

**NOTICE OF AVAILABILITY OF
RECIRCULATED DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT
FOR
THE LOS ANGELES COUNTY METRO AREA PLAN
PROJECT NO.: PRJ2021-004165
ADVANCE PLANNING PROJECT NO.: RPPL2021011918
ADVANCE PLANNING PROJECT NO.: RPPL2022010129
ADVANCE PLANNING PROJECT NO.: RPPL2022010131
ADVANCE PLANNING PROJECT NO.: RPPL2022010133
ADVANCE PLANNING PROJECT NO.: RPPL2022010143
GENERAL PLAN AMENDMENT NO.: RPPL2021011925
ZONE CHANGE NO.: RPPL2021011985
ENVIRONMENTAL ASSESSMENT NO.: RPPL2021011920
STATE CLEARINGHOUSE NUMBER 2022020274**

In accordance with the California Environmental Quality Act (CEQA), notice is hereby given that a Recirculated Draft Program Environmental Impact Report (PEIR) for the Los Angeles County Metro Area Plan (Project) is available for public review from June 12, 2023, through July 28, 2023.

The County of Los Angeles (County), as lead agency, previously circulated the Metro Area Plan Draft PEIR for public review from November 17, 2022, through January 16, 2023. After the conclusion of the public comment period for the Draft PEIR, the County elected to revise the Project to reflect County-driven revisions and to address comments received during and after the Draft PEIR public review period. The County has subsequently prepared a Recirculated Draft PEIR to analyze environmental impacts associated with implementation of the revised Project. The Recirculated Draft PEIR wholly replaces the Draft PEIR that was originally circulated in November 2022.

PROJECT LOCATION

The Metro Planning Area is one of the County's 11 Planning Areas identified in the County General Plan (General Plan) and it includes the following seven unincorporated communities of the County: East Los Angeles, East Rancho Dominguez, Florence-Firestone, Walnut Park, West Athens-Westmont, West Rancho Dominguez-Victoria, and Willowbrook. Collectively, these seven communities are referred to as the Project area. The Metro Planning Area is located in the geographic center of the County and its associated communities are identified on **Figure 1, Project Location**.

PROJECT DESCRIPTION

The Metro Area Plan is intended to guide growth and development within the seven unincorporated communities of the Metro Planning Area through horizon year 2035. The goals and policies of the Metro Area Plan provide a development framework that supports the principles of smart growth and climate resiliency; provides for a variety of housing types; fosters economic opportunities; advocates historic preservation; and promotes a vibrant, safe, healthy, and diverse community with attention on environmental justice. The implementation programs of the Metro Area Plan provide strategies and actions to implement the plan, consistent with its goals and objectives.

The Project includes land use and zoning changes set forth in the 2021-2029 Housing Element Update (Housing Element) that would provide for approximately 30,968 additional dwelling units. An amendment to Title 22 (Planning and Zoning) of the County Code is also proposed to allow for the development of Accessory Commercial Uses (ACUs) on corner lots in residential zones within the Project area. In addition, the Project includes an implementation program that would require the County to develop an industrial land use strategy (Industrial Program) for the communities of East Los Angeles, Florence-Firestone, West Rancho-Dominguez Victoria and Willowbrook within five years of Project approval. The Industrial Program would establish two new Countywide zones—Life Sciences Park (LSP) and Artisan Manufacturing (M-0.5)—to allow for cleaner, alternative industrial uses, such as artisan manufacturing and life sciences facilities, which would apply to select candidate parcels, as identified in the Recirculated Draft PEIR. To implement the Industrial Program, the County will conduct additional research and outreach to the property owners of candidate parcels; meet with stakeholders; gather relevant land use and economic data; perform additional analysis relative to the new industrial zones; and rezone appropriate candidate parcels with the appropriate industrial zones as supported by the additional outreach, information, and analysis. Under the two new industrial zones, candidate parcels could accommodate development of approximately 1,124,731 additional square feet of industrial building area.

