Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

March 24, 2015

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

HEARING ON THE LOS ANGELES COUNTY GENERAL PLAN UPDATE (ALL SUPERVISORIAL DISTRICTS) (3-VOTES)

SUBJECT

The Los Angeles County General Plan Update (General Plan Update) provides the long-range vision and policy framework to guide future development and to protect and manage resources in the unincorporated areas. The recommendation is a result of a comprehensive effort to update the existing Los Angeles County General Plan, which was adopted in 1980. The General Plan Update is comprised of the following components:

a) Plan Amendment No. SP 02-305: General Plan (Land Use Element; Mobility Element; Air Quality Element; Conservation and Natural Resources Element; Parks and Recreation Element; Noise Element; Safety Element; Public Services and Facilities Element; Economic Development Element; implementation programs; and figures and maps);

b) Zone Change No. RZC 201200005: The rezoning of 4,386 parcels for consistency between the Land Use Policy Map and Zoning Map;

c) Advance Planning No. RADV 201200004: Amendments to Industrial Zones (M-1, M-1.5, M-2, M-2.5, M-3 and MPD) in Title 22 to implement the industrial preservation policies of the General Plan Update. This also includes the removal of the M-4 Zone and A-C Zone for consistency purposes;

d) Advance Planning No. RADV 201200005: Amendments to the Mixed Use Zone, replacement of the Transit Oriented Districts Ordinance in Title 22 with the Transit Oriented District strategy and the Land Use Legend of the General Plan, and amendments to address applications that are submitted before the General Plan Update becomes effective;

e) Advance Planning No. RADV 201200006: Creation of new zones and corresponding modifications for consistency in Title 22 to implement the Land Use Legend of the General Plan Update. The new zones are as follows: Industrial Preservation Combining Zone (-IP), High Density Multiple Residence Zone (R-5), and Major Commercial Zone (C-MJ);

f) Advance Planning No. RADV 201200007: Update to the Hillside Management Area (HMA) Ordinance to implement the goals and policies of the General Plan Update to preserve the physical integrity and scenic value of hillsides, provide open space, and enhance community character; and

g) Advance Planning No. RADV 201300009: Community Climate Action Plan (CCAP), which is part of the Air Quality Element, and establishes a strategy to reduce greenhouse gas emissions that are generated within the County's unincorporated communities in a manner that is consistent with the Global Warming Solutions Act (AB 32). It includes a greenhouse gas emissions inventory, quantifiable actions to reduce emissions, and a program for implementation and ongoing monitoring and updates.

IT IS RECOMMENDED THAT THE BOARD:

1. Consider the attached Final Environmental Impact Report (EIR) for the General Plan Update, find on the basis of the whole record before the Board that the significant adverse effects of the project, as described in the Final EIR, have either been reduced to an acceptable level or are outweighed by specific social, economic, legal, technological or other considerations of the project as stated in the required California Environmental Quality Act (CEQA) Findings of Fact and Statement of Overriding Considerations for the project; find that the Final EIR reflects the independent judgment and analysis of the Board; and certify the Final EIR (Environmental Assessment No. 201100109 Environmental Impact Report State Clearinghouse Number 2011081042), and adopt the CEQA Findings of Fact and Statement of Overriding Considerations, the Mitigation Monitoring and Reporting Program; and

2. Indicate the intent to approve the General Plan Update (02-305), including the General Plan; zone changes; amendments to the industrial zones in Title 22; amendments to the mixed use zone and associated changes; creation of new zones; update to the Hillside Management Ordinance; and the Community Climate Action Plan, as recommended by the Regional Planning Commission (RPC), and with modifications as proposed by staff; and

3. Instruct County Counsel to prepare the necessary final documents for the General Plan Update and bring them back to the Board for your consideration; and

4. Instruct all applicable County departments to implement the General Plan upon adoption by the Board and as effective.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The last comprehensive update to the General Plan took place in 1980. The General Plan Update is the result of nearly two decades of work by hundreds of stakeholders, County staff, and partnering local, regional, and state agencies. In 2014, the General Plan Update was considered by the Regional Planning Commission over the course of 10 public hearings, which included testimony from 54 individuals and 190 comment letters.

