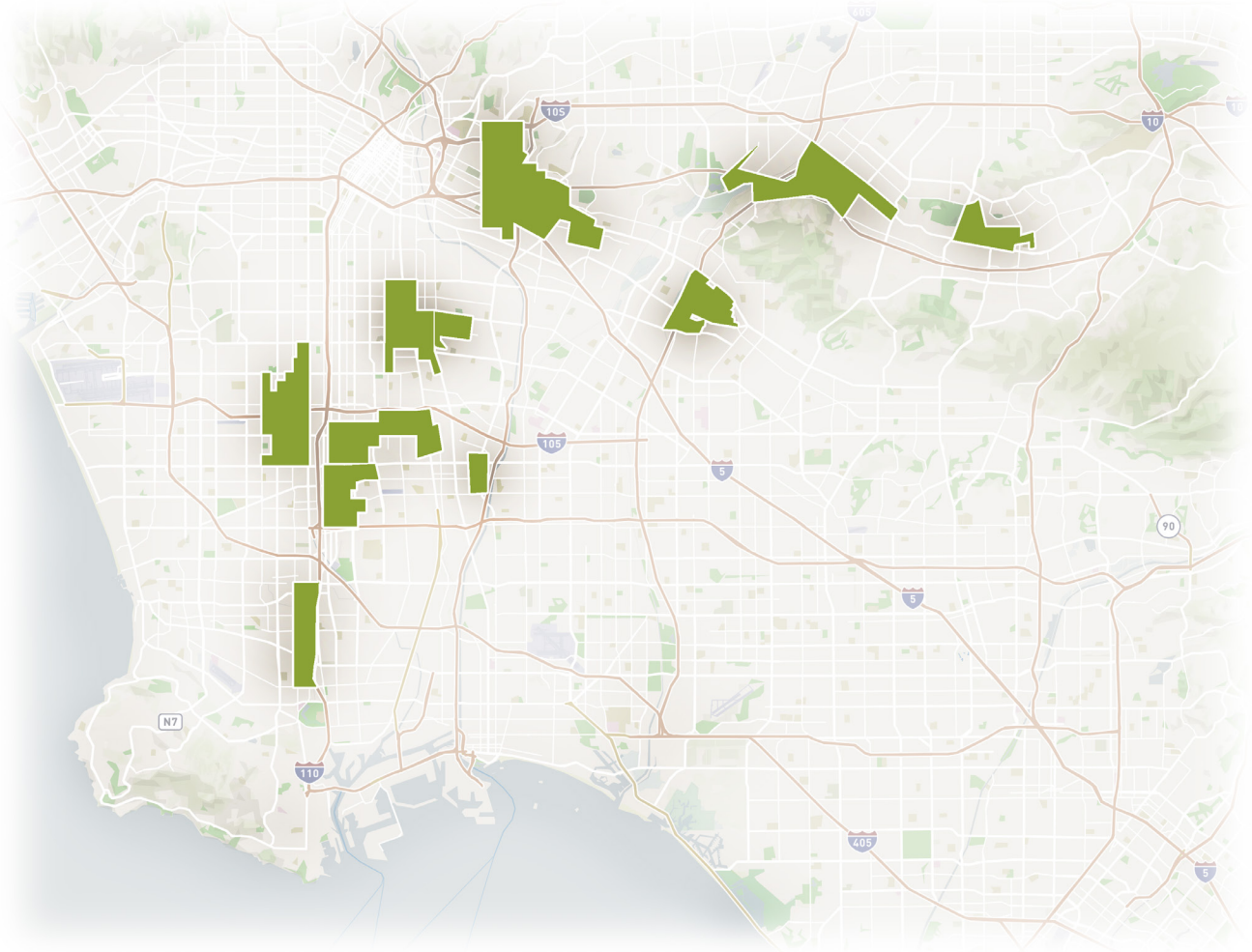




**LA COUNTY
PLANNING**

Los Angeles County Department of Regional Planning

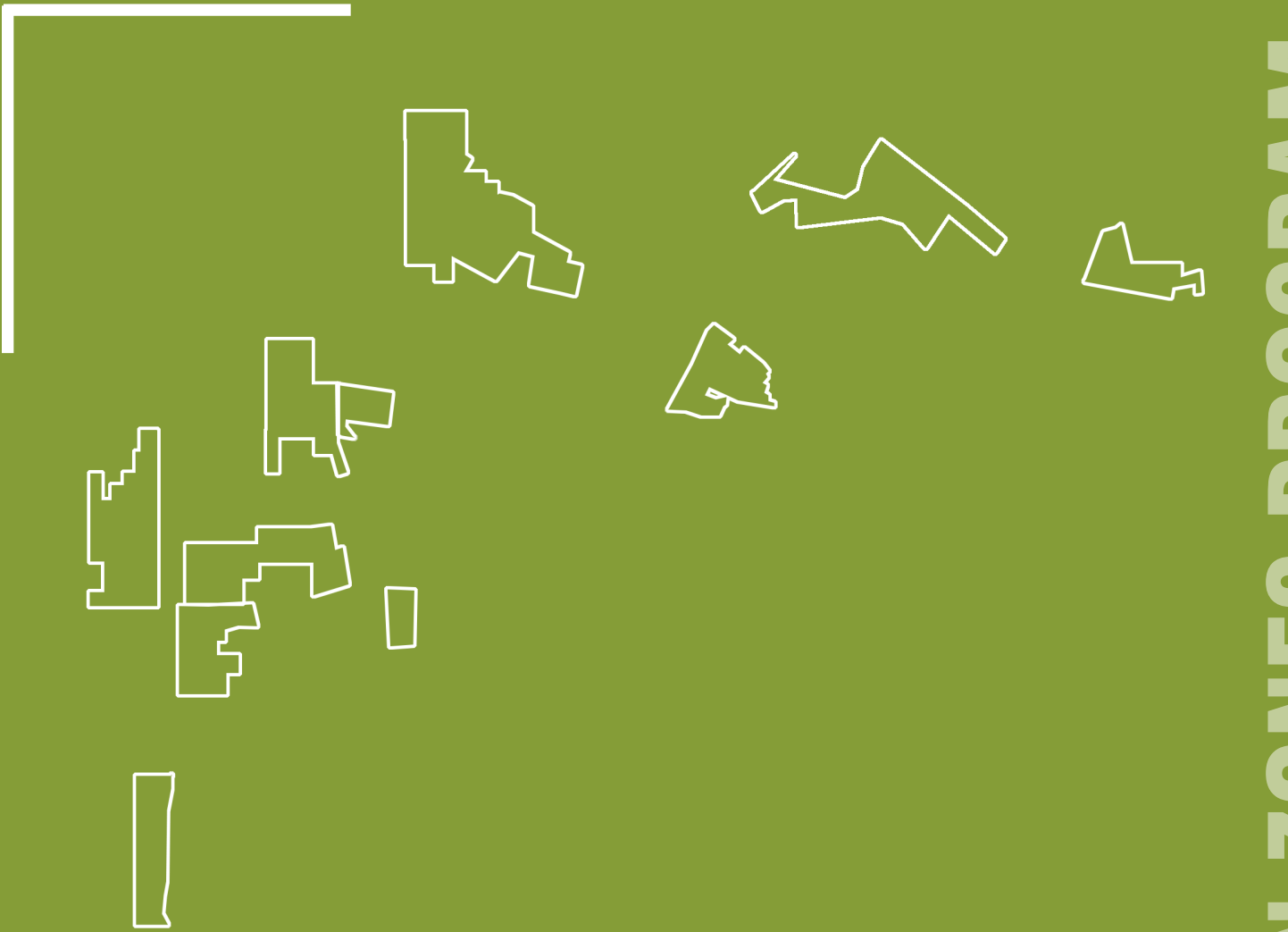


Green Zones Program **IMPLEMENTATION GUIDE** May 2024



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CHAPTER 1

Introduction to the Green Zones Program



Environmental justice (EJ) is defined by the Environmental Protection Agency as “the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income, with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies.” EJ is a broad issue that touches upon various aspects of land use planning. A key concept in environmental justice is transparency and community involvement in the course of addressing concerns.

In 2015, with the adoption of the County’s new General Plan, the Board of Supervisors initiated a motion to implement the General Plan in a way that would reduce neighborhood health disparities and begin to address ongoing EJ issues. During this period, the County also began considering policies and programs to comply with new EJ initiatives passed by the State, including the Planning for Healthy Communities Act (Senate Bill 1000) and California Global Warming Solutions Act of 2006 (Assembly Bill and Senate Bill 535).

