

## NOTICE OF PREPARATION OF A DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

**DATE:** October 16, 2023  
**TO:** State Clearinghouse, Responsible Agencies, Trustee Agencies, Organizations, Interested Parties  
**SUBJECT:** Notice of Preparation of a Draft Program Environmental Impact Report and Public Scoping Meeting

The County of Los Angeles (County), as Lead Agency pursuant to the California Environmental Quality Act (CEQA), will prepare a Draft Program Environmental Impact Report (PEIR) for the proposed Los Angeles County South Bay Area Plan (South Bay Area Plan or Project). The County has prepared this Notice of Preparation (NOP) to provide agencies, organizations, and other interested parties with sufficient information describing the Project and its potential environmental effects to enable meaningful response to this NOP.

All interested parties, including the public, responsible agencies, and trustee agencies, are invited to provide comments and input on the scope and content of the environmental information contained in the Draft PEIR. Trustee and responsible agencies should provide comments and input related to the agencies' respective areas of statutory responsibilities in connection with the proposed Project. As a responsible or trustee agency, your agency may need to use the PEIR prepared by the County when considering any permits that your agency must issue, or other approval for the Project.

**PROJECT NAME:** Los Angeles County South Bay Area Plan  
**PROJECT/PERMIT NUMBERS:** Project No. PRJ2022-004615  
Advance Planning Case No. RPPL2022014508  
Advance Planning Case No. RPPL2022014509  
Environmental Assessment No. RPPL2022014512  
General Plan Amendment No. RPPL2023004724  
Zone Change No. RPPL2023004725  
**PROJECT APPLICANT:** Los Angeles County

**PROJECT LOCATION:** The South Bay Planning Area, located in the southwest portion of the County, is one of the County's 11 Planning Areas identified in the County General Plan (General Plan). The South Bay Planning Area includes the following unincorporated communities of the County: Alondra Park/El Camino Village, Del Aire/Wiseburn, Hawthorne Island, La Rambla, Lennox, West Carson, and Westfield/Academy Hills. Collectively, these communities are referred to as the "Project area." The South Bay Planning Area and its associated communities are identified on **Figure 1, Project Location**.

**PROJECT DESCRIPTION.** The South Bay Area Plan is a new community-based plan that focuses on land use and policy issues that are specific to the unique characteristics and needs of the Project area. The Project area is currently subject to the goals and policies of the General Plan and Title 22 (Planning and Zoning) code regulations. The Project would amend the General Plan to establish both areawide and community-specific goals and policies to address local land use concerns and issues. The Project would also implement land use and zoning updates based on recommendations from the recently approved General Plan's 6<sup>th</sup> Cycle Housing Element 2021-2029 (Housing Element) as well as new land use and zone changes to

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facilitate additional housing opportunities and ensure consistency between zoning and land use designations. The South Bay Area Plan includes goals and policies that address topics such as sustainable development, equity and environmental justice, mobility options aside from single-occupancy vehicles, and recognition of community identity and culture. The South Bay Area Plan would execute these goals through the following three primary Project components:

**General Plan Amendment No. RPPL2023004724.** The General Plan Amendment would establish the South Bay Area Plan as part of the County General Plan. The South Bay Area Plan would create goals and policies for the unincorporated area communities of Alondra Park/El Camino Village, Del Aire/Wiseburn, Hawthorne Island, La Rambla, Lennox, West Carson, and Westfield/Academy Hills. This new area plan includes the following:

- Areawide goals and policies with respect to the following topics, including but not limited to: Land Use, Public Space and Recreation, Mobility, Environmental Justice, Climate Adaptation and Resiliency, Cultural and Historic Resources, and Economic Development;
- Areawide Implementation Programs;
- Community chapters, as needed, with additional goals, policies, and implementation programs that are community-specific, addressing planning issues that are unique to a particular geographic community and cannot be addressed through areawide goals, policies, and programs.
- Updates to the land use policy map that utilizes the General Plan Land Use Legend, which, at the minimum, would:
  - 1) Incorporate the proposed land use policy changes as identified in the Housing Element;
  - 2) Maintain consistency between zoning and land use policy;
  - 3) Redesignate certain residential and commercial areas to facilitate additional housing, including areas within West Carson (Transit Oriented District) TOD Specific Plan; and
  - 4) Redesignate certain Light Industrial [IL] parcels in West Carson to facilitate new commercial uses and reflect changing development patterns.

**Zone Change No. RPPL2023004725.** The Zone Change would:

- Update the zoning map for the Project area, including zones within the West Carson TOD Specific Plan, to maintain consistency with the updated land use policy map and incorporate the proposed rezoning as identified in the Housing Element to meet the Regional Housing Needs Assessment goals for Los Angeles County. In addition, the South Bay Area Plan would rezone certain A-1 parcels that are not currently used for agricultural purposes to R-1 (Single-Family Residence), R-2 (Two-Family Residence), or OS (Open Space).

**Advance Planning Case No. RPPL2022014508 and RPPL2022014509.** The Advance Planning Case would:

- Amend Title 22 (Planning and Zoning) to:
  - 1) Establish a Planning Area Standards District to create development standards that are applicable to all unincorporated communities in the South Bay Planning Area, and include community-specific standards on an as-needed basis;
  - 2) Amend the West Carson TOD Specific Plan to reorganize various components of the Specific Plan so that only regulations are codified in Title 22 and the non-regulatory chapters would be streamlined with some technical clean-up;
  - 3) Revise existing and create new development and/or design standards, including those in the existing West Carson TOD Specific Plan, to:

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- Facilitate well-designed multi-family residential and mixed-use developments with high-quality public and recreational spaces where residents feel safe and comfortable to walk and have social interactions;
- Preserve existing naturally-occurring affordable housing supply, such as existing apartments; and
- Encourage neighborhood scale retail and commercial, such as corner stores and neighborhood markets to promote the sale of healthy food within walking distance of residential areas.