The General Plan Update is practical, user-friendly, consistent with State law, and reflects the current and projected needs of the unincorporated areas in the next 20 years. The General Plan serves Los Angeles County's unincorporated areas. From an environmental and cultural perspective, the County's unincorporated areas, combined, represent one of the most varied and complex planning areas in the world. They include urban, suburban and rural communities, mountains, valleys, forests, coastal areas and high deserts. The General Plan Update embraces the unique character of the unincorporated communities and their environs.

The General Plan Update also does the following:

- Shapes new communities to align housing with jobs, services and transit, through policies such as the Transit Oriented Districts (TOD) Program;
- Addresses community services and infrastructure to meet growth needs, while being context-sensitive and respectful of community character;
- Protects and manages the County's natural and cultural resources, including the character of rural communities, through the Significant Ecological Areas (SEA) Program and hillside management policies;
- Protects areas that generate employment through policies such as the Employment Protection Districts, and promotes programs that support a stable and well-educated workforce;
- Encourages the design of communities that incorporate their cultural and historic surroundings, are not overburdened by nuisance and negative environmental factors, and promote quality of life.

SUMMARY/HIGHLIGHTS

I. GENERAL PLAN (PLAN AMENDMENT NO. SP 02-305)

Guiding Principles
To emphasize the concept of sustainability, the General Plan outlines five guiding principles:

1. Employ Smart Growth.
2. Ensure community services and infrastructure are sufficient to accommodate growth.
3. Provide the foundation for a strong and diverse economy.
4. Promote excellence in environmental resource management.
5. Provide healthy, livable and equitable communities.

Planning Areas Framework
The purpose of the Planning Areas Framework is to distinguish areas that are geographically, environmentally and culturally distinct within Los Angeles County, and to accommodate a more refined level of planning than is provided in the General Plan. This structure allows these areas to be planned with their special characteristics being considered. The proposed Planning Areas Framework divides Los Angeles County into the following 11 areas:

- Antelope Valley Planning Area
- Coastal Islands Planning Area
- East San Gabriel Valley Planning Area
- Gateway Planning Area
- Metro Planning Area
- San Fernando Planning Area
- Santa Clarita Valley Planning Area
- Santa Monica Mountains Planning Area
- South Bay Planning Area
- West San Gabriel Valley Planning Area
- Westside Planning Area

Land Use Element
The Land Use Element provides strategies and tools to guide future development and revitalization efforts. The General Plan Land Use Policy Map and Land Use Legend serve as the "blueprint" for how land will be used to accommodate growth and change in the unincorporated areas.

Transit Oriented Districts
TODs are areas within one-half mile of a transit station that promote transit-oriented development, or pedestrian-friendly and community-serving uses that encourage walking, bicycling, and transit use. TODs connect neighborhoods, and community and employment centers through a broad network of pedestrian, bicycle, transit, and

roadway facilities. The TOD Program is designed to work in conjunction with regional and statewide efforts to incentivize transit-oriented development, create infill development opportunities in many unincorporated communities, and will result in co-benefits, such as an increase in transit use and physical activity.

Special Management Areas
The General Plan includes a description of special management areas, or areas subject to regulations that prevent the loss of life and property, and protect the natural environment and important resources. The Land Use Element includes the Hazard, Environmental and Resource Constraints Model, which combines multiple special management areas onto one figure map and categorizes the areas based on level of constraints. The model can be used to inform applicants of potential site constraints, as well as to guide future planning efforts.

Land Use Legend and Land Use Policy Maps
The Land Use Legend in the 1980 General Plan includes nine general land use categories and depicts them on the Land Use Policy Map to a minimum scale of 50 acres. In contrast, the Land Use Legend in the General Plan includes 30 categories and four overlays, and depicts them at the parcel level. Parcel-specific and dynamic maps are made possible with Geographic Information System (GIS) mapping software, which was not available when the County prepared the 1980 General Plan, and supports a greater range of land use categories.

The General Plan applies the Land Use Legend to all unincorporated communities that are not covered by an existing community-based plan. The Land Use Legend will be applied to existing community-based plans through future area plan efforts. As existing community-based plans have different land use legends, the transition to one uniform legend will ensure consistency and ease in implementing the General Plan.