Subsequently, the County Department of Regional Planning (LA County Planning) worked closely with other County departments and State agencies such as the South Coast Air Quality Management District to determine how best to address EJ needs within the unincorporated communities of Los Angeles County. Through this effort, LA County Planning built partnerships with community-based organizations, most notably East Yard Communities for Environmental Justice (EYCEJ)



Figure 1. Image of community meeting groundtruthing

Groundtruthing

Groundtruthing involves surveying and documenting potential environmental hazards in a community through collaboration with community members and organizations. The Department of Regional Planning (LA County Planning) conducted a series of seven groundtruthing events in the Green Zones pilot communities of East Los Angeles and Florence-Firestone/Walnut Park. LA County Planning partnered with two environmental justice community-based organizations in developing and implementing the project: East Yard Communities for Environmental Justice (EYCEJ) in East Los Angeles, and Communities for a Better Environment (CBE) in Florence-Firestone/Walnut Park.

and Communities for a Better Environment (CBE), to conduct groundtruthing activities in the communities of East Los Angeles, Florence-Firestone and Walnut Park in 2018.

The Green Zones (GZ) Program seeks to implement land use tools and strategies to improve community health and quality of life for residents surrounding major sources of pollution. The main goals of the GZ Program include the following:

- **Promote environmental justice by identifying communities where the health of residents may be disproportionately affected by surrounding land uses.** “Green Zones” have been established to address incompatible land uses within unincorporated communities that have historically borne a disproportionate burden of exposure to pollution.
- **Improve the health and quality of life for residents living near incompatible land uses by establishing more appropriate impact mitigation mechanisms.** New design and development requirements have been added to the County’s zoning code to address land use incompatibility associated with industrial and manufacturing land uses in proximity to sensitive uses.
- **Include new regulations for recycling and solid waste facilities.** The County’s zoning regulations are consistent with state mandates, with the intent of reducing pollution associated with waste management, and recycling, including processing of organic waste.
- Other uses such as oil wells are not being addressed by the GZ Program since there is an existing planning effort to address oil wells through a separate countywide ordinance in the zoning code.

Green Zones Program Components

The adopted GZ Program consists of several different components:

1. **Green Zones Program Goals and Policies in the General Plan**
2. **The Environmental Justice Screening Method**
3. **Mapping Green Zones**
4. **Green Zones Ordinance**
5. **Green Zones Program Implementation**

1. Green Zones Program Goals And Policies (General Plan 2035, Land Use And Economic Development Elements)

The Green Zones Program added new policies and revised existing policies in the General Plan to address environmental justice. For more information, please visit the General Plan website: planning.lacounty.gov/long-range-planning/general-plan/.

Goal LU 7: Compatible land uses that complement neighborhood character and the natural environment.

Policy LU 7.1: Reduce and mitigate the impacts of incompatible land uses, where feasible, using buffers, appropriate technology, building enclosure, and other design techniques.

Policy LU 7.8: Promote environmental justice in the areas bearing disproportionate impacts from stationary pollution sources.

Goal LU 9: Land use patterns and community infrastructure that promote health and wellness.

Policy LU 9.4: Encourage patterns of development that protect the health of sensitive receptors.

Goal ED 2: Land use practices and regulations that foster economic development and growth.

Policy ED 2.8: Incentivize as much as feasible, environmentally sustainable practices and high standards of development in the communities that bear disproportionate pollution and health impacts.

2. Environmental Justice Screening Method (General Plan 2035, Land Use Element And Appendix C)

The Environmental Justice Screening Method (EJSM) was developed in partnership with USC’s Equity Research Institute and Occidental College. The tool uses geographic information system (GIS) mapping and displays cumulative risks of communities in Los Angeles County that are disproportionately burdened by multiple types of pollution and health risks. EJSM measures “cumulative impact” by mapping multiple data layers and approximately 40 indicators at the census tract level that include sensitive uses, socioeconomic information, and various sources of pollution to come up with a community EJSM score.

The State of California previously developed the CalEnviroScreen to help identify California communities that are most affected by many sources of pollution, and where people are often especially vulnerable to pollution's effects. The EJSM is a much more refined mapping tool in comparison to CalEnviroScreen as it was developed specifically for Los Angeles County use. It includes more parcel-level data than CalEnviroScreen, allowing users to receive indicating scores that are site-specific. EJSM tells a better, more detailed story about Los Angeles County communities. LA County Planning is in the process of determining how to use EJSM for project-level review in both Green Zone communities and elsewhere in the County.

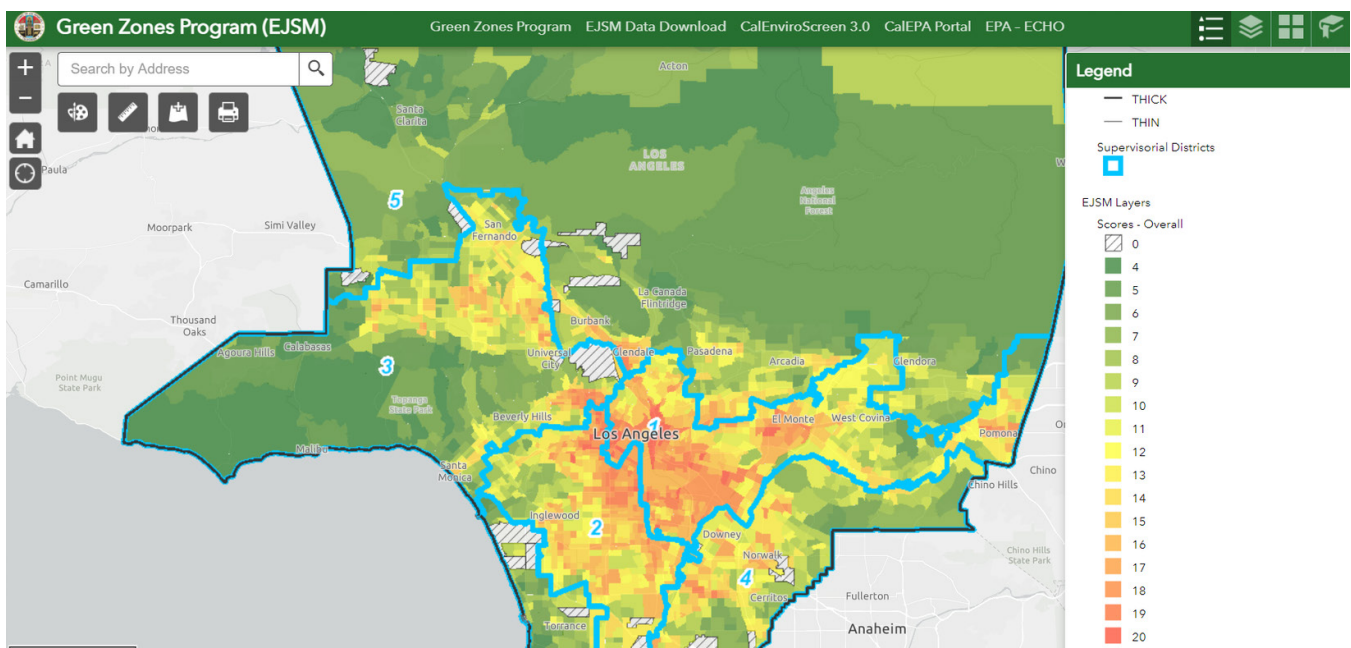


Figure 2. Green Zones Program (EJSM)

To access the EJSM mapping tool, please click here:

bit.ly/GreenZonesEJSM

For an overview of the EJSM, please click here:

planning.lacounty.gov/wp-content/uploads/2023/04/Green_Zones_EJSM_Overview.pdf

A complete list of data layers can be found here:

planning.lacounty.gov/wp-content/uploads/2022/10/EJSM-Data-Sources.pdf

During the GZ Program development, the County reviewed each unincorporated area community's EJSM scores (communities with a 3 or higher in three of the categories, excluding climate change vulnerability) to select the Green Zone communities where ordinance compliance timelines would apply and grandfathering of existing uses would not apply. The County looked at unincorporated communities with a majority of census tracts scoring in the top 25% of CalEnviroScreen for environmental impacts, and also considered the proximity of incompatible land uses.

