



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



**Amy J. Bodek, AICP**  
Director of Regional Planning

**Dennis Slavin**  
Chief Deputy Director,  
Regional Planning

October 22, 2019

**ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

**7 October 22, 2019**

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

  
CELIA ZAVALA  
EXECUTIVE OFFICER

Dear Supervisors:

**HEARING ON PROJECT NO. 2015-03108-(1)  
ADVANCE PLANNING NO. 201500010  
ZONE CHANGE NO. 201500010  
ENVIRONMENTAL ASSESSMENT NO. 201500225  
APPLICANT: LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING  
CITY TERRACE, EAST LOS ANGELES,  
EAST SIDE UNIT NO. 1, 2, AND 4 ZONED DISTRICTS  
(FIRST SUPERVISORIAL DISTRICT) (3-VOTES)**

**SUBJECT**

The East Los Angeles Zoning Consistency Update (Project) consists of changes to the zoning and land use policy categories to a total of 120 parcels within the East Los Angeles Community Plan area to bring zoning and land use policy into conformance with each other.

**IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING,**

1. Find that the Project will not have a significant effect on the environment and indicate its intent to adopt the Negative Declaration (Environmental Assessment No. 201500225);
2. Indicate its intent to adopt the attached Resolution to approve the Project (Advance Planning No. 201500010, Zone Change No. 201500010) consisting of the zone

change and plan amendment as recommended by the Regional Planning Commission (Commission); and

3. Instruct County Counsel to prepare the final documents necessary to adopt Project No. 2015-03108-(1) including Advance Planning No. 201500010, Zone Change No. 201500010, and Environmental Assessment No. 201500225 and bring it back to the Board of Supervisors (Board) for final consideration.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

This Project corrects inconsistent land use designations within the East Los Angeles Community Plan area. To clarify: Land Use Policy is the intent and extent of how land is developed; and Zoning are the rules, regulations, and permits needed to develop the land. The Project does not include the area within the East Los Angeles Third Street Specific Plan. Zoning and land use policy within the East Los Angeles Third Street Specific Plan area were updated in 2014 with the adoption of the Specific Plan.

The Project corrects inconsistencies between the zoning and land use categories on 120 parcels. As of now, parcels with inconsistencies would require businesses and property owners to go through a zone change or plan amendment to upgrade or make changes on their properties. The proposed updates would allow property owners to make modifications without zone changes or plan amendments. The update is correcting inconsistencies that may have resulted from previous conversion of printed maps to parcel-specific Geographical Information Systems (GIS) maps.

The Project reviewed existing land use policy, zoning, and existing use on the subject properties and within their vicinity to inform the recommended changes to achieve consistency. Zone changes are proposed to match the existing land use category, existing use, or surrounding zoning pattern. Land use policy changes are proposed to match zoning, existing use, or surrounding land use policy. Staff also considered and attempted to minimize instances with non-conforming uses, spot zoning, and spot land use policy. The proposed changes are not an intensification over what is already allowed by zoning or land use policy.

The zoning of 78 parcels will be updated to be consistent with the East Los Angeles Community Plan land use categories. The land use category of 42 parcels will be updated to be consistent with existing zoning. A staff workgroup made up of representatives from the Zoning Enforcement and Zoning Permits Sections, analyzed each of the parcels to determine the appropriate zoning or land use category changes. The workgroup reviewed existing land use categories, zoning and use on the subject properties and its vicinity to ensure the recommended changes are consistent with surrounding zoning and land use patterns.

### **Implementation of Strategic Plan Goals**

The Los Angeles County (County) 2016-21 Strategic Plan provides direction to ensure that the County's efforts are aligned with the Board's priorities. The Project promotes **Goal II, Foster Vibrant and Resilient Communities**. Currently, parcels with inconsistent zoning and land use may be subject to a zone change or plan amendment, which makes it difficult for property owners to develop or make improvements. This Project will streamline project review and reduce cost/time for applicants by correcting the inconsistencies, enabling owners to apply for improvements without also needing to obtain a zone change or plan amendment.

### **FISCAL IMPACT/FINANCING**

The adoption of the Project will not result in the need for additional departmental staffing. The Project eliminates the need for a zone change or plan amendment application on certain properties; therefore, the implementation of the Project will not result in significant new costs to the Department of Regional Planning (Department) or other County departments. Therefore, a request for financing is not being made at this time.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

#### **Project Outreach and Engagement**

A Department cross-division working group held weekly meetings between July and October 2017 to review proposed zone changes and plan amendments across divisions and offer recommendations. Attendees included planners from the Zoning Enforcement Section and Current Planning and Advance Planning Divisions.

An open house was held on March 30, 2019, at the East Los Angeles Library to provide information on the Project and 25 attendees were present. Other County departments were also present to provide information on their efforts in East Los Angeles, including the Departments of Public Health, Public Works, and Parks and Recreation. A project briefing was also provided to the East Los Angeles Chamber of Commerce on July 26, 2017, and at the Maravilla Community Advisory Committee on March 5, 2019.

On July 2, 2018, letters were sent to properties affected by the recommended changes, informing each of the intent to change either the zoning or plan category and giving each property owner the opportunity to voice their concerns or objections. No objections were received.

### Regional Planning Commission Public Hearing

On July 31, 2019, the Commission conducted a public hearing to consider the approval of the Project. Staff sent 12,859 public hearing notices to all property owners in the East Los Angeles Community Plan area. Two speakers testified at the hearing. One speaker testified to ask for an alternative zone change and plan amendment. Another speaker cited several quality of life issues, including parking, trash, and gangs. There were no other speakers. After the testimony, the Commission closed the public hearing, approved the Negative Declaration, and approved the Resolution recommending approval of the Project to the Board. All five Commissioners (Smith, Louie, Shell, Moon, and Modugno) were present. The project was unanimously approved by the Commission.

### Legal Requirements

A public hearing by the Board is required for this Project, pursuant to Section 22.232.040 B. of the County Code and Section 65856 of the California Government Code. The required notice must be given pursuant to the procedures and requirements set forth in Section 22.222.120.B.2 of the County Code. These procedures exceed the minimum standards of California Government Code Sections 6061, 65090 and 65856 related to Notice of Public Hearing.

### ENVIRONMENTAL DOCUMENTATION

An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (CEQA). The initial study concluded that the Project will not have a significant effect on the environment as the Project is a proposal to bring zoning and land use category into conformance and did not result in intensification of what was already allowed or intended. The proposed changes either reflected the existing land use or what was allowed already by existing zoning or what was already intended by existing land use category. Based on the Initial Study, staff prepared a Negative Declaration for this Project, finding that the proposed zone changes and plan amendments will not have a significant effect on the environment pursuant to the CEQA guidelines and the Los Angeles County Environmental Document Procedures and Guidelines.

### IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the Project will not significantly impact County services. The cleanup of inconsistent zoning and land use categories improve customer service by eliminating the need for property owners or businesses to file a zone change or plan amendment application that would have triggered by the inconsistency.

The Honorable Board of Supervisors  
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For further information, please contact Norman Ornelas Jr. of the Community Studies East Section at (213) 974-6425 or [nornelas@planning.lacounty.gov](mailto:nornelas@planning.lacounty.gov).

Respectfully submitted,



AMY J. BODEK, AICP  
Director of Regional Planning

AJB:MK:NOJ:ems

Attachments:

- Draft Ordinance, as approved by Regional Planning Commission
- Project Summary
- Regional Planning Commission Resolution
- Environmental Determination
- GIS Maps
- Regional Planning Commission Hearing Package

c: Executive Office, Board of Supervisors  
Assessor  
Chief Executive Office  
County Counsel  
Public Works

S\_AP\_102219\_BHL\_ELA\_ZONING\_CONSISTENCY\_UPDATE



# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



**Amy J. Bodek, AICP**  
Director of Regional Planning

**Dennis Slavin**  
Chief Deputy Director,  
Regional Planning

## REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED:	July 18, 2019	
MEETING DATE:	July 31, 2019	AGENDA 7 ITEM:
PROJECT NUMBER:	2015-03108-(1)	
PROJECT NAME:	East Los Angeles Zoning Consistency Update	
PLAN NUMBER(S):	ADV 201500010 / ZC 201500010 / ENV 201500225	
SUPERVISORIAL DISTRICT:	1	
PROJECT LOCATION:	East Los Angeles	
PROJECT PLANNER:	Norman Ornelas Jr, Regional Planner nornelas@planning.lacounty.gov	

### **RECOMMENDATION**

The Department of Regional Planning staff (Staff) recommends the Regional Planning Commission adopt the attached resolution recommending approval to the Los Angeles County Board of Supervisors the East Los Angeles Zoning Consistency Update (Project), Advance Planning No. 201500010, Zone Change No. 201500010, Environmental Assessment No. 201500225.

Staff recommends the following motion:

**I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND FIND THAT THE NEGATIVE DECLARATION WAS PREPARED PURSUANT TO THE STATE AND LOCAL CEQA GUIDELINE AND RECOMMEND TO THE BOARD OF SUPERVISORS THE ADOPTION OF THE NEGATIVE DECLARATION (ENVIRONMENTAL ASSESSMENT NO. 201500225).**

**I ALSO MOVE THAT THE REGIONAL PLANNING COMMISSION ADOPT THE ATTACHED RESOLUTION RECOMMENDING APPROVAL OF THE EAST LOS ANGELES ZONING CONSISTENCY UPDATE TO THE LOS ANGELES COUNTY**

**BOARD OF SUPERVISORS, Advance Planning No. 201500010, Zone Change No. 201500010, Environmental Assessment No. 201500225**

**PROJECT DESCRIPTION**

**A. Project**

The Project consists of the proposed East Los Angeles (ELA) Community Plan Amendment (Plan Amendment) and Zone Change, which would affect a total of 118 parcels located within the project area. The Project reviewed existing land use policy, zoning, and use on the subject properties and its vicinity to inform the recommended changes to achieve consistency.

Zone Change Number 201500010 will change the zoning of 77 parcels to be consistent with the existing Community Plan land use category and/or use.

Advance Plan Number 201500010 will change the existing land use category of 41 parcels to be consistent with the existing zoning and/or use.

The project does not propose any development or redevelopment of the parcels associated with the proposed Zone Change or Plan Amendment. Any future development is subject to appropriate review including any applicable project-level CEQA review on a project by project basis.

**B. Project Background**

The County Board of Supervisors adopted the ELA Community Plan on June 23, 1988, which included a zone change precise plan (Ordinance 880153, Zoning Case 88022, September 1988). Since then, properties with zoning inconsistency (the mismatch between zoning and land use policy category) have been brought to Staff's attention.

In 2014, the Board of Supervisors adopted the 3rd Street Specific Plan to promote transit-oriented development around the four Metro Gold Line Stations in ELA. As a result, zoning and land use policy was updated for parcels within the 3rd Street Specific Planning Area. However, the zoning has been largely unchanged since 1988 for properties in the ELA Community Plan outside of the 3<sup>rd</sup> Street Specific Planning Area.

This Project was undertaken to address inconsistent land use issues in the remaining parts of ELA outside of the 3<sup>rd</sup> Street Specific Plan Area. The zoning inconsistencies are remnants of mapping technology changes from printed maps to parcel-specific GIS maps. Although the prior zoning consistency project corrected most of the inconsistencies, these remaining parcels need to be cleaned up in order to avoid burdening property owners with zone change or plan amendment application for any changes they make on the property. The inconsistencies between the zoning and land use restricts the use of many parcels throughout ELA. Bringing zoning and land use into conformance will allow

businesses and property owners to upgrade or make changes on their properties without having to go through a zone change or plan amendment process.

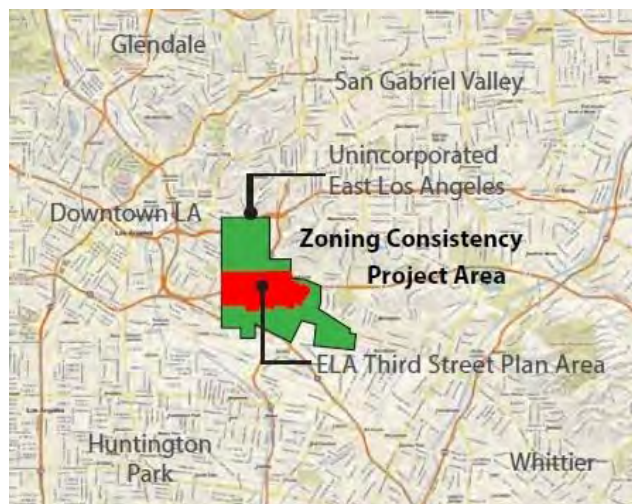
This Project came about as a result of certain property owners along Telegraph Rd who had R-3 zoning and a land use Category of C-M (Commercial Manufacturing). Currently, if the owners wanted to make any improvements to their properties, they would need to apply for either a zone change or plan amendment. Staff found that there were properties with inconsistencies throughout the unincorporated community of ELA. A motion was made by the Regional Planning Commission on May 26, 2016 to initiate an evaluation of the existing relationship between zoning and land use policy to identify parcels that have zoning inconsistency.

A total of 439 parcels were identified for consistency analysis, but only 118 parcels were affected by the inconsistencies. On these 118 parcels, no new activity or other changes were possible without first obtaining a zone change or plan amendment. The new zoning or plan categories recommended for these parcels are based on an analysis of the existing use, zoning, and plan category on the properties and their compatibility and consistency with the surrounding land use, zoning and land use policy to prevent spot zoning or spot land use categories and minimize non-conforming uses.

## **PROJECT LOCATION**

The unincorporated community of ELA is located in the First Supervisorial District within the Metro Planning Area as designated by the General Plan's Planning Areas Framework. The Project area is highlighted in green, the excluded area in red (Figure 1). The ELA community is bounded by the City of Los Angeles to the west, the Cities of Alhambra and Monterey Park to the north, Monterey Park and Montebello to the east, and Commerce to the south.

**Figure 1. ELA Zoning Consistency Project Area Context Map (In Green)**



Proposed Zone Changes and Plan Amendments:

Exhibit D contains all of the proposed zone change and plan amendment maps in the ELA Community Plan area.

Plan Amendment Map:

Please see Exhibit D for maps of all the proposed plan amendments.

Zone Change Map:

Please see Exhibit D for maps of all the zone changes.

**ANALYSIS**

**A. Land Use Compatibility**

The proposed zone changes are consistent with the existing land use plan category or existing use. Similarly, the proposed plan amendments are consistent with existing zoning or existing use. The proposed changes will not result in intensification of use than what is already allowed by the existing zoning, land use policy, or use.

Please see Table 1 (Zone Change) and Table 2 (Plan Amendment) for details on the *existing* zoning/land use designation and the *proposed* zoning/land use designation.

**Table 1 (Zone Change)**

Existing Zoning	Existing Land Use Category	Existing Use	Proposed Zoning	# of Parcels
R-2: Single-family residence	Commercial/Manufacturing (CM)	Commercial	M-1	1
R-3: Limited multiple residence	Commercial/Manufacturing (CM)	Commercial/Industrial	C-M	19
R-3-P: Limited multiple residence, parking program	Community Commercial (CC)	Commercial/Government	C-2	2
R-4: Unlimited residence	Industrial (I)	Residential	M-1	1
R-4: Unlimited residence	Transportation Corridor (TC)	Right-of-Way Buffer	B	3
M-1: Light manufacturing	Community Commercial (CC)	Commercial	C-3	4

M-3: Unclassified Zone	Low-Medium Density Residential (LMD)	Residential/ Right-of-Way Buffer	R-2	25
M-3: Unclassified Zone	Transportation Corridor (TC)	Right-of-Way Buffer	B	5
IT: Institutional	Low-Medium Density Residential (LMD)	Residential	R-3	9
IT: Institutional	Commercial/Residential (CR)	Commercial	C-2	2
IT: Institutional	Commercial/Manufacturing (CM)	Industrial	M-1	1
O-S: Open space	Medium-Density (MD)	Institutional	R-3	2
O-S: Open space	Medium-Density (MD)	Institutional	C-3	2
O-S: Open space	Major Commercial (MC)	Institutional	C-3	1
<b>Total # of Parcels</b>				<b>77</b>

**Table 2 (Plan Amendment)**

Existing Zoning	Existing Land Use Category	Existing Use	Proposed Land Use Category	# of Parcels
R-3: Limited multiple residence	Commercial/Manufacturing (CM)	Commercial/ Residential	MD	4
R-3: Limited multiple residence	Medium-Density (MD)	Industrial	CM	1
R-3: Limited multiple residence	Industrial (I)	Commercial/ Industrial/ Residential	MD	19
R-4: Unlimited residence	Transportation Corridor (TC)	Right-of-way buffer	P	3
C-M: Commercial manufacturing	Medium-Density (MD)	Commercial	CM	1
M-1: Light manufacturing	Low-Medium Density Residential (LMD)	Residential	CM	5
M-3: Unclassified Zone	Transportation Corridor (TC)	Right-of-Way Buffer	P	5
O-S: Open space	Medium-Density (MD)	Institutional	P	1
O-S: Open space	Medium-Density (MD)	Institutional	MC	1
O-S: Open space	Major Commercial (MC)	Institutional	P	1
<b>Total # of Parcels</b>				<b>41</b>

## **B. Neighborhood Impact (Need/Convenience Assessment)**

Parcels with inconsistent zoning and land use may be subject to a zone change or plan amendment. This Project will fix these inconsistencies, enabling owners to apply for improvements without also needing to obtain a zone change or plan amendment.

## **C. Design Compatibility**

The Project does not propose any design changes as it is a project to correct zoning and land use policy. The Project itself does not propose or authorize any development. Future land use that occur pursuant to the proposed Project updates would be subject to applicable regulations and permits.

## **ENVIRONMENTAL ANALYSIS**

An Initial Study was prepared for this project in compliance with the California Environmental Quality Act ("CEQA"), and the initial study concluded that this regulatory action will not have a significant effect on the environment. Based on the Initial Study, Staff has prepared a Negative Declaration for this project. The Commission finds that the proposed zone changes and plan amendments will not have a significant effect on the environment pursuant to the CEQA guidelines and the Los Angeles County Environmental Document Procedures and Guidelines, because the project brings the two into conformance and is not an intensification of what is already allowed by zoning or land use policy.

## **OUTREACH AND ENGAGEMENT**

### **A. County Department Comments and Recommendations**

LA County Department of Public Works, Parks and Recreation, Public Health and Fire were consulted. Staff has not received any comments at the time of report preparation.

### **B. Project Outreach and Engagement**

An open house was held on March 30<sup>th</sup> with 25 attendees at the East Los Angeles Library to provide information on the project. Other County Departments were also present to provide information on their efforts in East LA, including the Department of Public Health, Department of Public Works, and the Department of Parks and Recreation. A project briefing was also provided to the East Los Angeles Chamber of Commerce on July 26, 2017 and at the Maravilla Community Advisory Committee on March 5, 2019. On July 2, 2018, letters were sent to each of the 118 properties affected, informing each of the intent to change either the zoning or plan category and giving each property owner the opportunity to voice their concerns or objections. To date, no objections have been received from the affected property owners.

**C. Public Comments**

Staff sent 12,859 public hearing notices to all property owners in the ELA Community Plan area and received inquiries on the phone and through email to mostly inquire if their property would be impacted. No objections were received to any proposed changes.

**D. Public Comments**

Staff has not received any comments at the time of report preparation.

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Report  
Reviewed By:   
Mi Kim, Supervising Regional Planner

Report  
Approved By:  FOR AP  
Deputy Director

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LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Zone Change Ordinance
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Draft Resolution
EXHIBIT D	GIS Maps
EXHIBIT E	Environmental Determination and Initial Study
EXHIBIT F	Agency Correspondence

# **Exhibit A**

**ZONING CASE NUMBER 201500010**

**ORDINANCE NUMBER \_\_\_\_\_**

An ordinance amending Section 22.06.060 of Title 22 of the Los Angeles County Code, changing regulations for the execution of the General Plan, related to the unincorporated community of East Los Angeles, comprised of the following Zoned Districts: East Los Angeles Zoned District, East Side Unit No. 1 Zoned District, East Side Unit No. 2 Zoned District; and, East Side Unit No. 4 Zoned District.

The Board of Supervisors of the County of Los Angeles ordains as follows:

**SECTION 1.** Section 22.06.060 of the County Code is amended by amending the map of the of the following Zoned Districts: East Los Angeles Zoned District, East Side Unit No. 1 Zoned District, East Side Unit No. 2 Zoned District, and, East Side Unit No. 4 Zoned District, as shown on the map attached hereto.

**SECTION 2.** The Board of Supervisors finds that this ordinance is consistent with the East Los Angeles Community Plan and the General Plan of the County of Los Angeles.

# **Exhibit B**



Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

**PROJECT NUMBER**

2015-03108-(1)

**HEARING DATE**

July 31, 2019

**REQUESTED ENTITLEMENTS**

Advance Planning No. 201500010  
Zone Change No. 201500010  
Environmental Assessment No. 201500225

# PROJECT SUMMARY

**OWNER / APPLICANT**

Los Angeles County Department of Regional Planning

**MAP/EXHIBIT DATE**

N/A

**PROJECT OVERVIEW**

Update to the East Los Angeles Community Plan to bring 118 properties with inconsistent land use policy and zoning into conformance with each. The following web map is available to check if a property is impacted: <http://bit.ly/ELAconsistency>

**LOCATION**

Unincorporated Community of East Los Angeles

**ACCESS**

The ELA community is bisected by the Pomona Freeway (SR-60) and Long Beach Freeway (I-710). The San Bernardino Freeway (I-10) traverse the northernmost portion of the community. The Santa Ana Freeway (I-5) traverse the southwestern portion of the ELA community and then runs along the southern edge of the community.

**ASSESSORS PARCEL NUMBER(S)**

Community Wide

**SITE AREA**

2,340 Acres

**GENERAL PLAN / LOCAL PLAN**

East Los Angeles Community Plan

**ZONED DISTRICT**

City Terrace, East Los Angeles, East Side Unit No. 1, 2, and 4

**LAND USE DESIGNATION**

East Los Angeles Community Plan land use categories: Low-Density Residential (LD), Low/Medium-Density Residential (LMD), Medium-Density Residential (MD), Community Commercial (CC), Major Commercial (MC), Commercial/Residential (CR), Commercial/Manufacturing (CM), Industrial (I), Public Use (P), Parking (RP)

**ZONE**

R-2: Single-Family Residence, R-3: Limited Multiple Residence, R-3-P: Limited Multiple Residence - Parking Program, R-4: Unlimited Residence, M-1: Light Manufacturing, M-3: Unclassified, IT: Institutional, O-S: Open Space

**PROPOSED UNITS**

N/A

**MAX DENSITY/UNITS**

N/A

**COMMUNITY STANDARDS DISTRICT**

East Los Angeles Community Standards District

**ENVIRONMENTAL DETERMINATION (CEQA)**

Negative Declaration. The project will bring zoning and land use designations into conformance with each other. Based on an initial study the project is determined to have less than significant impact.

**KEY ISSUES**

- Changing the land use category to be consistent with the existing zoning and/or use requires an amendment to the East Los Angeles Community Plan ("Plan Amendment").
- Changing the zoning to be consistent with the existing land use category and/or use requires a zone change ordinance ("Zone Change").

**CASE PLANNER:**

Norman Ornelas Jr.

**PHONE NUMBER:**

(213) 974 - 6425

**E-MAIL ADDRESS:**

nornelas@planning.lacounty.gov

# **Exhibit C**

**THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
PROJECT NO. R2015-03108-(1)  
ADVANCE PLANNING NO. 20150010  
ZONE CHANGE NO. 201500010  
ENVIRONMENTAL ASSESSMENT NO. 201500225  
EAST LOS ANGELES ZONING CONSISTENCY UPDATE**

**WHEREAS**, pursuant to Part 2 of Chapter 22.16 of the Los Angeles County Code (“County Code”), the County is authorized to adopt zone changes; and

**WHEREAS**, the County is authorized to adopt amendments to the County Zoning Ordinance, pursuant to the State Law (commencing with §65800 of the California Government Code):

**WHEREAS**, the County is authorized to prepare amendments to a general plan, pursuant to State Law (commencing with §65350 of the California Government Code); and

**WHEREAS**, the Regional Planning Commission of the County of Los Angeles has conducted a public hearing in the matter of Zone Change Case No. 201500010 on July 31, 2019:

**WHEREAS**, the Regional Planning Commission finds as follows:

1. The unincorporated community of East Los Angeles (ELA) is located in the First Supervisorial District in the Metro Planning Area as designated by the LA County General Plan. The project area excludes the 3<sup>rd</sup> Street Specific Planning area. The ELA community is bounded by the City of Los Angeles to the west, the Cities of Alhambra and Monterey Park to the north, Monterey Park and Montebello to the east, and Commerce to the south.
2. The County Board of Supervisors adopted the ELA Community Plan on June 23, 1988, which included a zone change precise plan (Ordinance 880153, Zoning Case 88022, September 1988). Since then, zoning has been largely unchanged (except for the 3<sup>rd</sup> Street Specific Planning Area).
3. This zoning consistency project was initiated on June 8, 2016 at the Regional Planning Commission to address inconsistent land use issues in the remaining parts of ELA that were impacted due to mapping technology changes from printed maps to parcel-specific GIS maps. Bringing zoning and land use into conformance will allow businesses and property owners to upgrade or make changes on their properties without having to go through a zone change or plan amendment process.
4. Zone Change No. 201500010 will change the zoning of 77 parcels located throughout the ELA community to be consistent with the existing ELA Community Plan land use category and/or use.

