

**Appendix A Notice of Preparation and Scoping Meeting
Comments**

Appendices

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

DATE: November 16, 2023

TO: State Clearinghouse, Responsible Agencies, Trustee Agencies, Organizations, and 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 Westside Area Plan (WSAP or proposed 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. Trustees 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 permits that your agency must issue or other approvals for the project.

PROJECT NAME: Los Angeles County Westside Area Plan

PROJECT/PERMIT NUMBERS: Project No. PRJ2023-001700
Advance Planning Case No. RPPL202300244
Environmental Assessment No. RPPL2023002449
General Plan Amendment No. RPPL2023002433
Zone Change No. RPPL2023002450

PROJECT APPLICANT: Los Angeles County

PROJECT LOCATION: The Westside Planning Area, in the southwest part of the County, is one of 11 planning areas identified in the Los Angeles County General Plan (General Plan). The Westside Planning Area includes the following unincorporated communities of the County: Ladera Heights, View Park, and Windsor Hills; Marina del Rey; Ballona Wetlands; and Westside Islands, which includes West Los Angeles (Sawtelle Veterans Affairs (VA)), West Fox Hills, Franklin Canyon, Beverly Hills Island, and Gilmore Island. Collectively, these communities are referred to as the “Project area” or Westside Planning Area. The Westside Planning Area and its associated communities are identified in **Figure 1, Project Location**. Marina del Rey, Ballona Wetlands, and West Los Angeles (Sawtelle VA) are governed by separate planning processes and are not anticipated to change. Therefore, the Westside Area Plan will focus primarily on Ladera Heights, View Park, Windsor Hills, and West Fox Hills.

PROJECT DESCRIPTION: The Westside Area Plan (proposed Project or WSAP) is a 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 Westside Area Plan is a long-range policy document that will guide long-term growth of the unincorporated communities in the Project area through development of goals, policies, and implementation actions. The proposed 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 WSAP would also implement land use and zoning updates based on recommendations from the recently approved General Plan’s 6th Cycle, Housing Element 2021-2029 (Housing Element) as well as new land use and zone changes to facilitate additional housing opportunities and ensure consistency between zoning and land use designations. The Westside Area Plan includes goals and policies that address topics such as preservation of community character, sustainable growth and land use development, open spaces and natural resources protection, promotion of economic health and prosperity of local businesses, and equitable and safe mobility options.

The unincorporated communities in the Westside Planning Area encompass vibrant neighborhoods that collectively recognize and celebrate history, people, diversity, and culture. The Westside Area Plan furthers the efforts to promote active, healthy, and safe intergenerational neighborhoods where residents are well connected to great places to live, work, shop, recreate, and gather; to foster economic vitality while serving local needs; to protect and preserve natural resources and open spaces; and to support sustainable mobility options in an enhanced built environment. The WSAP will address elements such as land use, mobility, conservation and open space, public services and facilities, economic development, and historic preservation. The WSAP consists of three primary Project components:

1. General Plan Amendment No. RPPL2023002433. The General Plan Amendment would establish the Westside Area Plan as part of the County General Plan. The Westside Area Plan would create goals and policies for the unincorporated area communities of Ladera Heights, View Park, and Windsor Hills, and West Fox 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, Mobility, Conservation and Open Space, Public Services and Facilities, Historic Preservation, and Economic Development.
- Areawide Implementation Programs.
- Community chapters, as needed, with additional goals, policies, and implementation programs that are community-specific, addressing planning issues unique to the Planning Area that 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 minimum would:
 - Incorporate land use policy changes identified in the Housing Element.
 - Maintain consistency between zoning and land use policy.
 - Redesignate certain areas to facilitate additional housing.

2. Zone Change No. RPPL2023002450. The zone change would update the zoning map for the Westside Planning Area to maintain consistency with the updated land use policy map and incorporate proposed rezoning identified in the Housing Element to meet the Regional Housing Needs Assessment goals for Los Angeles County.

3. Advance Planning Case No. RPPL2023002447. Title 22 (Planning and Zoning) of the County code would be updated to establish a Planning Area Standards District to create development standards that are applicable to all unincorporated communities in the Westside Planning Area and would include community-specific standards on an as-needed basis.

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. The PEIR will analyze the following environmental topics in comprehensive detail:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

NOTICE OF 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 proposed 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 Draft PEIR. The Scoping Meeting will involve a presentation about the Westside Area Plan, the environmental review process, and the process schedule. The Project’s Scoping Meeting will be held virtually, online via Zoom Webinar, on **Thursday, November 30, 2023, from 5:30 pm to 7:00 pm.**

The link below will take you to the virtual Scoping Meeting web page. You may register (with your name and email) at the web page below before or the day of the meeting:

[https://planning-lacounty-
gov.zoom.us/webinar/register/WN_sHNneWr6SFGKWs4xUzQmow](https://planning-lacounty.gov.zoom.us/webinar/register/WN_sHNneWr6SFGKWs4xUzQmow)

PUBLIC REVIEW PERIOD: Pursuant to CEQA Guidelines Section 15082, responsible and trustee agencies and other interested parties, including members of the public, must submit any comments in response to this notice no later than 30 days after receipt. The NOP is available for a 30-day public review period beginning **November 16, 2023**, and ending **December 15, 2023**. When submitting written comments, please reference the project name and number and include your contact information. Any comments provided should identify specific topics of environmental concern and your reason for suggesting the study of these topics in the PEIR.