3. Mapping Green Zones (Title 22 Planning And Zoning Code, Chapter 22.84)

Senate Bill (SB) 1000 requires that local jurisdictions include an Environmental Justice Element to their General Plan or related goals, policies, and objectives as they relate to disadvantaged communities in other elements of the General Plan. The GZ Program supports the goals of SB 1000 and the implementation of environmental justice throughout the unincorporated areas by identifying communities that disproportionately bear a burden from stationary sources of pollution due to incompatible land uses and better regulating incompatible land uses in close proximity to each other through new Zoning Code definitions, new permitting requirements, and development standards.

The Green Zone parcels are determined based on the high number of stationary sources of pollution near sensitive uses (e.g. residences, schools, parks, and shelters) using EJSM scoring and other criteria as described above.

Green zone parcels are mapped using a zoning tool called a combining zone. The Green Zone combining zone is identified by the letters "-GZ" as part of the zoning of all Green Zone parcels.

Communities where the GZ combining zone is mapped

- Avocado Heights
- East LA
- East Rancho Dominguez
- Florence-Firestone
- South San Jose Hills
- Walnut Park
- West Athens-Westmont
- West Carson
- West Rancho Dominguez-Victoria
- West Whittier-Los Nietos
- Willowbrook

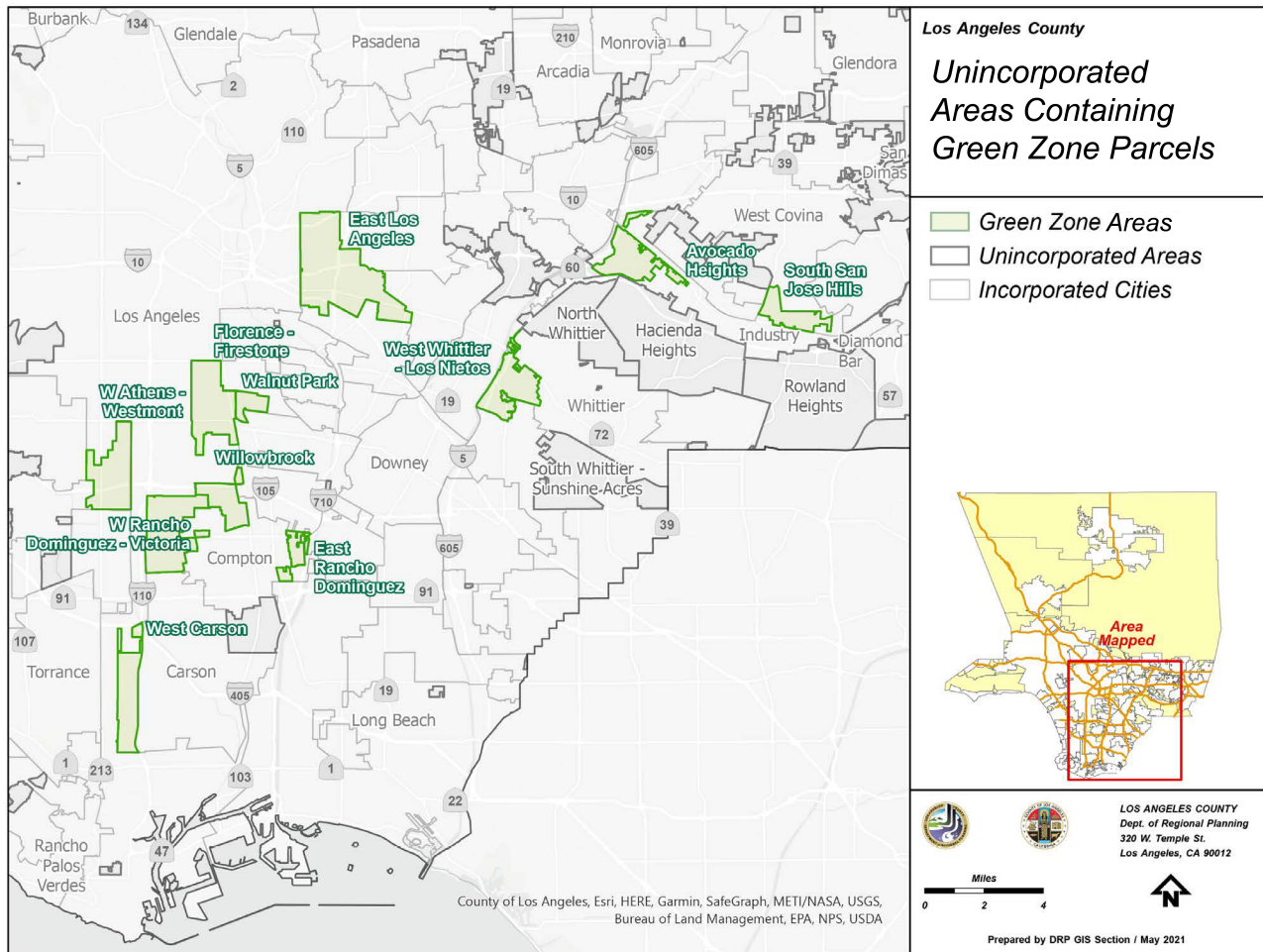


Figure 3. Map of Parcels Zoned with the Green Zone Combining Zone

Where a parcel is zoned ()-GZ, certain new industrial, recycling, or vehicle-related uses will need to comply with updated development standards. Additionally, legally existing uses must also comply with new regulations within 3 to 7 years of Ordinance adoption unless a discretionary permit provides a different grant term.

4. Green Zones Ordinance

To address environmental justice in the unincorporated County, the GZ Program included updates to the County's Zoning Code (Title 22) through the Green Zones Ordinance. This section summarizes the major changes to the County's Zoning Code as a result of the GZ Program. In addition to establishing the Green Zones Combining Zone in the zoning code, the Green Zones Ordinance made the following updates:

I. Definition of "sensitive use" within the zoning code.

Except in Florence-Firestone, previously, "sensitive use" was a term not specifically defined in the County's zoning code. The Green Zones Ordinance now defines "sensitive use" to include a range of land uses where individuals are most likely to reside or spend time. The new definition applies countywide. These uses include the following:

- **Dwelling units**
- **Schools and school yards** - including trade schools, public and private schools, faith-based and secular schools.
- **Parks**
- **Playgrounds**
- **Daycare centers**
- **Preschools**
- **Nursing homes**
- **Hospitals**
- **Shelters**
- **Daycares, or preschools as accessory to a place of worship**
- **Licensed care facilities**

The Green Zones Ordinance also expanded requirements for development of future sensitive uses adjacent to or adjoining industrial, recycling and solid waste, or vehicle-related uses. Any such new sensitive uses would need to include solid wall screening, landscaping buffers between incompatible uses, and adhere to special standards on windows, balcony placement, and air filtration devices.

The ordinance also addresses performance standards such as operating hours and facility maintenance for uses on parcels zoned ()-GZ.

II. Revised and Updated recycling and waste management related use provisions.

The Green Zones Ordinance created permitting pathways for new types of recycling and waste management facilities within the unincorporated County, including the management of organic waste, that would aid in the reduction of greenhouse gas emissions and compliance with State waste management requirements. New development standards now require physical improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards, and minimum distances to sensitive uses.

The ordinance **prohibits** certain recycling, organic and solid waste facilities from parts of the unincorporated areas that have been identified in the General Plan as ***“Agricultural Resource Areas,” “High Fire Hazard Severity Zones”, “Very High Fire Hazard Severity Zones,” “Hillside Management Areas,” “LA County Floodways,” “FEMA Flood Zones,” and “Significant Ecological Areas”***.