5. Advance Planning No. 20150010 will change the existing land use category of 41 parcels located throughout the ELA community to be consistent with the existing zoning and/or use.
6. A total of 439 parcels were analyzed for consistency but only 118 parcels met the criteria for a zone change or plan amendment. On these parcels no new activity or other changes were possible without first obtaining the appropriate zoning or land use category. The new zoning or plan categories being recommended for these parcels are based on an analysis of the existing use, zoning, and plan category on the properties. Further, the recommendations were analyzed for compatibility with surrounding zoning and land use policy.
7. The proposed zone changes will not result in intensification of land use. The proposed zone changes are consistent with the existing land use plan category or existing use. The proposed changes are no more intense than what is allowed by the existing zoning, land use policy or use.
8. The project does not propose any development or redevelopment of the parcels associated with the proposed Zone Change or Plan Amendment. Future land uses would be subject to appropriate review on a project by project basis including any applicable project-level CEQA review.
9. The ELA community is highly urbanized with a mix of buildings that are single-family and multi-family residential, commercial, and industrial. ELA is already built out. Future development will require additional review, which will ensure compatibility with the neighborhood character.
10. A Department of Regional Planning cross-division project working group held weekly meetings between July and October 2017 to review proposed zone changes and plan amendments across divisions.
11. Mailings were sent out to 118 properties impacted by either a zone change or plan amendments on July 2, 2018 and no objections were received.
12. An open house was held on March 30, 2019 at the East Los Angeles Library to provide information on the project and 25 attendees were present. Other County Departments were also present to provide information on their efforts in ELA, including the Department of Public Health, Department of Public Works, and the Department of Parks and Recreation. A project briefing was also provided to the East Los Angeles Chamber of Commerce on July 26, 2017 and at the Maravilla Community Advisory Committee on March 5, 2019.
13. Prior to the Commission's public hearing on the Project, an Initial Study was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines

for the County. Based on the Initial Study, staff from Regional Planning determined that a Negative Declaration was the appropriate environmental document for the Project because the Initial Study concluded that there was no substantial evidence that the Project would result in a significant impact on the environment.

14. County departments were consulted in the Project's development. Departments consulted include Public Works, Public Health, Parks and Recreation, and Fire. The Departments of Fire, Parks and Recreation, Public Health, and Public Works had issued no comments by the time this document had been drafted.
15. The project's Initial Study was shared with the California State Clearinghouse and was received on June 10, 2019. The documents were reviewed through July 10, 2019.
16. Pursuant to the provisions of Sections 22.222.120 of the County Code, the community was appropriately notified of the public hearing by mail and newspaper. The public hearing notice was published in the East Los Angeles Tribune on June 27, 2019 and La Opinión on June 27, 2019. Additionally, over 12,859 public hearing notices were mailed to all property owners on June 26, 2019 within the ELA Community Plan area. Project information was made available to the public online and at the East Los Angeles Public Library. In addition, an interactive GIS web mapping app was created for the public to search for their property to see if it would be impacted by zone changes or plan amendments. The GIS web mapping app was made available and can be accessed at <http://bit.ly/ELAconsistency>.
17. Prior to the Commission's public hearing, staff received emails and phone calls from members of the public inquiring about impacts of zone changes or plan amendments on their properties. No objections were received to any proposed changes.
18. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13<sup>th</sup> Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Community Studies East Section, Los Angeles County Department of Regional Planning.

**RESOLVED**, That the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. Hold a public hearing to consider Project No. R2015-03108-(1), which includes (Advance Planning No. 201500010, Zone Change No. 201500010, and Env Assessment No. 201500225);
2. Adopt Zone Change No. 201500010, changing the zoning of properties for consistency with the ELA Community Plan land use policy designations; and

3. Adopt Advance Planning No. 201500010, changing land use policy designations of The ELA Community Plan for the purpose of zoning consistency;
4. Adopt the Negative Declaration, dated June 24, 2019, certify its completion and determine that the project will not have a significant impact upon the environment;
5. That the Board of Supervisors find the recommended zoning is consistent with the Los Angeles County General Plan and ELA Community Plan;
6. That the Board determine that the recommended zone changes and plan amendments serve public health, safety and general welfare and in conformity with good zoning practice and is compatible with and supportive of the goals and policies of the General Plan;
7. That the Board of Supervisors hold a public hearing to consider the above recommended zone changes and Community Plan amendments.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission on the County of Los Angeles on July 31, 2019.

\_\_\_\_\_  
Rosie O. Ruiz, Secretary  
County of Los Angeles  
Regional Planning Commission

APPROVED AS TO FORM:

MARY C. WICKHAM  
County Counsel

By \_\_\_\_\_  
Elaine Lemke  
Assistant County Counsel

VOTE:

Concurring:

Dissenting:

Abstaining:

Absent:

Action Date: July 31, 2019

NO

# **Exhibit D**

# Los Angeles County EAST LOS ANGELES COMMUNITY PLAN

## Proposed Zone Changes and Plan Amendments

Adopted by Board of Supervisors - 6/23/88

As Amended Through - 11/12/14 (LP 2014-00003)

Zone Changes:	
1	(no zoning) to C-3
2	C-M to R-3
3	IT to C-2
4	IT to M-1
5	IT to R-3
6	M-1 to C-3
7	M-3 to B-1
8	M-3 to R-2
9	O-S to C-3
10	O-S to R-3
11	R-2 to M-1
12	R-3-P to C-2
13	R-3 to C-M
14	R-4 to B-1
15	R-4 to M-1

Plan Amendments:	
1	CM to MD
2	I to MD
3	LMD to CM
4	MC to P
5	MD to CC
6	MD to CM
7	MD to MC
8	MD to P
9	TC to P

**LEGEND:**

**Existing Zoning / Land Use Policy Combination\* Transit**

- Consistent (with Zone Change / Plan Amendment)
- Inconsistent (with Zone Change / Plan Amendment)
- Inconsistent (NO Zone Change / Plan Amendment)
- Zoning

**East Los Angeles Community Plan**

- LD - Low Density Residential (8 du/ac)
- LMD - Low/Medium Density Residential (17 du/ac)
- MD - Medium Density Residential (30 du/ac)
- RP - Residential Parking
- CR - Commercial Residential (30 du/ac)
- CC - Community Commercial
- MC - Major Commercial
- CM - Commercial Manufacturing
- I - Industrial
- P - Public Use
- SP - Specific Plan
- TC - Transportation Corridor
- City / Unincorporated Community Boundary

**\* NOTE:**

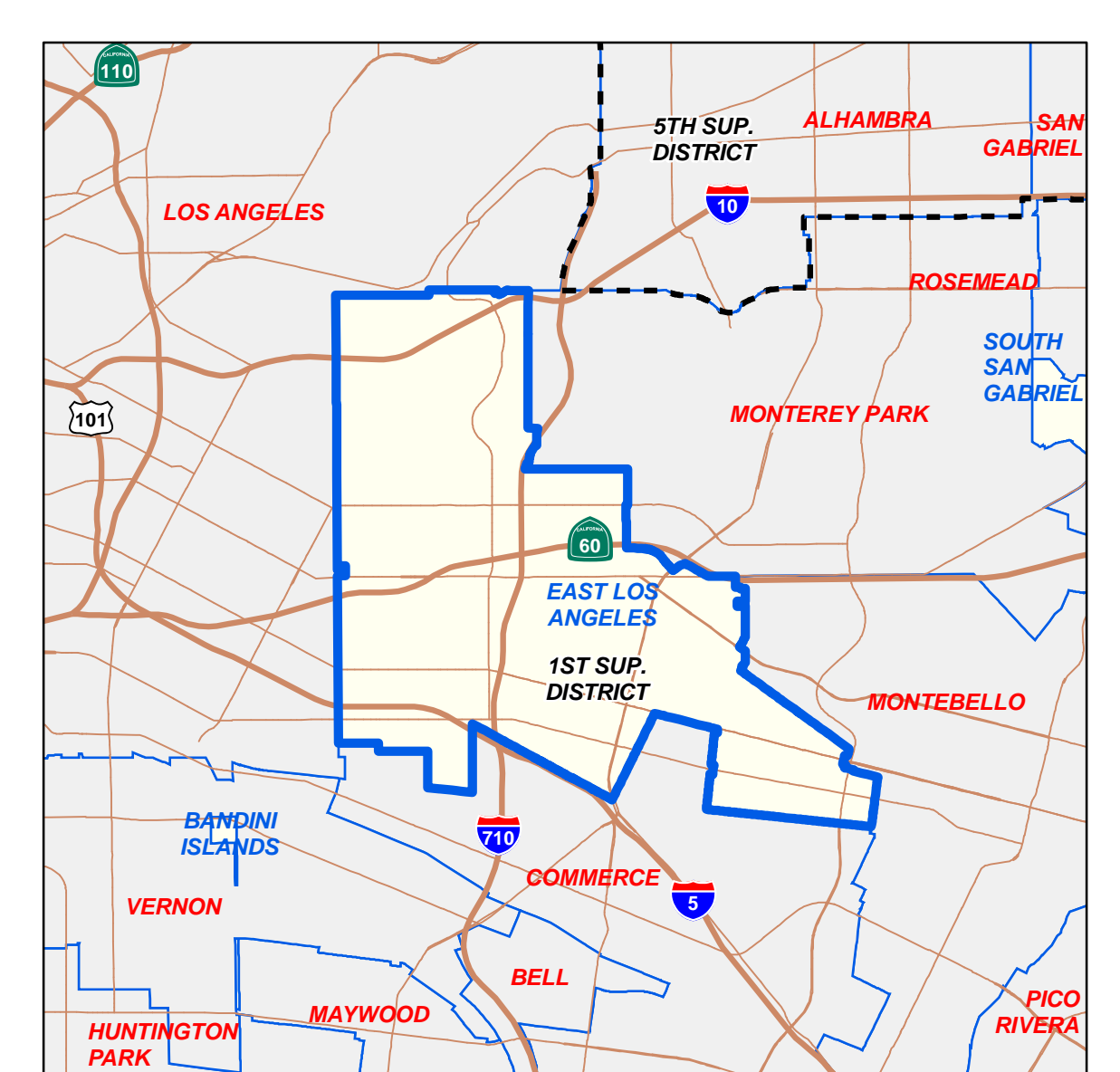
This layer depicts two things: (1) where the existing zoning and land use combinations are consistent or inconsistent, AND (2) what the proposed zone change or plan amendment is (if any). Where there is a zone change or a plan amendment proposed, it will be labeled with a '2C' or 'PA' ID number that corresponds to the table in the map itself.

**SOURCE:**

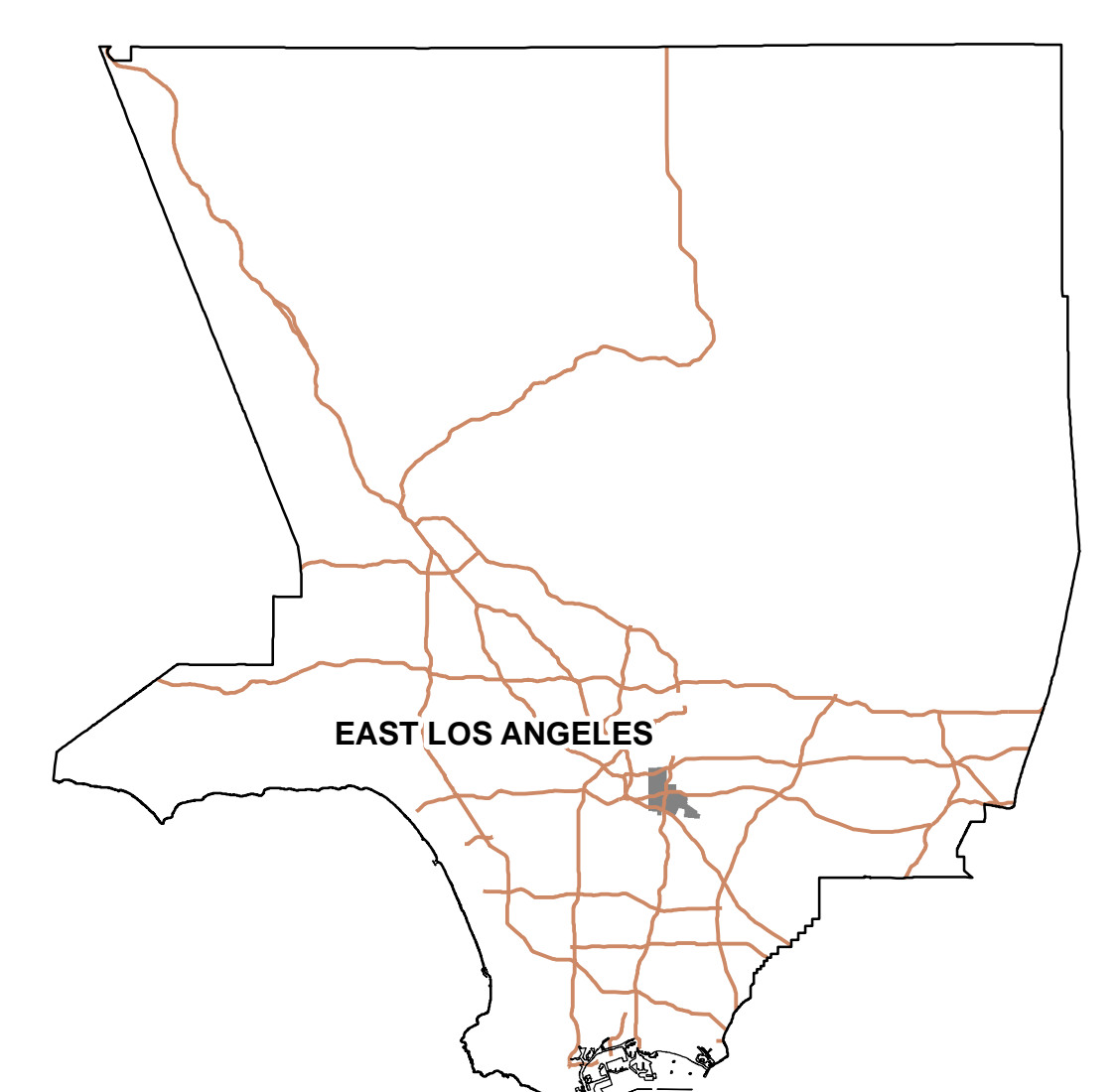
Street Centerline data from 2010 TIGER (US Census Bureau), modified through the Countywide Address Management System (CAMS).

Parcel data is sourced from the L.A. County Assessor's Office.

**VICINITY MAP:**



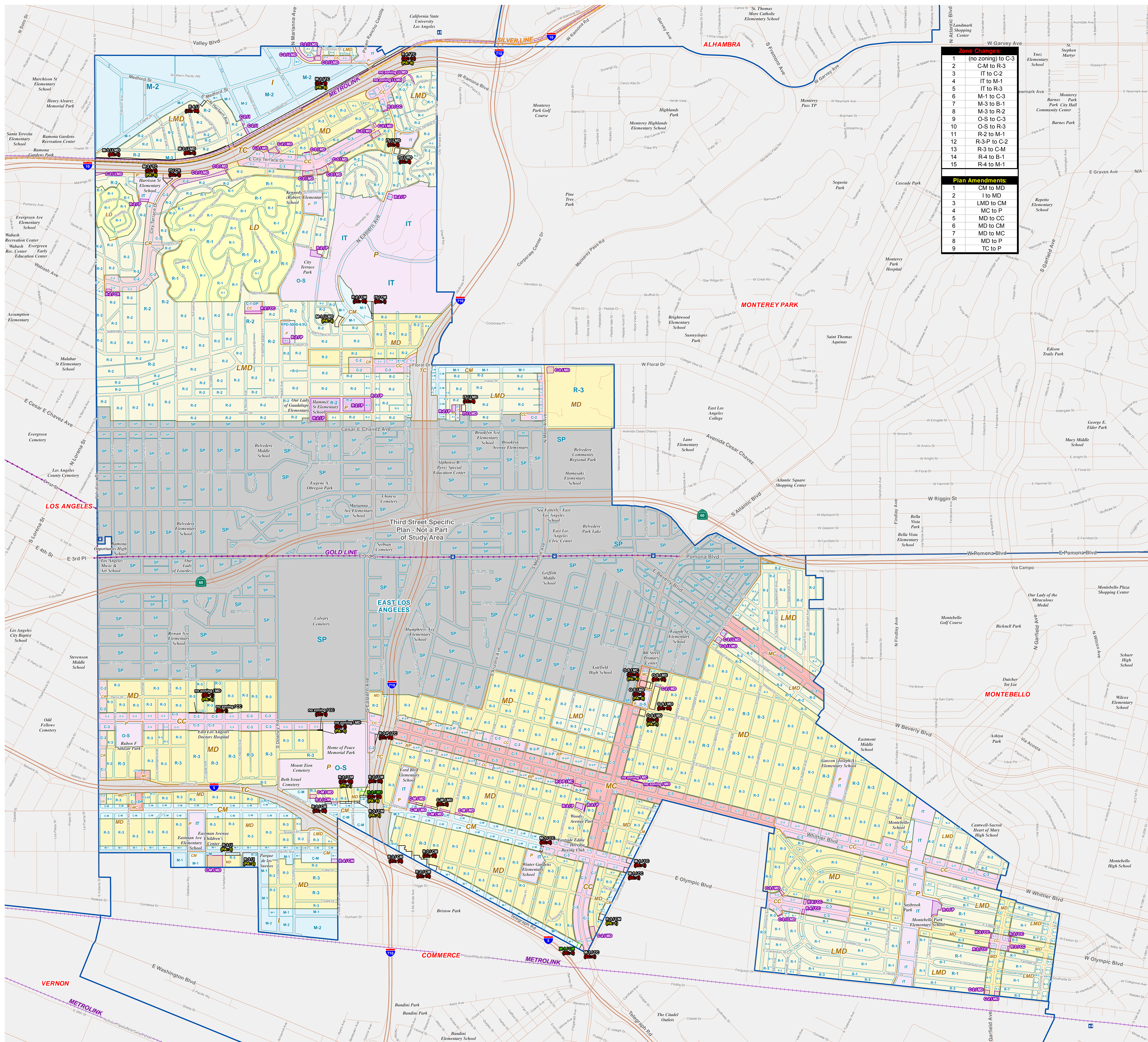
**KEY MAP:**



Current as of: 7/17/2019

LOS ANGELES COUNTY  
Department of Regional Planning  
320 W. Temple St.  
Los Angeles, CA 90012

Scale in Feet  
0 275 550 1,100 1,650 2,200

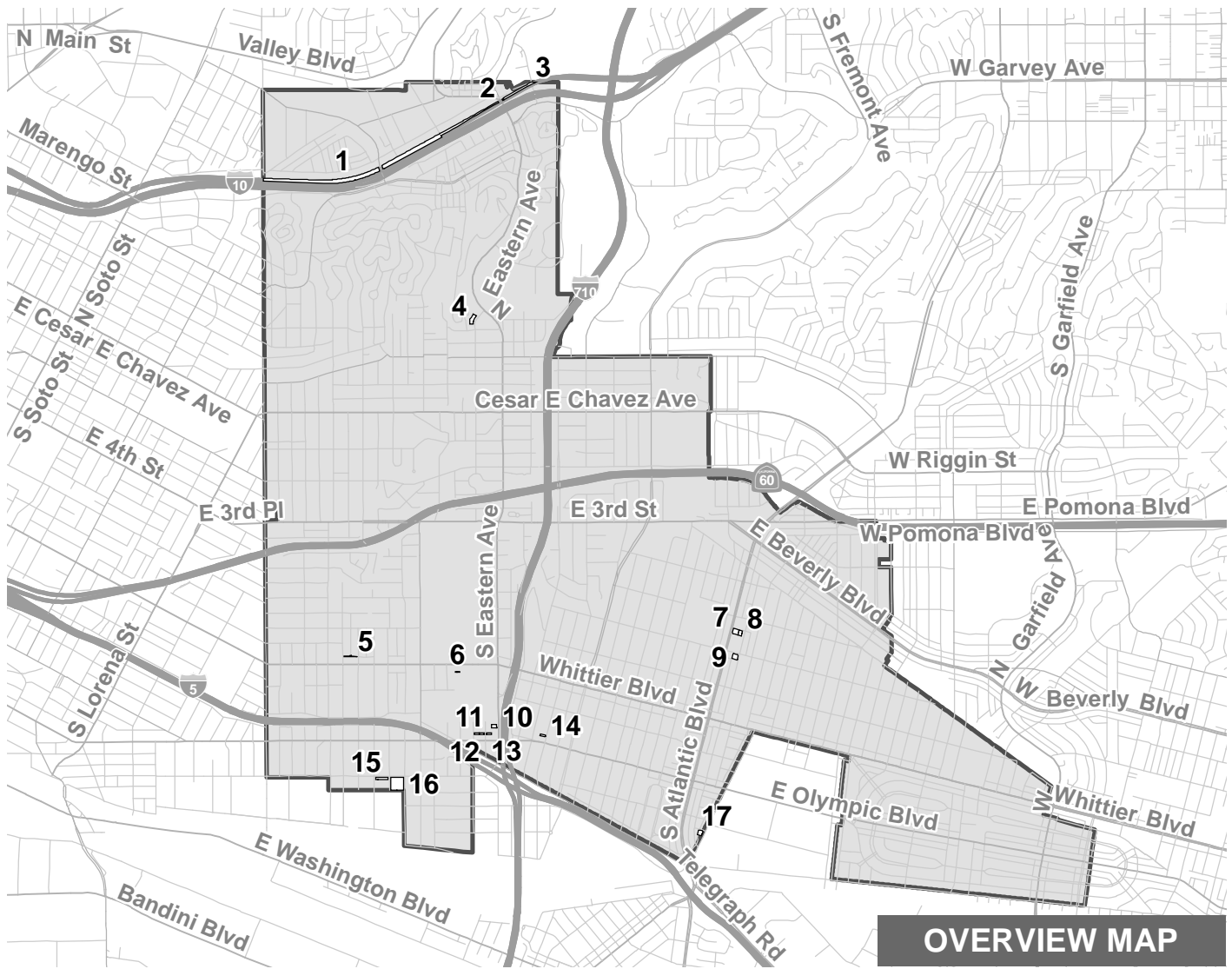


# AMENDMENT TO COUNTYWIDE GENERAL PLAN

## EAST LOS ANGELES COMMUNITY

### PLAN AMENDMENT: RADV-201500010

[DATE]



#### Legend

- PLAN AMENDMENT AREA
- EAST LOS ANGELES COMMUNITY
- FREEWAY
- HIGHWAY
- PRIMARY
- SECONDARY
- MINOR

**OVERVIEW MAP**

0 2,000 4,000  
 Feet  
**COUNTY ZONING MAP**  
 117H229 117H233  
 117H237 120H229  
 120H233 120H237  
 120H241 129H233  
 132H229 132H233  
 135H233

**DIGITAL DESCRIPTION:** \ZCO\ZD\_CITY\_TERRACE\

THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES

ELVIN W. MOON, CHAIR

AMY J. BODEK, AICP, DIRECTOR OF REGIONAL PLANNING

AMENDMENT TO COUNTYWIDE GENERAL PLAN

EAST LOS ANGELES COMMUNITY

PLAN AMENDMENT: RADV-201500010

ON: [DATE]