Responsible and trustee agencies are requested to indicate their statutory responsibilities in connection with this Project when responding. All written responses will be included as appendices in the PEIR, and their contents will be considered in the preparation of the PEIR.

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

Julie Yom, AICP
Principal Planner
County of Los Angeles Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012
Tel: (213) 974-6424

WestsideAreaPlan@planning.lacounty.gov

DOCUMENT AVAILABILITY: The NOP is available for public review during regular business hours at the County of Los Angeles Department of Regional Planning address listed above and at the following locations:

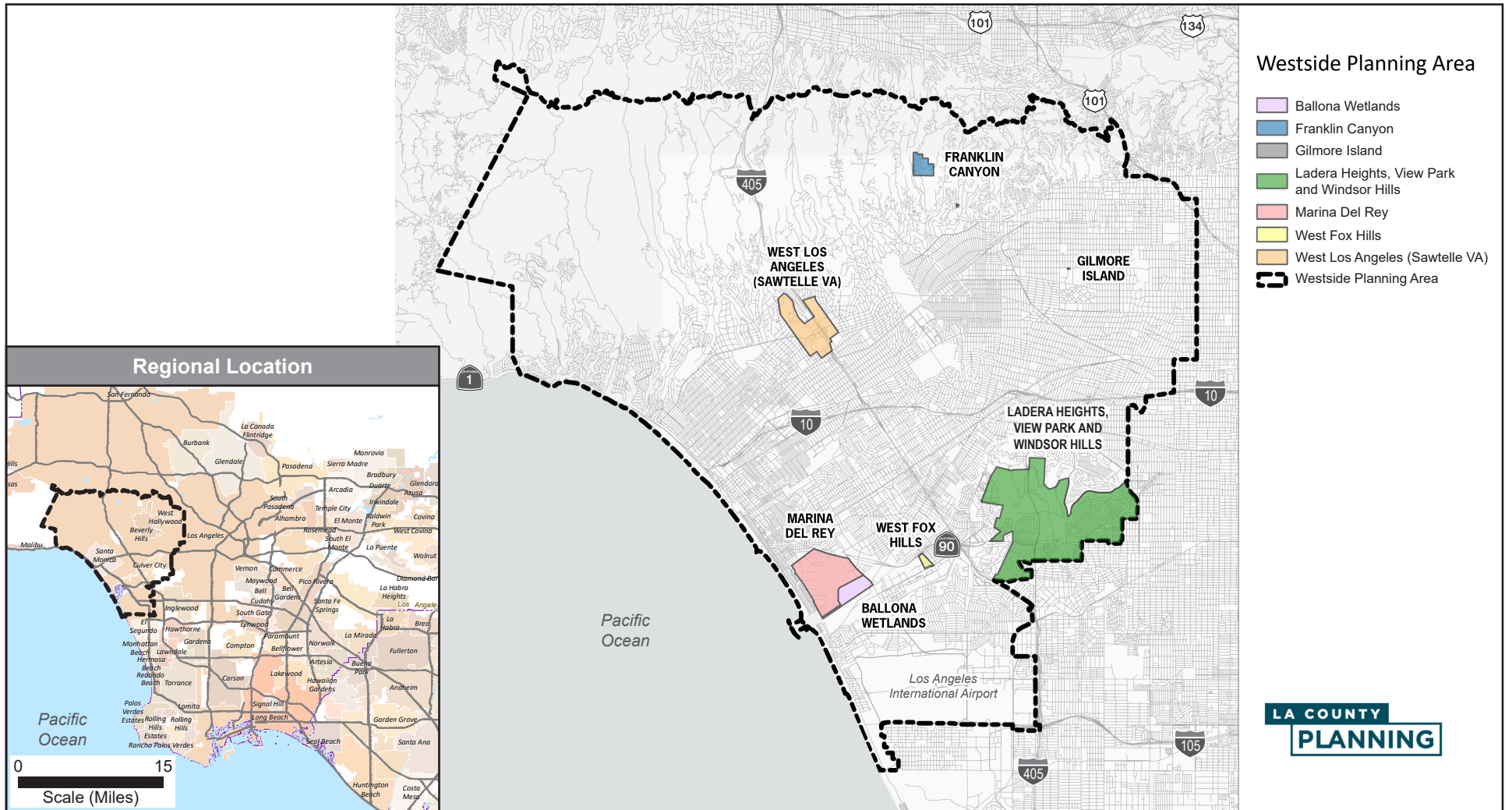
- View Park Bebe Moore Campbell Library
3854 W 54th Street
Los Angeles, CA 90043
- Inglewood Public Library
101 W Manchester Blvd
Inglewood, CA 90301
- Baldwin Hills Branch Library
2906 S La Brea Avenue
Los Angeles, CA 90016
- Lloyd Taber Library/Marina del Rey Library
4533 Admiralty Way
Marina Del Rey, CA 90292
- Angeles Mesa Branch Library
2700 W 52nd Street
Los Angeles, CA 90043

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

PROJECT WEBSITE. Visit the Westside Area Plan website for more information:

<https://planning.lacounty.gov/long-range-planning/westside-area-plan/>

Figure 1 - Project Location Map



Source: County of Los Angeles 2023; PlaceWorks 2023.