Mobility Element
The Mobility Element includes an overview of the transportation infrastructure and strategies for developing an efficient and multimodal transportation network. It assesses the challenges and constraints of the Los Angeles County transportation system, and offers policy guidance to reach the County's long-term mobility goals. Two sub-elements—the Highway Plan and Bicycle Master Plan—establish policies for the roadway and bikeway systems in the unincorporated areas. The Mobility Element also reflects the public health benefits associated with active transportation by incorporating policies to improve pedestrian infrastructure and networks.

Complete Streets and Active Transportation
The General Plan includes policies to ensure that the County plans for the routine accommodation of all users including pedestrians, bicyclists, users of public transit, motorists, children, seniors and people with disabilities in compliance with the Complete Streets Act of 2007. In addition, the General Plan includes a greater

emphasis on active transportation, or non-motorized modes such as walking and bicycling. Furthermore, the Mobility Element describes a commitment to prepare future pedestrian plans.

Highway Plan
The Highway Plan provides policy guidance for building a comprehensive highway network throughout the unincorporated areas. The Highway Plan maintains right-of-way corridors to ensure space for future facility improvements to accommodate alternative modes. The Highway Plan has been updated to be consistent with the General Plan Update.

Air Quality Element
The Air Quality Element summarizes air quality issues and outlines the goals and policies in the General Plan that will improve air quality and reduce greenhouse gas emissions.

Sensitive Uses Near Major Sources of Air Pollution
A major policy issue highlighted in the General Plan is the siting of sensitive uses next to major sources of air pollution, particularly freeways. To address this issue, the Air Quality Element includes a discussion of the adverse health effects of living in proximity to major sources of air pollution, and encourages the application of design and other appropriate measures when siting sensitive uses, such as residences, schools, senior centers, daycare centers, medical centers, or parks with active recreational facilities within proximity to major sources of air pollution, such as freeways. This policy is designed to work in conjunction with ongoing state and regional initiatives to study the adverse health effects of traffic pollution; research and develop mitigation measures; and assess the long-term benefits of transportation and land use strategies that increase electric vehicle usage and reduce vehicle miles traveled.

Climate Change
The General Plan also includes a discussion of statewide and local efforts around energy efficiency, water conservation and other measures to reduce greenhouse gas emissions and address climate change. At the heart of this discussion is a sub-element—the Community Climate Action Plan—which includes a greenhouse gas emissions inventory and specific measures to reach the County's greenhouse gas emission reduction goals in the unincorporated areas.

Conservation and Natural Resources Element
The Conservation and Natural Resources Element guides the long-term conservation of natural resources and preservation of available open space areas. Natural resources are located throughout Los Angeles County in urban and rural areas, and provide local and Countywide benefits. The Conservation and Natural Resources Element addresses dedicated open space; woodlands, coastal areas, forests, wetlands, and the SEA Program; water quality and watershed management; Agricultural Resource Areas (ARAs) and sustainable agriculture; Mineral Resource Zones, oil and gas regulation, and renewable

energy resources; scenic highways, hillside and ridgeline protection; and historic, cultural and paleontological resources.

Significant Ecological Areas
An SEA designation is given to land that contains significant biological resources. Individual SEAs include undisturbed or lightly disturbed habitats that support valuable and threatened species, linkages and corridors to promote species movement, and are sized to support sustainable populations of its component species. The SEA Program is designed to work in conjunction with many of the implementation programs in the General Plan related to conservation and natural resources, including Mitigation Land Banking and the Planning Areas Framework Program.

Hillside Management Areas
HMAs are areas with a natural slope gradient of 25 percent or greater. The General Plan includes policies to guide the design of projects in HMAs.

Agricultural Resource Areas
ARAs promote the preservation of agricultural land. ARAs consist of farmland identified by the California Department of Conservation, including Prime Farmland, Farmland of Statewide Importance, Farmland of Local Importance, and Unique Farmland. In addition, the ARAs include land that received permits from the Los Angeles County Agricultural Commissioner/Weights and Measures. The ARAs are designed to work in conjunction with future efforts to encourage agricultural uses and ensure compatibility between agricultural and non-agricultural land uses though buffering, development standards, and design requirements.