CATEGORY TC TO CATEGORY P

(PROPOSED: P - Public Use)



MAP 1 (PAGE 1 OF 17)

LEGEND:

- AMENDMENT AREA
- PARCEL BOUNDARY
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- TRACT LINE



0 240 480 FEET

COUNTY ZONING MAP  
132H229

DIGITAL DESCRIPTION: \ZCOZD\_CITY\_TERRACE\

THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
ELVIN W. MOON, CHAIR  
AMY J. BODEK, AICP, DIRECTOR OF REGIONAL PLANNING

AMENDMENT TO COUNTYWIDE GENERAL PLAN

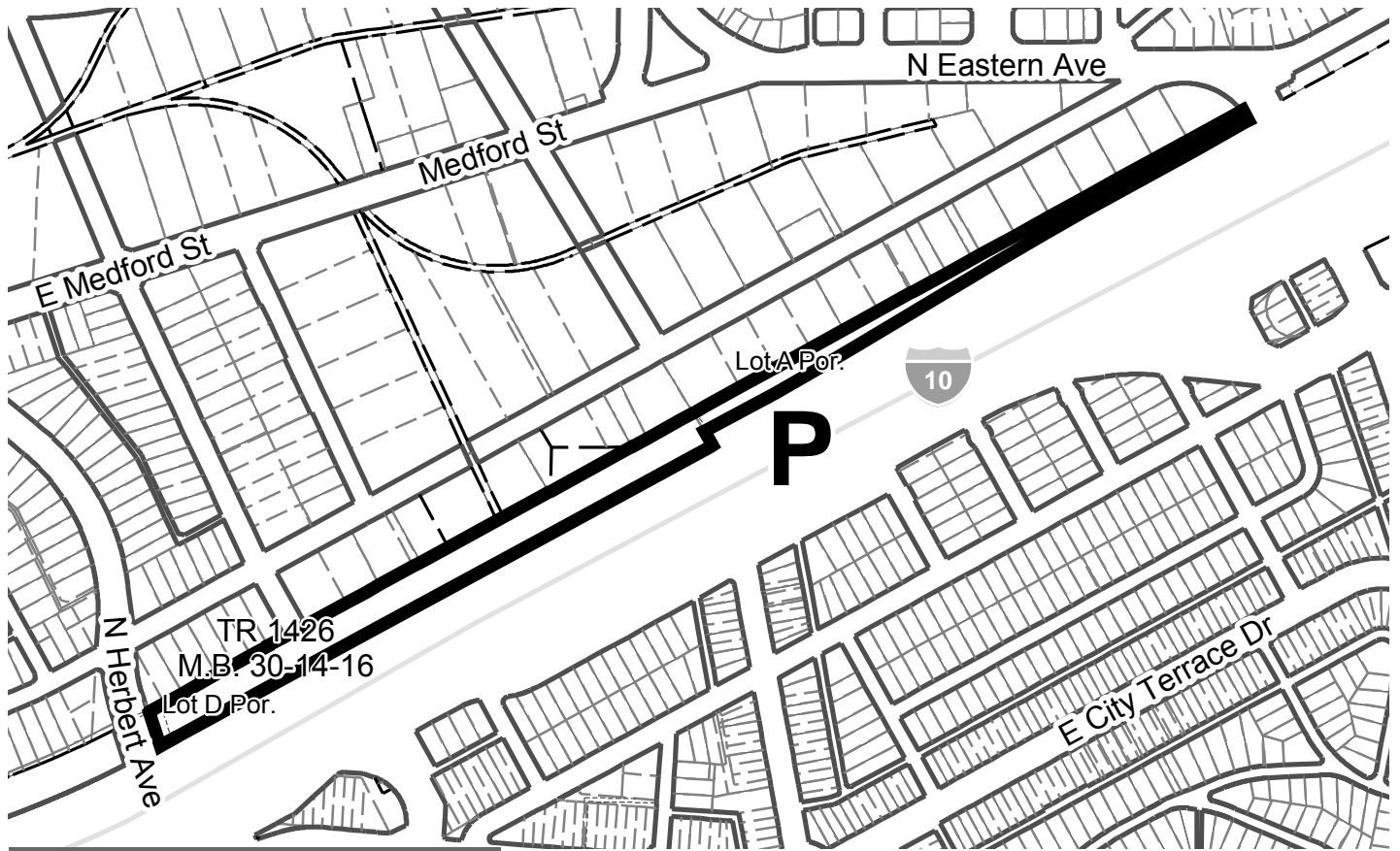
EAST LOS ANGELES COMMUNITY

PLAN AMENDMENT: RADV-201500010

ON: DATE

CATEGORY TC TO CATEGORY P

(PROPOSED: P - Public Use)



MAP 2 (PAGE 2 OF 17)

LEGEND:

- AMENDMENT AREA
- PARCEL BOUNDARY
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- TRACT LINE



0 245 490  
FEET

COUNTY ZONING MAP  
132H229, 132H233

DIGITAL DESCRIPTION: \ZCOZD\_CITY\_TERRACE\

THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
ELVIN W. MOON, CHAIR  
AMY J. BODEK, AICP, DIRECTOR OF REGIONAL PLANNING

AMENDMENT TO COUNTYWIDE GENERAL PLAN

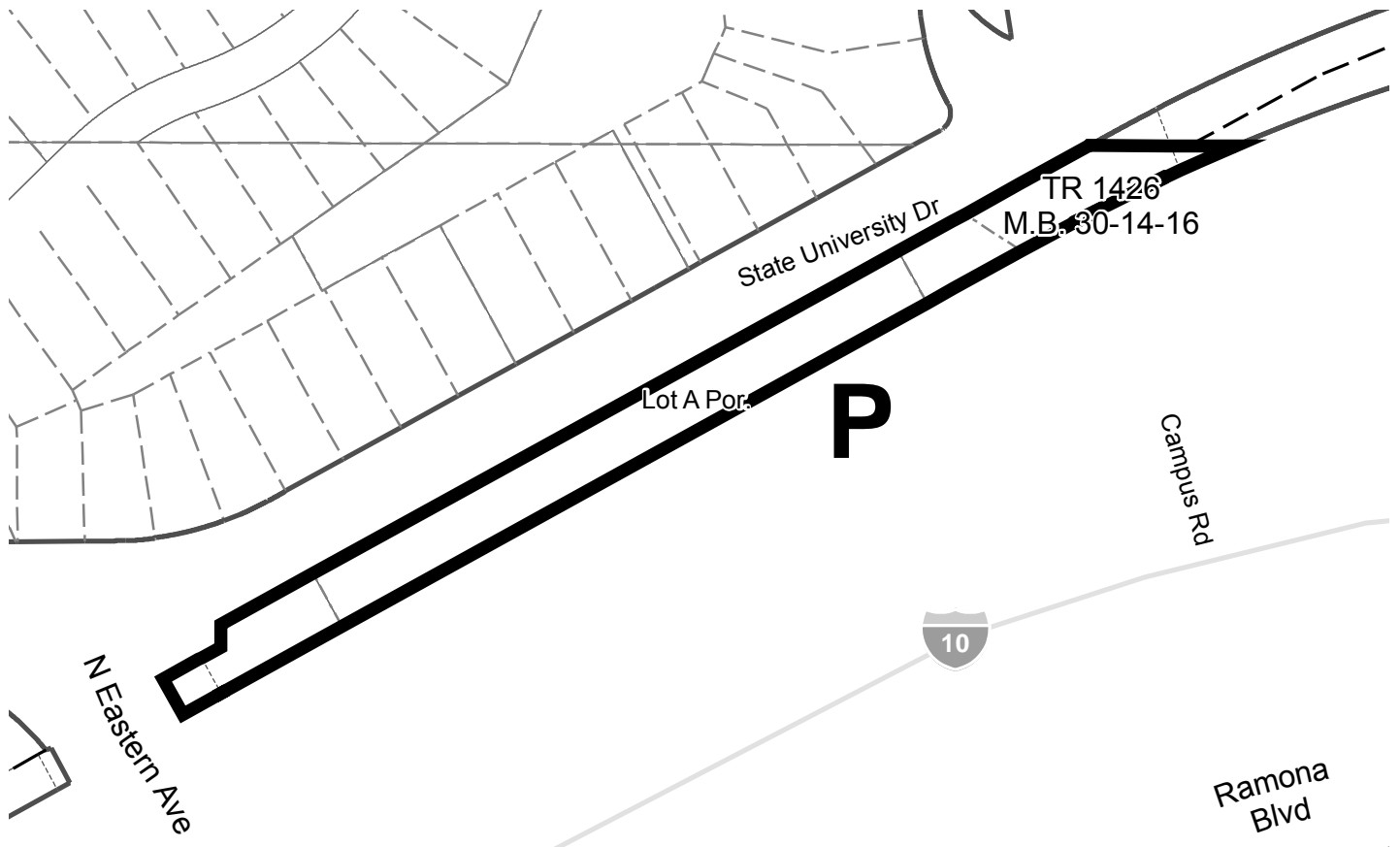
EAST LOS ANGELES COMMUNITY

PLAN AMENDMENT: RADV-201500010

ON: DATE

CATEGORY TC TO CATEGORY P

(PROPOSED: P - Public Use)



MAP 3 (PAGE 3 OF 17)

LEGEND:

- AMENDMENT AREA
- CUT/DEED LINE
- PARCEL BOUNDARY
- EASEMENT LINE
- STREET / RIGHT OF WAY
- TRACT LINE
- LOT LINE



0 70 140  
FEET

COUNTY ZONING MAP  
132H233, 135H233

DIGITAL DESCRIPTION: \ZCOZD\_CITY\_TERRACE\

THE REGIONAL PLANNING COMMISSION

COUNTY OF LOS ANGELES

ELVIN W. MOON, CHAIR

AMY J. BODEK, AICP, DIRECTOR OF REGIONAL PLANNING

AMENDMENT TO COUNTYWIDE GENERAL PLAN

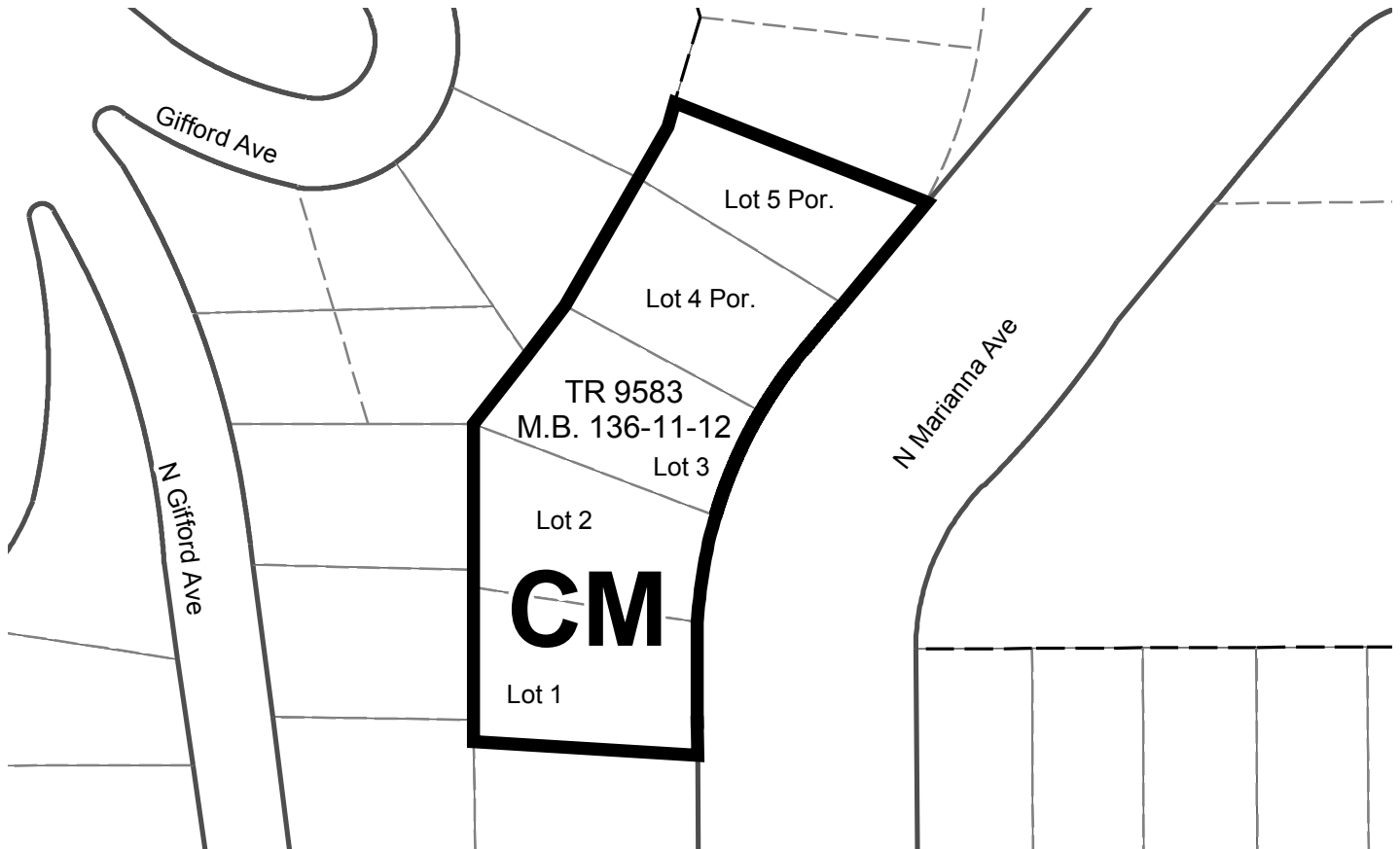
EAST LOS ANGELES COMMUNITY

PLAN AMENDMENT: **RADV-201500010**

ON: DATE

CATEGORY LMD TO CATEGORY CM

(PROPOSED: CM - Commercial Manufacturing)



MAP 4 (PAGE 4 OF 17)

LEGEND:

- AMENDMENT AREA
- PARCEL BOUNDARY
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- TRACT LINE



0 30 60 FEET

COUNTY ZONING MAP  
129H233

DIGITAL DESCRIPTION: \ZCOZD\_CITY\_TERRACE\

THE REGIONAL PLANNING COMMISSION

COUNTY OF LOS ANGELES

ELVIN W. MOON, CHAIR

AMY J. BODEK, AICP, DIRECTOR OF REGIONAL PLANNING

AMENDMENT TO COUNTYWIDE GENERAL PLAN

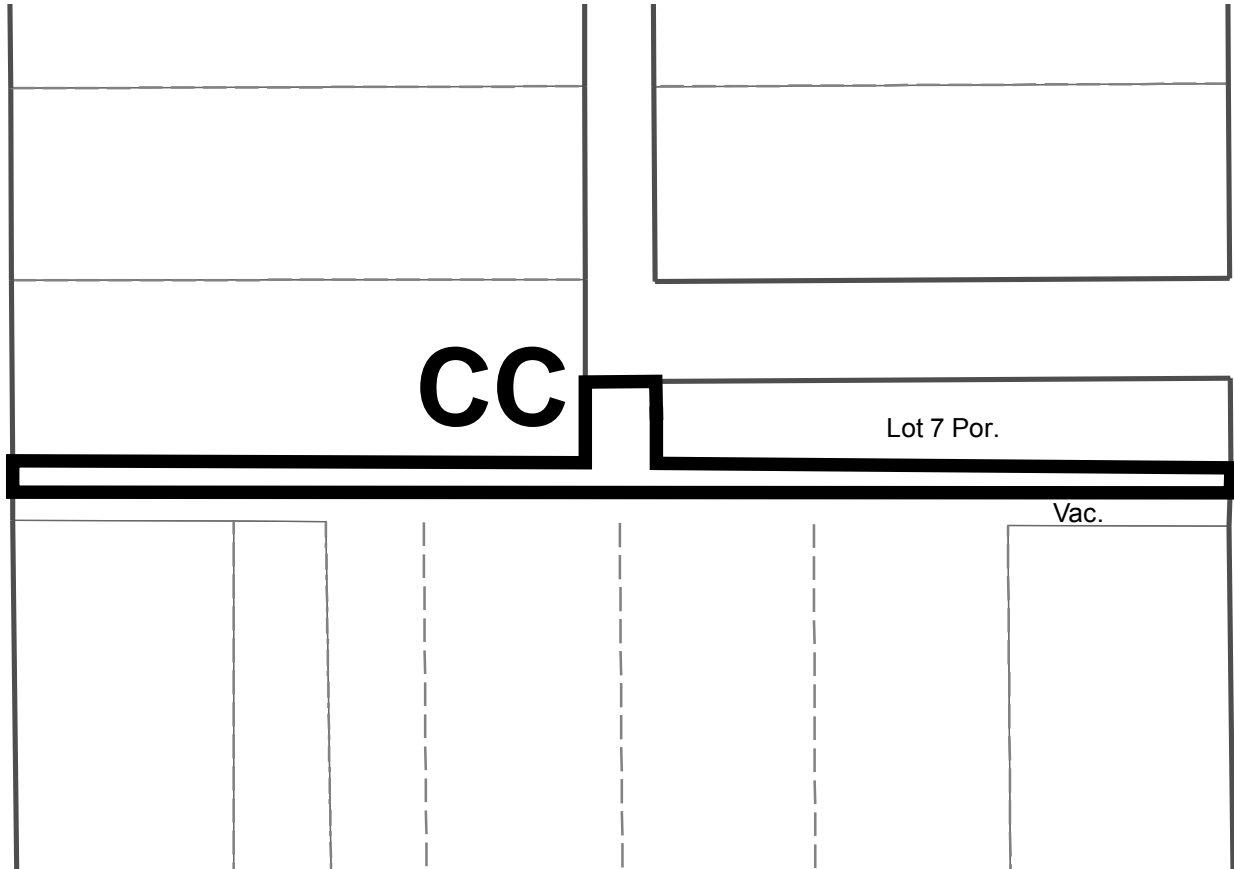
EAST LOS ANGELES COMMUNITY

PLAN AMENDMENT: RADV-201500010

ON: [DATE]

CATEGORY MD TO CATEGORY CC

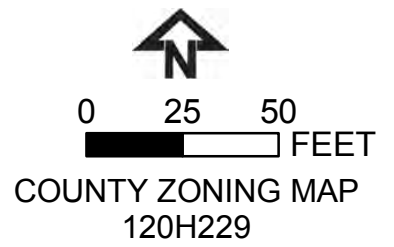
(PROPOSED: CC - Community Commercial)



MAP 5 (PAGE 5 OF 17)

LEGEND:

- AMENDMENT AREA
- PARCEL BOUNDARY
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- TRACT LINE



DIGITAL DESCRIPTION: \ZCOZD\_CITY\_TERRACE\

THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
ELVIN W. MOON, CHAIR  
AMY J. BODEK, AICP, DIRECTOR OF REGIONAL PLANNING

AMENDMENT TO COUNTYWIDE GENERAL PLAN

EAST LOS ANGELES COMMUNITY

**PLAN AMENDMENT: RADV-201500010**

ON: DATE

CATEGORY MD TO CATEGORY CC

(PROPOSED: CC - Community Commercial)








Lot 1

Vac.


**CC**

MAP 6 (PAGE 6 OF 17)

**LEGEND:**

- |   |                       |   |               |
|---|-----------------------|---|---------------|
|  | AMENDMENT AREA        |  | CUT/DEED LINE |
|  | PARCEL BOUNDARY       |  | EASEMENT LINE |
|  | STREET / RIGHT OF WAY |  | TRACT LINE    |
|  | LOT LINE              |   |               |



0 5 10  
 FEET

COUNTY ZONING MAP  
120H233

**DIGITAL DESCRIPTION:** \ZCOZD\_CITY\_TERRACE\

THE REGIONAL PLANNING COMMISSION

COUNTY OF LOS ANGELES

ELVIN W. MOON, CHAIR

AMY J. BODEK, AICP, DIRECTOR OF REGIONAL PLANNING

AMENDMENT TO COUNTYWIDE GENERAL PLAN

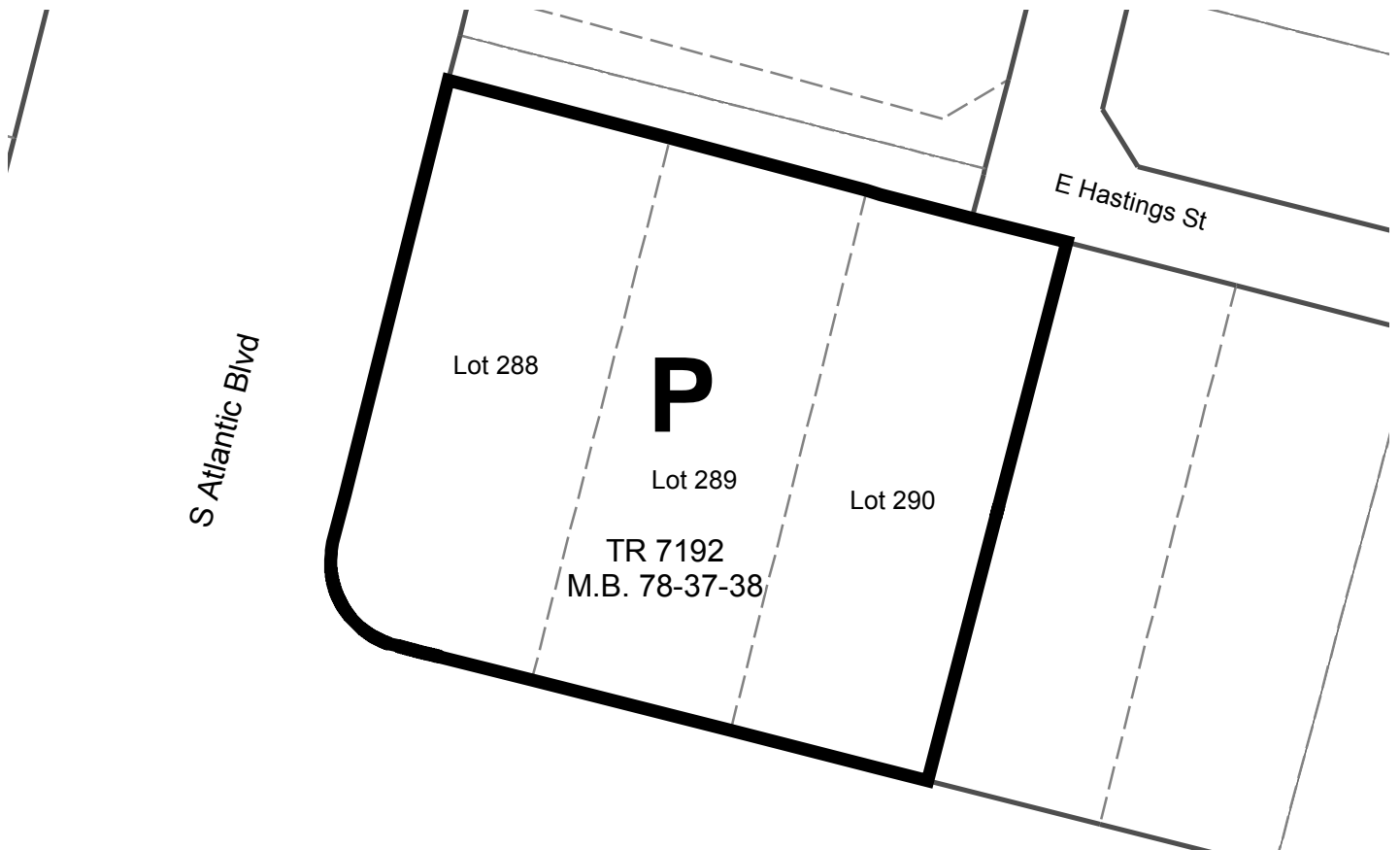
EAST LOS ANGELES COMMUNITY

PLAN AMENDMENT: RADV-201500010

ON: [DATE]

CATEGORY MC TO CATEGORY P

(PROPOSED: P - Public Use)



MAP 7 (PAGE 7 OF 17)

LEGEND:

- AMENDMENT AREA
- PARCEL BOUNDARY
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- TRACT LINE



0 20 40  
FEET

COUNTY ZONING MAP  
120H237, 120H241

DIGITAL DESCRIPTION: \ZCOZD\_CITY\_TERRACE\

THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
ELVIN W. MOON, CHAIR  
AMY J. BODEK, AICP, DIRECTOR OF REGIONAL PLANNING