NATIVE AMERICAN HERITAGE COMMISSION

November 16, 2023

Governor's Office of Planning & Research

Nov 17 2023
STATE CLEARINGHOUSE

Julie Yom
Los Angeles County
320 West Temple Street, 13th Floor
Los Angeles, CA 90012

Re: 2023110409, Los Angeles County Westside Area Plan Project, Los Angeles County

Dear Ms. Yom:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b))). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1))). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

AB 52


CHAIRPERSON
Reginald Pagaling
Chumash

VICE-CHAIRPERSON
Buffy McQuillen
Yokayo Pomo, Yuki,
Nomlaki

SECRETARY
Sara Dutschke
Miwok

PARLIAMENTARIAN
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COMMISSIONER
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COMMISSIONER
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Miwok, Nisenan

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
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(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project:

Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:

- a. A brief description of the project.
- b. The lead agency contact information.
- c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
- d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).

2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subs. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1 (b)).

- a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).

3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

- a. Alternatives to the project.
- b. Recommended mitigation measures.
- c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).

4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:

- a. Type of environmental review necessary.
- b. Significance of the tribal cultural resources.
- c. Significance of the project's impacts on tribal cultural resources.
- d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).

5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).

6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:

- a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
- b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

- 7. Conclusion of Consultation:** Consultation with a tribe shall be considered concluded when either of the following occurs:
- a.** The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - b.** A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).
- 8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document:** Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).
- 9. Required Consideration of Feasible Mitigation:** If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).
- 10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:**
- a.** Avoidance and preservation of the resources in place, including, but not limited to:
 - i.** Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii.** Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - b.** Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i.** Protecting the cultural character and integrity of the resource.
 - ii.** Protecting the traditional use of the resource.
 - iii.** Protecting the confidentiality of the resource.
 - c.** Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - d.** Protecting the resource. (Pub. Resource Code §21084.3 (b)).
 - e.** Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
 - f.** Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).
- 11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource:** An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
- a.** The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
 - b.** The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - c.** The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf.

Some of SB 18's provisions include:

1. **Tribal Consultation**: If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation**. There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality**: Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation**: Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>.

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (https://ohp.parks.ca.gov/?page_id=30331) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
 - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.

4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
 - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address:
Andrew.Green@nahc.ca.gov.

Sincerely,



Andrew Green
Cultural Resources Analyst

cc: State Clearinghouse

From: Patrick Achis <pachis@beverlyhills.org>
Sent: Tuesday, November 21, 2023 3:01 PM
To: Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc: Chloe Chen <cchen@beverlyhills.org>
Subject: Clarifications on Beverly Hills Island and Franklin Canyon - WSAP NOP

CAUTION: External Email. Proceed Responsibly.

Hello—

The City is in receipt of the mailed Notice of Preparation for the Westside Area Plan. I'm writing to clarify information for the project locations adjacent to the city of Beverly Hills.

Beverly Hills Island is referenced under the "Project Location" but does not appear to be identified in Figure 1 – Project Map Location. Could you please confirm whether the project includes Beverly Hills Island (APN 4391036008)?

Could you also please provide any available Project specifics about the proposed changes for Franklin Canyon and Beverly Hills Island?

Thank you,
Patrick Achis
Associate Planner
Long Range Planning
Community Development Department
p (310) 285-1129
e pachis@beverlyhills.org



The City keeps a copy of all E-mails sent and received for a minimum of 2 years. All retained E-mails will be treated as a Public Record per the California Public Records Act, and may be subject to disclosure pursuant to the terms, and subject to the exemptions, of that Act.

From: Julie Yom
Sent: Tuesday, December 5, 2023 11:34 AM
To: joe.davis@carouselschool.com
Cc: Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Subject: RE: Westside Area Plan CEQA Scoping Meeting Confirmation

Hi Joe,

Thank you for your interest in the Westside Area Plan.
For information on the proposed opportunity sites in the unincorporated West Fox Hills, please refer to slide 36 of the slide deck from the 11/9 Community Meeting presentation.
https://planning.lacounty.gov/wp-content/uploads/2023/11/WSAP_opp_site_concepts_presentation_110923.pdf

The proposed update to the zone would only modify the land use of the selected site(s) and does not mean a development would occur. It is up to the property owner to continue the existing use or change to the new allowable land use.

Sincerely,

Julie

JULIE YOM, AICP (she/her)

PRINCIPAL PLANNER, General Plan and Transit-Oriented Communities

From: joe.davis@carouselschool.com <joe.davis@carouselschool.com>
Sent: Thursday, November 30, 2023 7:03 PM
To: Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Subject: Westside Area Plan CEQA Scoping Meeting Confirmation

CAUTION: External Email. Proceed Responsibly.

Is there proposed zoning map for West Fox Hills? I have listened to a couple Zoom presentations and attended in Marina del Rey presentation but I am not seeing anything specific for West Fox Hills.