The South Bay Area Plan anticipates a buildout horizon of 2045, meaning that the capacity for additional growth anticipated through the implementation of the South Bay Area Plan is anticipated to be fully developed by 2045.

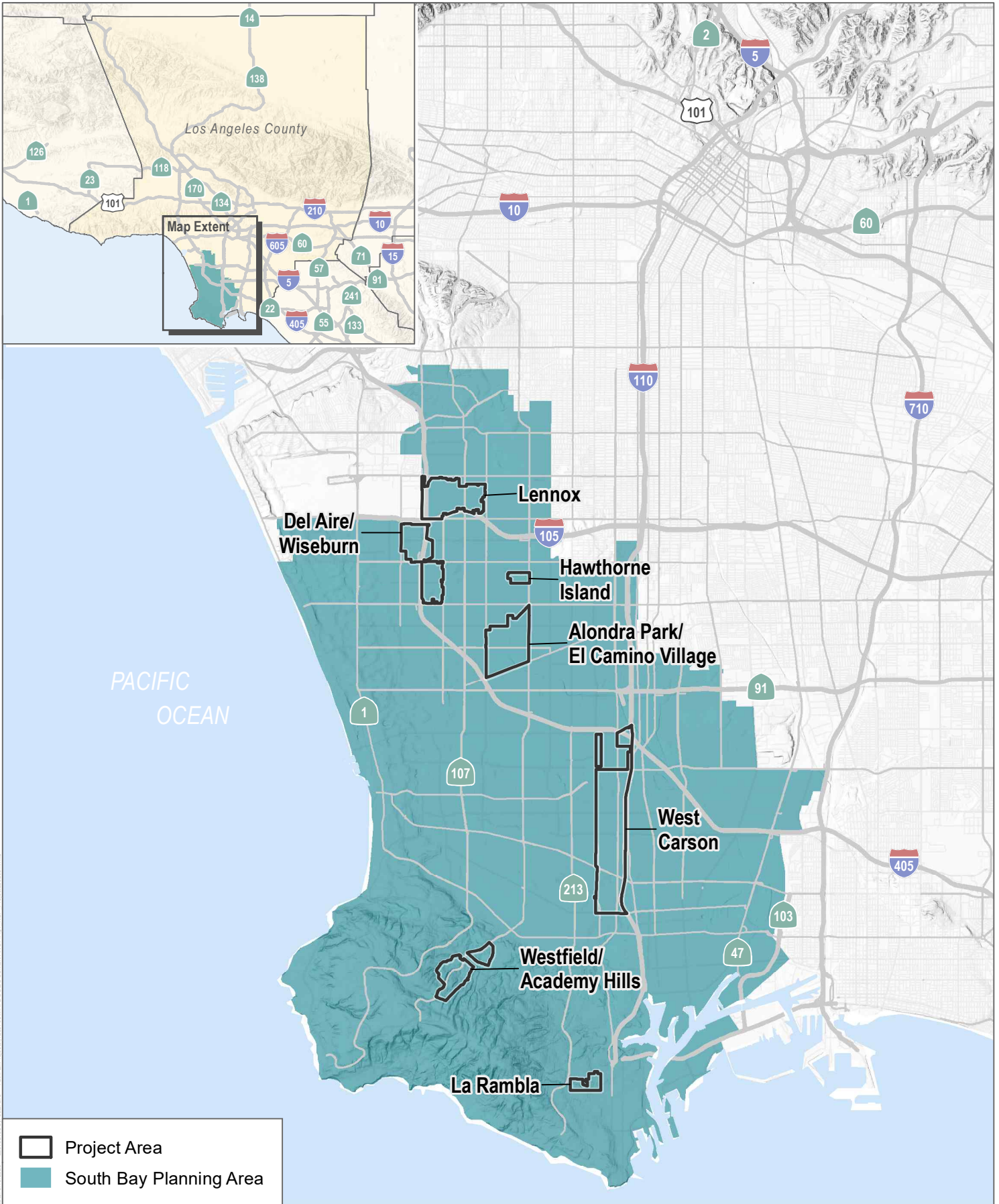
**POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT.** As permitted by State CEQA Guidelines Section 15060(d), the County decided not to prepare an Initial Study and will begin work directly on the Draft PEIR because it has determined that a PEIR is required for the proposed Project. The PEIR will evaluate potentially significant environmental effects of the proposed Project, identify feasible mitigation measures that may lessen or avoid such impacts, and identify a range of reasonable alternatives to the proposed Project. Potentially significant Project impacts that will be analyzed in the PEIR will include the following environmental topics: Aesthetics, Agriculture/Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology/Soils, Greenhouse Gas Emissions, Hazards/Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Mineral Resources, Noise, Population/Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities/Service Systems, and Wildfire.

**NOTICE OF PUBLIC SCOPING MEETING.** Consistent with Assembly Bill 361, which allows teleconference provisions for local agency meetings, the County will conduct one virtual public scoping meeting to inform the public and interested agencies about the Project and solicit oral and written comments as to the appropriate scope and content of the PEIR. All interested parties are invited to attend the virtual scoping meeting to assist in identifying issues to be addressed in the PEIR. The Scoping Meeting will involve a presentation about the South Bay Area Plan, the environmental review process, and schedule. The Project's Scoping Meeting will be held virtually, online via Zoom Webinar on **Thursday, November 2, 2023, starting at 6:00 PM.**

Though email is the preferred form of communication, you may direct your written comments via email, and/or U.S. Postal Services to:

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SOURCE: Open Street Map 2019