AMENDMENT TO COUNTYWIDE GENERAL PLAN

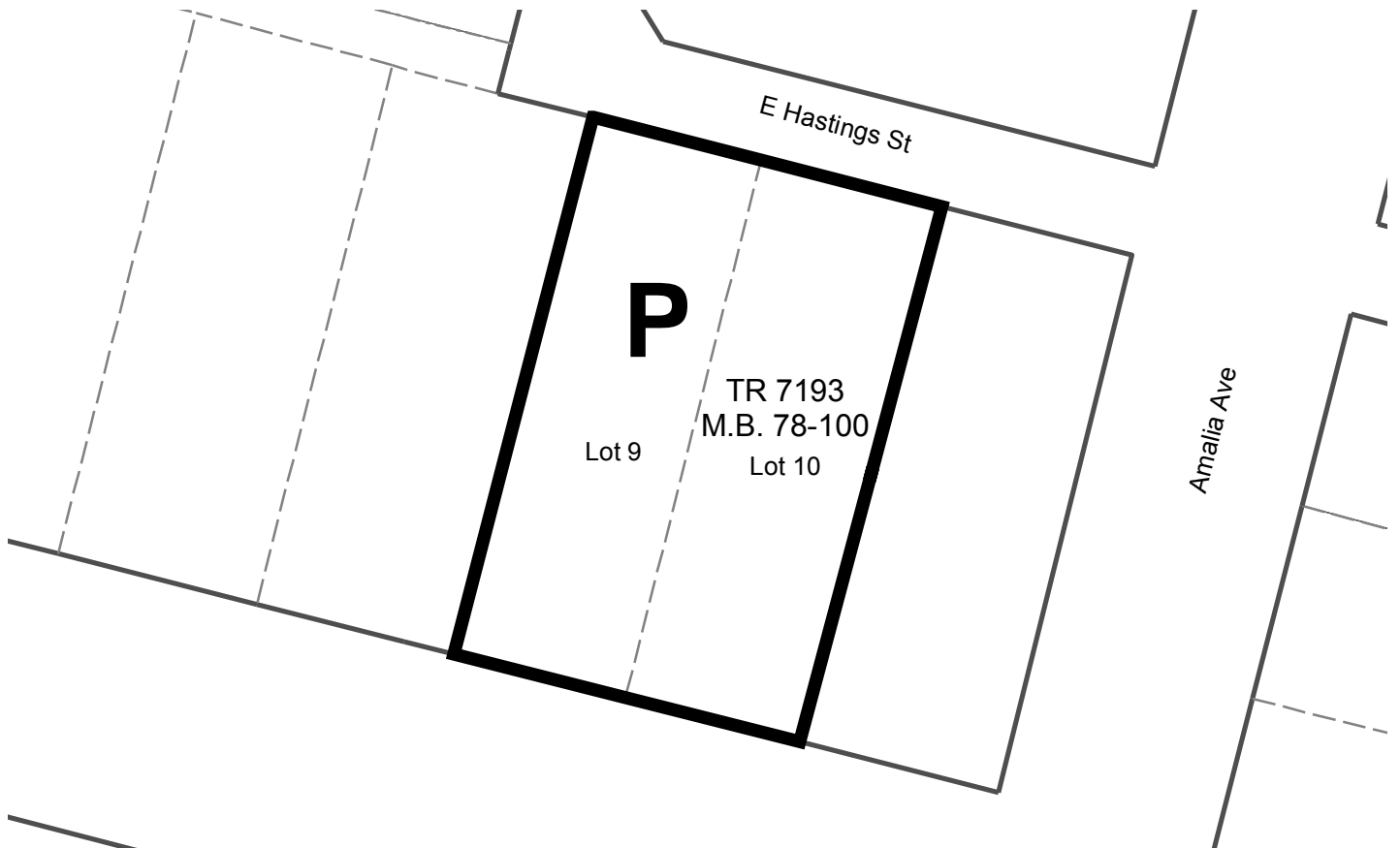
EAST LOS ANGELES COMMUNITY

PLAN AMENDMENT: RADV-201500010

ON: [DATE]

CATEGORY MD TO CATEGORY P

(PROPOSED: P - Public Use)



MAP 8 (PAGE 8 OF 17)

LEGEND:

- AMENDMENT AREA
- PARCEL BOUNDARY
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- TRACT LINE



0 20 40  
 FEET

COUNTY ZONING MAP  
120H241

DIGITAL DESCRIPTION: \ZCOZD\_CITY\_TERRACE\

THE REGIONAL PLANNING COMMISSION

COUNTY OF LOS ANGELES

ELVIN W. MOON, CHAIR

AMY J. BODEK, AICP, DIRECTOR OF REGIONAL PLANNING

AMENDMENT TO COUNTYWIDE GENERAL PLAN

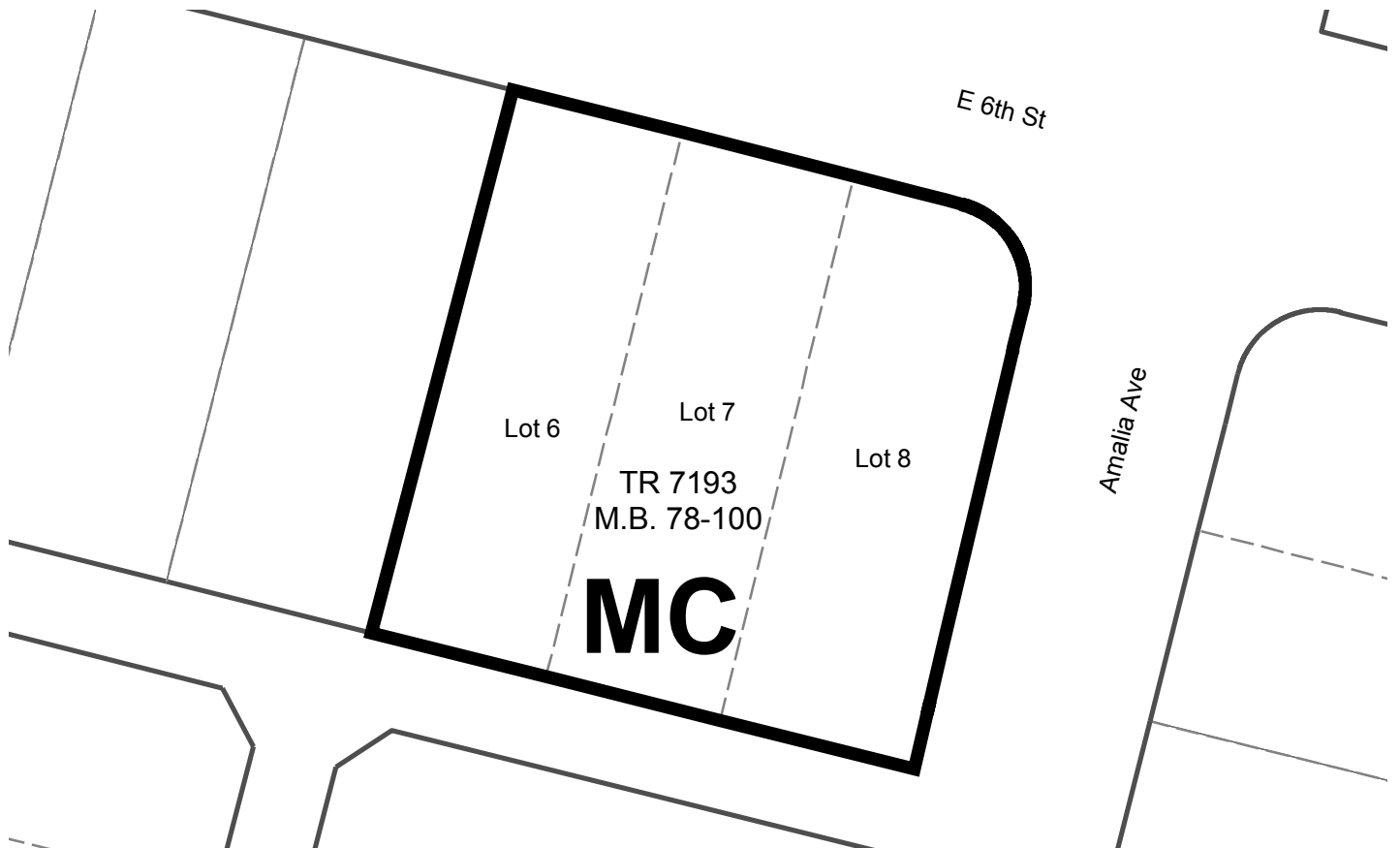
EAST LOS ANGELES COMMUNITY

PLAN AMENDMENT: RADV-201500010

ON: [DATE]

CATEGORY MD TO CATEGORY MC

(PROPOSED: MC - Major Commercial)



MAP 9 (PAGE 9 OF 17)

LEGEND:

- AMENDMENT AREA
- PARCEL BOUNDARY
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- TRACT LINE



0 20 40  
FEET

COUNTY ZONING MAP  
120H237, 120H241

DIGITAL DESCRIPTION: \ZCOZD\_CITY\_TERRACE\

THE REGIONAL PLANNING COMMISSION

COUNTY OF LOS ANGELES

ELVIN W. MOON, CHAIR

AMY J. BODEK, AICP, DIRECTOR OF REGIONAL PLANNING

AMENDMENT TO COUNTYWIDE GENERAL PLAN

EAST LOS ANGELES COMMUNITY

PLAN AMENDMENT: RADV-201500010

ON: [DATE]

CATEGORY MD TO CATEGORY CM

(PROPOSED: CM - Commercial Manufacturing)

Lot 3








**CM**

Lot 4


TR 5024  
M.B. 53-53-54

MAP 10 (PAGE 10 OF 17)

LEGEND:

-  AMENDMENT AREA
-  PARCEL BOUNDARY
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  TRACT LINE



0 12.5 25  
 FEET

COUNTY ZONING MAP  
117H233

DIGITAL DESCRIPTION: \ZCOZD\_CITY\_TERRACE\

THE REGIONAL PLANNING COMMISSION

COUNTY OF LOS ANGELES

ELVIN W. MOON, CHAIR

AMY J. BODEK, AICP, DIRECTOR OF REGIONAL PLANNING

AMENDMENT TO COUNTYWIDE GENERAL PLAN

EAST LOS ANGELES COMMUNITY

**PLAN AMENDMENT: RADV-201500010**

ON: DATE

CATEGORY CM TO CATEGORY MD  
(PROPOSED: MD - Medium Density Residential (30 du/ac))










**MD**


TR 5024  
M.B. 53-53-54  
Lot 74

**MAP 11 (PAGE 11 OF 17)**

**LEGEND:**

-  AMENDMENT AREA
-  PARCEL BOUNDARY
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  TRACT LINE



0 5 10  
 FEET

COUNTY ZONING MAP  
117H233

**DIGITAL DESCRIPTION:** \ZCOZD\_CITY\_TERRACE\

THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
ELVIN W. MOON, CHAIR  
AMY J. BODEK, AICP, DIRECTOR OF REGIONAL PLANNING

AMENDMENT TO COUNTYWIDE GENERAL PLAN

EAST LOS ANGELES COMMUNITY

PLAN AMENDMENT: RADV-201500010

ON: DATE








CATEGORY CM TO CATEGORY MD  
(PROPOSED: MD - Medium Density Residential (30 du/ac))

**MD**


TR 5024  
M.B. 53-53-54  
Lot 53

MAP 12 (PAGE 12 OF 17)

**LEGEND:**

- |   |                       |   |               |
|---|-----------------------|---|---------------|
|  | AMENDMENT AREA        |  | CUT/DEED LINE |
|  | PARCEL BOUNDARY       |  | EASEMENT LINE |
|  | STREET / RIGHT OF WAY |  | TRACT LINE    |
|  | LOT LINE              |   |               |



0 5 10  
 FEET

COUNTY ZONING MAP  
117H233

**DIGITAL DESCRIPTION:** \ZCOZD\_CITY\_TERRACE\

THE REGIONAL PLANNING COMMISSION

COUNTY OF LOS ANGELES

ELVIN W. MOON, CHAIR

AMY J. BODEK, AICP, DIRECTOR OF REGIONAL PLANNING

AMENDMENT TO COUNTYWIDE GENERAL PLAN

EAST LOS ANGELES COMMUNITY

**PLAN AMENDMENT: RADV-201500010**

ON: DATE

CATEGORY CM TO CATEGORY MD  
(PROPOSED: MD - Medium Density Residential (30 du/ac))










**MD**


TR 5024  
M.B. 53-53-54  
Lot 38

MAP 13 (PAGE 13 OF 17)

**LEGEND:**

-  AMENDMENT AREA
-  PARCEL BOUNDARY
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  TRACT LINE



0 5 10  
 FEET

COUNTY ZONING MAP  
117H233

**DIGITAL DESCRIPTION:** \ZCOZD\_CITY\_TERRACE\

THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
ELVIN W. MOON, CHAIR  
AMY J. BODEK, AICP, DIRECTOR OF REGIONAL PLANNING

AMENDMENT TO COUNTYWIDE GENERAL PLAN

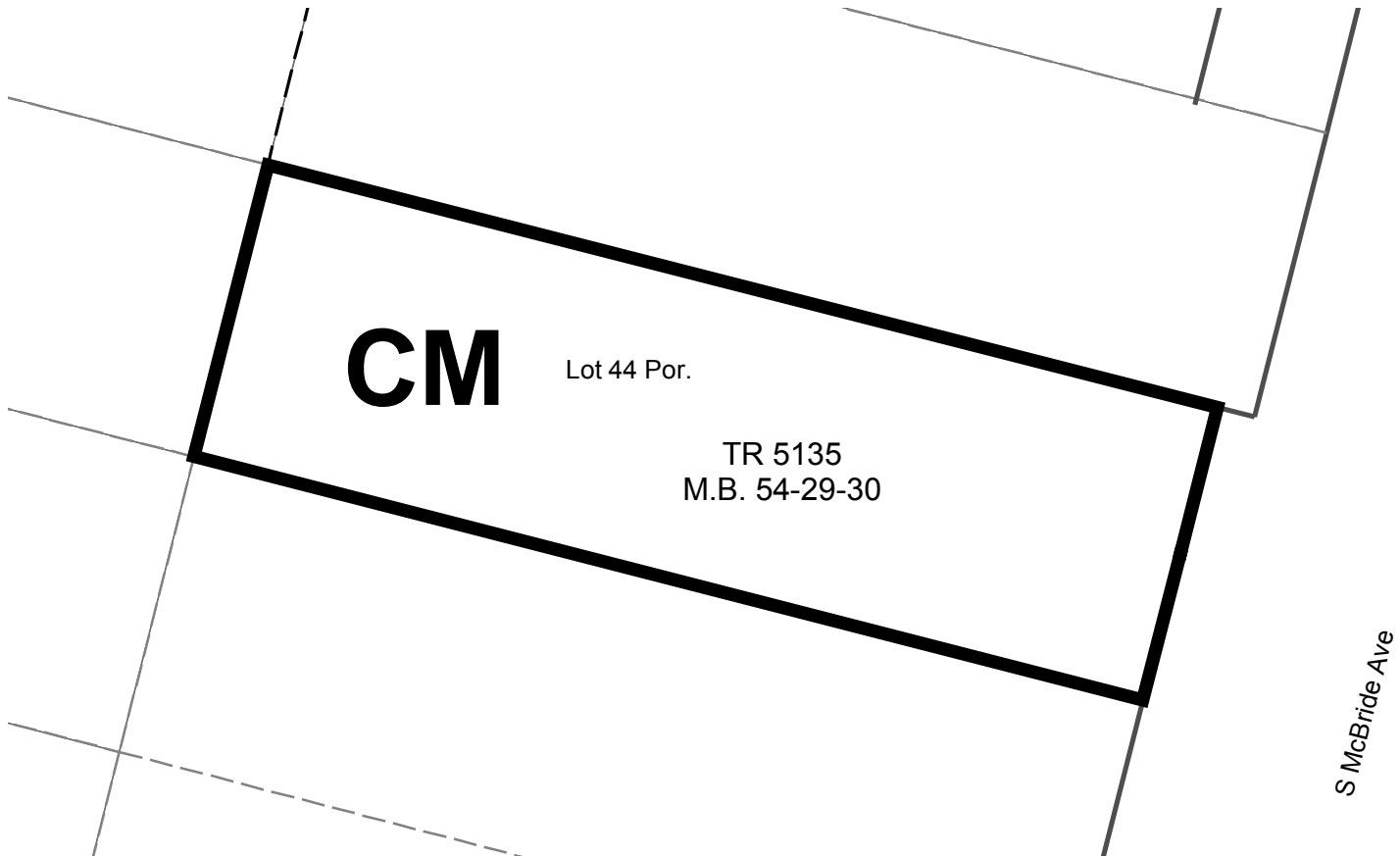
EAST LOS ANGELES COMMUNITY

PLAN AMENDMENT: RADV-201500010

ON: DATE

CATEGORY MD TO CATEGORY CM

(PROPOSED: CM - Commercial Manufacturing)



MAP 14 (PAGE 14 OF 17)

LEGEND:

- AMENDMENT AREA
- PARCEL BOUNDARY
- STREET / RIGHT OF WAY
- CUT/DEED LINE
- EASEMENT LINE
- TRACT LINE
- LOT LINE



0 12.5 25 FEET

COUNTY ZONING MAP  
117H233

DIGITAL DESCRIPTION: \ZCOZD\_CITY\_TERRACE\

THE REGIONAL PLANNING COMMISSION

COUNTY OF LOS ANGELES

ELVIN W. MOON, CHAIR

AMY J. BODEK, AICP, DIRECTOR OF REGIONAL PLANNING

AMENDMENT TO COUNTYWIDE GENERAL PLAN

EAST LOS ANGELES COMMUNITY

PLAN AMENDMENT: RADV-201500010

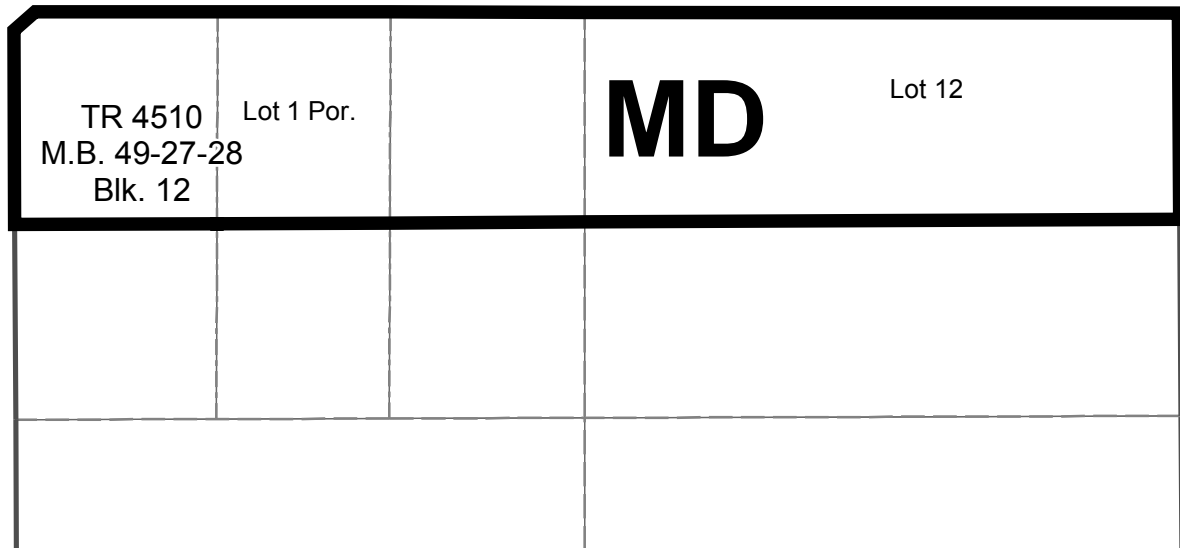
ON: [DATE]

CATEGORY I TO CATEGORY MD  
(PROPOSED: MD - Medium Density Residential (30 du/ac))



S Herbert Ave








Union Pacific Ave



S Record Ave

MAP 15 (PAGE 15 OF 17)

LEGEND:

-  AMENDMENT AREA
-  PARCEL BOUNDARY
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  TRACT LINE



0 25 50 FEET

COUNTY ZONING MAP  
117H229

DIGITAL DESCRIPTION: \ZCOZD\_CITY\_TERRACE\

THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
ELVIN W. MOON, CHAIR  
AMY J. BODEK, AICP, DIRECTOR OF REGIONAL PLANNING

AMENDMENT TO COUNTYWIDE GENERAL PLAN

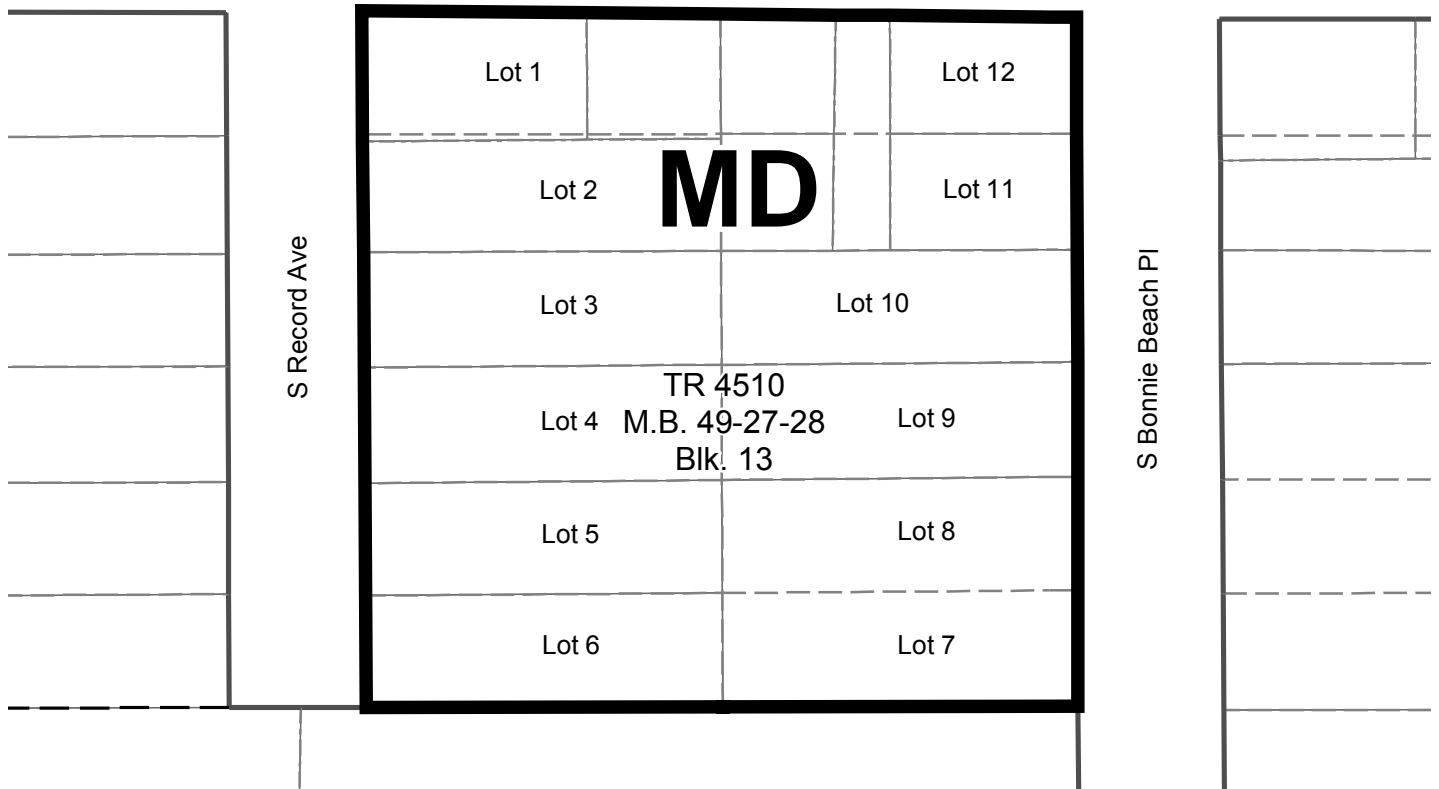
EAST LOS ANGELES COMMUNITY

PLAN AMENDMENT: RADV-201500010

ON: DATE

CATEGORY I TO CATEGORY MD  
(PROPOSED: MD - Medium Density Residential (30 du/ac))

Union Pacific Ave



MAP 16 (PAGE 16 OF 17)

