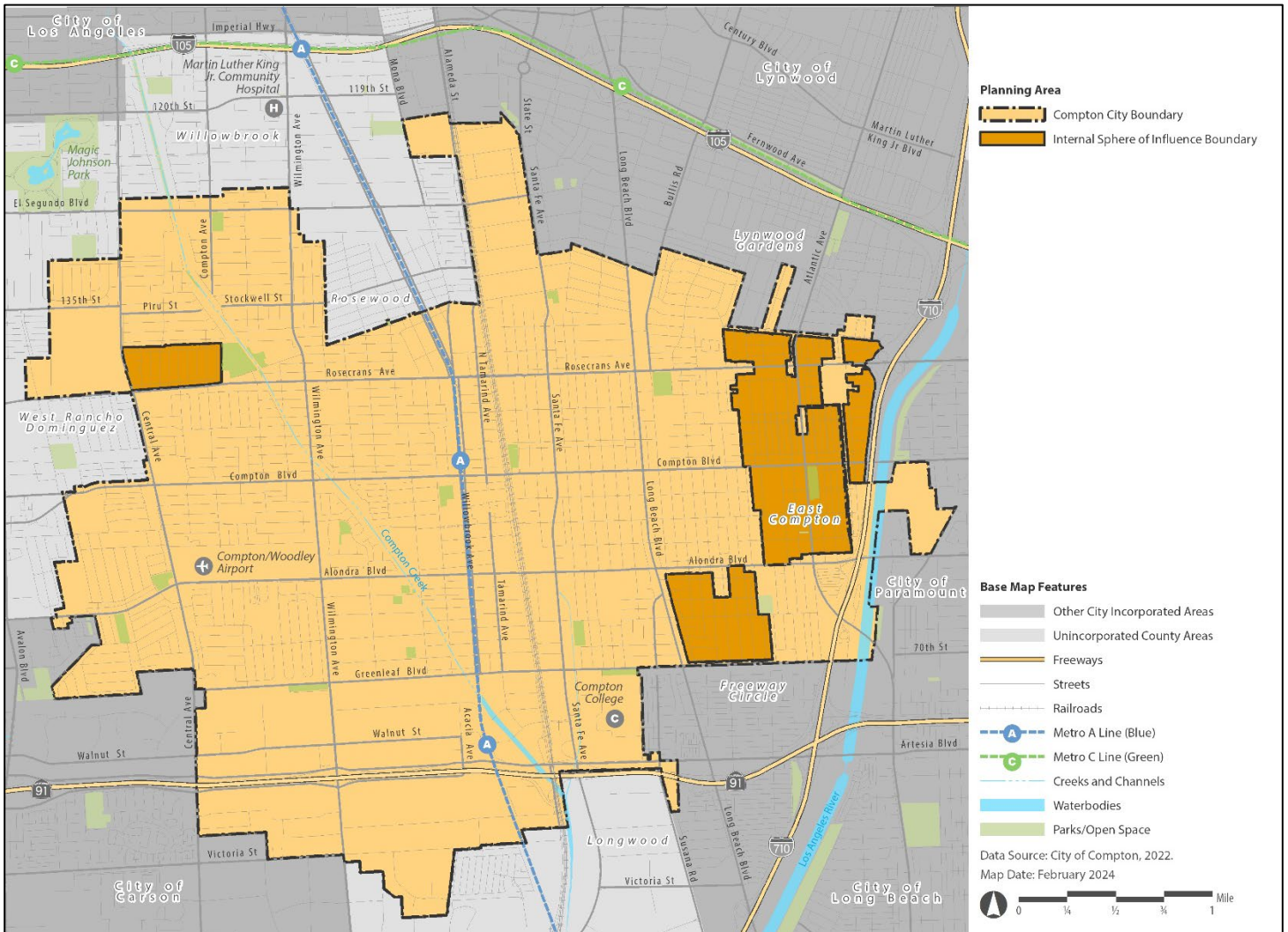
- **Mineral Resources:** The EIR will evaluate whether the project will have any significant impact on existing mineral resources in the Planning Area.
- **Noise:** The EIR will describe potential construction and long-term operational noise (traffic, mechanical systems etc.) impacts and related mitigation needs where applicable. The project may create significant impacts under this topic that may require mitigation and/or that may be significant and unavoidable. A noise and vibration technical study will be included as part of the draft program EIR to quantify and evaluate noise generated from the project.
- **Population and Housing:** The EIR will describe the anticipated effects of the projected population growth and subsequent increase in housing. This information will be used to forecast public service and utility needs in the General Plan area.
- **Public Services:** The EIR will describe potential impacts on public services (police and fire protection parks and recreation, and schools).
- **Transportation and Circulation:** The EIR will describe the transportation and circulation implications of the proposed project, including the contribution of Vehicle Miles Traveled to local and regional roadways. The evaluation will include roadway system impacts, transit implications, and effects on pedestrian and bicycle circulation. General Plan components to improve multimodal travel will also be considered. The project may create significant impacts under this topic that may require mitigation and/or that may be significant and unavoidable. A transportation technical study will be included as part of the draft program EIR to quantify and evaluate VMT from the project.
- **Utilities and Service Systems:** The EIR will describe the impacts of implementation of the proposed project on local utility and service systems, including water supply, water and wastewater treatment, and solid waste and recycling.
- **Wildfire:** The EIR will evaluate if the proposed project will have any significant impacts related to wildfire. Such impacts are considered to be unlikely since Compton is not near any Wildland/Urban interfaces.
- **Alternatives:** Pursuant to CEQA Guidelines Section 15126.6, the EIR will identify and compare a reasonable range of alternatives to the proposed project.