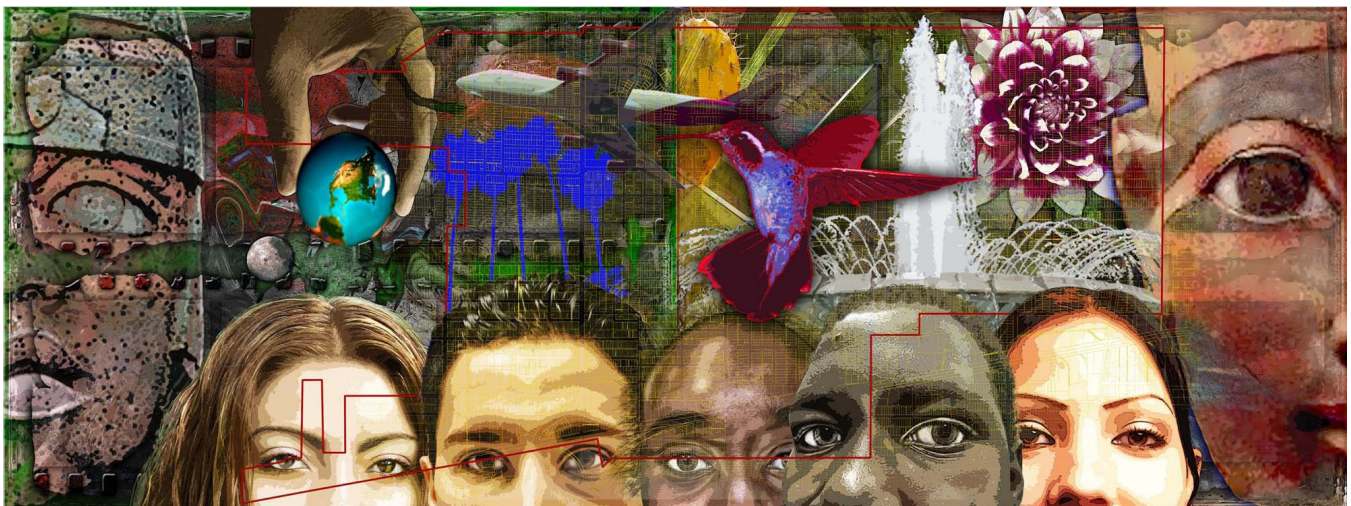


Figure 4. Florence-Firestone Service Center Mural

The Green Zones ordinance defined the “Supermarket Accessory Recycling Collection Center” use and established new development standards for recycling beverage containers as an accessory use to a supermarket in all commercial, mixed-use, and industrial zones.

To protect neighboring uses from any substantial environmental impacts resulting from recycling and solid waste uses, the ordinance provided additional requirements for solid waste and recycling storage enclosures, including increased enclosure wall height, roofing, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation. These revisions would only apply to new development and expansion of existing development.

Through the Green Zones Ordinance, the following waste management land uses were added to Title 22 to facilitate the development of organic waste uses:

- Anaerobic digestion
- Chipping, grinding or mulching
- Combustion and non-combustion biomass conversion facilities
- Composting

Junk, salvage, auto-dismantling and scrap metal yards are now recategorized under recycling facilities to allow for improved regulation with new development standards for these types of uses.

Added land uses under the recycling category include the following facilities:

- Auto dismantling
- Construction and demolition - debris disposal
- Conversion technology, recycling
- Inert debris processing
- Junk and salvage
- Materials recovery facility (MRF)
- Scrap metal yards
- Transfer station

More project details can be found on the project site at:

<https://planning.lacounty.gov/greenzones>

5. Green Zones Program Implementation

The purpose of this Implementation Guide is to provide an overview of the Green Zones Program and its various components, guidance on how to develop various types of industrial businesses within the County, and outline the County's ongoing efforts to implement and monitor the effectiveness of the GZ Program.

The first two chapters of this guide provide background on the GZ Program and describe how to apply the new regulations when developing industrial businesses in the unincorporated area. Chapter 3 explains how the County will monitor compliance with the new Green Zones Ordinance standards and Chapter 4 provides more details as to how the County will implement the Green Zones Program and coordinate with other local agencies.

This Guide is neither a policy or regulatory document and should be used only to clarify goals, policies, Green Zones Ordinance provisions, and processes. Please refer to the various Green Zones Ordinance provisions within Title 22 of the Los Angeles County Code for the specific ordinance regulations.

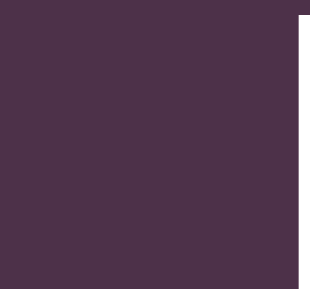
The permitting processes described within this Guide reflects current and best practices in LA County Planning. This Guide will be updated as necessary by the Director to reflect current permit processing practice. This Guide does not change or revise existing regulatory provisions found within the provisions of the Green Zones Ordinance, General Plan, or other applicable regulations or policies of the Los Angeles County Zoning Code or General Plan.

Public notification of changes to this Guide will be posted on the Green Zones website (<http://planning.lacounty.gov/greenzones>) and emailed to those who subscribe to our email list. Such changes may include revisions affecting the permitting process or updates to the Department maintained lists in the appendices. For further updates, email the General Plan/Transit-Oriented Communities section at greenzones@planning.lacounty.gov to subscribe to the Green Zones Program email list.



CHAPTER 2

Design and Development Standards



The GZ Program aims to encourage existing and new industrial businesses to adopt practices that will lead to less pollution and reduce the environmental impacts of their operations.

Existing and past zoning practices have left a legacy of industrial businesses near residential and other sensitive uses in Los Angeles County. The consequence of incompatible land uses has had negative environmental and health outcomes and a lower quality of life for many communities, especially where there are vulnerable populations dealing with socioeconomic challenges and health disparities. The GZ Program seeks to mitigate these impacts in a variety of ways, including through new design and development of standards in the zoning code (Chapter 22.84 of Title 22). This chapter provides additional guidance and information to assist applicants with understanding and meeting development standards, as well as best practices for designing new structures and uses in a way that is less impactful on nearby sensitive uses.

The County seeks to work with existing businesses to ensure that all needed improvements will be built. A business that complies with the Green Zones Program regulations will not only improve the health of its employees, but it will also contribute to the environmental health within the community it serves.

In addition, the Green Zones Ordinance sets forth minimum requirements and maximum allowances (e.g., minimum setbacks from a street or maximum height of a structure, minimum landscaping requirements, signage, paving, storage requirements, solid wall screening, etc.). These development standards help ensure that industrial development is designed in a manner that minimizes impacts to sensitive uses in the community. Projects must comply with all development standards in order to obtain approval, or they may request modification of certain development standards through a discretionary permit.

Permitting Process

Depending on the type of industrial business being established or the existing use, a new permit process may apply. Industrial businesses outlined in the Green Zones Ordinance will require, at minimum, a Site Plan Review. More complex operations will require a discretionary permit and environmental review in compliance with the California Environmental Quality Act (CEQA) to ensure compatibility with nearby uses. Prior to establishing a new industrial use, business or property owners should contact LA County Planning and speak with a planner to better understand the permit process and how best to design projects that are subject to the Green Zones Ordinance requirements.

Figure 6 on page 16 describes the various permits processed by LA County Planning. These permit requirements may apply to new sensitive uses that are developed adjacent to industrial uses or industrial businesses developing near sensitive uses. Below are steps outlining the general process.

1. Once the application is submitted to LA County Planning, a planner will determine if the application requires a ministerial site plan or discretionary review based on the type of business operations and land use and improvements being requested.
2. If the application falls under the Type 1 permitting process (See section 22.226 of the County zoning code), it will require a ministerial site plan review and be approved or denied based solely on zoning code requirements without any discretion, additional environmental review, or public hearing.
3. If the application falls under either the Type 2, 3, or 4 permitting process, the application is considered discretionary and will require environmental review, public noticing, as well as a public hearing. Applicants are strongly encouraged to have a One-Stop counseling appointment with the County before submitting a complete application to LA County Planning. One-Stop counseling services include in-depth pre-application consultation with LA County Planning, Public Works, Public Health, Fire, and Parks and Recreation. The fee for a one-stop counseling appointment is applied to the CUP application fee if the CUP application is ultimately submitted. More information about

counseling services is available on our department website: <https://planning.lacounty.gov/connect-with-a-planner/>.

a. A Type 2 application (See section 22.228) requires a 15-30 day noticing period of properties within a 300-foot radius and is reviewed through public hearing by a Hearing Officer. Appeals are heard by the Regional Planning Commission.

b. A Type 3 application (See section 22.230) requires a 30-day noticing period of properties within a 500-foot radius (see the Figure 1 for exceptions) and is reviewed through public hearing by the Regional Planning Commission. Appeals are heard by the Board of Supervisors.

c. A Type 4 application (See section 22.232) requires a 30-day noticing period of properties within a 500-foot radius (see the Figure 6 for exceptions) and is first reviewed through public hearing by the Regional Planning Commission for recommendation of approval or denial by the Board of Supervisors. The project then goes to the Board of Supervisors for approval and adoption.