LEGEND:

- AMENDMENT AREA
- PARCEL BOUNDARY
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- TRACT LINE



0 40 80  
FEET

COUNTY ZONING MAP  
117H229, 117H233

DIGITAL DESCRIPTION: \ZCOZD\_CITY\_TERRACE\

THE REGIONAL PLANNING COMMISSION  
 COUNTY OF LOS ANGELES  
 ELVIN W. MOON, CHAIR  
 AMY J. BODEK, AICP, DIRECTOR OF REGIONAL PLANNING

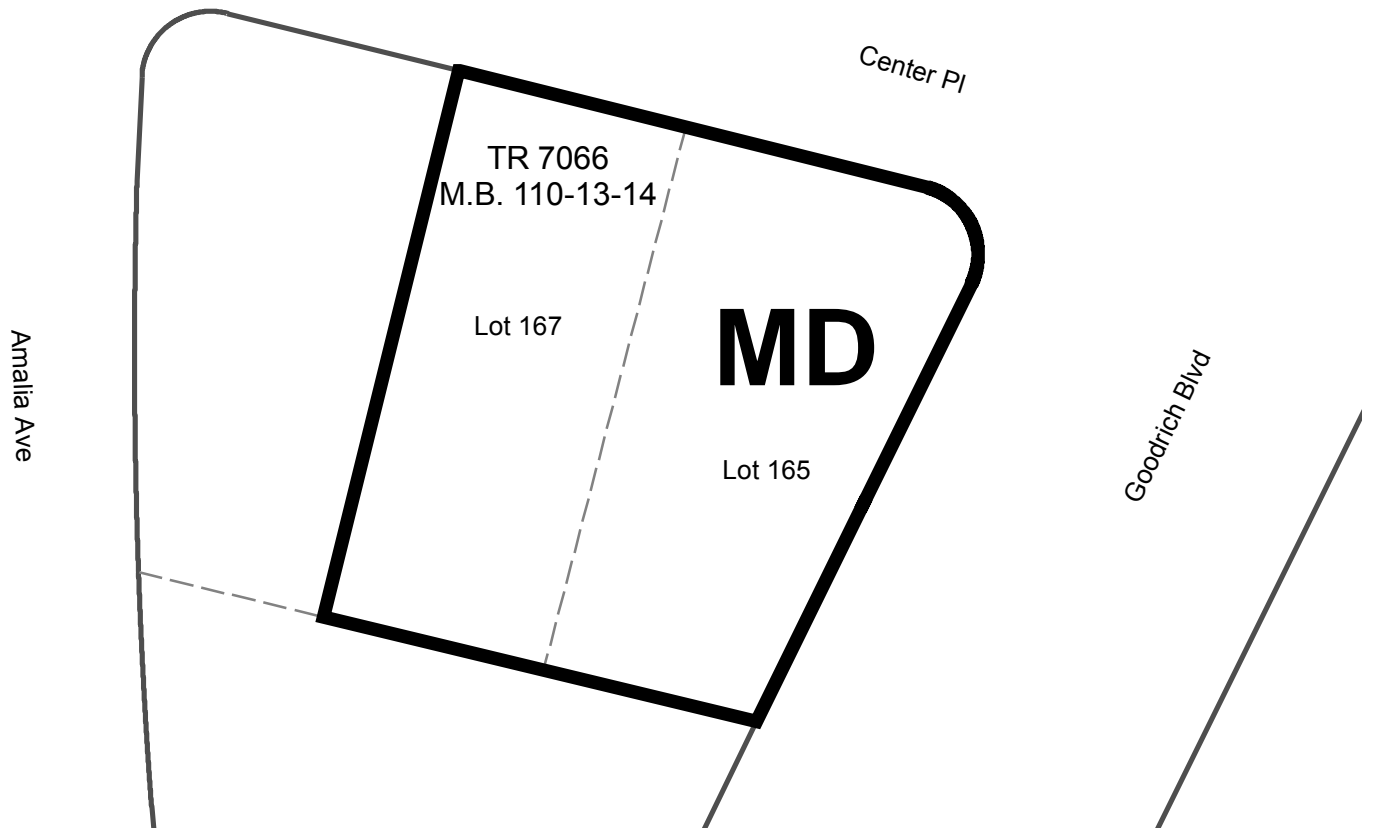
AMENDMENT TO COUNTYWIDE GENERAL PLAN

EAST LOS ANGELES COMMUNITY

PLAN AMENDMENT: RADV-201500010

ON: [DATE]

CATEGORY CM TO CATEGORY MD  
(PROPOSED: MD - Medium Density Residential (30 du/ac))



MAP 17 (PAGE 17 OF 17)

LEGEND:

- AMENDMENT AREA
- PARCEL BOUNDARY
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- TRACT LINE



0 20 40  
 FEET

COUNTY ZONING MAP  
117H237

DIGITAL DESCRIPTION: \ZCOZD\_CITY\_TERRACE\

THE REGIONAL PLANNING COMMISSION

COUNTY OF LOS ANGELES

ELVIN W. MOON, CHAIR

AMY J. BODEK, AICP, DIRECTOR OF REGIONAL PLANNING

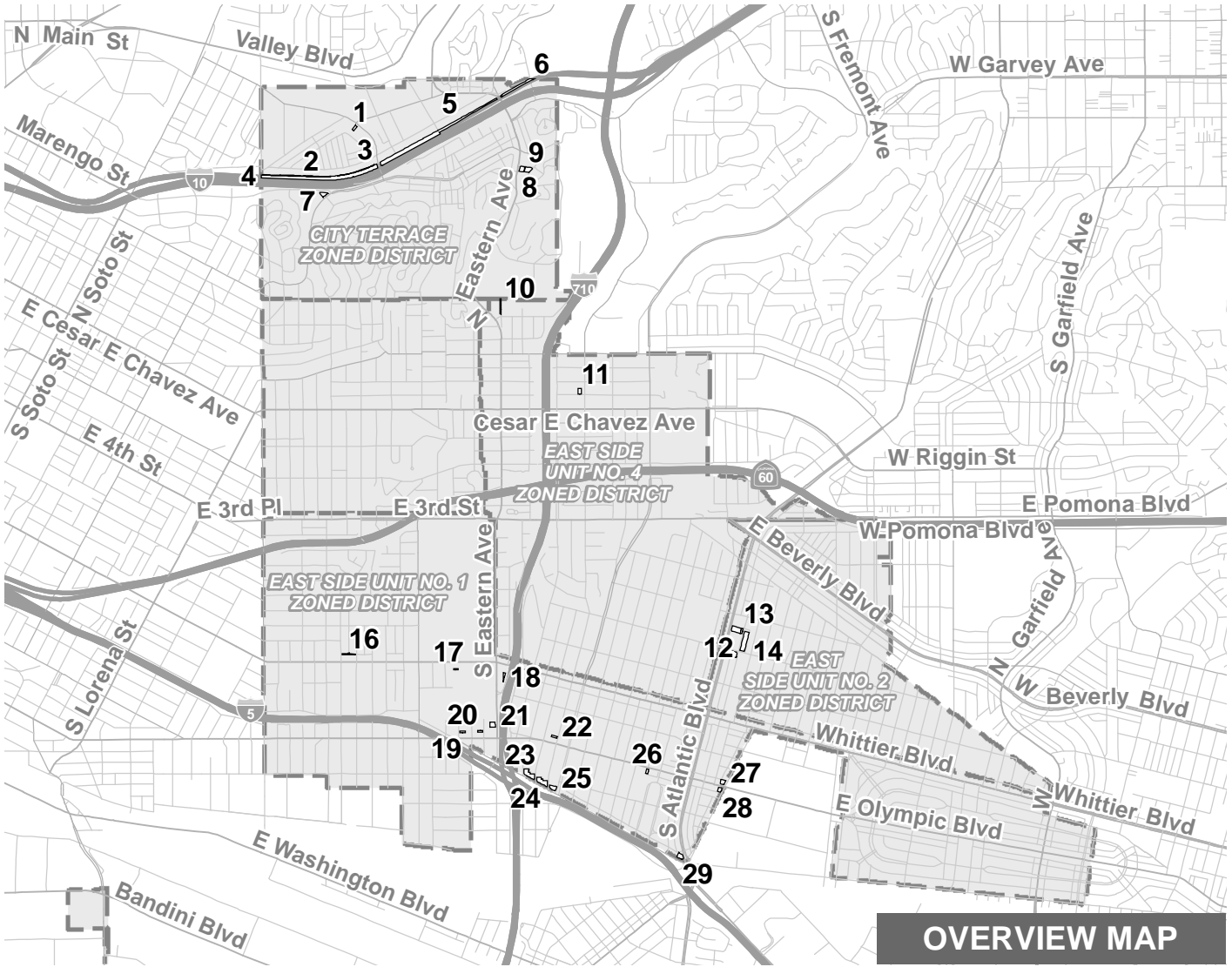
CHANGE OF PRECISE PLAN  
**CITY TERRACE, EAST SIDE UNITS NO. 1, 2 & 4 ZONED DISTRICTS**

**ADOPTED BY ORDINANCE:** \_\_\_\_\_

**ON:** \_\_\_\_\_

**ZONING CASE: RZC-201500010**

AMENDING SECTION: 22.06.070 OF THE COUNTY CODE



**OVERVIEW MAP**

**Legend**

- ZONE CHANGE AREA
- ZONED DISTRICT
- FREEWAY
- HIGHWAY
- PRIMARY
- SECONDARY
- MINOR

**DIGITAL DESCRIPTION:** \ZCO\ZD\_CITY\_TERRACE\

THE REGIONAL PLANNING COMMISSION  
 COUNTY OF LOS ANGELES  
 ELVIN W. MOON, CHAIR

AMY J. BODEK, AICP, DIRECTOR OF REGIONAL PLANNING



0 2,000 4,000

Feet

- COUNTY ZONING MAP
- 114H237 117H233
  - 117H237 120H229
  - 120H233 120H237
  - 120H241 126H237
  - 129H233 132H229
  - 132H233 135H233

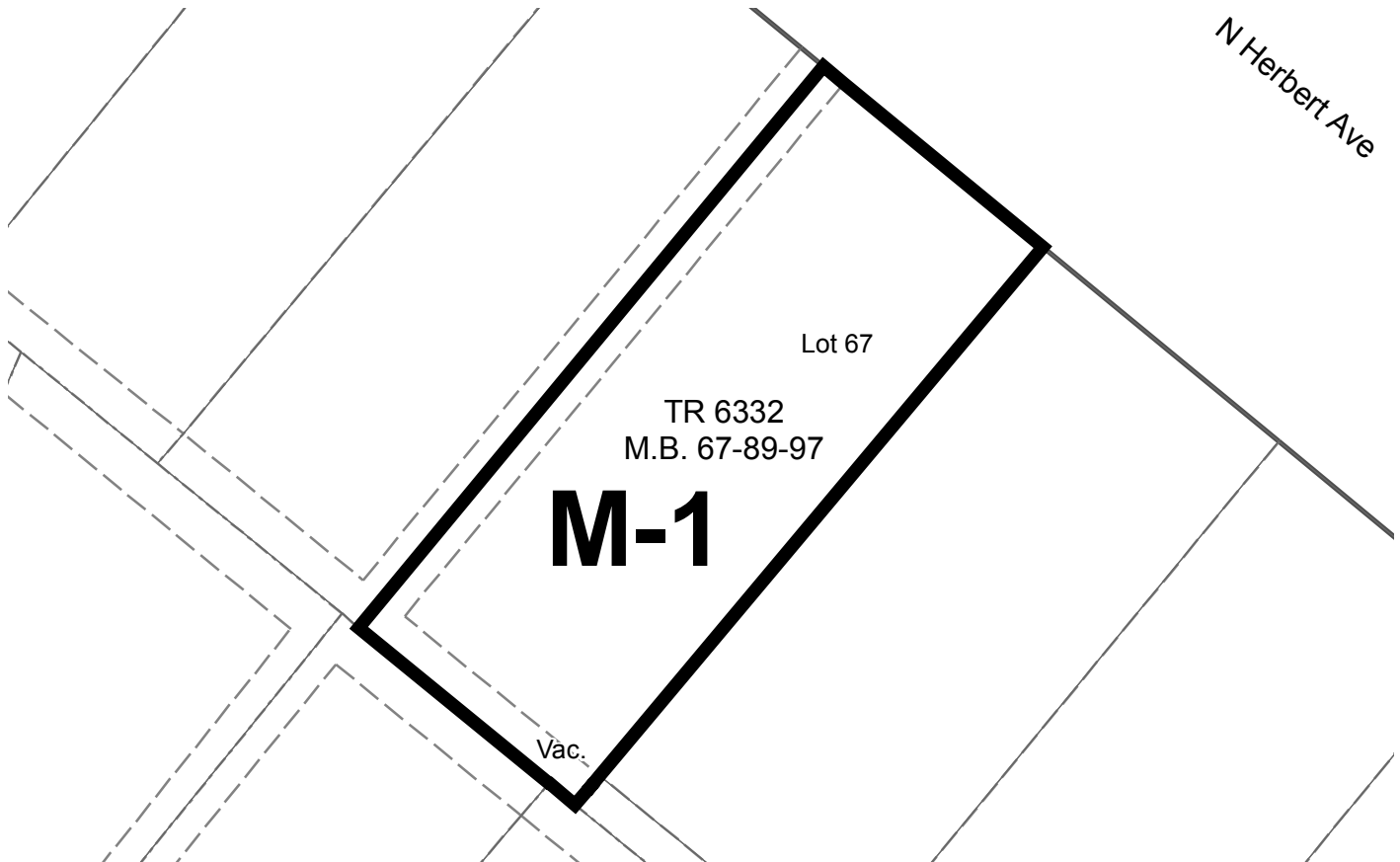
CHANGE OF PRECISE PLAN  
CITY TERRACE ZONED DISTRICT

**ADOPTED BY ORDINANCE:** \_\_\_\_\_

**ON:** \_\_\_\_\_

**ZONING CASE: RZC-201500010**








AMENDING SECTION: 22.06.070 OF THE COUNTY CODE



**LEGAL DESCRIPTION:** (PENDING)

**MAP 1 (PAGE 1 OF 29)**

**LEGEND:**

-  ZONE CHANGE AREA
-  PARCEL BOUNDARY
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  TRACT LINE



0 15 30  
FEET

**DIGITAL DESCRIPTION:** \ZCOZD\_CITY\_TERRACE  
THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
ELVIN W. MOON, CHAIR  
AMY J. BODEK, AICP, DIRECTOR OF REGIONAL PLANNING

COUNTY ZONING MAP(S)  
132H229

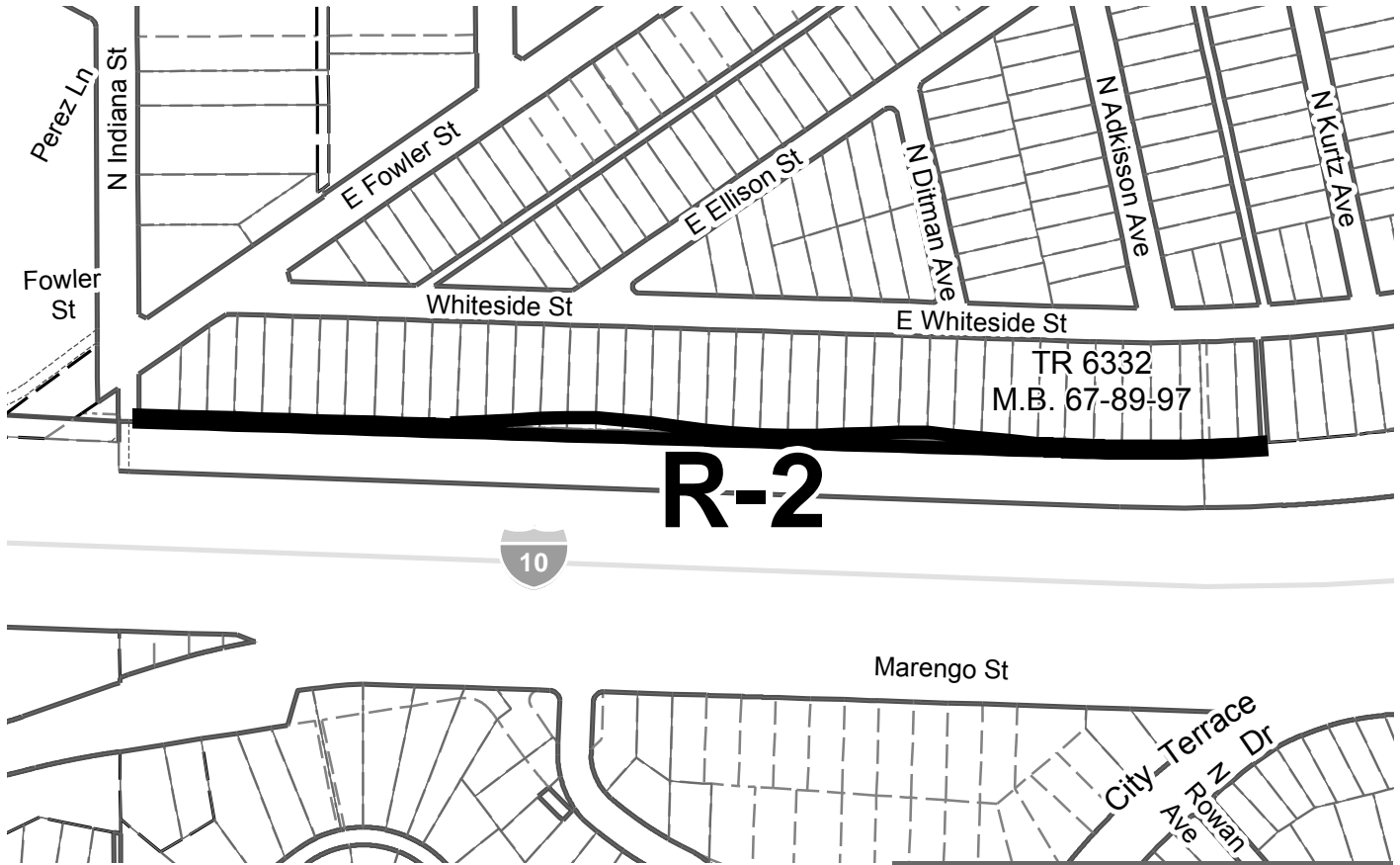
CHANGE OF PRECISE PLAN  
CITY TERRACE ZONED DISTRICT

ADOPTED BY ORDINANCE: \_\_\_\_\_

ON: \_\_\_\_\_

ZONING CASE: **RZC-201500010**








AMENDING SECTION: 22.06.070 OF THE COUNTY CODE



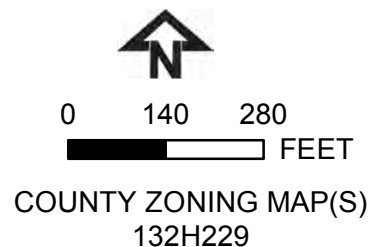
LEGAL DESCRIPTION: (PENDING)

MAP 2 (PAGE 2 OF 29)

LEGEND:

-  ZONE CHANGE AREA
-  PARCEL BOUNDARY
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  TRACT LINE

DIGITAL DESCRIPTION: \ZCOZD\_CITY\_TERRACE  
THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
ELVIN W. MOON, CHAIR  
AMY J. BODEK, AICP, DIRECTOR OF REGIONAL PLANNING



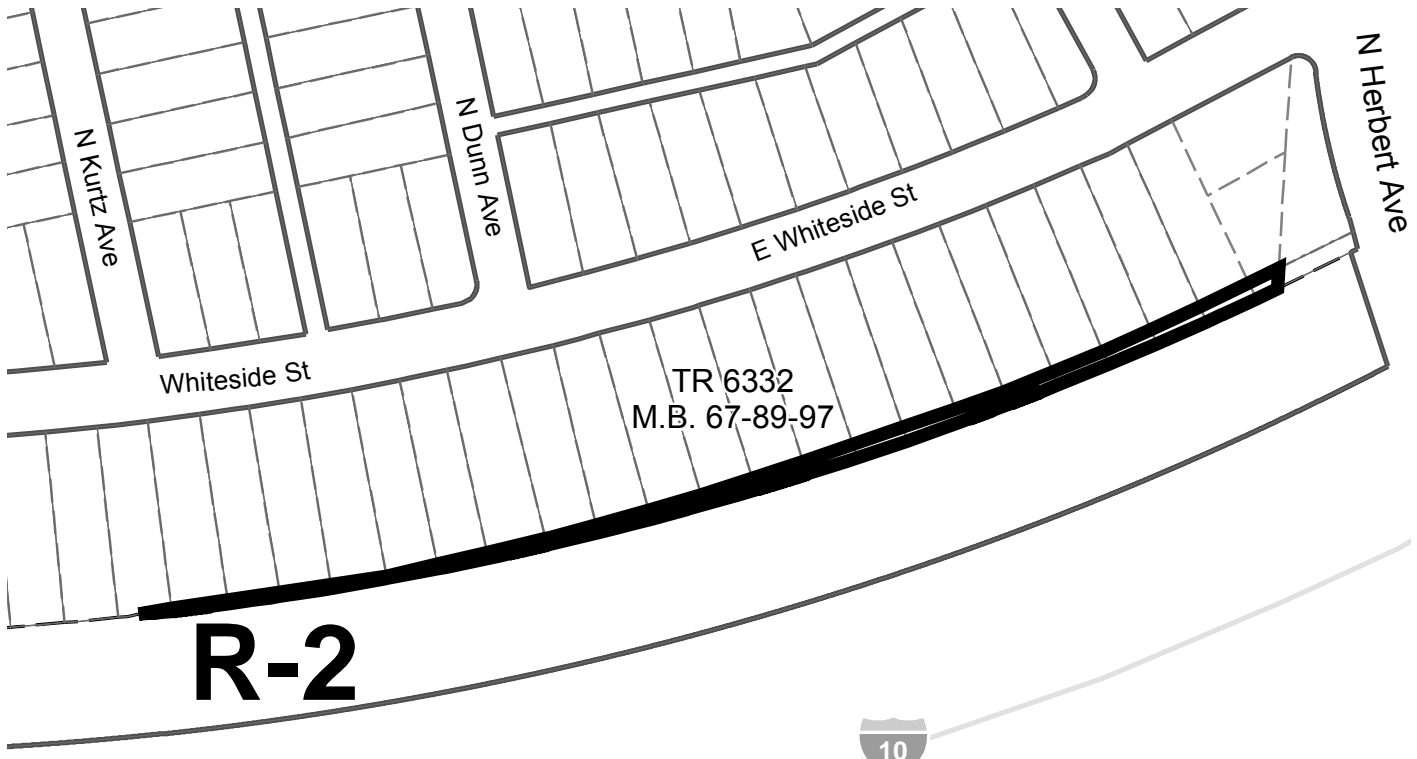
CHANGE OF PRECISE PLAN  
CITY TERRACE ZONED DISTRICT

**ADOPTED BY ORDINANCE:** \_\_\_\_\_

**ON:** \_\_\_\_\_

**ZONING CASE: RZC-201500010**








AMENDING SECTION: 22.06.070 OF THE COUNTY CODE

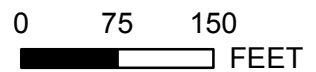


**LEGAL DESCRIPTION:** (PENDING)

**MAP 3 (PAGE 3 OF 29)**

**LEGEND:**

-  ZONE CHANGE AREA
-  PARCEL BOUNDARY
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  TRACT LINE



**DIGITAL DESCRIPTION:** \ZCOZD\_CITY\_TERRACE  
THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
ELVIN W. MOON, CHAIR  
AMY J. BODEK, AICP, DIRECTOR OF REGIONAL PLANNING