Thanks,
Joe

Carousel School deems this email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

From: Lin, Alan S@DOT <alan.lin@dot.ca.gov>

Sent: Tuesday, December 5, 2023 2:49 PM

To: Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>; OPR State Clearinghouse <State.Clearinghouse@opr.ca.gov>

Subject: SCH # 2023110409-Los Angeles County Westside Area Plan

CAUTION: External Email. Proceed Responsibly.

To Whom It May Concern,

Attached please find the Caltrans comment letter!

Thank you for the opportunity to review this comment!

Alan Lin, P.E.
Transportation Engineer, Civil
LDR, Division of Planning
State of California
Department of Transportation
Mail Station 16
100 South Main Street
Los Angeles, CA 90012
213-269-1124 Mobile

DEPARTMENT OF TRANSPORTATION

DISTRICT 7

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*Making Conservation
a California Way of Life*

December 5, 2023

Julie Yom, AICP
Department of Regional Planning
Los Angeles County
320 West Temple Street, 13th Floor
Los Angeles, CA 90012

RE: Los Angeles County Westside Area Plan
SCH # 2023110409
Vic. West LA Countywide
GTS # LA-2023-04374-NOP

Dear Julie Yom:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above-referenced NOP. The Westside Area Plan (proposed Project or WSAP) is a 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 Westside Area Plan is a long-range policy document that will guide long-term growth of the unincorporated communities in the Project area through development of goals, policies, and implementation actions. The proposed 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 WSAP would also implement land use and zoning updates based on recommendations from the recently approved General Plan's 6th Cycle, Housing Element 2021-2029 (Housing Element) as well as new land use and zone changes to facilitate additional housing opportunities and ensure consistency between zoning and land use designations. The Westside Area Plan includes goals and policies that address topics such as the preservation of community character, sustainable growth, and land use development, open spaces and natural resources protection, promotion of economic health and prosperity of local businesses, and equitable and safe mobility options.

The unincorporated communities in the Westside Planning Area encompass vibrant neighborhoods that collectively recognize and celebrate history, people, diversity, and culture. The Westside Area Plan furthers the efforts to promote active, healthy, and safe intergenerational neighborhoods where residents are well connected to great places to live, work, shop, recreate, and gather; to foster economic vitality while serving local needs; to protect and preserve natural resources and open spaces; and to support sustainable mobility options in an enhanced built environment. The WSAP will address

elements such as land use, mobility, conservation and open space, public services and facilities, economic development, and historic preservation.

The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment. Senate Bill 743 (2013) has codified into CEQA law and mandated that CEQA review of transportation impacts of proposed development be modified by using Vehicle Miles Traveled (VMT) as the primary metric in identifying transportation impacts for all future development projects. You may reference the Governor's Office of Planning and Research (OPR) for more information:

<https://opr.ca.gov/ceqa/#guidelines-updates>

As a reminder, VMT is the standard transportation analysis metric in CEQA for land use projects after July 1, 2020, which is the statewide implementation date.

Caltrans is aware of the challenges that the region faces in identifying viable solutions to alleviating congestion on State and Local facilities. With limited room to expand vehicular capacity, this development should incorporate multi-modal and complete streets transportation elements that will actively promote alternatives to car use and better manage existing parking assets. Prioritizing and allocating space to efficient modes of travel such as bicycling and public transit can allow streets to transport more people in a fixed amount of right-of-way.

Caltrans supports the implementation of complete streets and pedestrian safety measures such as road diets and other traffic calming measures. Please note the Federal Highway Administration (FHWA) recognizes the road diet treatment as a proven safety countermeasure, and the cost of a road diet can be significantly reduced if implemented in tandem with routine street resurfacing. Overall, the environmental report should ensure all modes are served well by planning and development activities. This includes reducing single occupancy vehicle trips, ensuring safety, reducing vehicle miles traveled, supporting accessibility, and reducing greenhouse gas emissions.

We encourage the Lead Agency to evaluate the potential of Transportation Demand Management (TDM) strategies and Intelligent Transportation System (ITS) applications in order to better manage the transportation network, as well as transit service and bicycle or pedestrian connectivity improvements. For additional TDM options, please refer to the Federal Highway Administration's *Integrating Demand Management into the Transportation Planning Process: A Desk Reference* (Chapter 8). This reference is available online at:

<http://ops.fhwa.dot.gov/publications/fhwahop12035/fhwahop12035.pdf>

Also, Caltrans has published the VMT-focused Transportation Impact Study Guide (TISG), dated May 20, 2020 and the Caltrans Interim Land Development and Intergovernmental Review (LD-IGR) Safety Review Practitioners Guidance, prepared in On December 18, 2020. You can review those document at the following link:

<https://dot.ca.gov/-/media/dot-media/programs/transportation-planning/documents/sb-743/2020-05-20-approved-vmt-focused-tisg-a11y.pdf>

<https://dot.ca.gov/-/media/dot-media/programs/transportation-planning/documents/sb-743/2020-12-22-updated-interim-ldigr-safety-review-guidance-a11y.pdf>

Potential environmental effects of the Project should include the Transportation section with VMT analysis in the Draft Environmental Impact Report. To address all future large development traffic safety concerns, for the Lead Agency's consideration, Caltrans recommends the Lead Agency include queuing analysis with actual signal timing for existing traffic conditions plus any proposed project trips at the impacted off-ramps on related freeways. A traffic consultant may contact Caltrans to confirm study locations when a proposed project is presented to the Lead Agency.

