



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

NOTICE OF PREPARATION

- DATE:** October 29, 2015
- PROJECT TITLE:** Willowbrook Transit Oriented District Specific Plan
County Project Number: R2015-02007
Environmental Review Number: RENV201500136
- PROJECT LOCATION:** The Specific Plan area is located in the unincorporated community of Willowbrook within Los Angeles County. It is located along the I-105 Freeway and includes the junction of the Metro Blue and Green lines. The project area is approximately 10 miles south of Downtown Los Angeles and is bordered by the City of Los Angeles to the north and the City of Lynwood and the City of Compton to the east.

The County of Los Angeles is the lead agency and, after conducting an Initial Study for the Project, has determined that it will prepare an Environmental Impact Report (EIR). In compliance with Section 15082 of the California Environmental Quality Act (CEQA) Guidelines, the County of Los Angeles is sending this Notice of Preparation (NOP) to responsible agencies, interested parties, and trustee agencies responsible for natural resources that may be affected by the Project.

PROJECT LOCATION AND ENVIRONMENTAL SETTING

The Specific Plan area generally encompasses a half mile radius south of the Willowbrook/Rosa Parks Metro station, which is a major transfer point between the Metro Blue Line and Green Line. At the station, the Green Line is located in the median of the I-105 Freeway (Glenn Anderson). The Specific Plan area totals 312 acres. Major activity centers within the Specific Plan area are the Martin Luther King Jr. Medical Center, Charles R. Drew University of Medicine and Science, Kenneth Hahn Plaza, Willowbrook Library, and Martin Luther King Jr. Center for Public Health. See attached project boundary map.

North of the Specific Plan area is predominantly residential with some commercial uses. The City of Lynwood is directly adjacent to the Specific Plan's eastern border and land uses are manufacturing, public uses and commercial. South and west of the Specific Plan area is predominantly residential.

PROJECT SUMMARY

The Specific Plan has been prepared to introduce a transit oriented development (TOD) pattern to the area, which would promote active transportation and improve quality of life for residents by reducing vehicles miles traveled, improving the public realm, improving economic vitality and employment opportunities, and streamlining the environmental review process for future projects.

The Specific Plan would facilitate development by rezoning and amending General Plan land uses to include mixed uses, increased residential densities, and additional neighborhood-serving retail uses. A key part of the Specific Plan is also to preserve existing residential uses and densities in certain areas. The proposed zoning includes: Mixed Use 1 (MU-1); Mixed Use 2 (MU-2); MLK Medical; Drew Educational; Imperial Commercial; Willowbrook Residential 1; Willowbrook Residential 2; Willowbrook Residential 3; and Open Space (O-S). Overall, the Specific Plan would accommodate an additional 1,734 dwelling units and 2,630,306 square feet of non-residential land use.

The Specific Plan would largely maintain the existing street system in its current configuration, with some improvements designed to improve access, circulation, and walkability. Road diets would also be used to aid the circulation system.

The Specific Plan would improve pedestrian circulation by connecting all major activity areas through sidewalk and intersection improvements. In addition, a combination of Class I, Class II, Class III and potentially Class IV facilities would provide a connected and integrated bicycle network throughout the Specific Plan area that connects activity centers and neighborhoods to the Willowbrook/Rosa Parks Station and adjacent communities. Bicycle amenities, such as bicycle stations, would be provided at appropriate locations.

In 2012, Los Angeles County prepared the *MLK Medical Center Campus Master Plan & the Willowbrook MLK Wellness Community Vision* to guide the development of the campus. It is the County's intent that the Specific Plan serve as the regulatory document for the buildout of the campus. Future development within the campus will be required to comply with the provisions of the Specific Plan; all subsequent development within the campus will be subject to the mitigation requirements of the EIR being prepared for the Specific Plan.

The draft Specific Plan is available for viewing at <http://planning.lacounty.gov/willowbrook/tod>.

POTENTIAL PROJECT IMPACTS: Based on the Initial Study determination, an EIR is necessary for the proposed Project. Based on a preliminary assessment of potential environmental impacts that may occur as a result of the Project, the areas of potential environmental impact to be addressed in the Programmatic EIR will include at least the following:

Potential Hazards

- Geology/Soils
- Noise
- Hazards/Hazardous Materials

Potential Impacts to Resources

- Aesthetics
- Air Quality
- Cultural Resources
- Energy
- Greenhouse Gas Emissions
- Hydrology and Water Quality
- Land Use/Planning

Potential Impacts to Services

- Transportation/Traffic

- Public Services
- Recreation
- Utilities/Services
- Population/Housing

The only environmental factors that were not found to be potentially affected are Agriculture/Forest Resources, Biological Resources, and Mineral Resources. There are multiple mandatory findings of significance. In addition, environmental issues that do not rise to the level of significant impacts will be addressed in the EIR in a separate section entitled “Impacts Found to Be Less Than Significant.”

NOTICE OF PREPARATION REVIEW AND COMMENTS

The NOP is being distributed to solicit written comments regarding the scope and content of the environmental analysis to be included in the EIR. The County has prepared this NOP in accordance with the State CEQA Guidelines.