Parks and Recreation Element
The Parks and Recreation Element provides policy direction for the maintenance and expansion of the County's parks and recreation system. The goals and policies set forth in the Parks and Recreation Element address the growing and diverse recreation needs of the communities served by the County.

Parks Needs Assessment
The General Plan contains an inventory of existing regional and local parkland. A more in-depth gap analysis will be conducted as part of the County's future Parks and Recreation Master Plan effort. This analysis will involve a detailed review of topics such as demographic, geographic, land use, and transportation data for each planning area to determine its park deficiencies in terms of acreage, accessibility, and suitability.

Trails System
The General Plan includes a discussion on trails, opportunities to improve trails for multiple uses, and a proposed Regional Trails Systems Map. A more in-depth analysis will be conducted as part of the County's future Trails Program.

Noise Element
The purpose of the Noise Element is to reduce and limit the exposure of the general public to excessive noise levels. The Noise Element sets the goals and policy direction for the management of noise in the unincorporated areas. The General Plan highlights the different measurements and criteria for assessing noise impacts, and the complex regulatory framework for noise that consists of federal, state and local agencies and bodies, including the Los Angeles County Airport Land Use Commission. The General Plan also discusses the importance of noise impact considerations in land use and transportation planning. The goals and policies in the General Plan are designed to inform the update of the Noise Ordinance in the Los Angeles County Code.

Safety Element
The purpose of the Safety Element is to reduce the potential risk of death, injuries, and economic damage resulting from natural and man-made hazards. Policies in the Safety Element support land use planning decisions that take into account these hazards and discourage development in hazard areas.

The General Plan works in conjunction with the County All-Hazard Mitigation Plan, which sets strategies for natural and man-made hazards in Los Angeles County. The General Plan includes a discussion of seismic and geotechnical hazards; flood and inundation hazards; wildland and urban fire risks; and emergency response coordination.

Public Services and Facilities Element
The Public Services and Facilities Element promotes the orderly, efficient and context-sensitive planning of public facilities and infrastructure in conjunction with land use development and growth. The Public Services and Facilities Element focuses on drinking water sources and water supply; the sanitary sewage system for the County; the County's solid waste management system and the capacity of existing landfills; the County's utility infrastructure; educational facilities; and libraries.

Land Use, Infrastructure and Growth Management
In contrast to the 1980 General Plan, the General Plan does not identify urban expansion areas as part of its growth management strategy. Instead, it guides growth Countywide through goals, policies and programs that do the following: discourage sprawling development patterns; protect areas with hazard, environmental and resource constraints; encourage infill development in areas near transit, services and existing infrastructure; and make a strong commitment to ensuring sufficient and context-sensitive services and infrastructure. It also lays the foundation for future community-based planning initiatives that will identify additional opportunities for accommodating growth. The General Plan includes a planned joint effort of the Department of Regional Planning and the Department of Public Works to implement capital improvement plans for each of the 11 planning areas in the General Plan. Once funding has been secured and priorities have been set, each capital improvement plan will include the following as needed: sewer capacity study;

transportation system capacity study; waste management study; stormwater system study; public water system study; list of necessary infrastructure improvements; implementation program; and financing plan.

Economic Development Element

The Economic Development Element describes key employment sectors in Los Angeles County, as well as in each of the 11 planning areas. The Economic Development Element also reflects the important role of land use policies in economic development and the need to create new incentives.

The Economic Development Element discusses the need for land designated for industrial and employment-rich uses to retain and attract businesses and jobs. Los Angeles County's historic growth patterns and land use policies have resulted in the conversion of much of the available industrial land for non-industrial uses. The County's employment preservation strategy for the unincorporated areas is designed to discourage the conversion of areas with significant industrial uses to non-industrial uses. Employment Protection Districts (EPDs) are economically-viable industrial and employment-rich lands recommended for protection from conversion to non-industrial uses. The General Plan discusses efforts to increasingly centralize job placement programs using "one-stop" centers that integrate state Employment Development Department Programs and other County services.