Caltrans encourages lead agencies to prepare traffic safety impact analysis for any future sizable projects in the California Environmental Quality Act (CEQA) review process using Caltrans guidelines above on the State facilities so that, through partnerships and collaboration, California can reach zero fatalities and serious injuries by 2050.

If you have any questions, please feel free to contact Mr. Alan Lin the project coordinator at (213) 269-1124 and refer to GTS # LA-2023-04374-NOP.

Sincerely,

Frances Duong

FRANCES DUONG
Acting LDR/CEQA Branch Chief

email: State Clearinghouse

From: Gabrieleno Administration <admin@gabrielenoindians.org>
Sent: Wednesday, December 6, 2023 10:50 AM
To: Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Subject: Los Angeles County Area Plan Project, General Plan Amendment, Zone Change

CAUTION: External Email. Proceed Responsibly.

Hello Julie Yom,

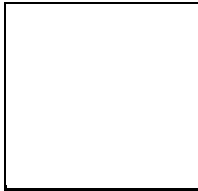
Thank you for your letter dated November 16,2023. Please see the attachment below.

Thank you

Sincerely,

Savannah Salas

Admin Specialist
Gabrieleno Band of Mission Indians - Kizh Nation
PO Box 393
Covina, CA 91723
Office: 844-390-0787
website: www.gabrielenoindians.org



The region where Gabrieleno culture thrived for more than eight centuries encompassed most of Los Angeles County, more than half of Orange County and portions of Riverside and San Bernardino counties. It was the labor of the Gabrieleno who built the missions, ranchos and the pueblos of Los Angeles. They were trained in the trades, and they did the construction and maintenance, as well as the farming and managing of herds of livestock. “The Gabrieleno are the ones who did all this work, and they really are the foundation of the early economy of the Los Angeles area “. “That’s a contribution that Los Angeles has not recognized--the fact that in its early decades, without the Gabrieleno, the community simply would not have survived.”



GABRIELENO BAND OF MISSION INDIANS - KIZH NATION
Historically known as The San Gabriel Band of Mission Indians recognized by
the State of California as the aboriginal tribe of the Los Angeles basin

December 6, 2023

Project Name: Los Angeles County Area Plan Project, General Plan Amendment, Zone Change

Thank you for your letter dated November 16, 2023. Regarding the project above. This is to concur that we agree with the General Plan Amendment, Zone Change. However, our Tribal government would like to request consultation for all future projects within this location.

Andrew Salas, Chairman
Gabrieleno Band of Mission Indians – Kizh Nation

Andrew Salas, Chairman
Albert Perez, treasurer I

Nadine Salas, Vice-Chairman
Martha Gonzalez Lemos, treasurer II

Dr. Christina Swindall Martinez, secretary
Richard Gradias, Chairman of the council of Elders

PO Box 393 Covina, CA 91723

www.gabrielenoindians@yahoo.com

gabrielenoindians@yahoo.com

From: Horsley, Patricia <phorsley@lacsds.org>
Sent: Tuesday, December 12, 2023 9:36 AM
To: Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Subject: NOP Response to Los Angeles County Westside Area Plan

CAUTION: External Email. Proceed Responsibly.

Dear Ms. Yom:

Attached please find Los Angeles County Sanitation Districts' response to the subject project.

Sincerely,

Patricia Horsley

Environmental Planner • Wastewater Planning

562-908-4288 ext. 2742

phorsley@lacsds.org



[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [YouTube](#)



December 12, 2023

Ref. DOC 7088296

VIA EMAIL WestsideAreaPlan@planning.lacounty.gov

Ms. Julie Yom, AICP, Principal Planner
County of Los Angeles
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Dear Ms. Yom:

NOP Response to Los Angeles County Westside Area Plan

The Los Angeles County Sanitation Districts (Districts) received a Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the subject project located in the City of Los Angeles on November 20, 2023. We offer the following Comments:

1. Ladera Heights, View Park, and Windsor Hills are located within the jurisdictional boundaries of District No. 5. The rest of the proposed project area is located outside the sphere of influence of the Districts, as adopted by the Local Agency Formation Commission (LAFCO). Therefore, until the current sphere of influence for the appropriate Sanitation District has been amended by LAFCO to include this area, the Districts will be unable to annex the area and provide sewerage service.
2. The Districts should review all future individual developments within the City to determine whether or not sufficient trunk sewer capacity exists to serve each development and if Districts' facilities will be affected by the development.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2742, or phorsley@lacsd.org.