Implementation of the Project requires various discretionary actions, including but are not limited to, the following:

- General Plan amendment to establish the Metro Area Plan, update the land use policy map, add a guiding principle, update the land use designation table, rescind three existing community/neighborhood plans, and authorize certain administrative updates to the General Plan.
- Zone Change to update the County's zoning map to maintain consistency with the updated land use policy map; revise existing zoning map overlays to establish the Planning Area Standards District (PASD) overlay; delete the existing Willowbrook and East Rancho Dominguez Community Standards District (CSD); modify the East Los Angeles, West Athens-Westmont and Walnut Park CSDs boundaries; delete or modify various CSD Area Specific Boundaries, and incorporate existing Setback Districts into the updated CSD Sub-Areas; and incorporate all Project proposed rezoning efforts, including proposed rezoning (outside of Florence-Firestone) set forth in the Housing Element, rezoning certain A-1 parcels to a residential zone, adding the new Green Zones (-GZ) Combining Zone on parcels that are currently subject to the Green Zone Ordinance, and other technical clean-ups to correct mapping errors and eliminate unnecessary split-zoning or spot-zoning.
- Title 22 (Planning and Zoning) County Code amendment to allow ACUs on corner lots in residential zones; allow shared kitchen complexes in certain commercial and industrial zones; require Conditional Use Permits (CUPs) for K-12 schools and establish development standards for K-12 schools; establish a Planning Area Standards District; re-categorize five existing Setback Districts as CSD Sub-Areas under the PASD regulatory framework; revise or delete six existing CSDs; require a 20% lower-income set-aside in housing developments on certain sites rezoned or identified in the Housing Element; reorganize the Connect Southwest Los Angeles and Willowbrook TOD Specific Plans so that regulations and development standards are codified in a numbering system that is consistent with the rest of Title 22; amend the East Los Angeles Third Street Form-Based Code; and amend Chapter 22.418 Florence-Firestone Zones & Development Standards.
- Amend the Florence-Firestone TOD Specific Plan to allow shared kitchen complexes in certain commercial and industrial zones and require CUPs for K-12 schools.
- Amend the East Los Angeles 3rd Street Specific Plan to allow ACUs on certain lots in the residential transect zones; allow shared kitchen complexes in certain commercial

transect zones; clarify regulations on blade signs; and require CUPs for K-12 schools and delete the definition of “school” which is inconsistent with the Countywide definition.

- Amend the Willowbrook TOD Specific Plan and Connect Southwest Los Angeles TOD Specific Plan to reorganize various components of the Specific Plans so that only regulations are codified in Title 22 and the non-regulation chapters of these specific plans would also be streamlined with some technical clean-up.

SUMMARY OF SIGNIFICANT ENVIRONMENTAL IMPACTS

The Recirculated Draft PEIR identifies the following Project impacts to be significant and unavoidable, even with implementation of feasible mitigation measures: Air Quality, Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Noise, Population and Housing, Public Services (Parks), Recreation, Tribal Cultural Resources, and Utilities and Service Systems.

The Recirculated Draft PEIR identifies impacts in the following resource areas that are not expected to result in any significant environmental impacts: Aesthetics, Agriculture/Forestry Resources, Energy, Geology/Soils, Greenhouse Gas Emissions, Hydrology/Water Quality, Land Use/Planning, Mineral Resources, Transportation, and Wildfire.

Various sites in unincorporated Los Angeles County are identified on lists enumerated under Section 65962.5 of the Government Code (Cortese List). A total of 247 Cortese List sites were identified within the Project area. Eleven (11) of the 247 sites are open/active investigation or remediation sites. However, 236 of the 247 Cortese list sites have release cases that have been closed by the lead regulatory agency.