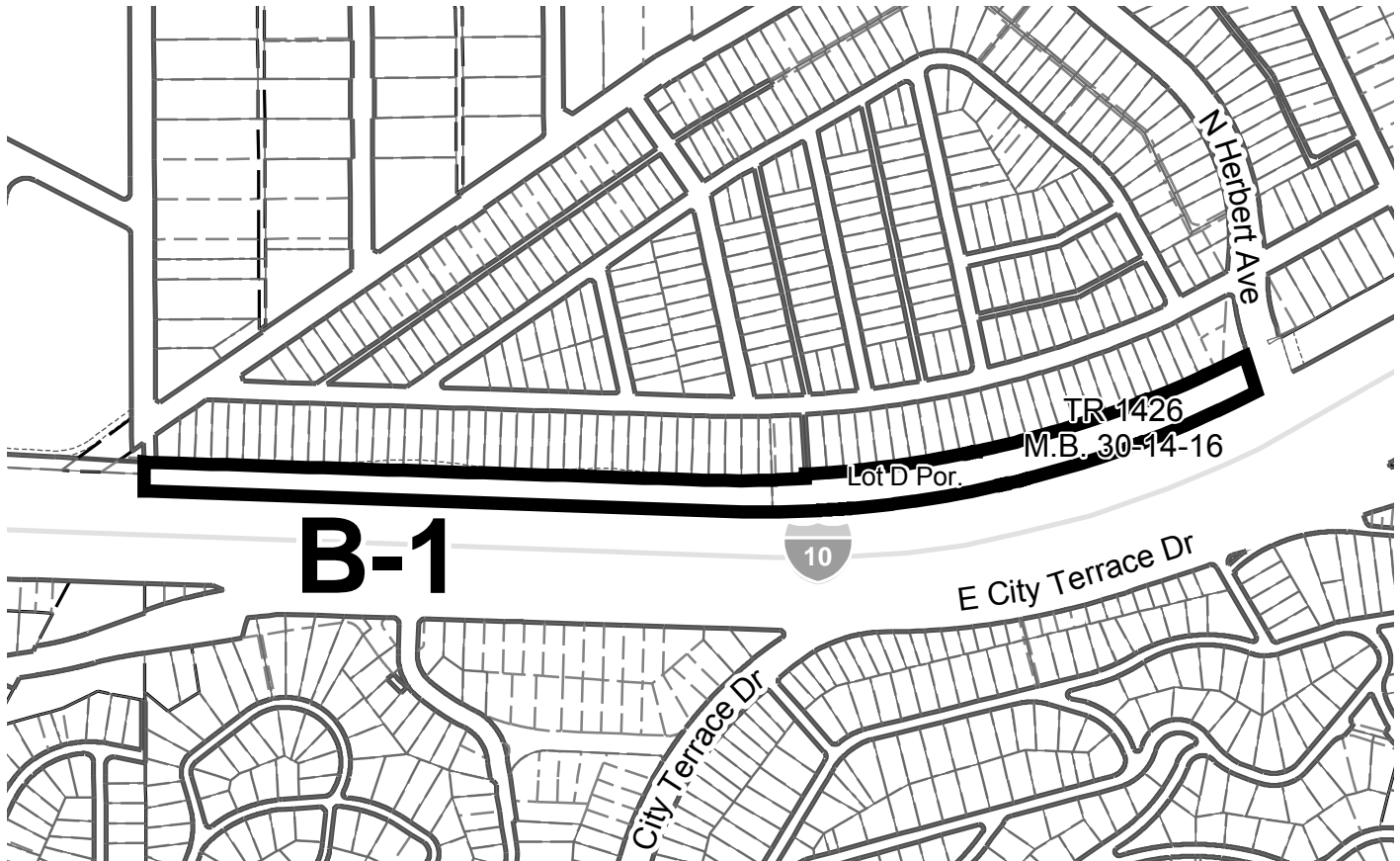
CHANGE OF PRECISE PLAN  
CITY TERRACE ZONED DISTRICT

**ADOPTED BY ORDINANCE:** \_\_\_\_\_

**ON:** \_\_\_\_\_

**ZONING CASE: RZC-201500010**








AMENDING SECTION: 22.06.070 OF THE COUNTY CODE



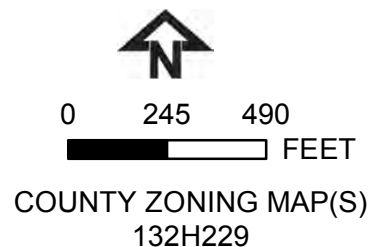
**LEGAL DESCRIPTION:** (PENDING)

**MAP 4 (PAGE 4 OF 29)**

**LEGEND:**

-  ZONE CHANGE AREA
-  PARCEL BOUNDARY
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  TRACT LINE

**DIGITAL DESCRIPTION:** \ZCOZD\_CITY\_TERRACE  
THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
ELVIN W. MOON, CHAIR  
AMY J. BODEK, AICP, DIRECTOR OF REGIONAL PLANNING



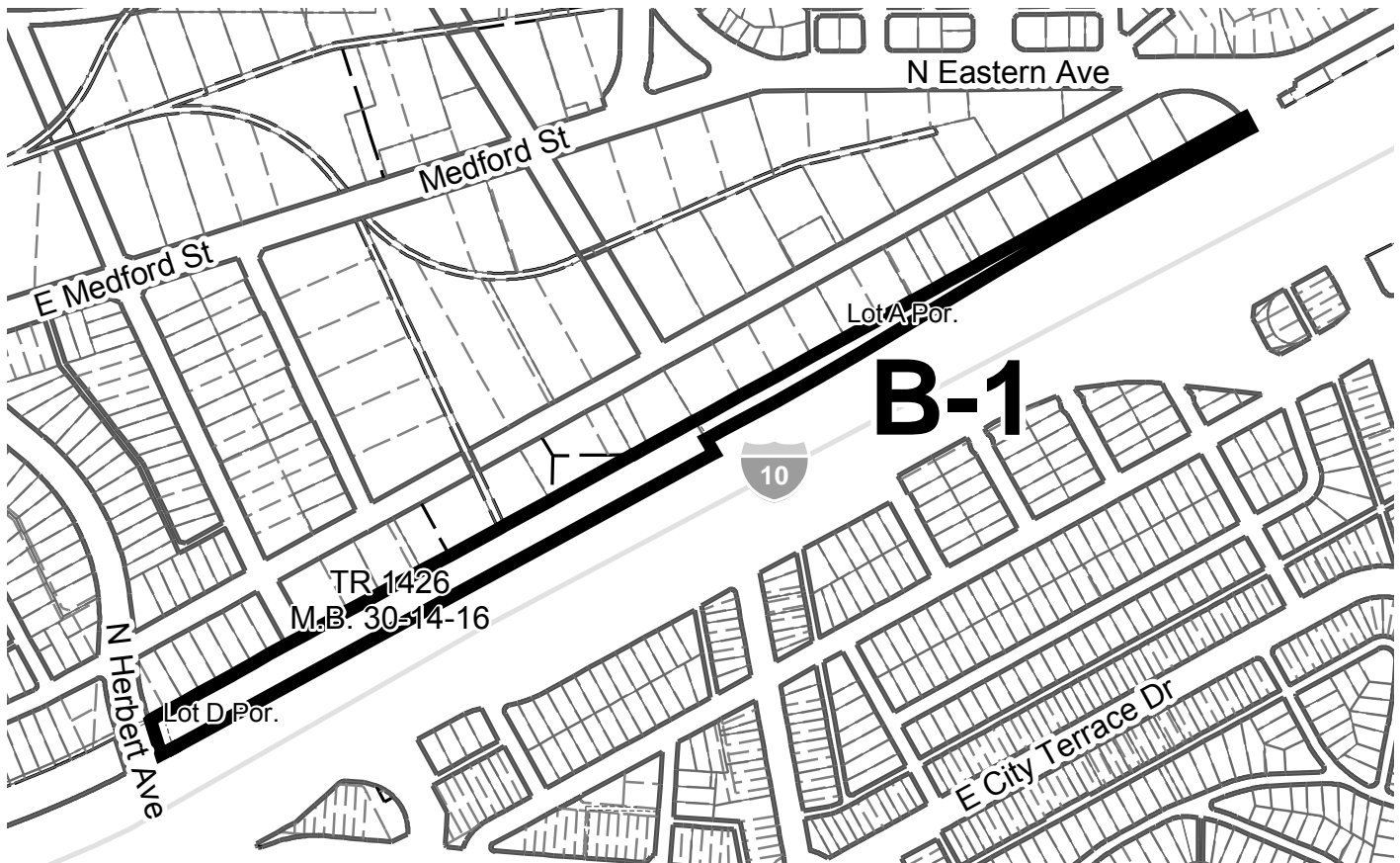
CHANGE OF PRECISE PLAN  
CITY TERRACE ZONED DISTRICT

ADOPTED BY ORDINANCE: \_\_\_\_\_

ON: \_\_\_\_\_

ZONING CASE: **RZC-201500010**








AMENDING SECTION: 22.06.070 OF THE COUNTY CODE



LEGAL DESCRIPTION: (PENDING)

MAP 5 (PAGE 5 OF 29)

LEGEND:

-  ZONE CHANGE AREA
-  PARCEL BOUNDARY
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  TRACT LINE

DIGITAL DESCRIPTION: \ZCOZD\_CITY\_TERRACE  
THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
ELVIN W. MOON, CHAIR  
AMY J. BODEK, AICP, DIRECTOR OF REGIONAL PLANNING



0 250 500  
FEET

COUNTY ZONING MAP(S)  
132H229, 132H233

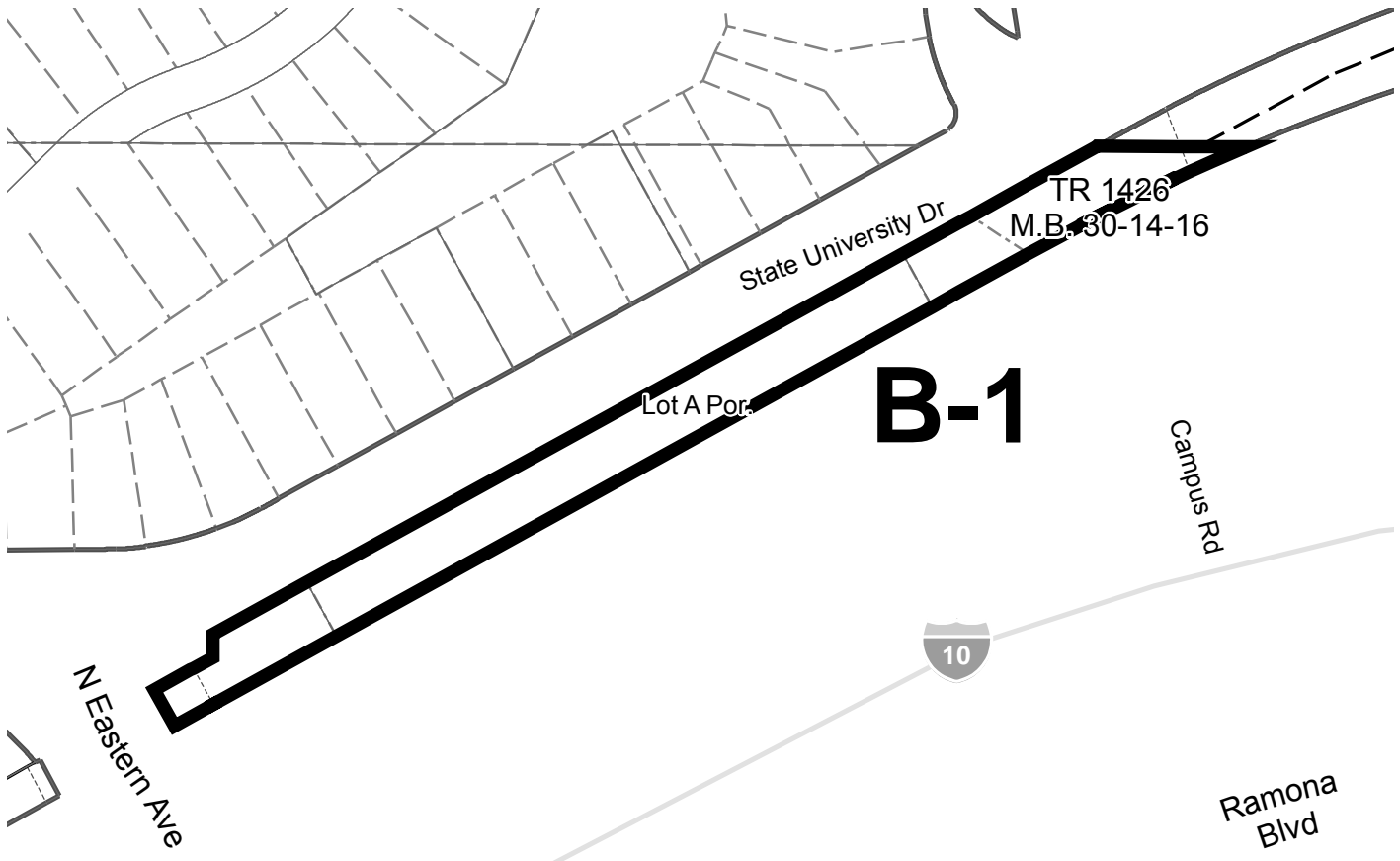
CHANGE OF PRECISE PLAN  
CITY TERRACE ZONED DISTRICT

**ADOPTED BY ORDINANCE:** \_\_\_\_\_

**ON:** \_\_\_\_\_

**ZONING CASE: RZC-201500010**








AMENDING SECTION: 22.06.070 OF THE COUNTY CODE



**LEGAL DESCRIPTION:** (PENDING)

**MAP 6 (PAGE 6 OF 29)**

**LEGEND:**

-  ZONE CHANGE AREA
-  PARCEL BOUNDARY
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  TRACT LINE

**DIGITAL DESCRIPTION:** \ZCOZD\_CITY\_TERRACE  
THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
ELVIN W. MOON, CHAIR  
AMY J. BODEK, AICP, DIRECTOR OF REGIONAL PLANNING



0 70 140  
FEET

COUNTY ZONING MAP(S)  
132H233, 135H233

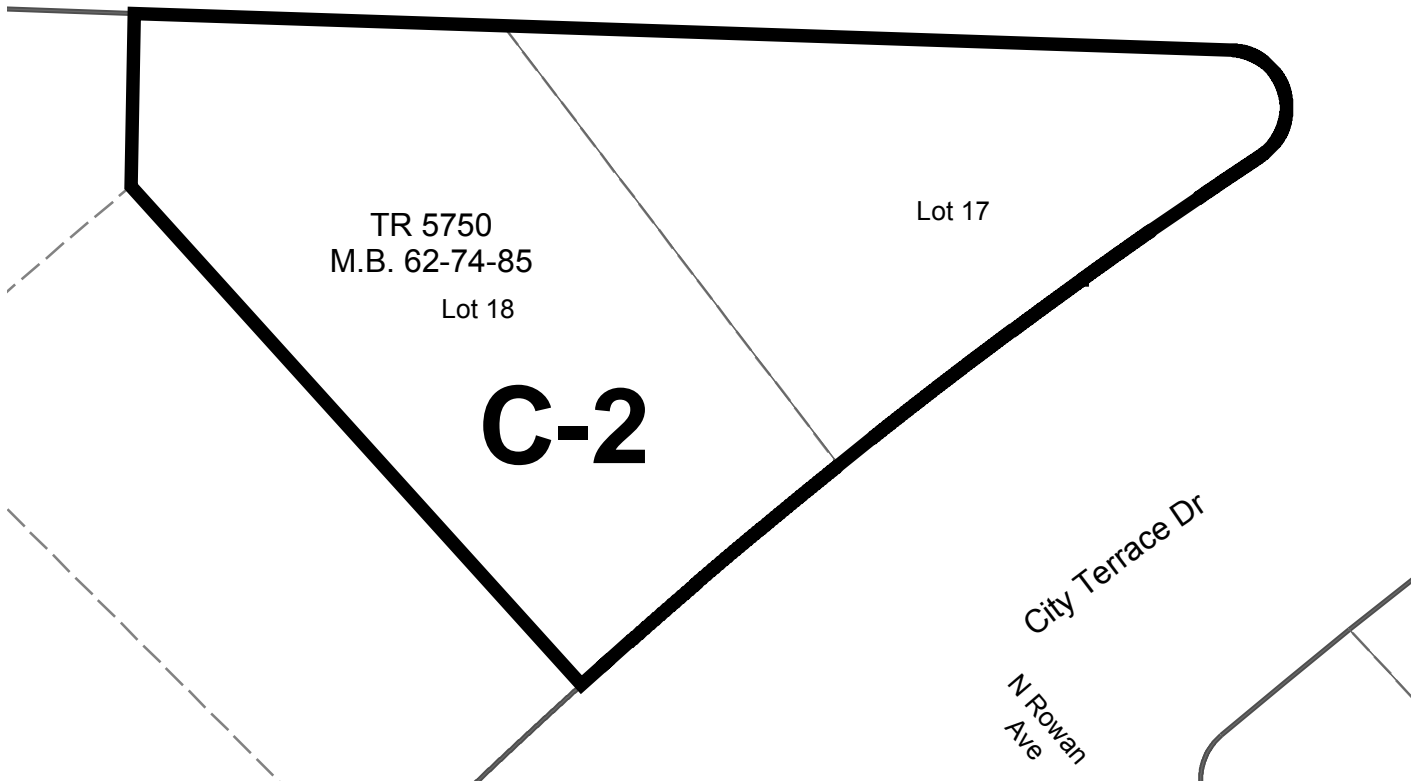
CHANGE OF PRECISE PLAN  
CITY TERRACE ZONED DISTRICT

**ADOPTED BY ORDINANCE:** \_\_\_\_\_

**ON:** \_\_\_\_\_

**ZONING CASE: RZC-201500010**








AMENDING SECTION: 22.06.070 OF THE COUNTY CODE



**LEGAL DESCRIPTION:** (PENDING)

**MAP 7 (PAGE 7 OF 29)**

**LEGEND:**

-  ZONE CHANGE AREA
-  PARCEL BOUNDARY
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  TRACT LINE



0 15 30  
FEET

**DIGITAL DESCRIPTION:** \ZCOZD\_CITY\_TERRACE  
THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
ELVIN W. MOON, CHAIR  
AMY J. BODEK, AICP, DIRECTOR OF REGIONAL PLANNING

COUNTY ZONING MAP(S)  
132H229

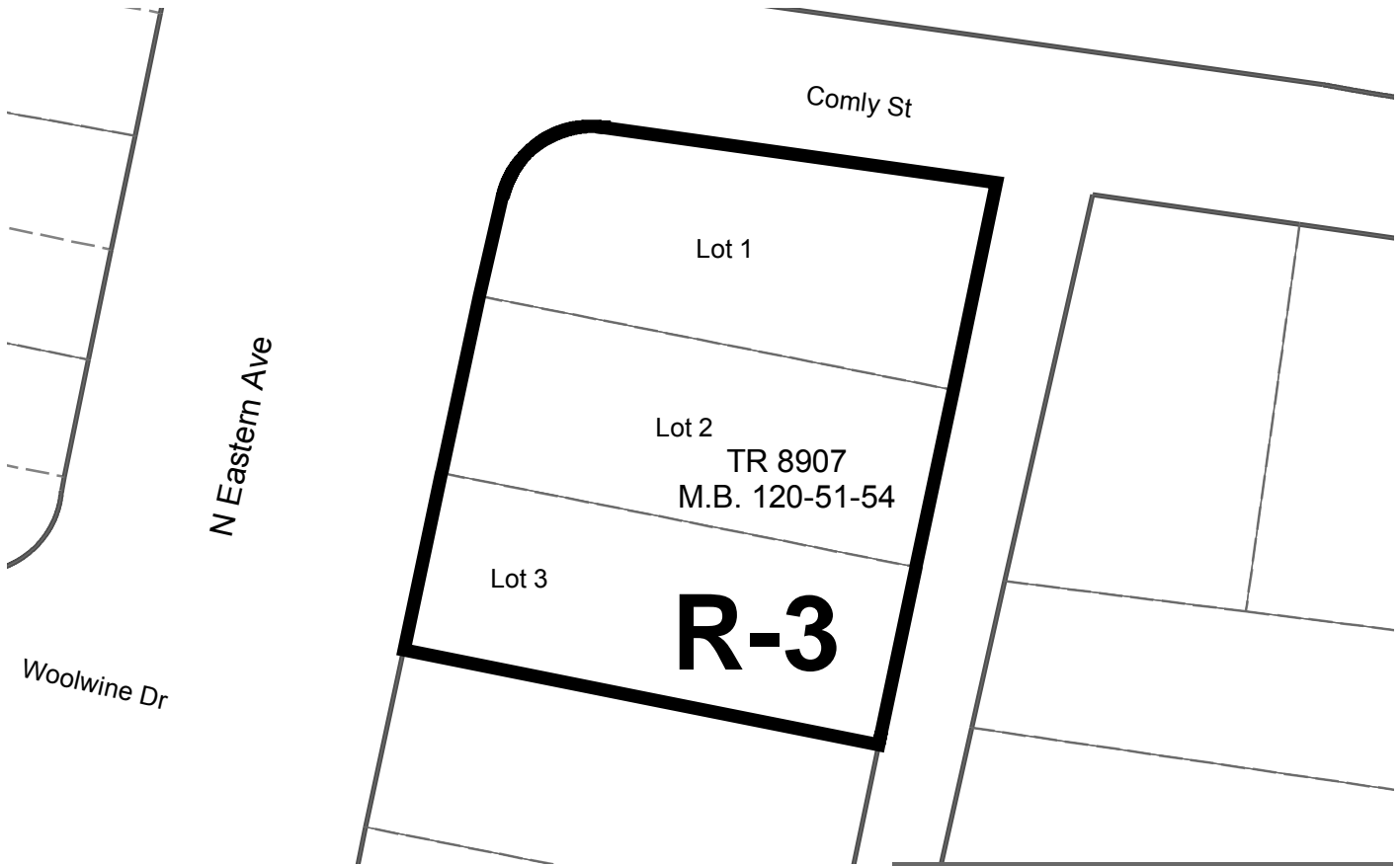
CHANGE OF PRECISE PLAN  
CITY TERRACE ZONED DISTRICT

**ADOPTED BY ORDINANCE:** \_\_\_\_\_

**ON:** \_\_\_\_\_

**ZONING CASE: RZC-201500010**

AMENDING SECTION: 22.06.070 OF THE COUNTY CODE



**LEGAL DESCRIPTION:** (PENDING)

**MAP 8 (PAGE 8 OF 29)**

**DIGITAL DESCRIPTION:** \ZCOZD\_CITY\_TERRACE  
THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
ELVIN W. MOON, CHAIR  
AMY J. BODEK, AICP, DIRECTOR OF REGIONAL PLANNING

- LEGEND:**
- ZONE CHANGE AREA
  - PARCEL BOUNDARY
  - STREET / RIGHT OF WAY
  - LOT LINE
  - CUT/DEED LINE
  - EASEMENT LINE
  - TRACT LINE