II. ZONE CHANGES (ZONE CHANGE NO. RZC 201200005)

The General Plan Land Use Policy Map establishes the long-range vision for general intended uses. The Zoning Code and Zoning Map implement that vision by providing details on specific allowable uses. The Zoning Map must be consistent with the Land Use Policy Map. In order to maintain consistency between the updated Land Use Policy Map and the Zoning Map, rezoning is necessary where the proposed land use designation would no longer be consistent with zoning; 4,386 parcels are proposed to be rezoned.

For the General Plan Update, the staff used two approaches to rezoning: 1) implementation of major policies in the General Plan, and 2) "clean-up" of the Zoning Map.

The first approach to rezoning involves changes that need to be made on the Zoning Map to implement some of the major policies in the General Plan. One major policy is to encourage high density housing and commercial-residential mixed uses along major commercial corridors within the proposed TODs. The Mixed Use (MXD) Zone is proposed to be mapped onto parcels along some of these major corridors that are designated Mixed Use (MU) on the Land Use Policy Map.

To implement the industrial preservation policy in the General Plan, the new Industrial Preservation ( )-IP Combining Zone is proposed to be used for economically viable and employment-rich industrial lands within the proposed EPDs.

The second approach to rezoning, which represents a majority of the proposed zone changes, is Zoning Map "clean-up." Parcels rezoned for "clean-up" are those in which the general intended uses identified on the Land Use Policy Map are inconsistent with most uses allowed by zoning. In addition, the Zoning Map "clean-up" process eliminates spot zoning, reduces conflicts between adjacent uses, reflects land use trends, and eliminates unnecessary split-zoning.

III. NEW ZONES AND MODIFICATIONS TO ZONES (ADVANCE PLANNING NO. RADV 201200004, ADVANCE PLANNING NO. RADV 201200005, ADVANCE PLANNING NO. RADV 201200006)

The following amendments are proposed to align Title 22 of the County Code with the General Plan:

- High Density Multiple Residence Zone (R-5): Zone R-5 provides detailed uses, development standards and procedures for high-density residential development. Housing types allowed in the zone include multifamily developments at densities that are permitted under General Plan Land Use Categories H100 and H150, which respectively allow up to 100 and 150 units per net acre. There are limited exceptions for the allowance of single-family and two-family residences in this zone.

- Mixed Use Development Zone: Zone MXD is an existing Special Purpose Zone in Title 22 that was significantly revamped and is proposed as a mapped or "base" zone. This zone will provide greater flexibility in permitting limited commercial and residential uses by-right to encourage mixed use projects. Zone MXD provides detailed uses, development standards, and procedures for mixed-use developments with residential and commercial uses, within multi-use buildings or single-purpose buildings containing a different use.

- Major Commercial Zone (C-MJ): Zone C-MJ provides detailed uses, development standards, and procedures that accommodate regional-scale commercial and recreation uses, hotels, and high-density, multi-family residential and residential-commercial mixed uses.

- Industrial Preservation Combining Zone (( )-IP): Zone ( )–IP provides a list of non-industrial uses that are not permitted on industrially zoned properties within EPDs, which will preserve and promote current and future industrial uses, labor-intensive activities, wholesale sales of goods manufactured on-site, major centers of employment, and limited employee-serving commercial uses.

- Elimination of the Blue Line and Green Line TOD Ordinance. Zone MXD will be mapped in place on certain parcels around a few TODs, and all other zones within all TODs covered by that ordinance will revert back to the general development standards of the base zones. As a replacement, future tools, such as TOD Specific Plans, will be developed for each TOD.

- Addition of language that allows applicants the option of having their applications or modifications to approvals reviewed for compliance under either the existing regulations, or under the new regulations if their applications are submitted prior to the effective date of the General Plan Update.

- Addition of new purpose statements for Zones M-1, M-1.5, M-2 and M-2.5 and the recoding of abbreviations for Zones M-1½ and M-2½ to M-1.5 and M-2.5, respectively.

- Reformatting of permitted use language in Zones M-1.5 and M-2 into use lists.

- Consolidation of uses related to the manufacturing of specific products into categories of product types.