Figure 5. Avocado Heights

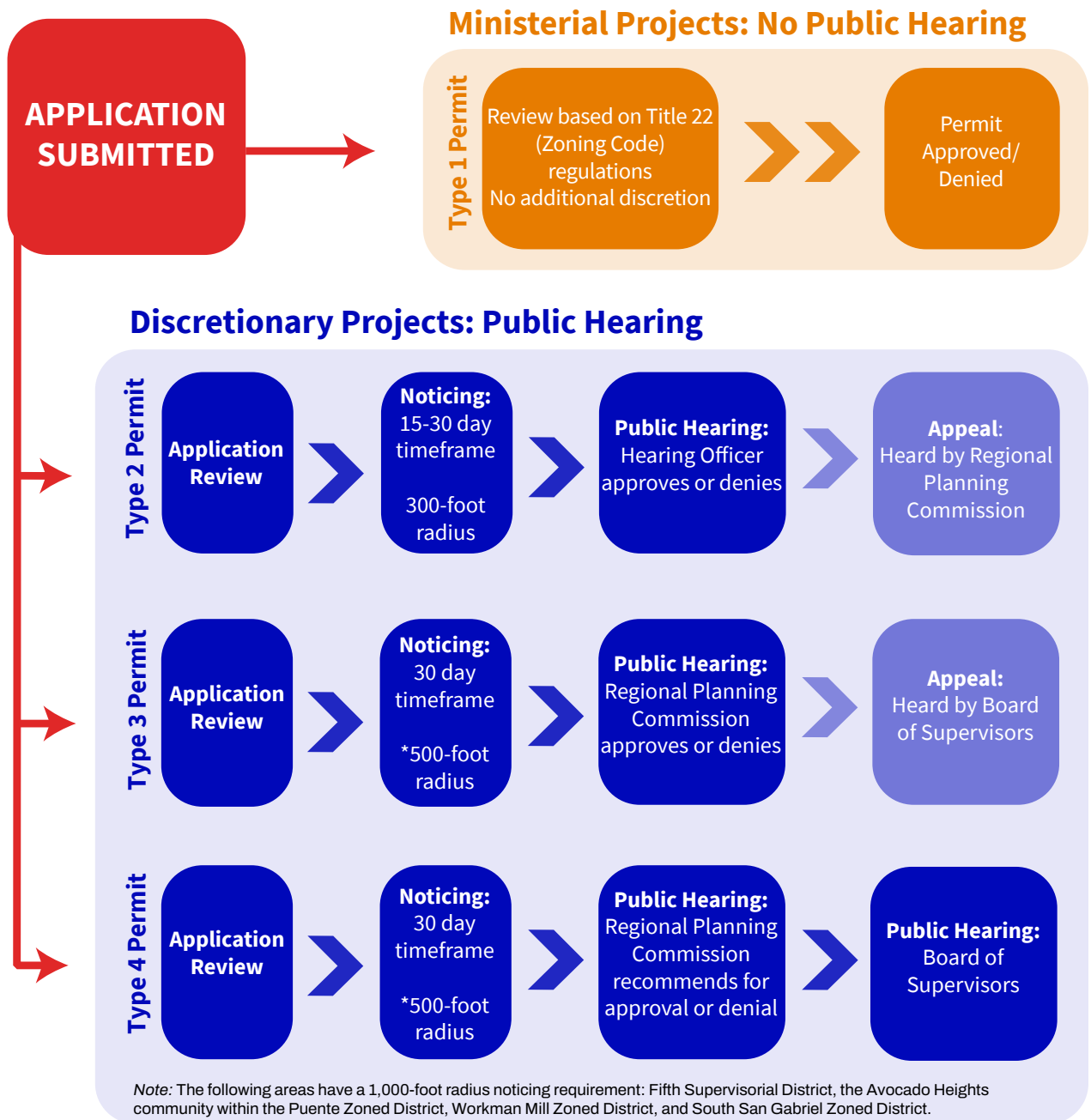


Figure 6. Permit Process

Summary of Business Types Affected by the Green Zones Program

Table 1 describes the types of land use or business affected by the adoption of the Green Zones Ordinance, and how affected businesses can come into compliance with the Green Zones Program.

	<u>Green Zones (Mapped in 11 Communities)</u>	<u>New Sensitive Uses (Countywide)</u>	<u>Recycling & Waste Mgmt (Countywide)</u>	<u>Storage Enclosures for Recycling and Solid Waste (Countywide)</u>
Impacted Uses	Existing and new industrial uses mapped with ()-GZ combining zone	New dwelling units, schools, preschools, daycare, hospitals, shelters, parks, etc. (see Chapter 1, page 8), that locate adjacent to or adjoining legally-established industrial uses	New recycling and waste management uses identified or recategorized, including pallet yards, auto dismantling, scrap metal yards, organic waste – chipping and grinding, materials recovery facility (MRF), composting, etc.	All new non-residential and all residential with 4 or more units All expansion of existing non-residential or residential with 4 or more units
How will the use be impacted?	Certain industrial uses will be prohibited, certain uses will require a Conditional Use Permit (CUP) with additional development requirements. Other uses permitted with a Site Plan Review will require additional development standards. Some industrial uses are prohibited (see list in 22.84.030)	Additional development standards required to reduce impacts from nearby industrial uses	New permitting regulations and development standards	New storage regulations

Permit Type	Site Plan Review or CUP depending on use	Site Plan Review or CUP depending on use	Site Plan Review or CUP depending on use	Site Plan Review or CUP depending on use
Zoning Code Reference	Section 22.84	Section 22.130	Section 22.140	Section 22.128

Table 1. Business Types Affected By the Green Zones Program



Figure 7. Willowbrook/ Rosa Parks station

Development Standards for Existing, Legally-Established Industrial Businesses

For existing, legally-established industrial businesses located on a parcel zoned ()-GZ, new development standards and permitting requirements per Title 22, Section 22.84.040.C will apply based on the time frames set out below. Any parcel that is subject to multiple time frames will be given the longer time frame to implement all improvements.*

Permitting and Structure or Improvement Required

<u>Permit Required</u>	<u>3 Years</u>	<u>5 Years</u>	<u>7 Years</u>
Site Plan Review for uses up to 100 feet from a Sensitive Use	Installation of signage and landscaping without requirement for any other improvement	Installation of walls, surfacing, or specific standards for warehouses, along with any other improvements combined, if new building enclosure is not required	Installation of building enclosure and any other improvements for SPR
Site Plan Review for uses between 101-500 feet from a Sensitive Use	N/A	Installation of any one or all improvements, including specific standards for warehouses, if new building enclosure is not required	Installation of building enclosure and any other improvements for SPR
Conditional Use Permits (CUP) or Minor Conditional Use Permit (MCUP) for uses up to 100 feet from a Sensitive Use	N/A	CUP or MCUP attainment and installation of any one or all improvements, including specific standards for warehouses, if new building enclosure is not required	Installation of building enclosure and any other improvements for CUPs or MCUPs
CUP or MCUP for uses between 101 and 500 feet from a sensitive use	N/A	CUP or MCUP attainment and specific standards for warehouses, if new building enclosure is not required.	Installation of all other requirements for CUPs

*Note: Section 22.84.040 (Standards and Requirements for Specific Uses), shall apply to existing, legally-established uses at the time of the compliance schedule deadline for established use.

Table 2. Existing, Legally-Established uses for renewal of CUPs and/or Site Plans (Table 22.84.050-A)

For legally established businesses that have an existing, approved CUP or a complete application for a new CUP as of July 14, 2022, the development standards in the Green Zone Ordinance will apply at the time the CUP expires. Renewal of the CUP will be contingent, in part, upon compliance with the Green Zones Ordinance requirements. (See Zoning Code Section 22.84.050-A).

Development Standards for New Sensitive Uses Near Industrial Uses (Countywide)

For new development defined as “sensitive use” in the updated Green Zones Ordinance, the following development standards will apply: setbacks and landscaping, construction of solid walls surrounding the development, additional landscaping around common open space, glazing of windows, balcony placement restrictions, and air filtration systems.

SETBACKS AND LANDSCAPING

- A landscaped setback of a minimum 15 feet in depth and a minimum 3 feet in height shall be provided along the adjoining property lines or street frontage that directly faces any portion of an existing industrial, recycling or solid waste uses, or vehicle-related use.
- All landscaping shall be non-invasive and drought-tolerant and include a mix of shrubs, trees, or vertical landscaping
- The landscaping shall be maintained in a healthy condition, with regular watering, pruning, weeding, fertilizing, litter removal, and replacement of plants when necessary



Figure 8. Buffering Industrial Impacts



Figure 9. Buffering Standards

SOLID WALLS

- Solid walls shall be provided along the property lines or along required landscaping adjoining the applicable non-sensitive uses (industrial, recycling or solid waste uses, or vehicle-related uses, except for sales and rental) and shall have a uniform height of at least eight feet.



