



**NOTICE OF AVAILABILITY/COMPLETION**  
**CITY OF COMPTON 2045 GENERAL PLAN UPDATE**  
**DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT**

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**Date:** July 22, 2025

**SCH#:** 2024050160

**Project Title:** Compton 2045 General Plan Update

**Project Location:** Located in southern Los Angeles County, approximately 15 miles south of downtown Los Angeles, the City of Compton is bordered by the City of Lynwood and the Los Angeles County community of Willowbrook to the north, the City of Paramount to the east, the cities of Long Beach and Carson to the south, and the unincorporated area of East Compton (West Rancho Dominguez) to the west (Exhibit 1). Compton is encircled by multiple freeways that provide access to neighboring cities. Interstate 105 (I-105) runs to the north, connecting El Segundo to Norwalk. Interstate 710 (I-710) extends from the seaport in Long Beach to East Los Angeles along the eastern City border. State Route 91 (SR 91) traverses the southern part of the City. Interstate 110 (I-110) runs to the west, connecting Long Beach to Pasadena. The Planning Area encompasses all properties within the incorporated City limits, as well as unincorporated properties within the City's sphere of influence (Exhibit 2).

**Lead Agency:** City of Compton, Community Development Department - Planning Division

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**Review Period:** July 23, 2025 – September 8, 2025

**Public Hearing:** A public hearing to solicit public comments on the DEIR will be held before the Compton Planning Commission at a date and time to be determined. The hearing will be held in the Council Chambers of the City Hall, located at 205 South Willowbrook Avenue, Compton. Notices will be sent out prior to the hearing.

**Project Description:** The comprehensive update of the Compton General Plan serves as the blueprint for the City's future growth and development. The overall role of the General Plan is to:

- Define a realistic vision of what the City desires to be in 20 years.
- Express policy direction in regard to the physical, social, economic, cultural and environmental character of the city.
- Serve as a comprehensive guide for making decisions about land use, circulation, environmental management, parks and recreation, housing, noise public health and safety.
- Provide the legal foundation for zoning, subdivision and public facilities ordinances, other adopted Citywide plans, compliance with the California Environmental Quality Act (CEQA) decisions and projects, all of which must be consistent with the General Plan.
- Present a clear and easy to understand format that encourages public participation and understanding.

### **General Plan Elements**

The General Plan Update incorporates statutory requirements for general plans and guidance provided in the 2017 General Plan Guidelines; coordinates future development and policies with regional planning efforts; and serves as the City's fundamental guide in developing strategies to address greenhouse gas reduction, climate change, and climate planning. The EIR incorporates each of the elements' goals, policies, and objectives of the following chapters in the adopted General Plan. These goals, objectives, and policies are intended to maintain various potential environmental effects of the project at levels that are less than significant and is considered when evaluating the potential environmental impacts of implementing the General Plan. Chapter 4 lists goals, policies, and objectives from the General Plan. The Housing Element is updated for the 6th cycle and planned developments identified in the Land Use Element accommodate the Regional Housing Needs Assessment goal of 1,004 housing units. The 2045 General Plan elements are organized as follows:

**1. Our Vision for 2045.** Sets the tone and vision for the entire General Plan, provides a graphic snapshot of the Compton community today, identifies community priorities, and provides guidance on how to use the Plan to accomplish the Vision.

**2. Land Use Element.** This element serves as the Land Use and Circulation elements, knitting together land use, urban design, and mobility strategies to create a complete community through equitable distribution of community services, enhanced neighborhoods, intertwined land use and transportation decisions, a revitalized downtown and corridors, and the City's ability to attract quality businesses and jobs to commercial and industrial districts. Public realm urban design improvements will be defined, as will design expectations for private investments. The element will define the plan for safe multimodal mobility, with the goal of creating pleasant travel ways for pedestrians and cyclists and encouraging transit use.

**3. Economic Development Element.** Working in tandem with Our Community land use goals, this element will renew Compton's position as the Hub City and define strategies for business retention, expansion, and attraction, with the complementary aims of providing quality jobs for Compton residents and achieving long-term fiscal stability. The element will outline specific strategies for attracting targeted land uses, leveraging public and private investments, and sustaining economic development.

