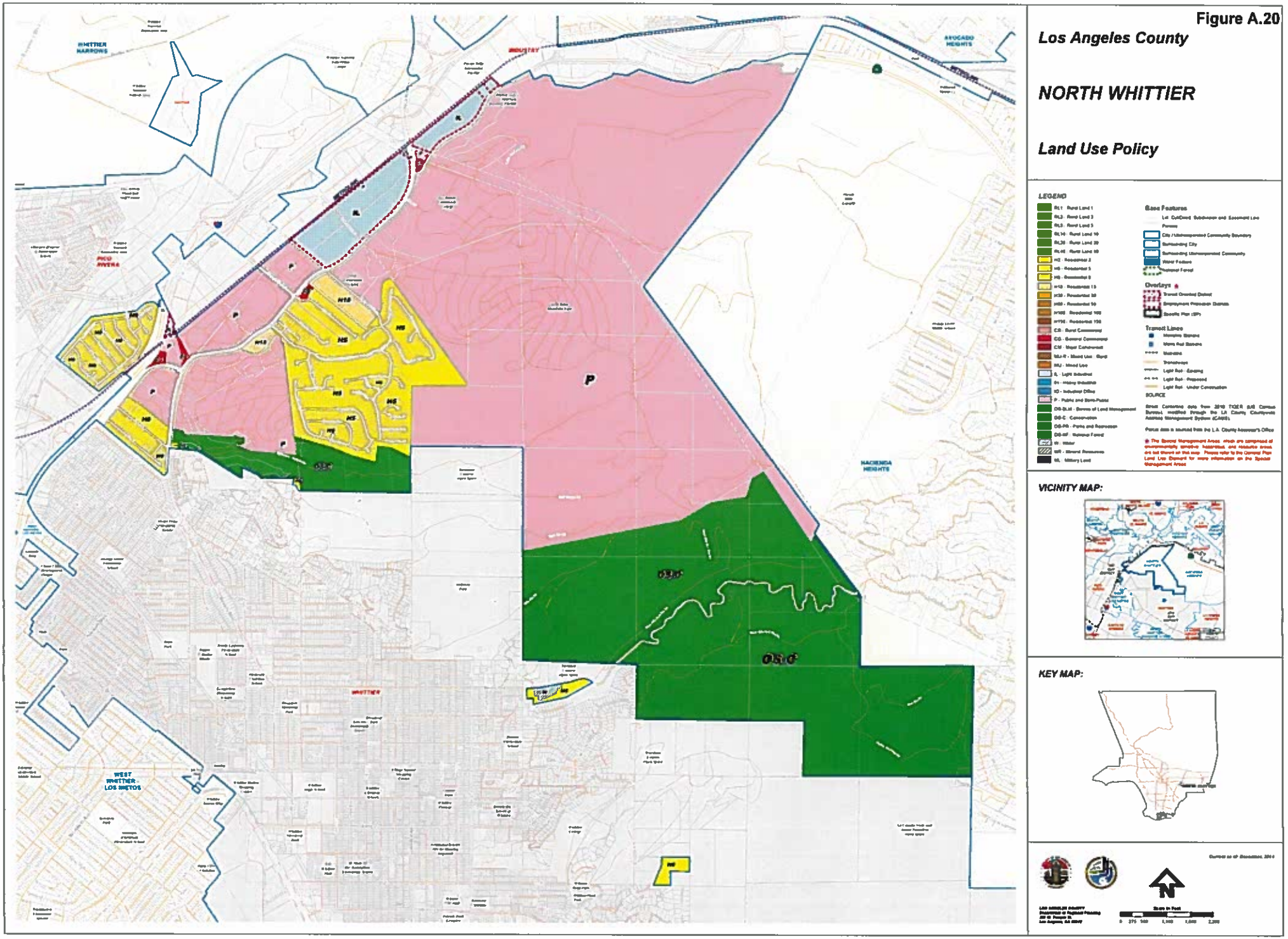
Figure A.20
Los Angeles County
NORTH WHITTIER
Land Use Policy
LEGEND
VICINITY MAP:
KEY MAP:
WHITTIER HARBORS
INDUSTRY
AVOCADO HEIGHTS
PICO RIVERA
HACIENDA HEIGHTS
WHITTIER
WEST WHITTIER-LOS NIETOS