Very truly yours,

Patricia Horsley

Patricia Horsley
Environmental Planner
Facilities Planning Department

PLH:plh



Metro

Los Angeles County
Metropolitan Transportation Authority

One Gateway Plaza
Los Angeles, CA 90012-2952

213.922.2000 Tel
metro.net

December 12, 2023

Julie Yom, AICP
County of Los Angeles
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Sent by Email: westsideareaplan@planning.lacounty.gov

RE: Los Angeles County Westside Area Plan
Notice of Preparation of Environmental Impact Report (EIR)

Dear Ms. Yom:

Thank you for coordinating with the Los Angeles County Metropolitan Transportation Authority (Metro) regarding the proposed Los Angeles County Westside Area Plan (Plan) located in eleven unincorporated communities of Los Angeles County (County). Metro's mission is to provide a world-class transportation system that enhances quality of life for all who live, work, and play within Los Angeles County. As the County's mass transportation planner, builder and operator, Metro is constantly working to deliver a regional system that supports increased transportation options and associated benefits, such as improved mobility options, air quality, health and safety, and access to opportunities.

Per Metro's area of statutory responsibility pursuant to sections 15082(b) and 15086(a) of the Guidelines for Implementation of the California Environmental Quality Act (CEQA: Cal. Code of Regulations, Title 14, Ch. 3), the purpose of this letter is to provide the County with specific detail on the scope and content of environmental information that should be included in the Environmental Impact Report (EIR) for the Project. Effects of a project on transit systems and infrastructure are within the scope of transportation impacts to be evaluated under CEQA.¹

Project Description

The Project includes communities of Ladera Heights, View Park, and Windsor Hills; Marina del Rey; Ballona Wetlands; and Westside Islands, which includes West Los Angeles (Sawtelle Veterans Affairs (VA)), West Fox Hills, Franklin Canyon, Beverly Hills Island, and Gilmore Island. 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 includes

goals and policies that address topics such as land use, mobility, conservation and open space, public services and facilities, economic development, and historic preservation.

Recommendations for EIR Scope and Content

Transit Services and Facilities

The Plan and EIR should include updated information on existing and planned transit services and facilities within the Plan area. In particular, Metro's NextGen Bus Plan (completed in December 2021) should be used as a resource to determine the location of high-frequency bus services and stops within the Plan area. For more information, visit the NextGen Bus Plan's website at <https://www.metro.net/projects/nextgen/>. In addition, the Plan and EIR should include stations for all rail lines that are existing and under construction. Please refer to Metro's 2020 Long Range Transportation Plan and Measure M Expenditure Plan.

Adjacency to Metro-owned Right-of-Way (ROW) and Facilities

The Plan area includes Metro-owned ROW and transit facilities for Metro Rail and Metro Bus. These lines include the D Line, K Line, C Line, and E Line. Buses and trains operate 24 hours a day, seven days a week in these facilities.

The EIR's transportation section should analyze potential impacts on Metro facilities within the Plan area, and identify mitigation measures or project design features as appropriate. Metro recommends reviewing the Metro Adjacent Development Handbook (available at <https://www.metro.net/devreview>) to identify issues and best practices for development standards arising from adjacency to Metro infrastructure. In addition, Metro recommends that the Plan include a policy encouraging applicants to coordinate with Metro during County Planning review if the subject parcel is within a 100-foot buffer of Metro infrastructure. Such projects should also comply with the Adjacent Development Handbook.

Sepulveda Corridor Transit Project

Metro is currently studying several alternatives for high-quality, reliable rail transit service connecting the San Fernando Valley with West LA. This proposed project is currently in the environmental review phase which began with scoping meetings held in late 2021/early 2022. During the environmental review phase, Metro is also working with two private-sector teams, LA SkyRail Express and Sepulveda Transit Corridor Partners, under a first-of-its-kind pre-development agreement to design project alternatives. In Fall 2023, Metro held community meetings to highlight the travel time and boarding projections for all six alternatives. More information may be found online at: <https://www.metro.net/projects/sepulvedacorridor>.

Transit Supportive Planning: Recommendations and Resources

Considering the Plan area's inclusion or proximity to several Metro Stations and key bus lines, Metro would like to identify the potential synergies associated with transit-oriented development:

1. Land Use: Metro supports development of commercial and residential properties near transit stations and understands that increasing development near stations represents a mutually beneficial opportunity to increase ridership and enhance transportation options for the users of developments. Metro encourages the County and Applicant to be mindful of the proximity of future development and capital improvements to Metro rail stations, including orienting pedestrian pathways towards the station.
2. Transit Connections and Access: Metro strongly encourages the County to adopt policies that help facilitate safe and convenient connections for pedestrians, people riding bicycles, and transit users to/from the Project site and nearby destinations. These include:
 - a. Walkability: The provision of wide sidewalks, pedestrian lighting, a continuous canopy of shade trees, enhanced crosswalks with ADA-compliant curb ramps, and other amenities along all public street frontages of the development site to improve pedestrian safety and comfort to access Metro Rail stations and Metro Bus stops.
 - b. Bicycle Use and Micromobility Devices: The provision of adequate short-term bicycle parking, such as ground-level bicycle racks, and secure, access-controlled, enclosed long-term bicycle parking for residents, employees, and guests. Bicycle parking facilities should be designed with best practices in mind, including highly visible siting, effective surveillance, ease to locate, and equipment installation with preferred spacing dimensions, so bicycle parking can be safely and conveniently accessed. Similar provisions for micro-mobility devices are also encouraged.
 - c. First & Last Mile Access: The Plan should address first-last mile connections to transit and is encouraged to support these connections with wayfinding signage inclusive of all modes of transportation. For reference, please review the First Last Mile Strategic Plan, authored by Metro and the Southern California Association of Governments (SCAG), available on-line at: http://media.metro.net/docs/sustainability_path_design_guidelines.pdf
3. Parking: Metro encourages the incorporation of transit-oriented, pedestrian-oriented parking provision strategies such as the reduction or removal of minimum parking requirements and the exploration of shared parking opportunities. These strategies could be pursued to reduce automobile-orientation in design and travel demand.
4. Wayfinding: Any temporary or permanent wayfinding signage with content referencing Metro services or featuring the Metro brand and/or associated graphics (such as