**4. Housing Element.** Team member VTA will prepare the sixth cycle Housing Element focused on creating an environment to accommodate not just the current RHNA of 1,004 unit but longer-term needs identified through community observations. The element will be consistent with State law requirements and include a Housing Assessment and Needs Analysis; Housing Constraints Analysis; Current Housing Element Review; Housing Sites Inventory and Resources; and Goals, Policies, Programs, and Quantified Objectives. In particular, this element will define affordable housing anti-displacement strategies.

**5. Public Utilities Element.** The element will satisfy the requirements for the Infrastructure Element and will define/prioritize community improvements for green infrastructure, water and sewer capacity, utilities, communications, sidewalk and street improvements.

**6. Open Space Element.** Parks, recreation programming, open spaces, education, the arts, and environmental stewardship.

**7. Environmental Justice Element.** With this element focused on prioritized community needs related to street and safety improvements, healthy food access, open space, and physical activity, reduced pollution burdens, and sustained civic engagement in public decision-making processes.

**8. Public Safety Element.** This element will satisfy the requirements for the Safety and Noise Elements, addressing climate adaptation and resiliency strategies, natural and human-caused hazards, noise concerns, equitable law enforcement practices, and crime prevention.

**9. Preserving Our Heritage.** This element will provide the framework for recognizing, celebrating, and preserving cultural and historic buildings, spaces, landmarks, and events.

### **Zoning Map and Zoning Text Amendments**

Chapter 30-5 (Zoning) of the Compton Municipal Code (Official Zoning Map) is the primary tool for implementing the goals, objectives and policies of the Land Use Element, pursuant to the mandated provisions of the State Planning and Zoning Law (Government Code Section 65000 et seq.), State Subdivision Map Act (Government Code Section 66410 et seq.), California Environmental Quality Act (Public Resources Code Section 21000 et seq.), and other applicable state and local requirements. The zoning map and zoning regulations, including development standards, permits and procedures, zones and zone descriptions, that are contained in Chapter 30 is being revised to be consistent with the exhibits and text of the Land Use Element.

### **Existing Land Use**

Exhibit 3 graphically depicts existing land use distribution in Compton as of 2023. Single-unit residential use dominates most of the land use within the city, followed by industrial, educational, and commercial land uses. Single-unit residential land uses are distributed citywide, while industrial uses are concentrated along the north, south, and central corridors. Educational land use exists in pockets, and commercial land uses are primarily located along the principal roadways of Long Beach Boulevard, Rosecrans Avenue, and Compton Boulevard. There are an estimated 24,867 dwelling units within the City limits and 3,380 dwelling units in the Sphere of Influence, for a total 28,247 dwellings within the Planning Area. The combined Planning area also has an estimated population of 107,690 persons, most of which are in the City of Compton (87% or 93,719 persons).

## Proposed Land Use Plan

The existing General Plan contains a simplified set of eight land use designations which describe the purpose of the designation and allowed uses. The existing general plan has one general mixed-use designation, and the other designations are broad categories that lack clear details to distinguish the development character sought by the City. To address this, the 2045 General Plan establishes 13 land use designations that provide more detailed information on the types, intensity, and character of land uses that would be allowable within each designation. The new set of designations clearly distinguish the land uses allowed and set forth maximum development density and intensity standards. For industrial, commercial, and mixed land uses, the designations provide opportunities for distinguishing the level of intensity allowed or desired by adding additional designations. For example, in place of a single commercial or two industrial designations, the 2045 General Plan distinguished between neighborhood- and community-serving commercial, light or more intense industrial, and mixed-use designations that vary in intensity based on location.