0 20 40  
 FEET  
COUNTY ZONING MAP(S)  
132H233

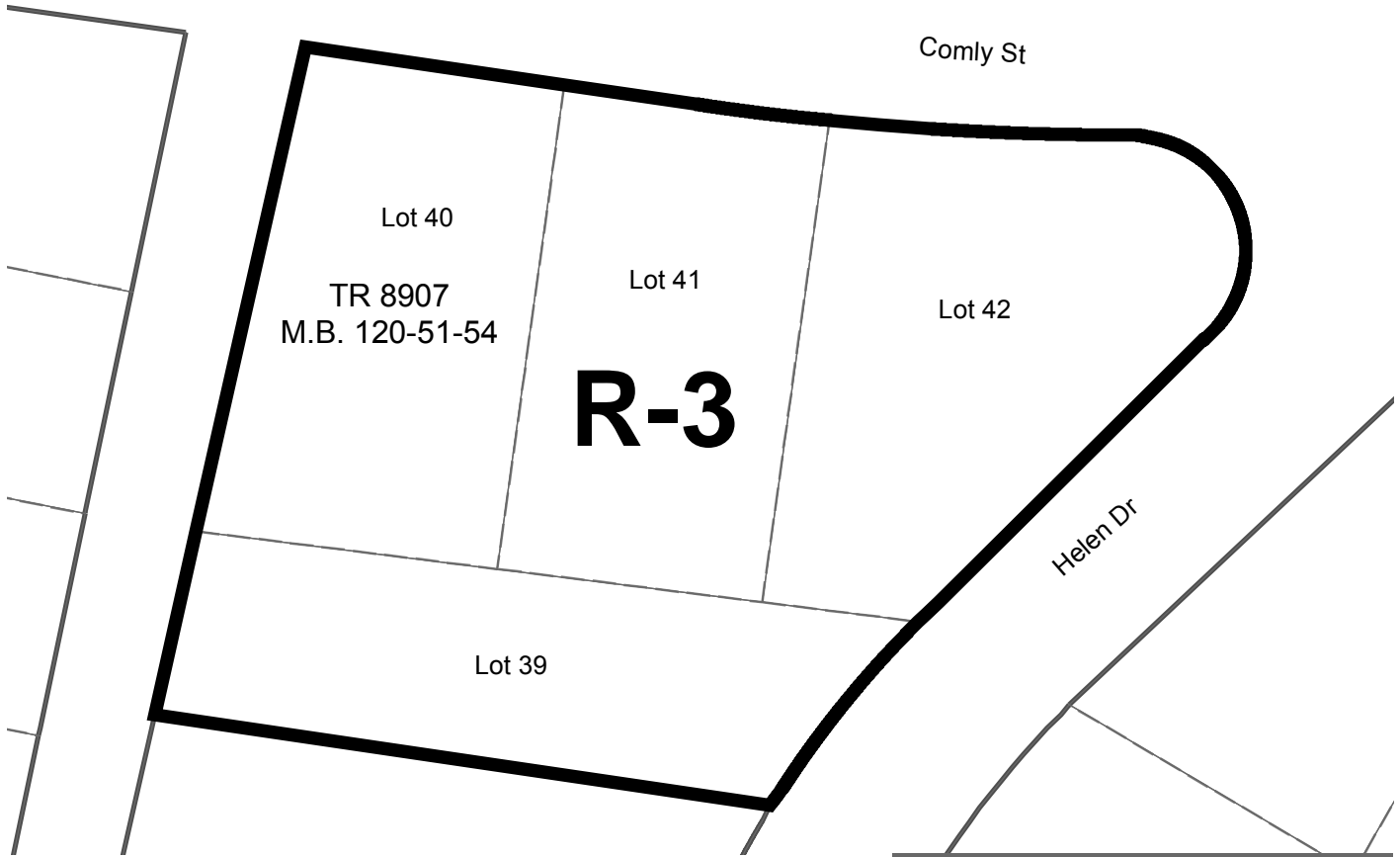
CHANGE OF PRECISE PLAN  
CITY TERRACE ZONED DISTRICT

**ADOPTED BY ORDINANCE:** \_\_\_\_\_

**ON:** \_\_\_\_\_

**ZONING CASE: RZC-201500010**








AMENDING SECTION: 22.06.070 OF THE COUNTY CODE



**LEGAL DESCRIPTION:** (PENDING)

**MAP 9 (PAGE 9 OF 29)**

**LEGEND:**

-  ZONE CHANGE AREA
-  PARCEL BOUNDARY
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  TRACT LINE



0 15 30  
FEET

**DIGITAL DESCRIPTION:** \ZCOZD\_CITY\_TERRACE  
THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
ELVIN W. MOON, CHAIR  
AMY J. BODEK, AICP, DIRECTOR OF REGIONAL PLANNING

COUNTY ZONING MAP(S)  
132H233

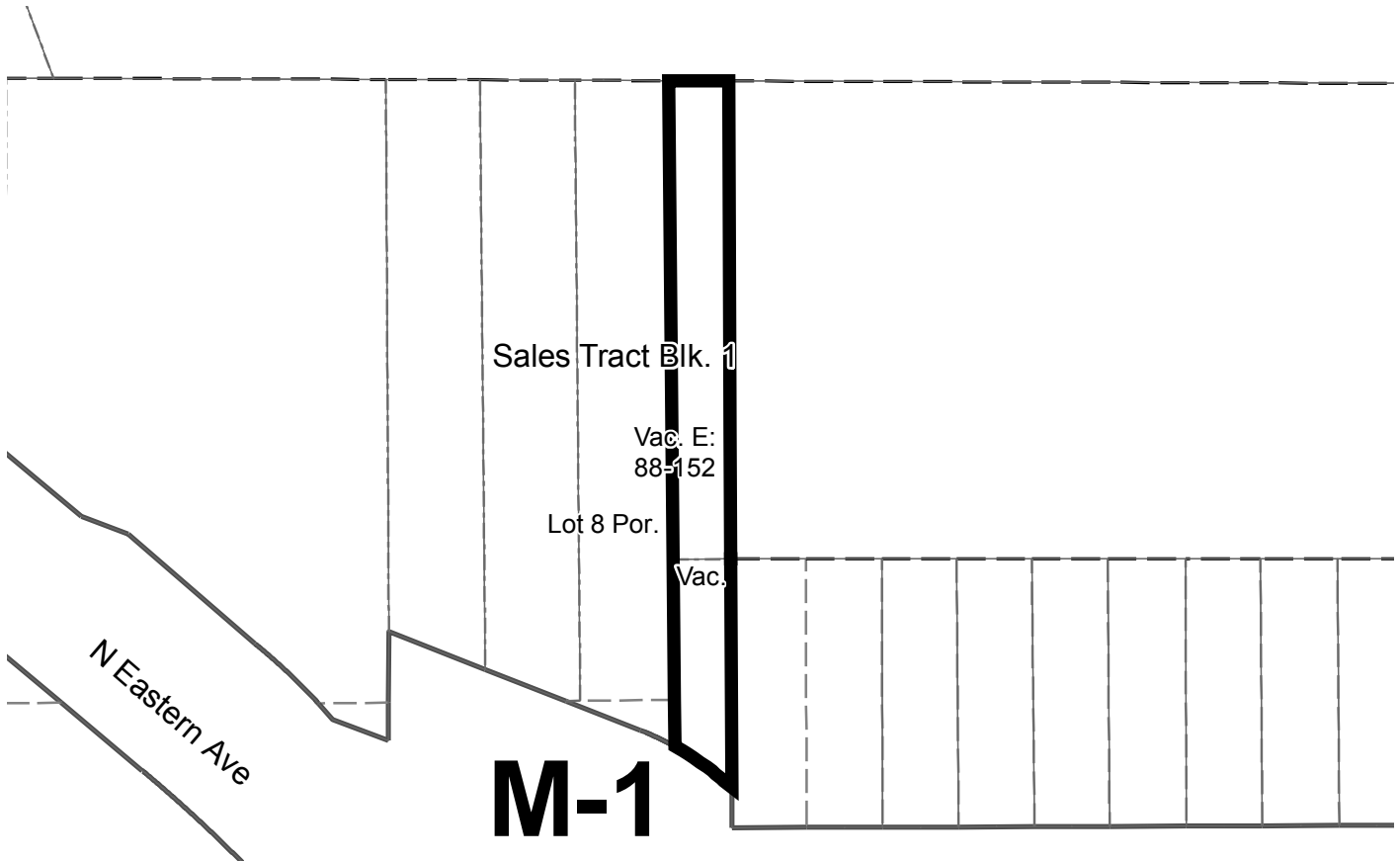
CHANGE OF PRECISE PLAN  
EAST SIDE UNIT NO. 4 ZONED DISTRICT

**ADOPTED BY ORDINANCE:** \_\_\_\_\_

**ON:** \_\_\_\_\_

**ZONING CASE: RZC-201500010**








AMENDING SECTION: 22.06.070 OF THE COUNTY CODE



**LEGAL DESCRIPTION:** (PENDING)

**MAP 10 (PAGE 10 OF 29)**

**LEGEND:**

-  ZONE CHANGE AREA
-  PARCEL BOUNDARY
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  TRACT LINE



0 50 100  
FEET

**DIGITAL DESCRIPTION:** \ZCOZD\_CITY\_TERRACE  
THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
ELVIN W. MOON, CHAIR  
AMY J. BODEK, AICP, DIRECTOR OF REGIONAL PLANNING

COUNTY ZONING MAP(S)  
129H233

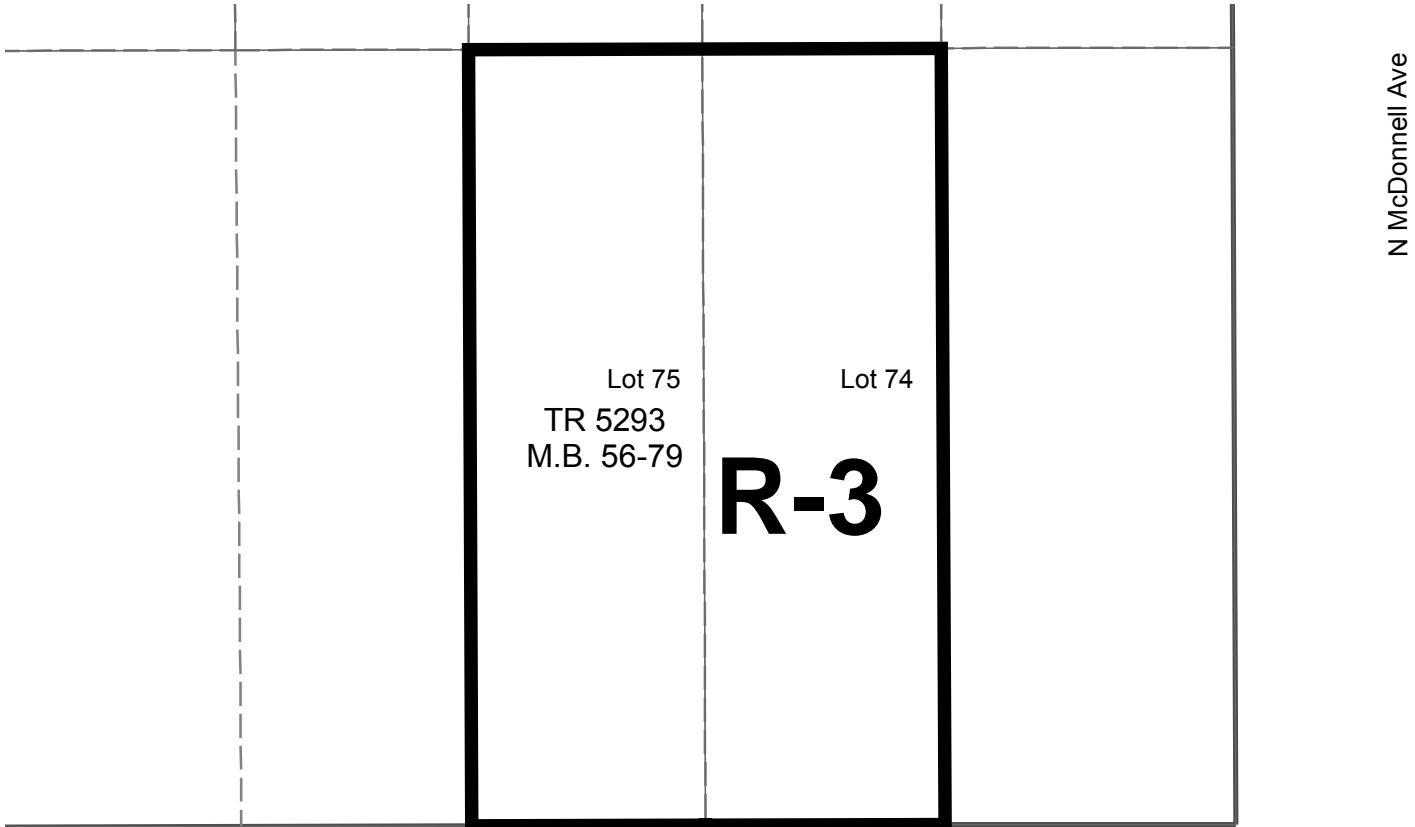
CHANGE OF PRECISE PLAN  
EAST SIDE UNIT NO. 4 ZONED DISTRICT

**ADOPTED BY ORDINANCE:** \_\_\_\_\_

**ON:** \_\_\_\_\_

**ZONING CASE: RZC-201500010**








AMENDING SECTION: 22.06.070 OF THE COUNTY CODE




**LEGAL DESCRIPTION:** (PENDING)

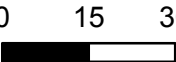
**MAP 11 (PAGE 11 OF 29)**

**LEGEND:**

-  ZONE CHANGE AREA
-  PARCEL BOUNDARY
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  TRACT LINE

**DIGITAL DESCRIPTION:** \ZCOZD\_CITY\_TERRACE  
THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
ELVIN W. MOON, CHAIR  
AMY J. BODEK, AICP, DIRECTOR OF REGIONAL PLANNING



0 15 30  
 FEET  
COUNTY ZONING MAP(S)  
126H237

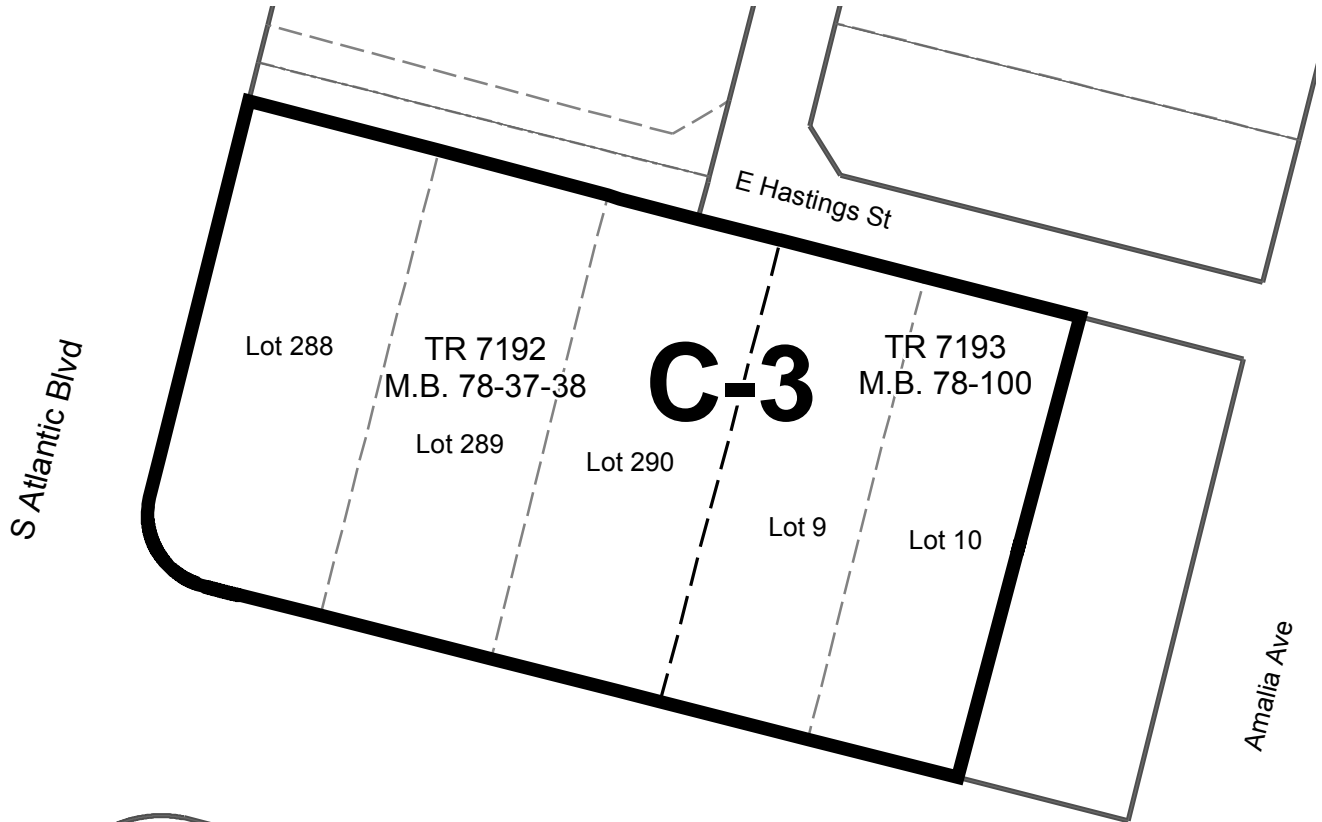
CHANGE OF PRECISE PLAN  
EAST SIDE UNIT NO. 2 ZONED DISTRICT

ADOPTED BY ORDINANCE: \_\_\_\_\_

ON: \_\_\_\_\_

ZONING CASE: **RZC-201500010**








AMENDING SECTION: 22.06.070 OF THE COUNTY CODE



LEGAL DESCRIPTION: (PENDING)

MAP 12 (PAGE 12 OF 29)

LEGEND:

-  ZONE CHANGE AREA
-  PARCEL BOUNDARY
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  TRACT LINE



0 25 50  
FEET

DIGITAL DESCRIPTION: \ZCOZD\_CITY\_TERRACE  
THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
ELVIN W. MOON, CHAIR  
AMY J. BODEK, AICP, DIRECTOR OF REGIONAL PLANNING

COUNTY ZONING MAP(S)  
120H237, 120H241

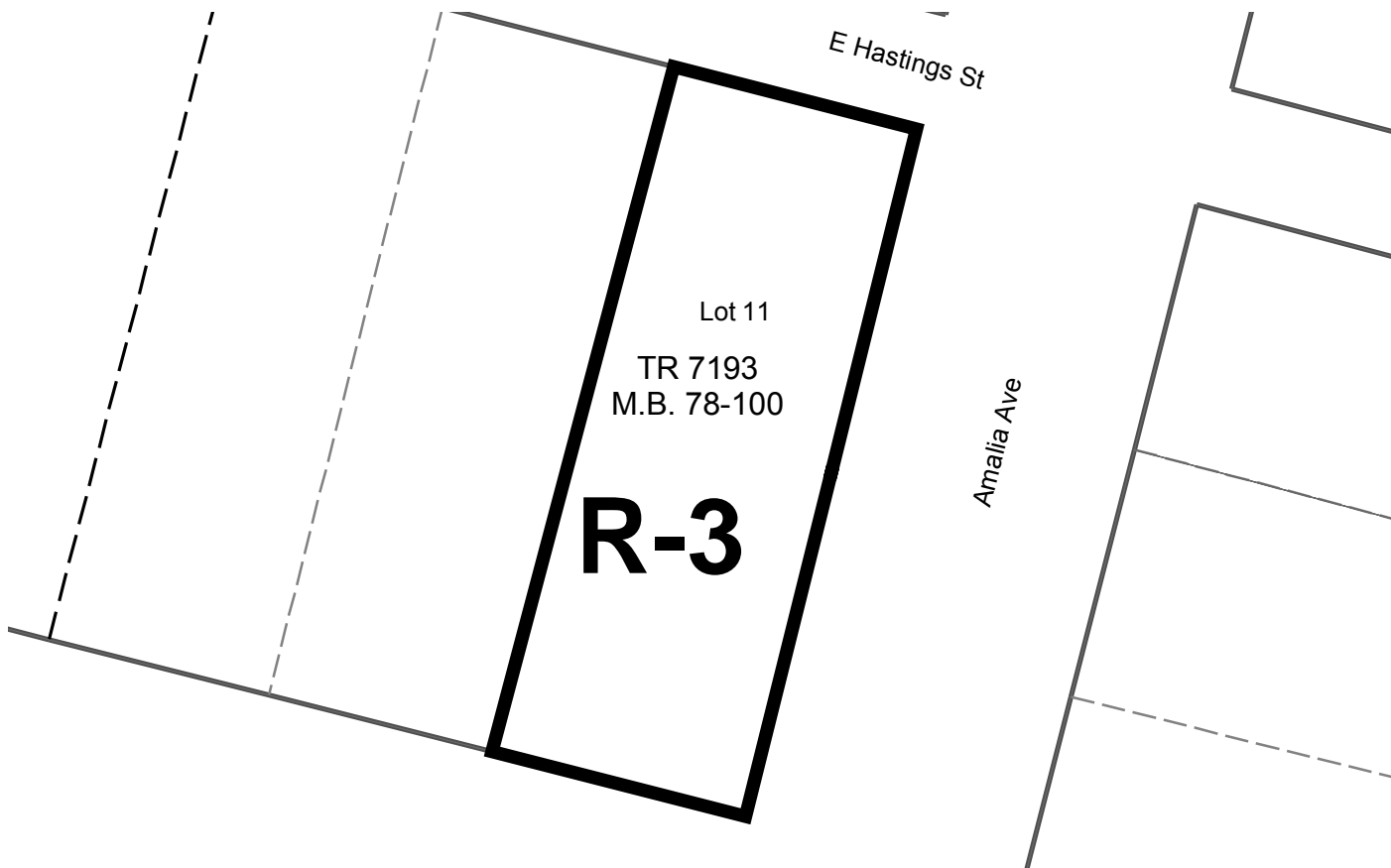
CHANGE OF PRECISE PLAN  
EAST SIDE UNIT NO. 2 ZONED DISTRICT

**ADOPTED BY ORDINANCE:** \_\_\_\_\_

**ON:** \_\_\_\_\_

**ZONING CASE: RZC-201500010**








AMENDING SECTION: 22.06.070 OF THE COUNTY CODE



**LEGAL DESCRIPTION:** (PENDING)

**MAP 13 (PAGE 13 OF 29)**

**LEGEND:**

-  ZONE CHANGE AREA
-  PARCEL BOUNDARY
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  TRACT LINE



0 15 30  
FEET

**DIGITAL DESCRIPTION:** \ZCOZD\_CITY\_TERRACE  
THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
ELVIN W. MOON, CHAIR  
AMY J. BODEK, AICP, DIRECTOR OF REGIONAL PLANNING

COUNTY ZONING MAP(S)  
120H241

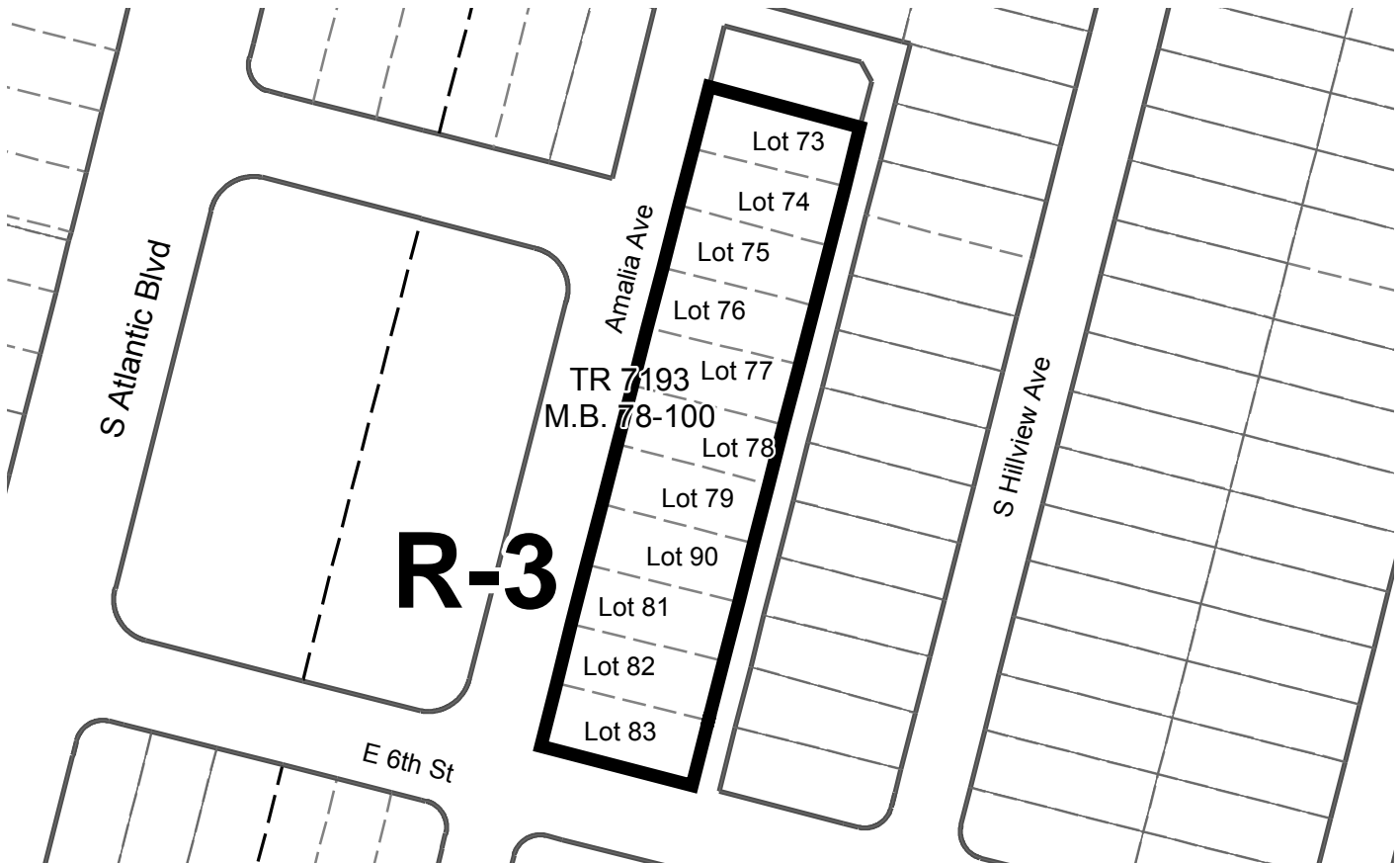
CHANGE OF PRECISE PLAN  
EAST SIDE UNIT NO. 2 ZONED DISTRICT

**ADOPTED BY ORDINANCE:** \_\_\_\_\_

**ON:** \_\_\_\_\_

**ZONING CASE: RZC-201500010**








AMENDING SECTION: 22.06.070 OF THE COUNTY CODE



**LEGAL DESCRIPTION:** (PENDING)

**MAP 14 (PAGE 14 OF 29)**

**LEGEND:**

-  ZONE CHANGE AREA
-  PARCEL BOUNDARY
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  TRACT LINE



0 65 130  
FEET

**DIGITAL DESCRIPTION:** \ZCOZD\_CITY\_TERRACE  
THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
ELVIN W. MOON, CHAIR  
AMY J. BODEK, AICP, DIRECTOR OF REGIONAL PLANNING