Figure 10. Walls/Fences in Industrial Site

OPEN SPACE

- Any common open space (park or green space that can be enjoyed by the public) shall be buffered from the adjacent facilities by a building, structure(s), or landscaping of a minimum of three feet in height. The landscaped buffer shall be a minimum of three feet in depth on the premise.

WINDOWS

- All windows in any buildings shall be double-glazed (double-paned).

BALCONIES

- Balconies shall be prohibited on the side of a building that faces an adjoining lot containing an existing industrial uses, recycling or solid waste uses, or vehicle-related uses, except for vehicle sales and rentals.

AIR FILTRATION

- Air filtration systems shall be provided in residential units and other rooms that are intended for human occupancy, as by Public Works Building and Safety Division and the California Air Resources Board. Air filtration compliance will be reviewed by Public Works.

Business Resources

To help businesses operate in compliance with the new GZ Program, the following section describes existing County programs to support business growth and improvement in Los Angeles County.

LOS ANGELES COUNTY PUBLIC WORKS (PW)

- Recycling Market Development Zone: Provides technical assistance, product marketing, and financial assistance to businesses that manufacture a recycled-content product or process materials for recycling. The program aims to fund new businesses, expand existing ones, create jobs, and divert waste from landfills.
 - More info: cleanla.lacounty.gov/rmdz/
 - Contact: (626) 458-3537
- Smart Business Recycling Program: Program provides free waste reduction consultations and educational outreach materials. The program offers resources to help businesses, multi-family properties, and schools in LA County unincorporated communities attain compliance with the Mandatory Commercial Recycling Law (AB 341), the Mandatory Commercial Organics Recycling Law (AB 1826), the Short-lived Climate Pollutants (SLCP): Organic Waste Reductions Regulations (SB 1383), and to support the County's Roadmap to a Sustainable Waste Management Future.
 - More info: pw.lacounty.gov/epd/sbr/Default.aspx
 - Contact: (888) CLEAN-LA

DEPARTMENT OF CONSUMER AND BUSINESS AFFAIRS (DCBA)

- Small Business Concierge Service: DCBA's Small Business Concierge can direct you to the right departments to obtain necessary permits, help locate funding for starting a business, provide business counseling and more.
 - More info: economicdevelopment.lacounty.gov/small-business-concierge/

- Contact: (844) 432-4900

LOS ANGELES COUNTY DEPARTMENT OF ECONOMIC OPPORTUNITY

- Office of Small Businesses: LA County's one stop shop dedicated to help small – micro business owners and entrepreneurs kick start and grow.
- More info: opportunity.lacounty.gov/how-we-help/office-of-small-business/
- Contact: (844)-777-2059 deo@opportunity.lacounty.gov

LA REGIONAL SMALL BUSINESS LEGAL AID PROGRAM

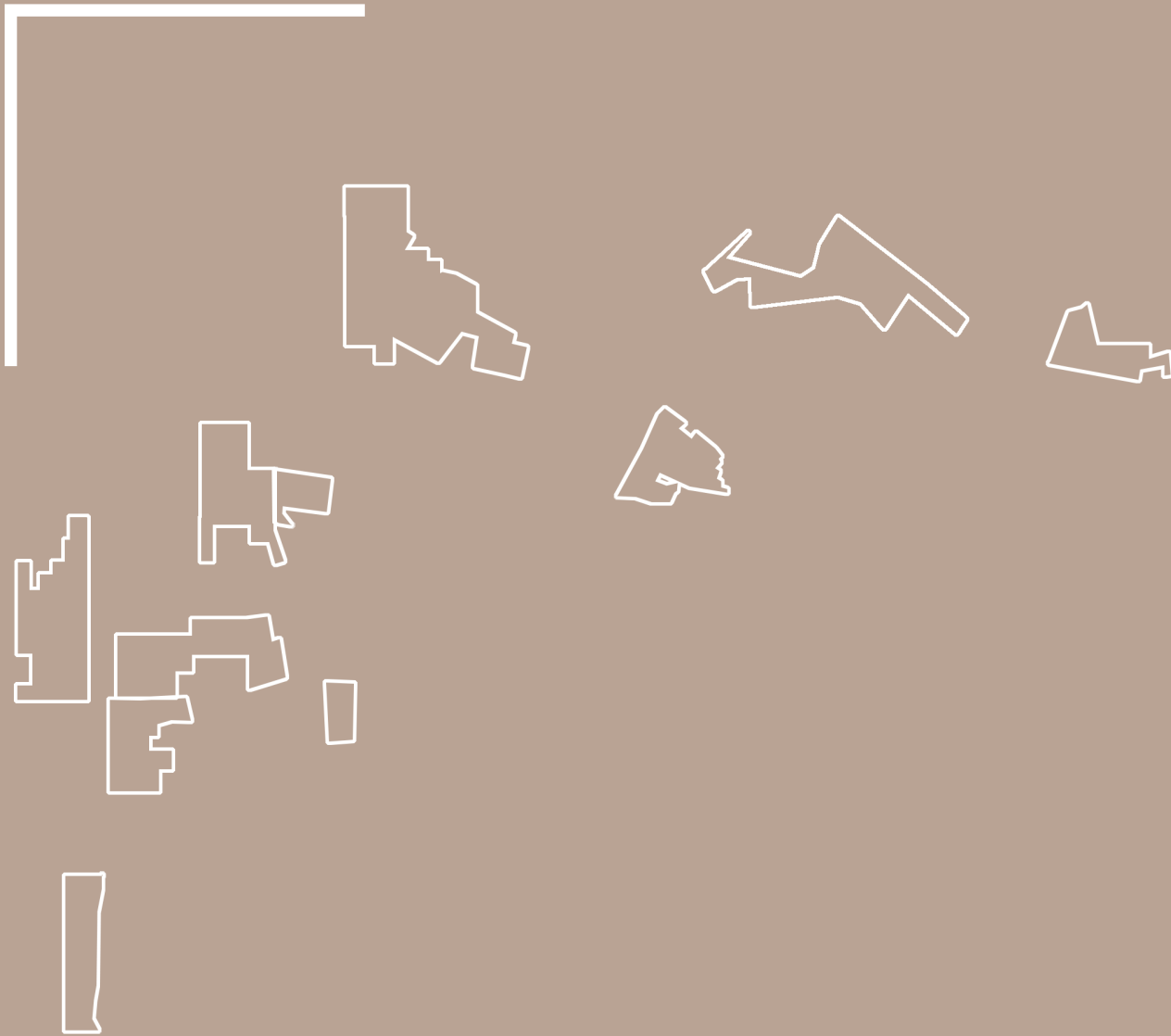
- Legal Aid for Small Businesses: Eligible small businesses can connect with legal experts and access ongoing webinars, one-on-one counseling, and legal academies at no cost to help businesses maintain status, personnel, property, and revenue streams.
- More info: lalegalhelp.org

DEPARTMENT OF TOXIC SUBSTANCE CONTROL (DTSC - STATE AGENCY)

- Revolving Loan Fund: Provides below-market, low interest loans for cleanup of a hazardous substance or petroleum site where redevelopment or reuse is planned.
- More info: dtsc.ca.gov/revolving-loan-fund-rlf-program/
- Contact: (714) 484-5489

SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (AQMD)

- Funding Information for Businesses: Information about funding opportunities for incentives and programs for businesses looking to upgrade equipment, vehicles, or infrastructure.
- More info: aqmd.gov/home/programs/business



GREEN ZONES PROGRAM

CHAPTER 3

Green Zones Program Monitoring



To ensure that the GZ Program continues to meet the objectives outlined in Chapter 1 of this guide, monitoring of program implementation is needed. Monitoring will also allow the County to improve collaboration with other County departments, public agencies, and community members vested in the program’s success.

During the first years of the GZ Program implementation timeline, the following actions are being taken by LA County Planning:

- 1) Establish Green Zones Implementation Team (GZIT) to monitor compliance and implement enforcement. This will build on the work of the existing Industrial Use Taskforce (IUTF) and may include other County departments and outside agencies such as AQMD.
- 2) Conduct an annual “year-end” reporting meeting to the community specifying actions completed for the Green Zones Program and any other relevant information to share publicly.