PUBLIC HEARING

A public hearing on the proposed Metro Area Plan and the Recirculated Draft PEIR before the Los Angeles County Regional Planning Commission is tentatively scheduled for September 13, 2023. The public hearing will be properly noticed when the hearing date is confirmed.

PUBLIC REVIEW PERIOD

In accordance with CEQA Guidelines Section 15105, the 45-day public review period for the Recirculated Draft PEIR begins on **Monday, June 12, 2023**, and ends on **Friday, July 28, 2023**. The County may hold a virtual Project information session(s) during the public review period, which will be announced on the Project website.

PUBLIC COMMENTS

The Recirculated Draft PEIR wholly replaces the Draft PEIR that was circulated in November 2022. Public comments on the November 2022 Draft PEIR will not be responded to in the Final PEIR. New public comments are requested on the Recirculated Draft PEIR, and only these will be responded to in the Final PEIR. Separate comment letters for the Recirculated Draft PEIR and the Public Hearing Draft Metro Area Plan reviews are requested during submission. Written comments on the Recirculated Draft PEIR can be provided to the County by the close of the 45-day review period on **July 28, 2023**, at 5:00 p.m. via email or mail to:

Los Angeles County Department of Regional Planning
Attn: Christina Tran
320 West Temple Street, G10
Los Angeles, California 90012
Email: MetroAreaPlan@planning.lacounty.gov

All written comment letters/emails regarding the Recirculated Draft PEIR will be included in and responded to in the Response to Comments section of the Final PEIR.

DOCUMENT AVAILABILITY

A digital copy of the Recirculated Draft PEIR is available on the Project website at planning.lacounty.gov/long-range-planning/metro-area-plan/documents/.

A printed copy of the Recirculated Draft PEIR and the Public Hearing Draft Metro Area Plan is available for public review by appointment during normal business hours at the Los Angeles County Department of Regional Planning's main office (320 W. Temple Street, Los Angeles, CA 90012) starting on **Monday, June 12, 2023**. A hardcopy of the Recirculated Draft PEIR (with electronic copies of all appendices) and the Public Hearing Draft Metro Area Plan are also available at the following public libraries:

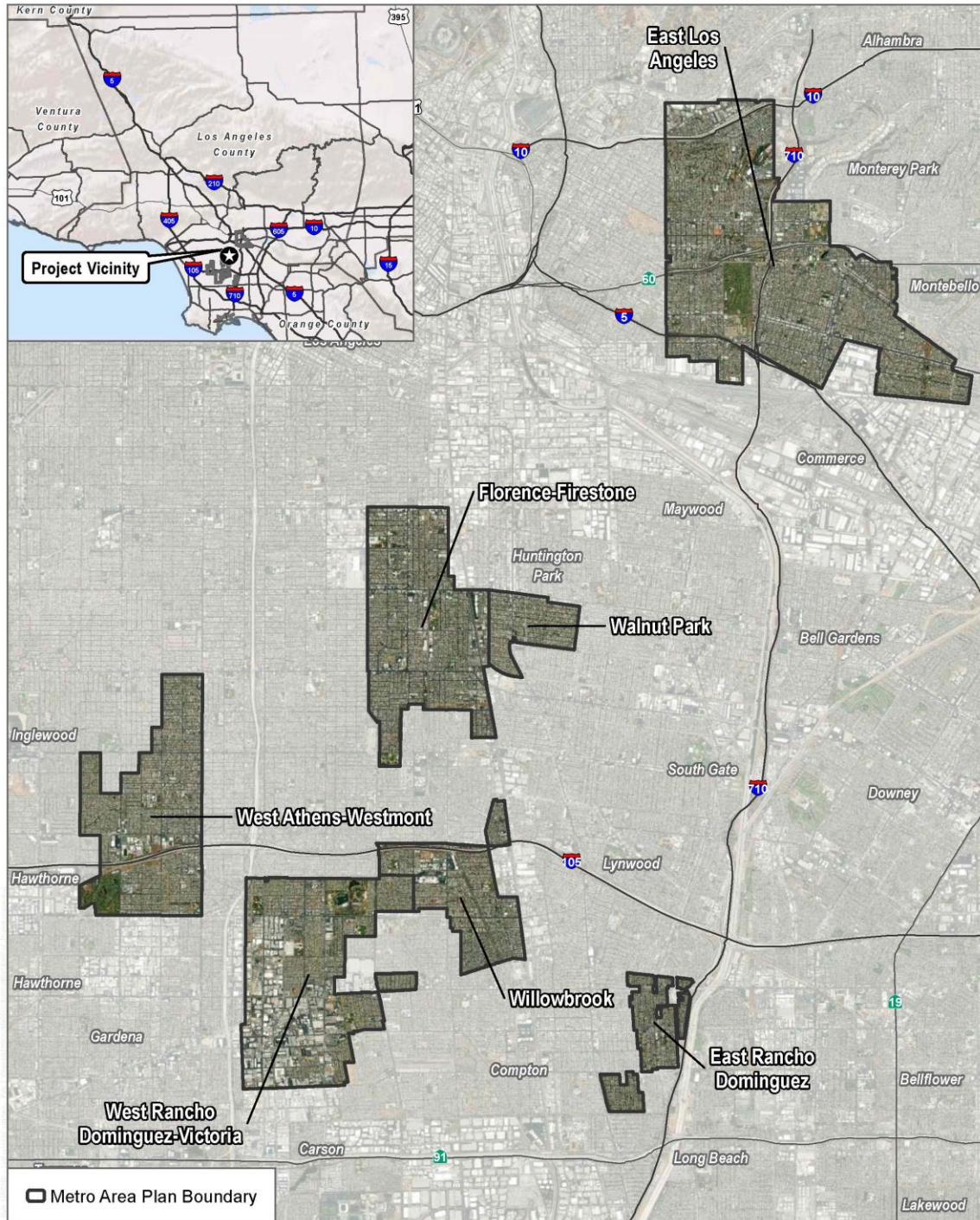
AC Billbrew Library	150 E. El Segundo Blvd.	Los Angeles, CA	90061
City Terrace Library		Los Angeles, CA	90063
East Los Angeles Library	4025 E. City Terrace Dr.	Los Angeles, CA	90022
	4837 East 3rd Street		
East Rancho Dominguez Library	4420 East Rose Street	East Rancho Dominguez, CA	90221
Florence Library	7807 Compton Ave.	Los Angeles, CA	90001
Huntington Park Library	6518 Miles Ave.	Huntington Park, CA	90255
Woodcrest Library	1340 W 106 Street	Los Angeles, CA	90044
Willowbrook Library	11737 Wilmington Ave.	Los Angeles, CA	90059

The hours of operation at each library varies. Please refer to the County library website to confirm this information before visiting: lacountylibrary.org.

Thank you for your participation in the environmental review of the Metro Area Plan. Visit the Metro Area Plan website for more information: planning.lacounty.gov/long-range-planning/metro-area-plan/

Para obtener más información y mantenerse informado sobre el Plan del área metropolitana (Metro Area Plan - MAP) y el Borrador Recirculado del Informe Programático de Impacto Ambiental (Draft Recirculated Program Environmental Impact Report – Recirculated Draft PEIR) visite: planning.lacounty.gov/long-range-planning/metro-area-plan/ o envíe un correo electrónico a MetroAreaPlan@planning.lacounty.gov o llame al (213) 974-6409 o (213) 974-6316 y deje un mensaje. Para ver el aviso de disponibilidad (Notice of Availability – NOA) en línea, incluyendo una versión del NOA en español, por favor visite: planning.lacounty.gov/long-range-planning/metro-area-plan/documents/.

PROJECT LOCATION MAP



SOURCE: NAIP 2020; LA County 2021



FIGURE 1
Project Location

Los Angeles County Metro Area Plan EIR