Two mixed-use designations offer an incentive for higher residential densities in exchange for community benefits. This program is intended to facilitate the production of new multifamily and mixed-use residential development with amenities that benefit the Compton community. A Community Benefits Program (CBP) is a tool used by many cities in California to allow additional development intensity for projects that voluntarily provide public amenities, physical improvements, or project features beyond minimum requirements. The intent of the CBP is to allow a developer the opportunity to contribute toward key priority benefits to the community in exchange for flexibility in development standards. The CBP is applicable only to new development, infill, and redevelopment in the Community and Transit Priority Mixed-Use designations. The requirements and process for utilizing the CBP will be provided in the Zoning Code. The community benefits gained through the CBP shall be in addition to, not instead of, those obtained through required standards in the City's Zoning Code as well as any other impact fee or in-lieu fee program. Incentives to the developer will be proportional to the benefit provided to the community as determined by the City. The community benefits will reflect key priorities to achieve the vision of this General Plan. This list does not preclude the option for developers to propose other potential benefits to the community.

Table 1 compares existing (2023) and projected 2045 land use and demographic information for the City of Compton, the Sphere of Influence, and the overall Planning Area. Exhibit 4 illustrates the proposed 2045 General Plan land use plan. The 2045 planning horizon for the Planning Area is estimated to result in increases of approximately 5,776 dwelling units and 1.3 million square feet of non-residential space. An estimated increase of approximately 22,550 residents and 2,400 jobs is projected for the 2045 horizon year. While Table 1 includes land within the Compton Station Specific Plan area, the 2045 General Plan Update land use plan does not propose any changes to the Special Plan area Compton Station Specific Plan. The development assumptions shown in Table 1 are consistent with the Specific Plan buildout estimates included in the adopted Specific Plan.

**Table 1  
General Plan Update: Comparison of 2023 and 2045**

Planning Area Land Uses	EXISTING CONDITIONS (2023)			FUTURE CONDITIONS (2045)		
	City	Sphere of Influence	Total Planning Area	City	Sphere of Influence	Total Planning Area
Dwelling Units	24,867	3,380	28,247	30,457	3,566	34,023
Population	93,719	13,971	107,690	115,587	14,655	130,242
Non-Residential Building Square Feet	25,348,700	119,275	25,467,975	26,681,810	102,635	26,784,445
Employees	25,384	184	25,568	27,763	206	27,969

**Draft Program Environmental Impact Report:** The Draft Program Environmental Impact Report (DEIR) evaluates the anticipated buildout of the Planning Area, which consists of the corporate boundaries of the city of Compton and its Sphere of Influence. Compton is comprised of roughly 5,090 acres, excluding street rights-of-way. The sphere of influence adds 425 acres to the Planning Area. The DEIR assesses the anticipated development that could occur within the Planning Area if every parcel in the city developed at the densities and intensities expected under the proposed General Plan. Anticipated growth accommodated by the Plan within the Planning Area includes new and expanded businesses, governmental and educational uses, and residential development. Growth is projected for the area within the City as well as for the Planning Area, which includes the Sphere of Influence. It is noted that the total growth estimates anticipate buildout of the entire Planning Area. Actual future development would depend on future real estate market conditions, new state and federal laws and regulations, property owner preferences, site-specific constraints, technological advancements, and other factors. The 2045 planning horizon for the Planning Area is estimated to result in increases of approximately 5,776 dwelling units, 22,550 residents, 1.3 million square feet of non-residential uses, and 2,400 jobs.

**Significant Environmental Impacts:** The DEIR determined that, even with implementation of all feasible and recommended mitigation, the following impacts would remain significant and unavoidable: Air Quality and Greenhouse Gas Emissions.

**Alternatives to the Proposed Project:** In accordance with CEQA Guidelines Section 15126.6(d), alternatives to the proposed project were considered; however, it was determined that none of the alternatives would eliminate or reduce any of the significant impacts of the GPU to less than significant levels.

**Hazardous Materials:** As described in the DEIR, there are sites within the City and its Planning Area that are on the lists of sites enumerated under Government Code Section 65962.5. This disclosure is provided to address the requirement of Section 15087(c)(6) of the CEQA Guidelines

**Document Availability:** The Draft Program EIR and related documents are available for review at the following locations:

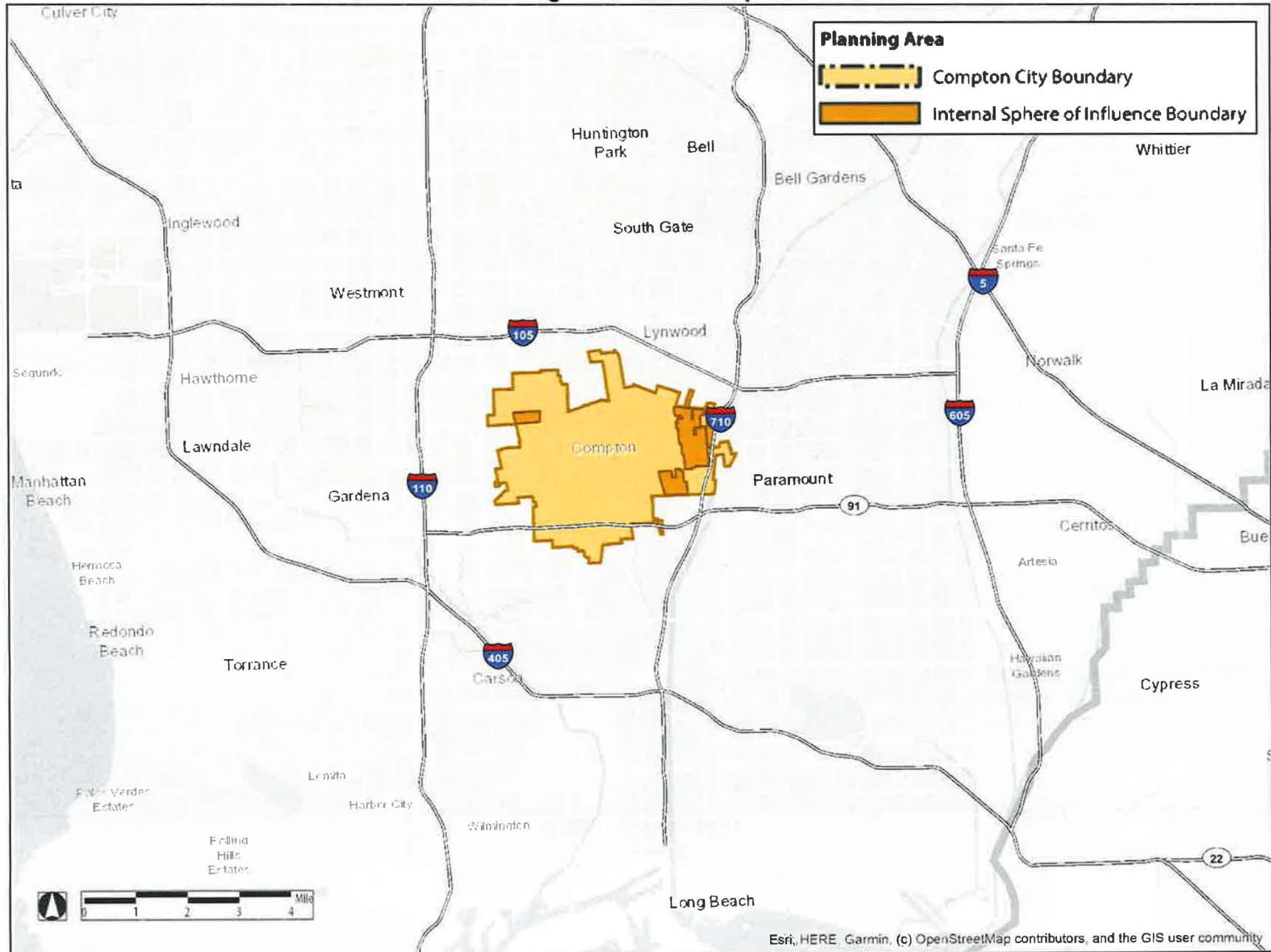
- Compton City Hall, City Clerk's Office – 205 South Willowbrook Avenue, Compton, California, 90220
- Compton City Hall, Community Development Department – 205 South Willowbrook Avenue, Compton, California, 90220
- Douglas F. Dollarhide Community Center – 301 North Tamarind Avenue, Compton, California 90220
- Compton Library, 240 West Compton Boulevard, Compton, California 90220
- City of Compton Website: <https://www.compton2045.org/documents>

**Public Review Period:** As mandated by State Law, the minimum public review period for this DEIR is 45 days. The DEIR will be available for public review and comment beginning **Wednesday, July 23, 2025 and ending Monday, September 8, 2025 at 5:00 p.m.**