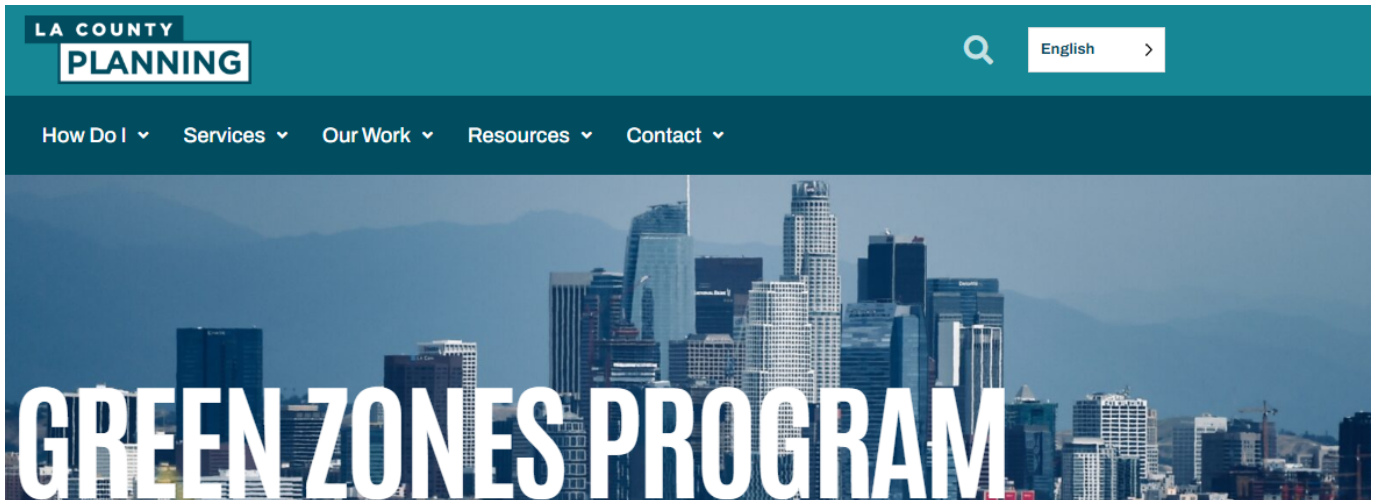
Reporting Requirements

GENERAL PLAN ANNUAL REPORT

The County is required to prepare a General Plan annual progress report on the status of General Plan implementation. The annual report is prepared by the Department and presented to the Regional Planning Commission and the Board of Supervisors. In addition to the annual report-out to the community, LA County Planning will provide updates on the status of GZ Program implementation in the General Plan annual progress report.

GREEN ZONES PROGRAM WEBSITE

The Department will continue to update the GZ Program webpage <https://planning.lacounty.gov/long-range-planning/green-zones-program/> to provide information on project updates with the public.



[Home](#) > [Long Range Planning](#) > [Green Zones Program](#)

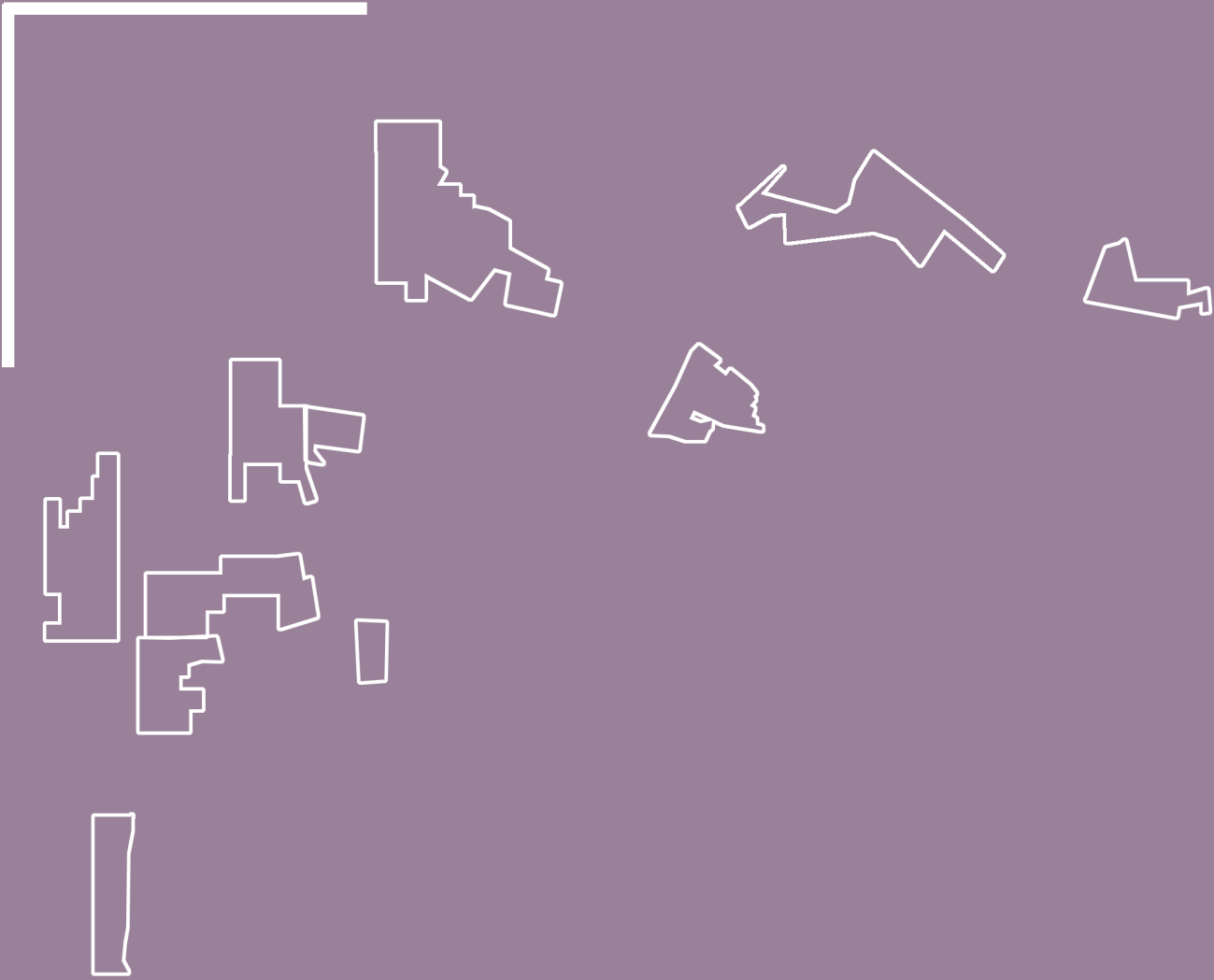
Technical Update

Adopted by the County Board of Supervisors on June 14, 2022 and effective July 14, 2022, the Green Zones Program seeks to enhance public health and land use compatibility in the unincorporated communities that bear a disproportionate pollution burden.

Green Zones Program Framework

Environmental Justice (EJ) is a broad issue that touches upon various aspects of land use planning. A key concept in EJ is transparency and community engagement in the process. In order to create implementable and effective planning tools, the Green Zones Program employs a data-driven approach and robust stakeholder outreach strategy. It consists of the following components:

Figure 11. Green Zones Program website



CHAPTER 4

Implementation Resources



Since adopting the the Green Zones Ordinance, LA County Planning has begun the process of assisting property owners and businesses in complying with the provisions of the ordinance.

Implementation and Interpretation

Existing Assessor's parcel information and zoning data were gathered to determine land uses/businesses affected by the adoption of the Green Zones Ordinance. A pilot area may be established to focus resources on areas of priority. This research will determine a list of properties with businesses that may need to make changes to their properties to come into compliance with the Green Zones ordinance. Further field inspections will be required to validate the property research. At least a year prior to the deadline for compliance, LA County Planning will send a notice to affected property owners alerting them of what they need to come into compliance with.

Staff will conduct field inspections to determine compliance and whether to initiate the zoning enforcement process in order to bring properties in compliance with the Green Zones Program. Through the zoning enforcement procedures, the County provides a due process for businesses to come into voluntary compliance with County Code. LA County Planning may work with other County departments and environmental regulatory agencies to determine business compliance.