The review period for this NOP is from **November 2, 2015 to December 1, 2015**. Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than **December 1, 2015**. Please direct all written comments to the following address:

Connie Chung, AICP
County of Los Angeles
Department of Regional Planning
320 W. Temple Street
Los Angeles, California 90012
Telephone: (213) 974-6417
Fax: (213) 626-0434
Email: cchung@planning.lacounty.gov

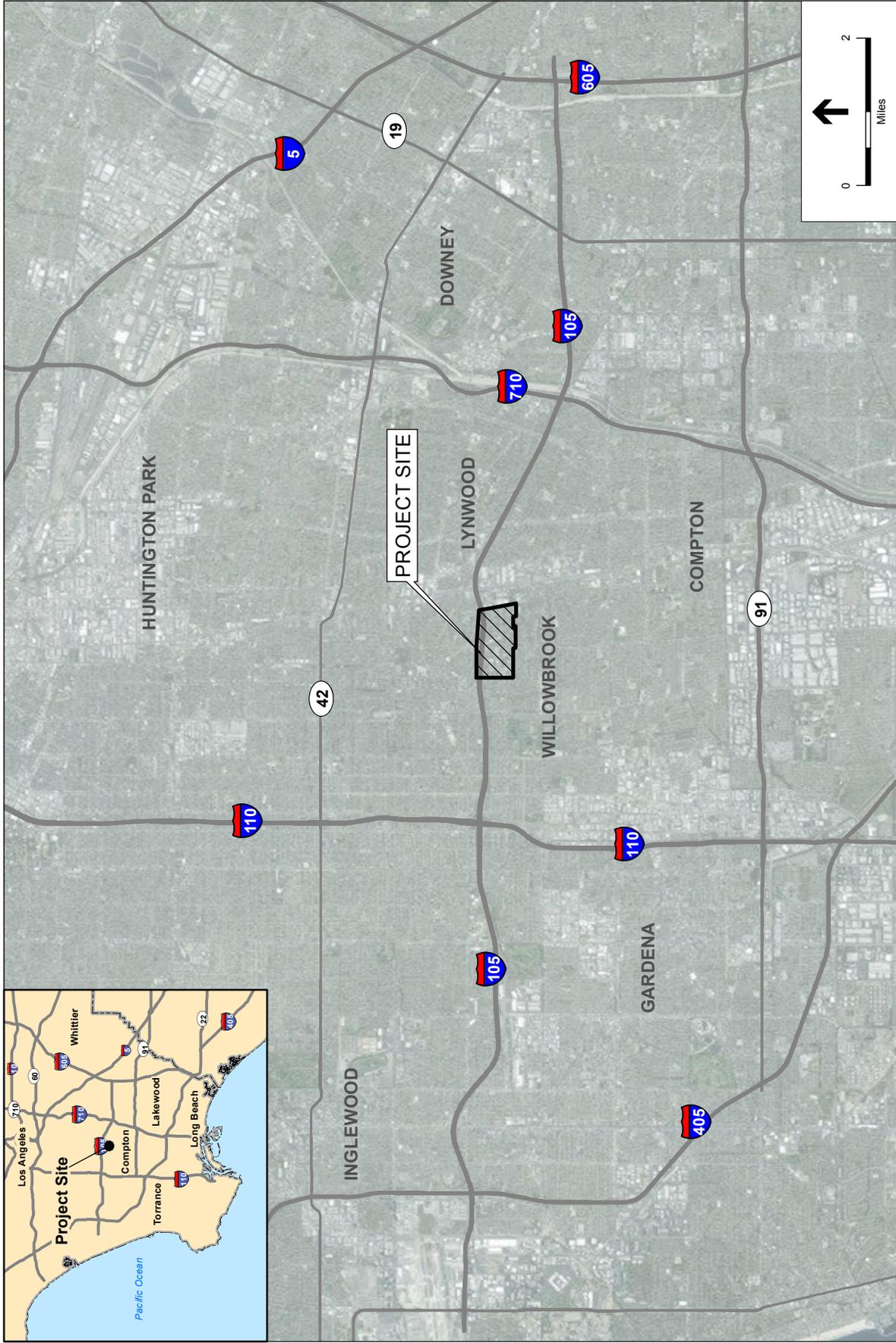
SCOPING MEETING

To assist in local participation, a Scoping Meeting will be held to present the proposed project and to solicit suggestions from the public and responsible agencies on the content of the Draft EIR. The Scoping Meeting will be held at the MLK H. Claude Hudson Auditorium, Martin Luther King, Jr. Medical Center, 12021 S. Wilmington Avenue, Los Angeles, CA, 90059, on **November 21, 2015, from 10:00 am to 12:00 pm**.

REVIEW MATERIALS

Additional copies of this NOP are available for public review on the Department of Regional Planning website: <http://planning.lacounty.gov/willowbrook/tod> as well as at the following library:

Willowbrook Library
11838 Wilmington Ave
Los Angeles, CA 90059



SOURCE: ESRI

Willowbrook TOD Specific Plan . 130631
Figure 1
 Regional Location