Exhibit 1 Regional Location Map



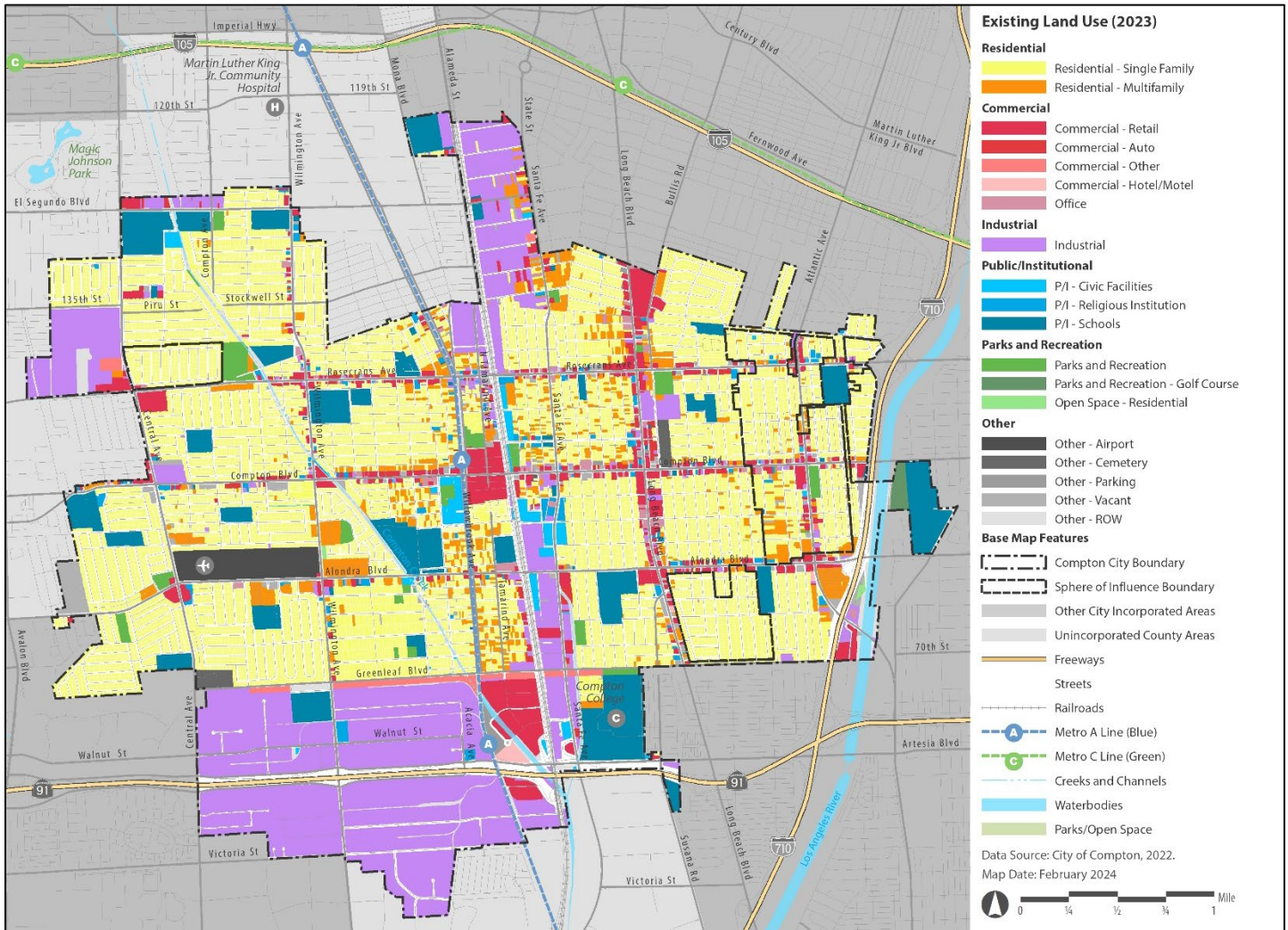
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Exhibit 2 Planning Area