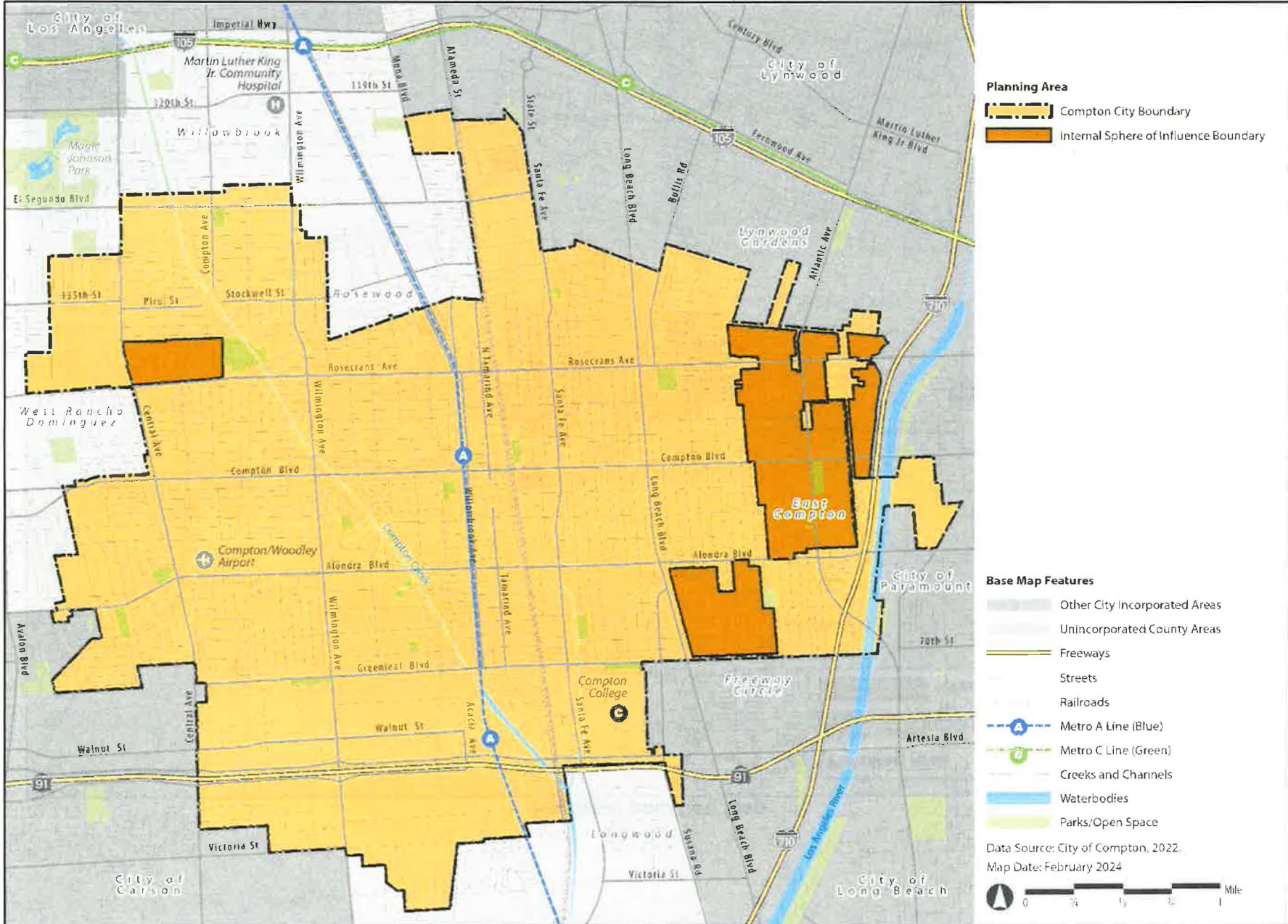
**Where to Send Comments:** Members of the public and interested agencies and individuals are invited to provide written comments on the Draft EIR. All written comments must be provided to the City at the following address during the 45-day public review period. Written comments will be accepted by mail or by e-mail and must be submitted no later than 5:00 p.m. on September 8, 2025.