- Addition or modification of uses to be consistent across all industrial zones. For example, airports are currently not listed in Zone M-1.5.

- Clarification of certain uses, such as schools, across all Industrial Zones.

- Establishment of a maximum floor area ratio (FAR) for each of the Industrial Zones (except MPD, B-1 and B-2) within the development standards sections.

- The relocation of the list of all prohibited uses for each Industrial Zone into a standalone section in Part 1 of Chapter 22.32, so that only one prohibited use list governs all industrial zones.

- Elimination of Zone M-4.

- Elimination of Zone A-C (Arts and Crafts).

IV. HILLSIDE MANAGEMENT ORDINANCE (ADVANCE PLANNING NO. RADV 201200007)

The HMA Ordinance is an update of the existing HMA Ordinance. By clarifying the intent of the existing HMA Ordinance with updated language, the ordinance ensures that proposed development projects incorporate sensitive hillside design measures, which preserve the physical integrity and scenic value of the hillsides. These measures do not preclude development in the HMAs, but clearly provide applicants and decision-makers with the necessary tools to ensure that the best project-specific design practices are incorporated. The ordinance also does the following:

- Establishes a separate HMA section in the Code;

- Applies to residential and non-residential hillside development;

- Eliminates residential density considerations for individual projects;
- Lists specific design measures for substantial compliance with the ordinance;
- Includes exemptions for single-lot development with 15,000 cubic yards (total cut and fill) of grading or less, which can include single-family residences, accessory structures and additions to existing residences;
- Clarifies open space requirements related to configuration, and ownership and management of open space areas as well as the percentage of natural and improved open space in rural and urban areas; and
- Updates the findings to demonstrate how a project preserves the physical integrity and scenic value of HMAs through siting and compliance with design measures.

V. COMMUNITY CLIMATE ACTION PLAN (ADVANCE PLANNING NO. RADV 201300009)

The Community Climate Action Plan (CCAP) is a sub-component of the Air Quality Element. The CCAP, in conjunction with other concurrent climate change and sustainability initiatives, represents the County's commitment to the Global Warming Solutions Act (AB 32), which was passed by the California legislature in 2006. The CCAP identifies greenhouse gas (GHG) emissions related to community activities in the unincorporated areas; establishes a reduction target consistent with AB-32; and provides a roadmap for successfully implementing actions selected by the County to reduce GHG emissions.

The CCAP will work in conjunction with the Municipal Climate Action Plan (MCAP), which seeks to reduce GHG emissions that are generated by County facilities and operations, and the County's climate change adaptation strategies to anticipate the effects of climate change. The MCAP is being coordinated separately by the Internal Services Department and climate change adaptation strategies are being coordinated directly with affected County departments by the Chief Executive Office. Together, these efforts are anticipated to help the County achieve its goal of reducing overall GHG emissions and mitigating the impacts of global warming.

The CCAP includes a GHG emissions inventory and forecast for GHG emissions generated by community activities in the unincorporated areas. The CCAP also includes a 2020 GHG emissions target for the unincorporated areas. The County conducted an analysis to identify a reduction of 11% below 2010 levels is needed to achieve consistency with the State's AB-32 goals and the California Air Resource Board Scoping Plan. An 11% reduction from 2010 levels will reduce GHG emissions generated within the unincorporated areas by approximately 2.4 million metric tons of carbon dioxide equivalent. According to the United States Environmental Protection Agency, this reduction would equate to removing 506,000 passenger vehicles from the road each year, reducing gasoline

consumption by more than 272 million gallons, and providing renewable energy to power over 121,000 homes.

The majority of emission reductions achieved from state-level initiatives are gained from building energy efficiency standards and mandates for renewable energy generation. In addition to state-level initiatives, the CCAP analyzes 26 local actions that are grouped into five strategy areas: Green Building and Energy; Land Use and Transportation; Water Conservation and Wastewater; Waste Reduction, Reuse and Recycling; and Land Conservation and Tree Planting. GHG emissions reductions from local-level actions are quantified from existing and planned programs and estimated rates of participation for voluntary programs. The CCAP can be used as a basis for future CCAP updates beyond 2020.