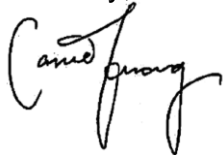
Metro Bus or Rail pictograms) requires review and approval by Metro Signage and Environmental Graphic Design.

5. Art: Metro encourages the thoughtful integration of art and culture into public spaces and will need to review any proposals for public art and/or placemaking facing a Metro ROW. Please contact Metro Arts & Design staff for additional information.

If you have any questions regarding this letter, please contact me by phone at 213.418.3484, by email at DevReview@metro.net, or by mail at the following address:

Metro Development Review
One Gateway Plaza, MS 99-22-1
Los Angeles, CA 90012-2952

Sincerely,

A handwritten signature in black ink, appearing to read "Cassie Truong". The signature is fluid and cursive, with the first name "Cassie" written in a larger, more prominent script than the last name "Truong".

Cassie Truong
Senior Transportation Planner, Development Review Team
Transit Oriented Communities

Attachment and link:

- Adjacent Development Handbook: <https://www.metro.net/devreview>

From: CEQAReview <ceqareview@dtsc.ca.gov>

Sent: Thursday, December 14, 2023 7:04 AM

To: Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>; Office of Planning and Research - State Clearinghouse <State.clearinghouse@opr.ca.gov>

Cc: Kereazis, Dave@DTSC <Dave.Kereazis@dtsc.ca.gov>; Wiley, Scott@DTSC <Scott.Wiley@dtsc.ca.gov>

Subject: DTSC Comment Letter - LA County Westside Area Plan

CAUTION: External Email. Proceed Responsibly.

Good Morning Julie,

Thank you for the opportunity for the Department of Toxic Substances Control to review and comment on the [Los Angeles County Westside Area Plan](#). Attached you will find DTSC's comments for consideration. If you have any questions or comments, please reply to this email for guidance.

Thank you,

Tamara Purvis

Associate Environmental Planner

CEQA Unit-Permitting/HWMP

916-255-3857

Tamara.Purvis@dtsc.ca.gov

Department of Toxic Substances Control

California Environmental Protection Agency





Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Meredith Williams, Ph.D., Director
8800 Cal Center Drive
Sacramento, California 95826-3200



Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

December 14, 2023

Julie Yom, AICP

Principal Planner

County of Los Angeles Department of Regional Planning

320 West Temple Street

Los Angeles, CA 90012

WestsideAreaPlan@planning.lacounty.gov

RE: NOTICE OF PREPARATION (NOP) FOR A DRAFT ENVIRONMENTAL
IMPACT REPORT (DEIR) FOR THE LOS ANGELES COUNTY WESTSIDE AREA
PLAN, DATED NOVEMBER 15, 2023 STATE CLEARINGHOUSE # [2023110409](#)

Dear Julie Yom,

The Department of Toxic Substances Control (DTSC) received a NOP of a DEIR for the Los Angeles County Westside Plan. The Westside Area Plan (WSAP) is a 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 WSAP is a long-range policy document that will guide long-term growth of the unincorporated communities in the project area through development of goals, policies, and implementation actions. The proposed 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 WSAP would also implement land use and zoning updates based on recommendations from the recently approved General Plan's 6th Cycle Housing Element 2021-2029 (Housing Element) as well as new land use and zone changes to facilitate additional housing opportunities and ensure consistency between zoning and

land use designations.

DTSC has identified that this project may affect multiple sites within the project boundaries therefore, based on our project review, we request the consideration of the following comments:

1. The proposed project encompasses multiple active and nonactive mitigation and clean-up sites where DTSC has conducted oversight that may be impacted as a result of this project. This may restrict what construction activities are permissible in the proposed project areas in order to avoid any impacts to human health and the environment.
2. Due to the broad scope of the project, DTSC is unable to determine all of the locations of the proposed project site, whether they are listed as having documented contamination, land use restrictions, or whether there is the potential for the project site to be included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. DTSC recommends providing further information on the project site and areas that may fall under DTSC's oversight within the DEIR. DTSC may provide additional comments on the DEIR as further information becomes available. Please review the [Los Angeles County project area](#) in [EnviroStor](#); DTSC's public-facing database.

DTSC believes the County of Los Angeles must address these comments to determine if any significant impacts under the California Environmental Quality Act (CEQA) will occur and, if necessary, avoid significant impacts under CEQA. DTSC recommends the department connect with our unit if any hazardous waste projects managed or overseen by DTSC are discovered.

DTSC appreciates the opportunity to comment on the Los Angeles County WSAP. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like any clarification on DTSC's comments, please respond to this letter or via [email](#) for additional guidance.