Agency Coordination

LA County Planning is responsible for permitting and enforcing new and existing industrial businesses for land use compatibility in the unincorporated area. As a part of permitting any land use, the department may consult with other County or State agencies to determine whether a use is appropriate, especially when the use is subject to a discretionary permit. Figure 12 includes a list of public agencies involved in permitting industrial businesses subject to the Green Zones Program and the kinds of permits they are responsible for reviewing. LA County Planning routinely consults with these agencies when projects require review for any of the permit types listed.

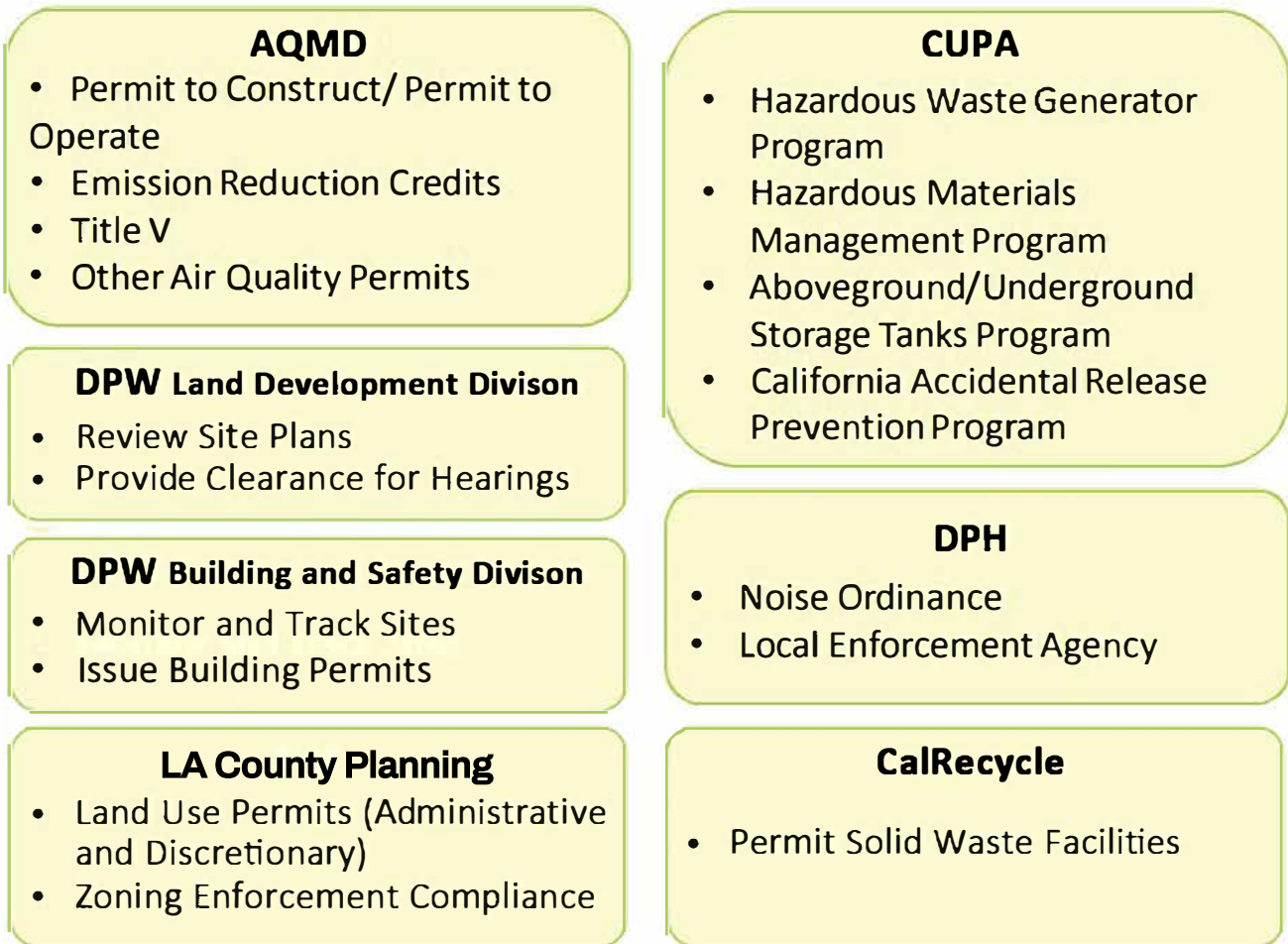


Figure 12. Agency Oversight Areas

South Coast Air Quality Management District (SCAQMD)

Organization's Function: The SCAQMD is the regulatory agency responsible for improving air quality for large areas of Los Angeles, Orange County, Riverside and San Bernardino counties, including the Coachella Valley.

SCAQMD's Green Zones Role: State law AB 617 mandated the South Coast AQMD to develop and implement local pollution emissions reductions in environmental justice (EJ) communities in partnership with residents and stakeholders. The AB 617 program invests new resources and focuses on improving air quality in EJ communities. South Coast AQMD has developed Community Emissions Reduction Plans (CERPs) to address the air quality priorities in EJ communities such as the unincorporated communities of East Los Angeles and Florence-Firestone. The CERPs for these communities include actions that require collaboration with land-use agencies such as LA County Planning. The actions are consistent with the goals of the Green Zones Program to reduce emissions and exposure and include the following actions:

- a) Explore possibility of and work with land-use agencies to institute a cross-check program to ensure that operating equipment in industrial facilities within Green Zones have the necessary SCAQMD;
- b) Work with the city or the County to evaluate potential designated truck routes away from sensitive receptors and identify resources to enforce these routes;
- c) Determine locations for the placement of signage regarding filing complaints about truck idling;
- d) Conduct outreach to metal processing facilities on required South Coast AQMD rules and permits and best management practices; and
- e) Conduct mobile air monitoring measurements in the community, including around metal processing and near industrial facilities of elevated risk.

Contact: South Coast Air Quality Management District:

Website: <http://www.aqmd.gov/home>, Phone: (909) 396-2000

Los Angeles County Certified Unified Program Agency (CUPA)

Organization Function: Managed by the Los Angeles County Fire Department Health Hazardous Materials Division.

Green Zones Role: The CUPA reviews cases that produce or store hazardous waste (such as automobile fluid found at auto dismantling sites) to ensure that handling of the waste is done properly, being that the materials can be flammable. Sites that require more in-depth LA County Planning review (e.g. heavy industrial sites with hazardous waste) are usually reviewed by the CUPA. Through the implementation of the Green Zones Ordinance, the CUPA help monitor and track sites.

Contact: LA CUPA:

Website: <https://fire.lacounty.gov/cupa-programs/>, Phone: (800) 544-6861

Los Angeles County Public Works (PW), Land Development Division and Building and Safety Division

Organization Function: Oversees the design, implementation and maintenance of public infrastructure projects as well as private development.

Green Zones Role: Within Public Works, there are two divisions that are often consulted as part of the permit review process. The Land Development Division reviews site plans based on County code (e.g. Building Code, Plumbing Code, etc.) and provides clearance for hearings. Through this review, staff assesses stormwater management, curb cuts, street trees and road dedications/easements. The second division that is consulted with is Building and Safety. After permits are approved, applicants then go to Building and Safety when they are ready to construct and grade. Through the implementation of the Green Zones Ordinance, PW will help monitor and track sites.

Contact:

LA County PW, Land Development Division:

Website: <https://dpw.lacounty.gov/ldd/web/>, Phone: (626) 458-4921

LA County PW, Building and Safety:

Website: <https://dpw.lacounty.gov/building-and-safety/>, Phone: (626) 458-3173

LA County Department of Public Health (DPH)

Organization Function: Oversees health programs to protect health and promote well-being for the largest county in the United States.

Green Zones Role: DPH reviews applications to monitor access to water and sewage (they also consider if water access is private or public). In addition, DPH also determine consistency with noise requirements, especially around sensitive uses. The Lead Enforcement Agency portion of DPH reviews permits for projects that might involve waste management, including projects that may contain recycling or organic material. Through the implementation of the Green Zones Ordinance, DPH will also help monitor and track sites.

Contact: LA County DPH, Environmental Health:

Website: <http://www.publichealth.lacounty.gov/eh/index.htm>, Phone: (888) 700-9995

The following public agencies may also play a role, although they are only consulted on an as needed basis:

- California Department of Motor Vehicles
- California Bureau of Automotive Repair
- California Environmental Protection Department
- California Department of Toxic Substance Control
- Los Angeles County Treasurer and Tax Collector