ADDITIONAL STAFF RECOMMENDED CHANGES

Staff recommends the following additional non-substantive edits to the General Plan Update for the Board's consideration: Amendments to the Oat Mountain Land Use Policy Map and La Crescenta-Montrose Land Use Policy Map to depict a new park acquisition (Browns Canyon) and an existing park (Pickens Park), respectively; edits to the *Executive Summary* and *Chapter 3: Guiding Principles*; corrections to figure map numbers in *Chapter 5: Planning Areas Framework*; correction of the SEA boundaries to align with the boundaries established by the Santa Monica Mountains Local Coastal Program; edits to the Hillside Management Ordinance; technical edits to Appendix E; a technical edit to the amendment to Title 22 regarding applicability; and labeling corrections for zone change maps for Avocado Heights, East Pasadena-East San Gabriel, Florence-Firestone, Kagel/Lopez Canyons, La Rambla/Westfield, South San Jose Hills/South Walnut, South Whittier-Sunshine Acres, West Rancho Dominguez-Victoria, West Whittier-Los Nietos, and Willowbrook. These changes are highlighted in Attachment 10.

<u>Implementation of Strategic Plan Goals</u>

The General Plan Update supports the County's Strategic Plan Goal No. 2: *Community Support and Responsiveness* by providing an updated document that facilitates the provision of enhanced level of services for the unincorporated areas, and provides a roadmap to address economic, social, and environmental challenges for the unincorporated areas.

This action supports Goal No. 2, Strategic Initiative 2: *Job Creation Efforts* with the inclusion of policies in the Economic Development Element that support training and workforce enhancement. This action also supports Goal No. 2 Strategic Initiative 3: *Emergency Preparedness Expansion* by providing information in the Safety Element related to hazard constraints and emergency response, and by aligning the General Plan with related documents, such as the County All-Hazards Mitigation Plan. This action also supports Strategic Initiative 4: *Healthy Neighborhood Projects* with the inclusion of policies throughout the General Plan that support healthy communities. Furthermore, this action

supports Goal No. 2 Strategic Initiative 5: *Environmentally Sustainable Practices* with the inclusion policies that promote sustainable practices, such as the protection of special management areas, and the inclusion of the CCAP.

FISCAL IMPACT/FINANCING

Adoption of the General Plan Update will not result in any significant new costs to the Department of Regional Planning, or other County departments and agencies. The implementation of the new programs will be funded by applicable County departments through the General Fund and applicable grants as part of the overall work program. To provide insight into the growth assumptions used in the General Plan Update, the Los Angeles Economic Development Corporation prepared a fiscal impact analysis, which is included as Attachment 11.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The California Government Code requires that each city and county adopt a general plan "for the physical development of the county or city, and any land outside its boundaries which bears relation to its planning." The County is authorized to prepare a general plan, pursuant to the State law (commencing with §65300 of the California Government Code), and to adopt amendments to the County Zoning Ordinance, pursuant to the State law (commencing with §65800 of the California Government Code).

The General Plan Update has been prepared in accordance with requirements for general plans in the State law, and contains the following mandated and local elements: Land Use Element, Mobility Element, Air Quality Element, Conservation and Natural Resources Element, Parks and Recreation Element, Noise Element, Safety Element, Public Services and Facilities Element, and Economic Development Element. Furthermore, pursuant to §65860 of the Government Code, the General Plan Update includes a zoning consistency effort, which is necessary to implement and/or maintain consistency with the General Plan Update.

Pursuant to §65302.5 of the Government Code, the Department submitted the Safety Element of the General Plan to the California Geological Survey of the Department of Conservation and to the State Board of Forestry and Fire Protection on July 8, 2013. In addition, pursuant to §65352.3 of the Government Code, which requires consultation with California Native American tribes, the Department reached out to Native American groups, commencing on July 17, 2013. All comments received through these outreach efforts have been addressed in the General Plan Update.

Pursuant to §65302.3 of the Government Code, the Airport Land Use Commission reviewed the General Plan Update on December 10, 2014, and found the project consistent with the Los Angeles County Airport Land Use Plan and the William J. Fox Airfield Land Use Compatibility Plan.