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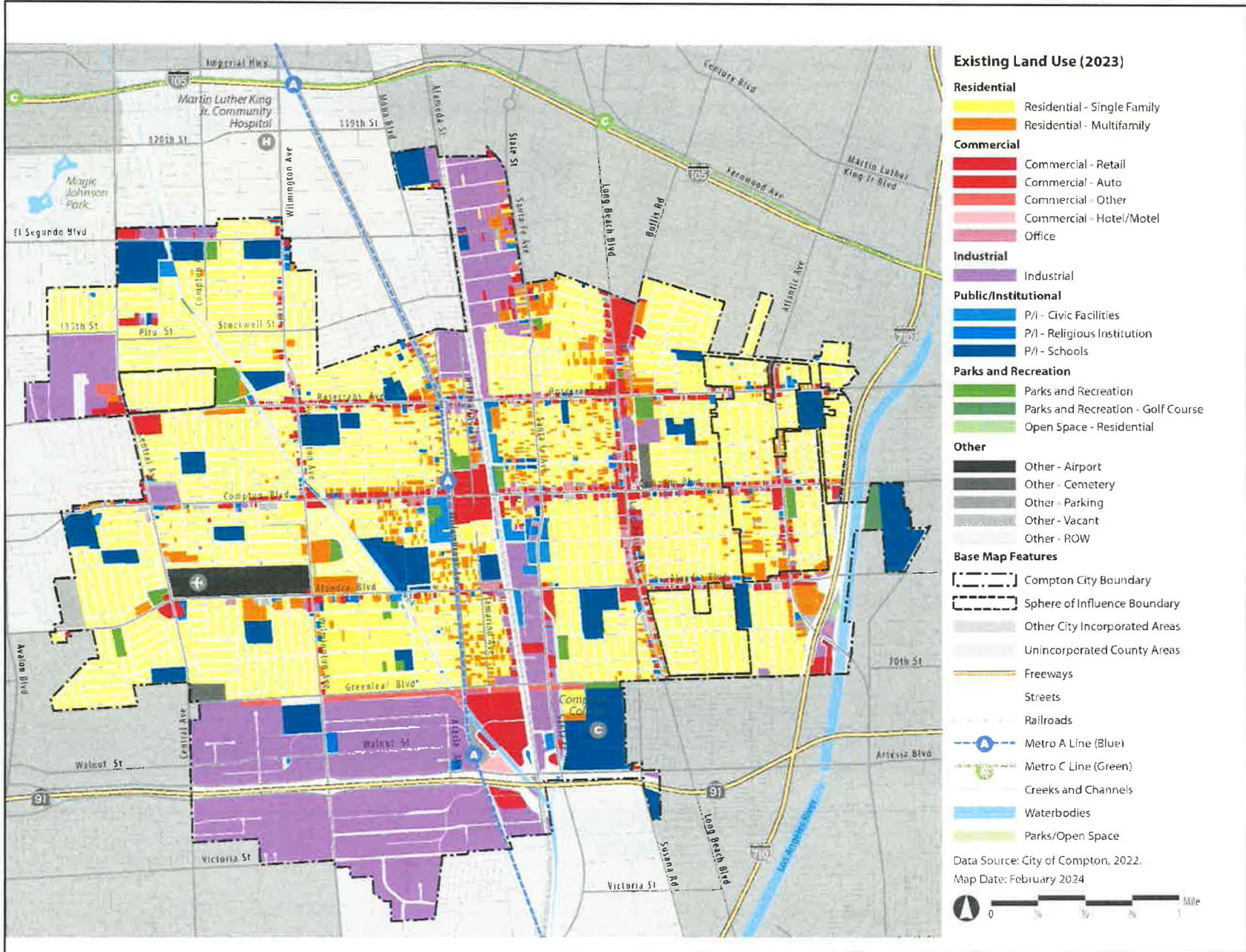
### Exhibit 1 Regional Location Map



## Exhibit 2 Planning Area Map



### Exhibit 3 Existing Land Use (2023)



## Exhibit 4 Proposed General Plan Land Use