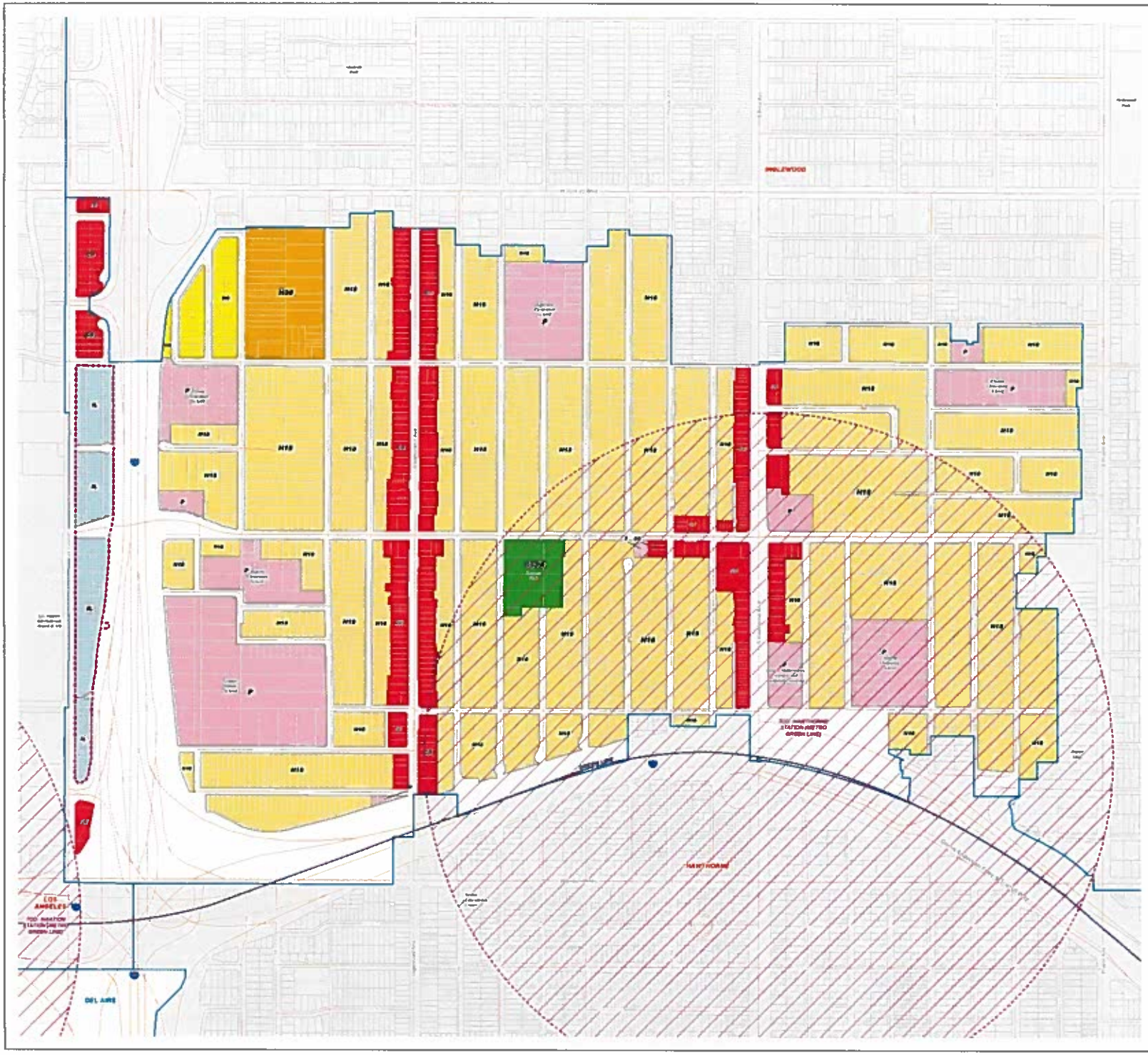

Figure A.17

Los Angeles County

LENNOX

Land Use Policy

LEGEND

RL1 - Rural Land 1
RL2 - Rural Land 2
RL5 - Rural Land 5
RL10 - Rural Land 10
RL20 - Rural Land 20
RL40 - Rural Land 40
H2 - Residential 2
H5 - Residential 5
H9 - Residential 9
H18 - Residential 18
H30 - Residential 30
H50 - Residential 50
H100 - Residential 100
H150 - Residential 150
CR - Rural Commercial
CG - General Commercial
CW - Water Commercial
MU-R - Mixed Use - Rural
MU - Mixed Use
IL - Light Industrial
IH - Heavy Industrial
ID - Industrial Office
P - Public and Semi-Public
OS-BLM - Bureau of Land Management
OS-C - Conservation
OS-PR - Parks and Recreation
OS-NF - National Forest
W - Water
MR - Mineral Resources
ML - Military Land

Base Features

Lot: CalCount Subdivision and Assessment Line
Freeway
City / Unincorporated Community Boundary
Surrounding City
Surrounding Unincorporated Community
Water Feature
National Forest

Overlays

Transit Oriented District
Employment Protection Districts
Specific Plan (SP)

Transit Lines

Metrolink Stations
Metro Rail Stations
Metrolink
Transitways
Light Rail - Existing
Light Rail - Proposed
Light Rail - Under Construction

SOURCE

Street Centerline data from 2016 TIGER /LINE Census Bureau, distributed through the LA County Countywide Address Management System (CAMS).

Parcel data is sourced from the L.A. County Assessor's Office.

The Special Management Areas, which are comprised of environmentally sensitive habitat areas, and resource areas are not shown on this map. Please refer to the General Plan Land Use Element for more information on the Special Management Areas.

VICINITY MAP:

KEY MAP:

Current as of: December, 2012

LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

Scale in Feet
0 150 300 600 900 1200

RESOLUTION
LOS ANGELES COUNTY
REGIONAL PLANNING COMMISSION
PROJECT NO. 02-305 (1-5)
GENERAL PLAN UPDATE

WHEREAS, the County of Los Angeles (County) is authorized to prepare a general plan, pursuant to the State Law (commencing with §65300 of the California Government Code);

WHEREAS, 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";

WHEREAS, the County is authorized to adopt amendments to the County Zoning Ordinance, pursuant to the State Law (commencing with §65800 of the California Government Code);

WHEREAS, the County Regional Planning Commission (Commission) conducted a public hearing on the matter of the update to the Los Angeles County General Plan on February 26, 2014, and continued the matter to March 26, 2014; April 23, 2014; May 28, 2014; June 25, 2014; July 23, 2014; August 6, 2014; August 27, 2014; October 8, 2014; and December 10, 2014 regarding Project No. 02-305-(1-5), which includes the following:

1. General Plan [Plan Amendment No. SP02-305]: Provides guiding principles and establishes the framework for existing and future planning efforts for the unincorporated areas of Los Angeles County, and includes goals, policies, implementation programs, figures, and maps (including non-substantive digitization and parcelization of land use policy maps for some existing community-based plans). The General Plan includes the following elements:

   a. Land Use Element: The Land Use Element provides strategies and planning tools to facilitate and guide future development and revitalization efforts;

   b. Mobility Element: The Mobility Element provides an overview of the transportation infrastructure and strategies for developing an efficient and multimodal transportation network. The Element 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;

   c. Air Quality Element: The Air Quality Element summarizes air quality issues and outlines the goals and policies in the General Plan that will guide air quality improvement and greenhouse gas emissions reduction;

i. Community Climate Action Plan 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. [Advance Planning No. 201300009];

a. 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. The Conservation and Natural Resources Element addresses the following conservation areas: Open Space Resources; Biological Resources; Local Water Resources; Agricultural Resources; Mineral and Energy Resources; Scenic Resources; and Historic, Cultural, and Paleontological Resources;

b. Parks and Recreation Element: The Parks and Recreation Element guides the planning of an integrated parks and recreation system that meets the growing and diverse recreation needs of the communities served by the County;

c. Noise Element: The Noise Element includes goals and policies to reduce and limit the exposure of the general public to excessive noise levels;

d. Safety Element: The Safety Element includes goals and policies to reduce the potential risk of death, injuries, and economic damage resulting from natural and man-made hazards;

e. Public Services and Facilities Element: The Public Services and Facilities Element promotes the orderly and efficient planning of public facilities and infrastructure in conjunction with land use development and growth. This Element focuses on services and facilities that are affected the most by growth and development: Drinking Water; Sanitary Sewers; Solid Waste; Utilities; Early Care and Education; and Libraries;

f. Economic Development Element: The Economic Development Element outlines the County's economic development goals, and provides strategies that contribute to the economic well-being of Los Angeles County;