A public hearing is required pursuant to Section 22.16.200 of the County Code and §§65353-65356 of the Government Code. Required notice must be given pursuant to the procedures and requirements set forth in Section 22.60.174 of the County Code. These procedures exceed the minimum standards of §65090 of the Government Code relating to notice of public hearing. Furthermore, pursuant to §65352 of the Government Code, all applicable agencies have been notified of the General Plan Update.

ENVIRONMENTAL DOCUMENTATION

The County determined that an EIR would be required for this project and issued a Notice of Preparation (NOP) on August 1, 2011, to the State Clearinghouse, responsible agencies, and interested parties. The 30-day public review period ran from August 1, 2011 through August 31, 2011. The project description in the August 1, 2011 NOP included an update to the General Plan (excluding the Housing Element) and an update to the Antelope Valley Area Plan. A second NOP was issued on June 26, 2013, to July 26, 2013, to advise interested parties and responsible agencies that the project description had been revised to not include the Antelope Valley Area Plan Update. Prior to the preparation of the Draft EIR, pursuant to the California Public Resources Code Section 21803.9, the County conducted three public scoping meetings on August 18, 2011, August 23, 2011, and July 11, 2013.

A Draft EIR was circulated and posted on the DRP web site for public review and comments from June 23, 2014 to August 7, 2014, pursuant to CEQA reporting requirements. The Draft EIR was mailed to more than 350 stakeholder individuals and organizations, e-mailed to more than 1,900 addresses, and made available at County libraries. The notice of completion and availability was published in the Los Angeles Times on June 23, 2014.

The County received 23 comment letters and incorporated them into the Final EIR. The Final EIR contains a summary of the potential environmental effects of the General Plan Update, the recommended mitigation measures that would reduce or avoid those effects, and the level of significance after mitigation. Implementation of the mitigation measures, as detailed in each environmental analysis section presented in the EIR, would reduce most of the potentially significant impacts to a less than significant level. However, even with the implementation of the mitigation measures, the General Plan Update would result in significant and unavoidable impacts for the following: Agriculture and Forestry Resources; Air Quality; Biological Resources; Cultural Resources; Greenhouse Gas Emissions; Mineral Resources; Noise; Transportation/Traffic; and Utilities and Service Systems. Also included are the Findings of Fact and Statement of Overriding Considerations for these environmental impacts that cannot be mitigated to a less than significant level.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the General Plan Update will provide tools and resources that will positively impact and create efficiencies in the delivery of County services. This includes a framework to guide and facilitate the preparation of future community-based plans for all unincorporated communities.

Should you have any questions, please contact Connie Chung in the General Plan Development and Housing Section at (213) 974-6417 or cchung@planning.lacounty.gov. For specific questions related to the Significant Ecological Areas Program, or Hillside Management Ordinance, please contact Susan Tae in the Community Studies North Section at (213) 974-6476 or stae@planning.lacounty.gov. For specific questions related to all other Title 22 amendments, please contact Bruce Durbin in the Ordinance Studies Section at (213) 974-6432 or bdurbin@planning.lacounty.gov.

Respectfully submitted,

Richard J. Bruckner
Director

RJB:MC:CC:cc:ems

Attachments
1. Project Summary
2. General Plan, March 2015
3. Zone Change Maps
4. New Zones and Amendments to Zones
5. Hillside Management Ordinance
6. Community Climate Action Plan
7. Additional Changes Recommended by Staff
8. Fiscal Impact Analysis
9. Findings and Order of the Airport Land Use Commission
10. Summary of the Regional Planning Commission Proceedings
11. Resolution of the Regional Planning Commission
12. EIR
    a. Final EIR
    b. Mitigation Monitoring Program
    c. Findings of Fact and Statement of Overriding Considerations
    d. Draft EIR
13. Legal Notice of Board Hearing
14. Notification List

c: Executive Office, Board of Supervisors
County Counsel
Arts Commission
Chief Executive Office
Community Development Commission
Department of Beaches and Harbors
Department of Parks and Recreation

Department of Public Health
Department of Public Works
Fire Department
Internal Services Department-Office of Sustainability
Public Library
Sheriff's Department

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