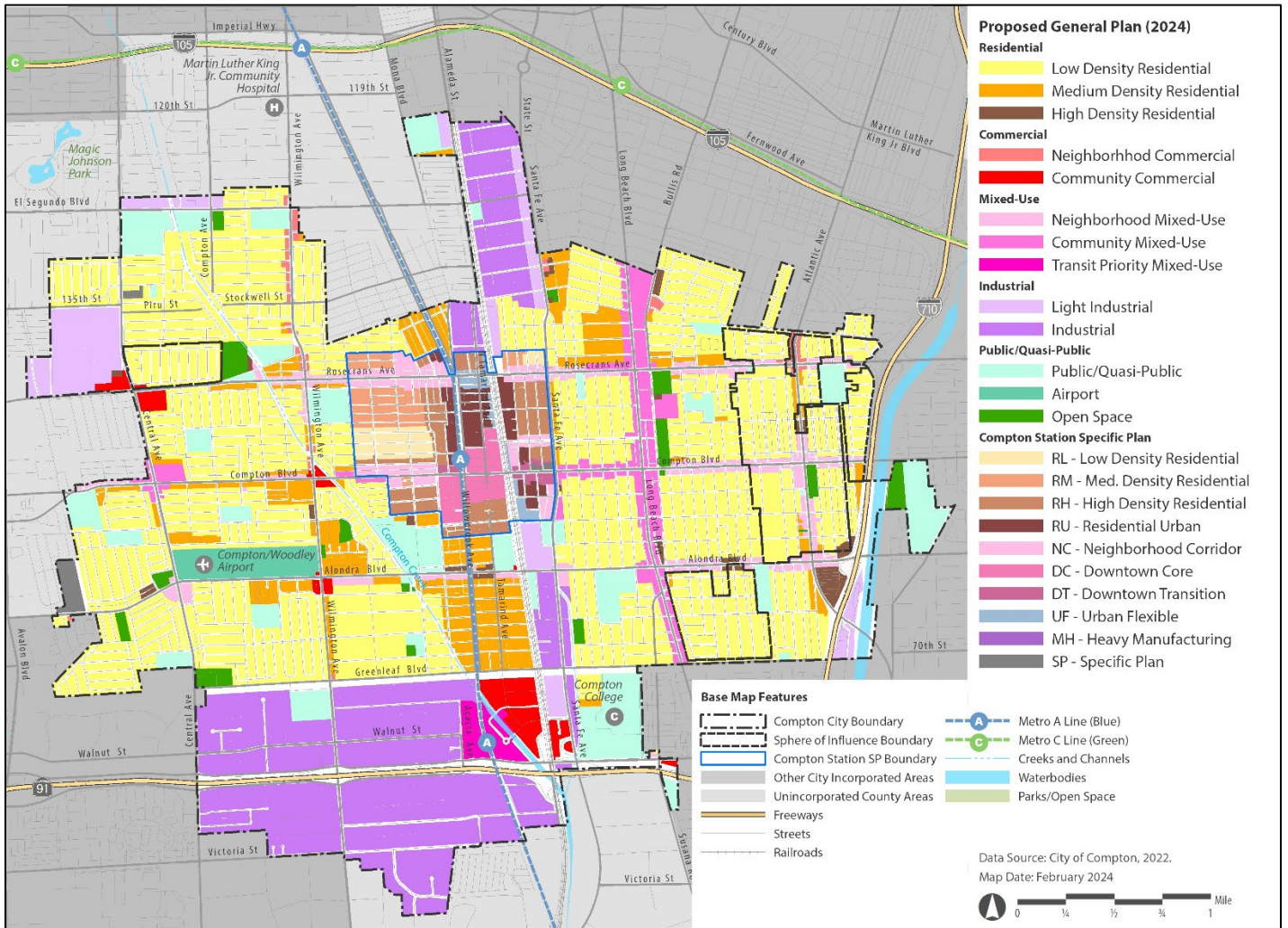
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Exhibit 3 Existing Land Use (2023)



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Exhibit 4 Proposed General Plan Land Use



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