2. Zoning Consistency: Serves to maintain consistency between the updated General Plan Land Use Policy Map and the Zoning Ordinance, and includes the following;

a. The rezoning of approximately 4,500 parcels for consistency between the Land Use Policy Map and Zoning Map. [Zone Change No. RZC 201200005];

b. Additional amendments to Title 22:

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

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

   iii. Amendments to the 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. This also includes the removal of the M-4 Zone and Arts and Crafts Zone for consistency purposes [Advance Planning No. 201200004];

   iv. Amendments to the Mixed Use Zone and removal of the Transit Oriented Districts Ordinance to implement the Transit Oriented District strategy and the Land Use Legend of the General Plan. [Advance Planning No. 201200005];

   v. Amendments to regarding applicability of applications submitted before the General Plan Update becomes effective [Zone Change No. RZC 201200005.

3. Programmatic Environmental Impact Report (EIR) for the General Plan in compliance with the California Environmental Quality Act (CEQA) [Environmental Assessment No. 201100046];

WHEREAS, the Commission finds as follows:

1. The unincorporated areas of Los Angeles County are comprised of approximately 2,650 square miles, and over one million people;

2. A general plan is a long–range vision for how communities will grow, and should reflect the unique characteristics and address the specific needs of the communities that it serves;

3. The General Plan Update represents a comprehensive effort to update the General Plan, which was adopted by the Board on November 25, 1980. The Board subsequently adopted several amendments;

4. The existing General Plan requires a comprehensive update to revise demographic information, figures, maps, goals, and policies that reflect the County's vision for the unincorporated areas;

5. The General Plan Update has been developed with an understanding of local and regional trends in population growth, best practices in policies, and significant stakeholder input;

6. The General Plan Update provides the policy framework for how and where the unincorporated areas will grow, and establishes goals, policies, and programs to foster healthy, livable, and sustainable communities;

7. The General Plan guides countywide growth through goals, policies, and programs that discourage sprawling development patterns; protect areas with hazard, environment, and resource constraints; encourage infill development in areas near transit, services and existing infrastructure; and make a strong commitment to ensuring sufficient services and infrastructure;

8. The process to update the existing General Plan began in 1999. The Department of Regional Planning (DRP) continuously sought comments and participation of interested stakeholders, including residents, Town Councils, business owners, real estate developers, and interested organizations. More than 100 community meetings and invited stakeholder meetings were held through April 2014;

9. The General Plan will serve as the framework for existing community-based plans, including area plans, community plans, neighborhood plans, and local coastal land use plans, and future updates. All community-based plans are components of the General Plan and must be consistent with General Plan goals and policies. The following is a list of adopted community-based plans:

    - Altadena Community Plan
    - Antelope Valley Area Plan
    - East Los Angeles Community Plan
    - Hacienda Heights Community Plan
    - Marina del Rey Local Coastal Land Use Plan
    - Santa Catalina Island Local Coastal Land Use Plan
    - Santa Clarita Valley Area Plan

- Santa Monica Mountains Local Coastal Land Use Plan
- Santa Monica Mountains North Area Plan
- Rowland Heights Community Plan
- Twin Lakes Community Plan
- Walnut Park Neighborhood Plan
- West Athens-Westmont Community Plan;

10. The General Plan Update removes the Diamond Bar Community Plan (1983), since the last remaining portion of the unincorporated area covered by that community plan was annexed by the City of Diamond Bar on October 20, 2009, and is no longer applicable;

11. The General Plan Update divides the unincorporated areas into 11 Planning Areas to provide a framework for developing plans that respond to the Planning Areas' unique and diverse characteristics;

12. The General Plan Update contains the following mandated and local elements pursuant to California Government Code §65302 and California Government Code §65303: 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;