Sincerely,

Dave Kereazis

Dave Kereazis
Associate Environmental Planner
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
Dave.Kereazis@dtsc.ca.gov

cc: (via email)

Governor's Office of Planning and
Research State Clearinghouse
State.Clearinghouse@opr.ca.gov

Ms. Tamara Purvis
Associate Environmental Planner
HWMP – Permitting Division - CEQA Unit
Department of Toxic Substances Control
Tamara.Purvis@dtsc.ca.gov

Scott Wiley
Associate Governmental Program Analyst
HWMP – Permitting Division - CEQA Unit
Department of Toxic Substances Control
Scott.Wiley@dtsc.ca.gov

From: Darryl Grayson <dgrayson@uhawhvp.org>

Sent: Friday, December 15, 2023 5:45 PM

To: Julie Yom <JYom@planning.lacounty.gov>; Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;
Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>

Cc: Gracian, Isela <IGracian@bos.lacounty.gov>; McGee, Tracy <TMcGee@bos.lacounty.gov>

Subject: Westside Area Plan Draft PEIR

CAUTION: External Email. Proceed Responsibly.

Thank you for the opportunity to comment on the Notice of Preparation of the Draft Program Environmental Impact Report (PEIR) for the Westside Area Plan. The United Homeowners Association II's (UHA) ultimate objective is to advocate for thoughtful policy positions and the best possible outcomes with respect to land use, public safety, environmental and economic policies and decisions that directly or indirectly affect residents of the UHA Area. To that end we have reviewed the documents provided on the scope and content of the PEIR and submit this letter.

1. In reviewing information provided we first question the scope of the Westside Area Plan (WSAP) in general as written. The documentation for the WSAP states that planning area includes the following unincorporated communities of the County: Ladera Heights, View Park, and Windsor Hills; Marina del Rey; Ballona Wetlands; and Westside Islands, which includes West Los Angeles (Sawtelle Veterans Affairs (VA)), West Fox Hills, Franklin Canyon, Beverly Hills Island, and Gilmore Island. However, the WSAP Background Brief states "that while all communities will be addressed by the WSAP, its focus will be on Ladera Heights, View Park-Windsor Hills, and West Fox Hills."

a. For the record, why is the primary focus of the WASP Ladera Heights, View Park-Windsor Hills, and West Fox Hills? What is the reason for and how will the PEIR address the lack of primary focus on the 8 other areas?

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. UHA submits the following questions on the PEIR topics.

2. With regards to the PEIR analysis of Land use /Planning UHA is concerned that the WSAP will implement land use and zoning updates based on recommendations from the recently approved General Plan's 6th Cycle, Housing Element 2021-2029 (Housing Element) as well as new land use and zone changes to facilitate additional housing opportunities and ensure consistency between zoning and land use designations. We would like to know how the PEIR will address the following:

a. The WSAP Background Briefing states that from 2018-2022 there were 583 collisions in View Park-Windsor Hills and Ladera Heights. How will the PEIR address changes in zoning designations that could possibly result in increased density, and traffic?

b. Will the PEIR address the increased vehicle traffic, congestion and pollution in View Park and Windsor Hills caused by construction of large multifamily developments adjacent to View Park and Windsor Hills on Crenshaw Blvd.?

c. Will the PEIR review the areas proposed as opportunity sites with the environmental topics defined in mind? Specifically sites 5, 6, and 7 on the Slauson corridor (proposed mixed use), site 8 West 54th Street (proposed mixed use) site 9, Leimert Park Adjacent, behind chase Bank (proposed mixed use), site 10 Angeles vista-Valley Ridge just west of Wayfinder Family Services (Mom & Pop Grocery, Commercial designed to complement homes), to determine if there will be increased traffic, congestion and pollution created by the proposed changes?

d. Secondly, will the PEIR determine what other construction could result on those sites if the zoning is changed? Specifically, site 9 and 10 which are both in residential areas where commercial and multifamily development does not currently exist. Changing the zoning could result in destruction of community character, which is something that your project description states should be preserved.

3. With regards to the PEIR analysis of Air Quality, Greenhouse Gas Emissions, Hazards/Hazardous Materials and Wildfire how will the PEIR address the following?

a. Portions of View Park and Windsor Hills are in the Very High Fire Hazard Severity Zone as designated by Cal Fire. How will the potential of a fire at the Inglewood oil field and the possible exposure to poor air quality and hazardous materials on View Park and Windsor Hills be addressed?

b. Does the consultant have someone on staff that is knowledgeable in this area?

4. Regarding Cultural Resources, how will the PEIR address the following?

a. View Park is on the National Register of Historic Places, however because the district is not on the County's Landmark listing, construction in View Park is not reviewed to determine if a home is of historical significance prior to a permit being issued by Regional Planning or the Landmark commission. How will the PEIR ensure that the View Park Historic District remains intact without the protections offered by the County?

We appreciate your thoughtful consideration of these questions and look forward to your reply.

Sincerely,

Darryl Grayson

Darryl Grayson

President

United Homeowners' Association II (UHA)

4859 West Slauson Avenue, #333

Los Angeles, CA 90056

dgrayson@uhawhvp.org

www.uhawhvp.org

