LA COUNTY PLANNING

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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.

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| **PROJECT NAME:** | Los Angeles County Westside Area Plan |
| **PROJECT/PERMIT NUMBERS:** | Project No. PRJ2023-001700<br>Advance Planning Case No. RPPL202300244<br>Environmental Assessment No. RPPL2023002449<br>General Plan Amendment No. RPPL2023002433<br>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

**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:

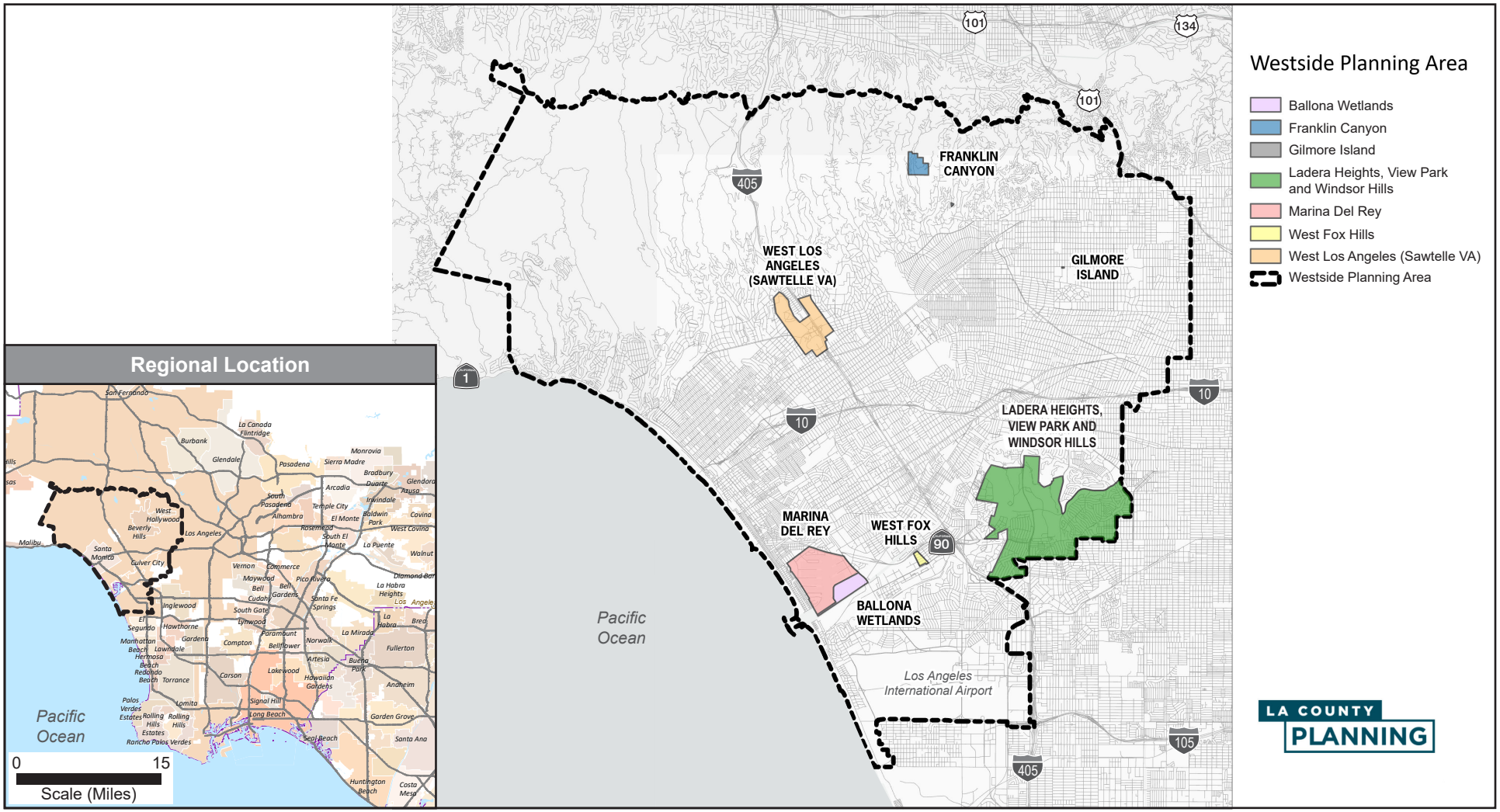
- View Park Bebe Moore Campbell Library
  3854 W 54th Street
  Los Angeles, CA 90043
- Baldwin Hills Branch Library
  2906 S La Brea Avenue
  Los Angeles, CA 90016
- Angeles Mesa Branch Library
  2700 W 52nd Street
  Los Angeles, CA 90043
- Inglewood Public Library
  101 W Manchester Blvd
  Inglewood,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

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.*