13. The Housing Element Update was adopted by the Board on February 4, 2014, pursuant to California Government Code §65588 as part of the existing General Plan, and will be adopted by reference as part of the General Plan Update. The adopted Housing Element was also certified by the State Department of Housing and Community Development (HCD) on April 30, 2014 to comply with the State Housing Element Law;

14. The Bicycle Master Plan was adopted by the Board on March 13, 2012 as a part of the existing General Plan and will be adopted by reference as part of the General Plan Update;

15. The availability of Geographic Information Systems (GIS) technology allows the development of parcelized and digitized maps;

16. The General Plan Update digitizes and parcelizes land use policy maps for the following existing community-based plans: Altadena Community Plan, East Los Angeles Community Plan, Santa Catalina Island Local Coastal Plan/Specific Plan, Walnut Park Neighborhood Plan, West Athens-Westmont Community Plan. These changes are non-substantive in nature;

17. The General Plan Update includes not only static maps, but GIS data that can represent figures and maps in multiple, dynamic ways;

18. Zoning consistency is necessary to implement and/or maintain consistency with the General Plan Update, as required by the State Law;

19. At the public hearings on the Antelope Valley Area Plan Update before the Commission on September 27, 2014 and before the Board on November 12, 2014, the following amendments to the existing General Plan and Title 22, which had previously been presented as part of the General Plan Update, were approved with the Antelope Valley Area Plan Update: the addition of Agricultural Resource Areas in the Antelope Valley; Highway Plan amendments in the Antelope Valley; Significant Ecological Areas amendments in the Antelope Valley; the update of the Regional Trails Map in the Antelope Valley; and the update of the Mineral Resource Zones in the Antelope Valley. The action also included the adoption of the Rural Commercial Zone (C-RU) and the Rural Mixed Use Zone (MXD-RU) into Title 22. These actions will be adopted by reference as part of the General Plan Update;

20. A Notice of Public Hearing and availability of the General Plan Update was posted and mailed on January 17, 2014, pursuant to Section 22.60.174 of the County Zoning Ordinance. Notices were mailed to more than 40,000 property owners whose parcels are located in major policy areas and/or proposed to be rezoned, and distributed to more than 4,000 stakeholder individuals and organizations. Notices were also published in 16 local newspapers and one Spanish language newspaper between January 23, 2014 and January 27, 2014, pursuant to Public Resources Code Section 21092;

21. At the February 26, 2014 public hearing, the Commission considered the overview of the General Plan Update, and the Land Use Element and the Mobility Element. The Commission heard testimony from 20 individuals;

22. At the March 26, 2014 public hearing, the Commission considered the 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. Six representatives from the Department of Public Health, Department of Parks and Recreation, Community Development Commission, Chief Executive Office (CEO) Office of Child Care, and CEO Office of Emergency Management testified. The Commission also heard testimony from 10 individuals;

23. At the April 23, 2014 public hearing, the Commission considered the SEA Program and Ordinance Update and the HMA Ordinance Update. The Commission heard testimony from 10 individuals;

24. At the May 28, 2014 public hearing, the Commission considered the Zoning Consistency Program. The Commission heard testimony from two individuals;

25. At the June 25, 2014 public hearing, the Commission considered the Community Climate Action Plan (CCAP). The Commission heard testimony from one individual;

26. At the July 23, 2014 public hearing, the Commission considered edits to the January 2014 Draft of the General Plan. The Commission heard testimony from one individual;

27. At the August 8, 2014 public hearing, the Commission considered the SEA Program and Ordinance Update and the HMA Ordinance Update. The Commission heard testimony from 14 individuals;

28. The August 27, 2014 public hearing was canceled and continued to October 8, 2014;

29. At the October 8, 2014 public hearing, the Commission considered the SEA Program and Ordinance Update and HMA Ordinance Update. The Commission approved taking the SEA Ordinance (along with the Development Map, Connectivity and Constriction Map, and Program Guide) off calendar and heard testimony from 13 individuals;

30. At the December 10, 2014 public hearing, the Commission considered the General Plan Update in its entirety and the Final EIR, and closed the public hearing;

31. During the public hearing comment period, staff received written and oral comments from members of the public and representatives from agencies and stakeholder groups expressing both support of and recommendations to improve the draft materials;

32. Upon receipt of comments, staff met and/or communicated with concerned parties and incorporated necessary revisions into the draft materials to the extent feasible;

33. Redlined drafts reflecting stakeholder feedback and comments were posted on the DRP web site on February 26, 2014, March 26, 2014, June 23, 2014, July 10, 2014, and November 25, 2014;

34. On November 30, 2010, the Board authorized the DRP to expand the scope of the environmental analysis for the General Plan Update to include the Antelope Valley Area Plan Update;

35. A Notice of Preparation (NOP) of a Draft EIR and Notice of Public Scoping Meetings for the General Plan Update and Antelope Valley Area Plan Update were distributed on August 15, 2011. The NOP was available during the review period of 30 days, from August 15, 2011 to September 14, 2011;

36. Pursuant to the California Public Resources Code Section 21803.9, two public scoping meetings were conducted on September 6, 2011 and September 8, 2011 to disseminate information regarding the components of the proposed project, the overall process, and the Draft EIR;

37. On June 11, 2013, the Board instructed DRP to prepare a separate EIR for the Antelope Valley Area Plan Update that is independent of the General Plan EIR;

38. A Revised NOP and Notice of Public Scoping Meeting for General Plan Update only was distributed on June 20, 2013 to notify interested parties and responsible agencies that the project description has been revised to exclude the Antelope Valley Area Plan Update. The Revised NOP was available for review from June 28, 2013 to July 29, 2013;

39. Pursuant to the California Public Resources Code Section 21803.9, one additional public scoping meeting was conducted on July 11, 2013;

40. A Draft EIR was prepared in compliance with CEQA and the County's environmental reporting procedures. Written and verbal comments on the NOP were addressed in the Draft EIR;

41. A Notice of Completion and Availability of the Draft EIR was filed with the County Clerk and provided to the State Clearinghouse on June 19, 2014. The formal public review period of 45 days for the Draft EIR was from June 23, 2014 to August 7, 2014, pursuant to CEQA reporting requirements;

42. To facilitate public review, the copies of the Notice of Availability of the Draft EIR were mailed to more than 350 stakeholder individuals and organizations, and emailed to more than 1,900 addresses on June 19, 2014. The Draft EIR was also available on the DRP website, all County public libraries, DRP main office and field and main offices. The Notice of Availability of the Draft EIR was published in the Los Angeles Times on June 23, 2014;

43. A total of 23 comment letters were received during the review period for the Draft EIR. The comments and responses were incorporated into the Final EIR; and,

44. The Final EIR contains a summary of the potential environmental effects of the proposed project, 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 implementation of the Mitigation Measures, the Project 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.

NOW, THEREFORE BE IT RESOLVED, that the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles:

1. That the Board certify the Final EIR and find that it has been prepared in compliance with the California Environmental Quality Act and the state and local agency guidelines related thereto and reflects the independent judgment of the Board;

2. That the Board consider, approve and certify the information contained in the Final EIR prior to approving Plan Amendment No. SP02-305 and related actions;

3. That the Board determine that where significant adverse environmental effects of the Project, as described in the Final EIR, have not been reduced to a level of less than significant, the Project benefits, such as, specific social, economic, legal, technological or other considerations outweigh the environmental effects. of the project as stated in the attached CEQA Findings and Statement of Overriding Considerations for the

project, which findings and statement are incorporated herein by reference;

4. That the Board consider, approve and certify the Mitigation Monitoring and Reporting Program for the Project, included in the Final EIR and as modified to County format and implementation procedures, and pursuant to Section 21081.6 of the Public Resources Code, find that the Mitigation Monitoring and Reporting Program as modified by the County is adequately designed to ensure compliance with the mitigation measures during project implementation;

5. That the Board consider, approve, and adopt the General Plan Update and zone changes and amendments to Title 22 for the purposes of zoning consistency. [Project No. 02-305]; and,

6. That the Board determine that the recommended zone changes, zone amendments and plan amendments serve public health, safety and general welfare and in conformity with good zoning practice and is compatible with and supportive of the goals and policies of the General Plan.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission in the County of Los Angeles on December 10, 2014.

By _____
Rosie O. Ruiz, Secretary
County of Los Angeles
Regional Planning Commission

APPROVED AS TO FORM:
OFFICE OF THE COUNTY COUNSEL

By _____
Joseph M. Nicchitta
Deputy County Counsel