COUNTY ZONING MAP(S)  
120H241

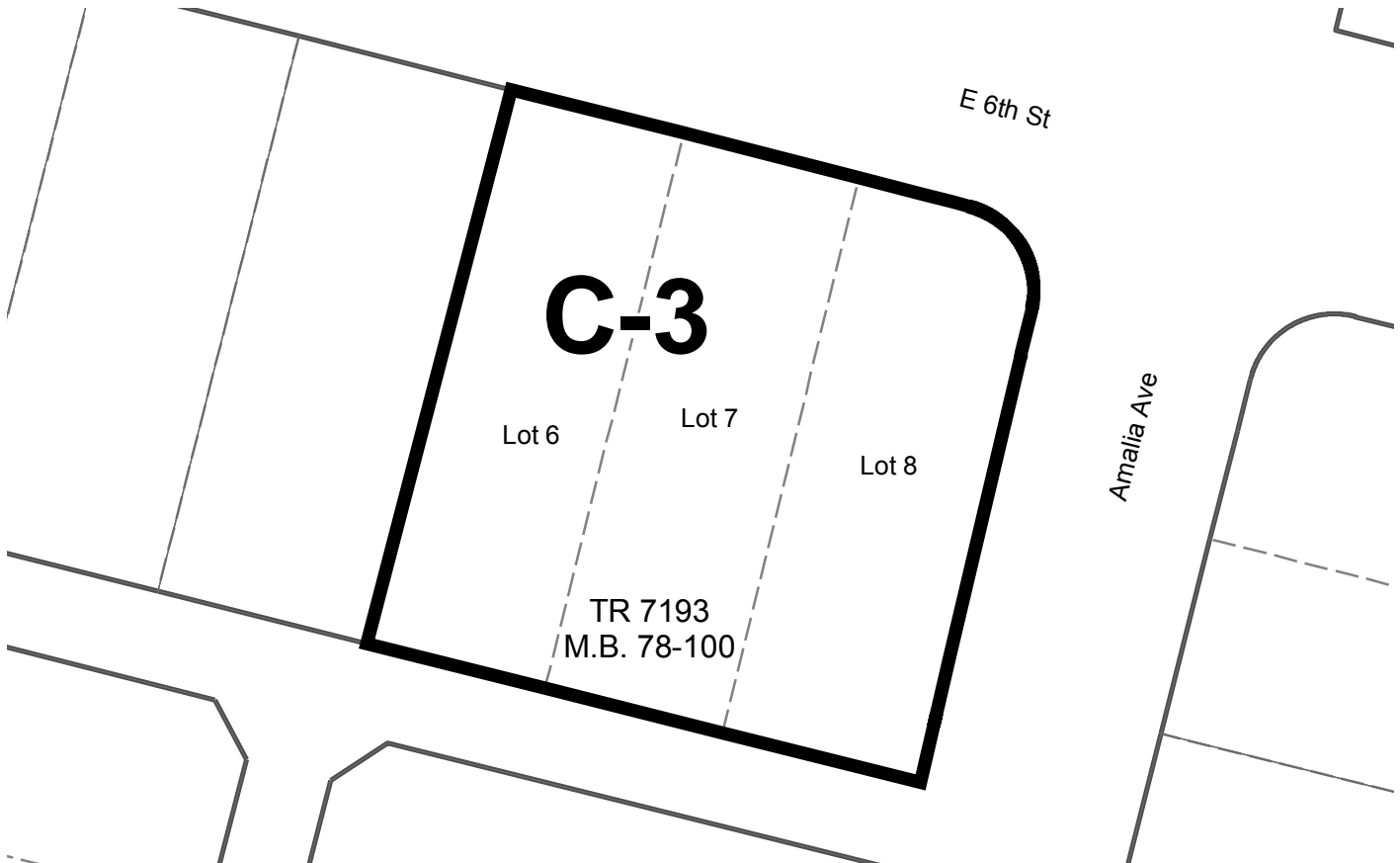
CHANGE OF PRECISE PLAN  
EAST SIDE UNIT NO. 2 ZONED DISTRICT

**ADOPTED BY ORDINANCE:** \_\_\_\_\_

**ON:** \_\_\_\_\_

**ZONING CASE: RZC-201500010**








AMENDING SECTION: 22.06.070 OF THE COUNTY CODE



**LEGAL DESCRIPTION:** (PENDING)

**MAP 15 (PAGE 15 OF 29)**

**LEGEND:**

-  ZONE CHANGE AREA
-  PARCEL BOUNDARY
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  TRACT LINE



0 20 40  
FEET

**DIGITAL DESCRIPTION:** \ZCOZD\_CITY\_TERRACE  
THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
ELVIN W. MOON, CHAIR  
AMY J. BODEK, AICP, DIRECTOR OF REGIONAL PLANNING

COUNTY ZONING MAP(S)  
120H237, 120H241

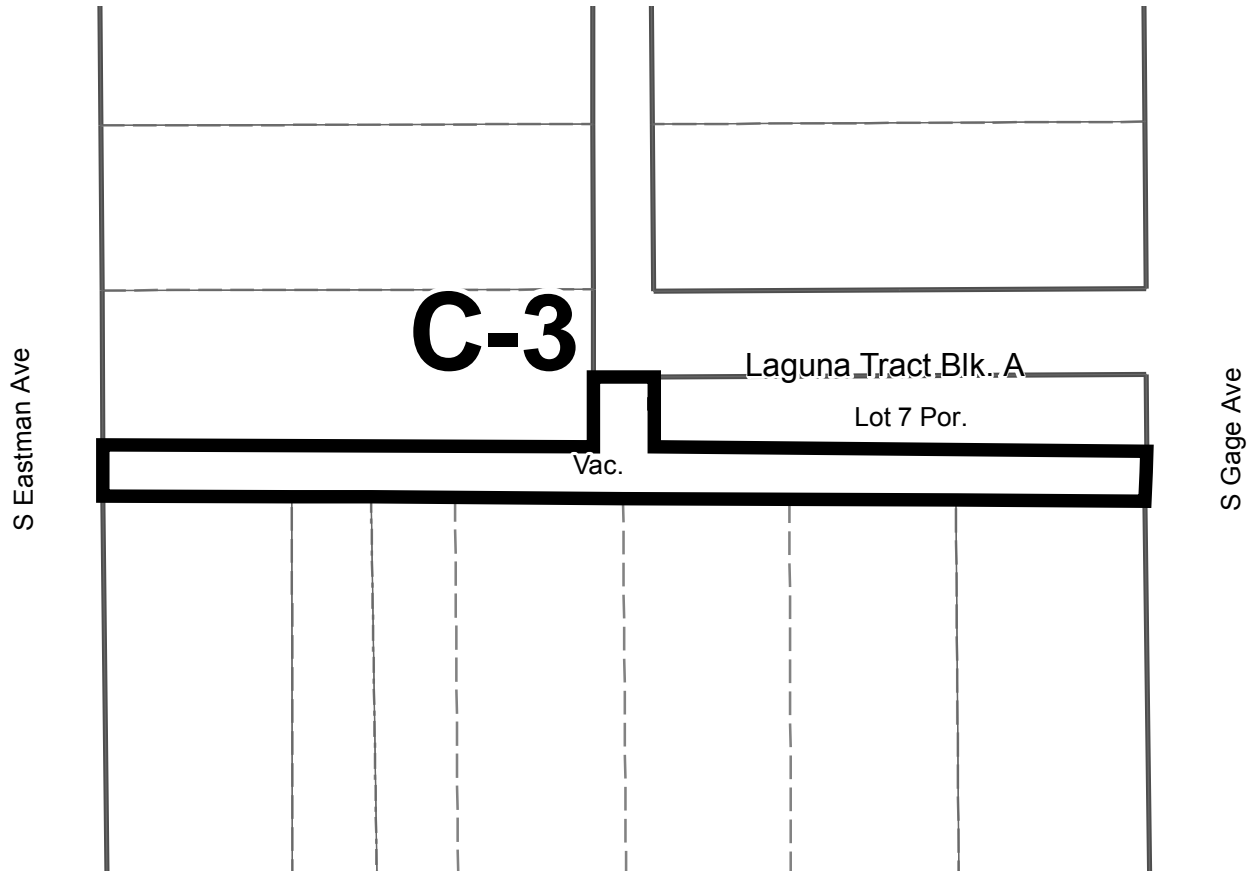
CHANGE OF PRECISE PLAN  
EAST SIDE UNIT NO. 1 ZONED DISTRICT

**ADOPTED BY ORDINANCE:** \_\_\_\_\_

**ON:** \_\_\_\_\_

**ZONING CASE: RZC-201500010**








AMENDING SECTION: 22.06.070 OF THE COUNTY CODE



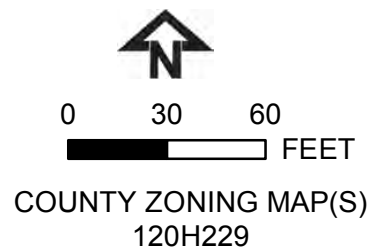
**LEGAL DESCRIPTION:** (PENDING)

**MAP 16 (PAGE 16 OF 29)**

**LEGEND:**

-  ZONE CHANGE AREA
-  PARCEL BOUNDARY
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  TRACT LINE

**DIGITAL DESCRIPTION:** \ZCOZD\_CITY\_TERRACE  
THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
ELVIN W. MOON, CHAIR  
AMY J. BODEK, AICP, DIRECTOR OF REGIONAL PLANNING



CHANGE OF PRECISE PLAN  
EAST SIDE UNIT NO. 1 ZONED DISTRICT

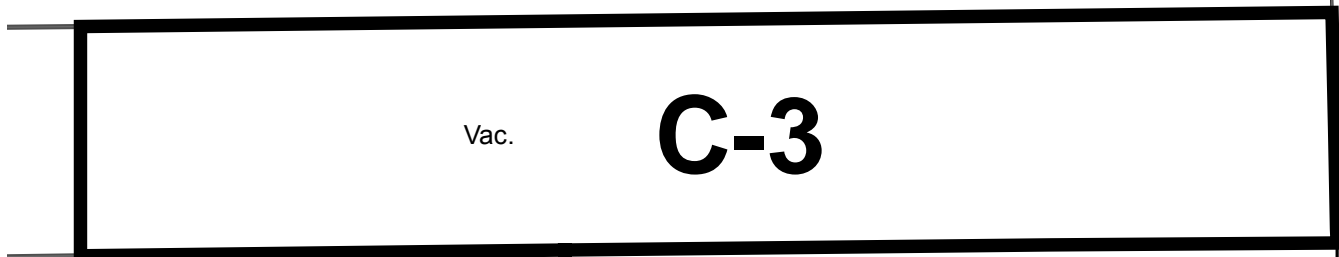
**ADOPTED BY ORDINANCE:** \_\_\_\_\_

**ON:** \_\_\_\_\_

**ZONING CASE: RZC-201500010**

AMENDING SECTION: 22.06.070 OF THE COUNTY CODE








Lot 1 TR 10557  
M.B. 177-23




**LEGAL DESCRIPTION:** (PENDING)

**MAP 17 (PAGE 17 OF 29)**

**LEGEND:**

-  ZONE CHANGE AREA
-  PARCEL BOUNDARY
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  TRACT LINE



0 5 10  
 FEET

**DIGITAL DESCRIPTION:** \ZCOZD\_CITY\_TERRACE  
THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
ELVIN W. MOON, CHAIR  
AMY J. BODEK, AICP, DIRECTOR OF REGIONAL PLANNING

COUNTY ZONING MAP(S)  
120H233

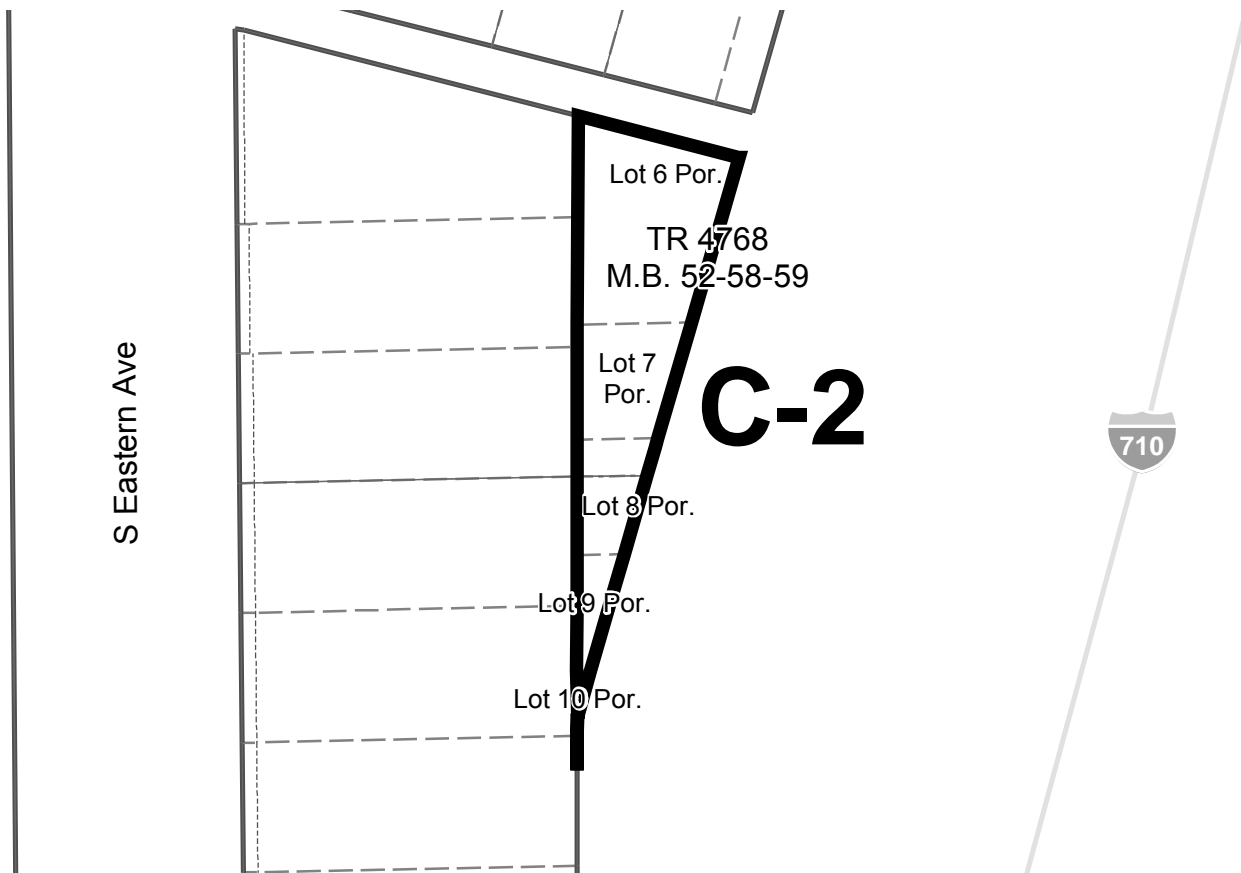
CHANGE OF PRECISE PLAN  
EAST SIDE UNIT NO. 1 ZONED DISTRICT

**ADOPTED BY ORDINANCE:** \_\_\_\_\_

**ON:** \_\_\_\_\_

**ZONING CASE: RZC-201500010**








AMENDING SECTION: 22.06.070 OF THE COUNTY CODE



**LEGAL DESCRIPTION:** (PENDING)

**MAP 18 (PAGE 18 OF 29)**

**LEGEND:**

-  ZONE CHANGE AREA
-  PARCEL BOUNDARY
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  TRACT LINE



0 30 60  
FEET

**DIGITAL DESCRIPTION:** \ZCOZD\_CITY\_TERRACE  
THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
ELVIN W. MOON, CHAIR  
AMY J. BODEK, AICP, DIRECTOR OF REGIONAL PLANNING

COUNTY ZONING MAP(S)  
120H233

CHANGE OF PRECISE PLAN  
EAST SIDE UNIT NO. 1 ZONED DISTRICT

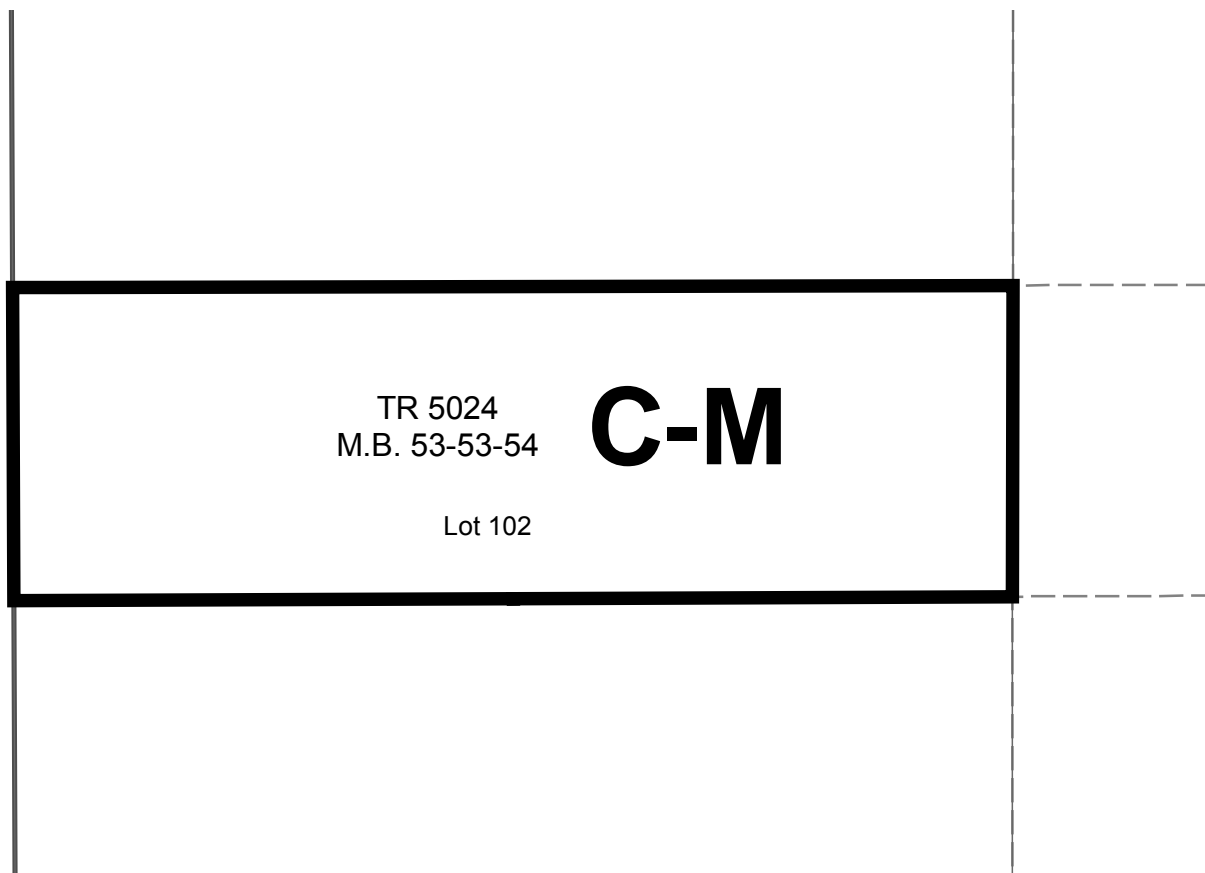
**ADOPTED BY ORDINANCE:** \_\_\_\_\_

**ON:** \_\_\_\_\_

**ZONING CASE: RZC-201500010**

AMENDING SECTION: 22.06.070 OF THE COUNTY CODE








S Augusta Ave



**LEGAL DESCRIPTION:** (PENDING)

**MAP 19 (PAGE 19 OF 29)**

**LEGEND:**

-  ZONE CHANGE AREA
-  PARCEL BOUNDARY
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  TRACT LINE



0 12.5 25  
FEET

**DIGITAL DESCRIPTION:** \ZCOZD\_CITY\_TERRACE  
THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
ELVIN W. MOON, CHAIR  
AMY J. BODEK, AICP, DIRECTOR OF REGIONAL PLANNING

COUNTY ZONING MAP(S)  
117H233

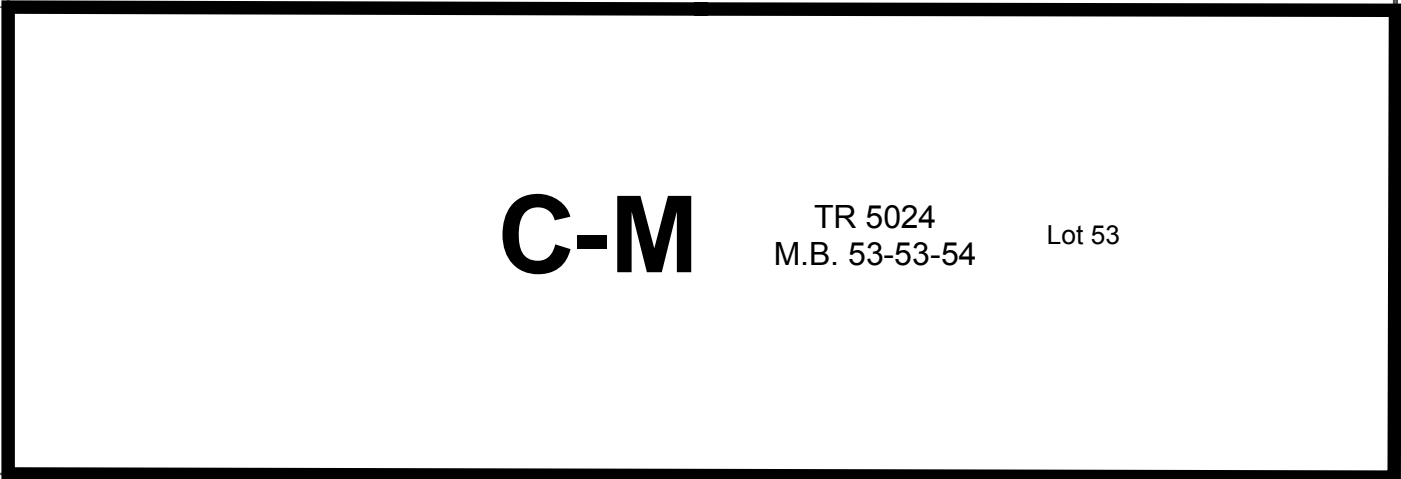
CHANGE OF PRECISE PLAN  
EAST SIDE UNIT NO. 1 ZONED DISTRICT

**ADOPTED BY ORDINANCE:** \_\_\_\_\_

**ON:** \_\_\_\_\_

**ZONING CASE: RZC-201500010**








AMENDING SECTION: 22.06.070 OF THE COUNTY CODE




**LEGAL DESCRIPTION:** (PENDING)

**MAP 20 (PAGE 20 OF 29)**

**LEGEND:**

-  ZONE CHANGE AREA
-  PARCEL BOUNDARY
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  TRACT LINE



0 5 10  
 FEET

**DIGITAL DESCRIPTION:** \ZCOZD\_CITY\_TERRACE  
THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
ELVIN W. MOON, CHAIR  
AMY J. BODEK, AICP, DIRECTOR OF REGIONAL PLANNING

COUNTY ZONING MAP(S)  
117H233

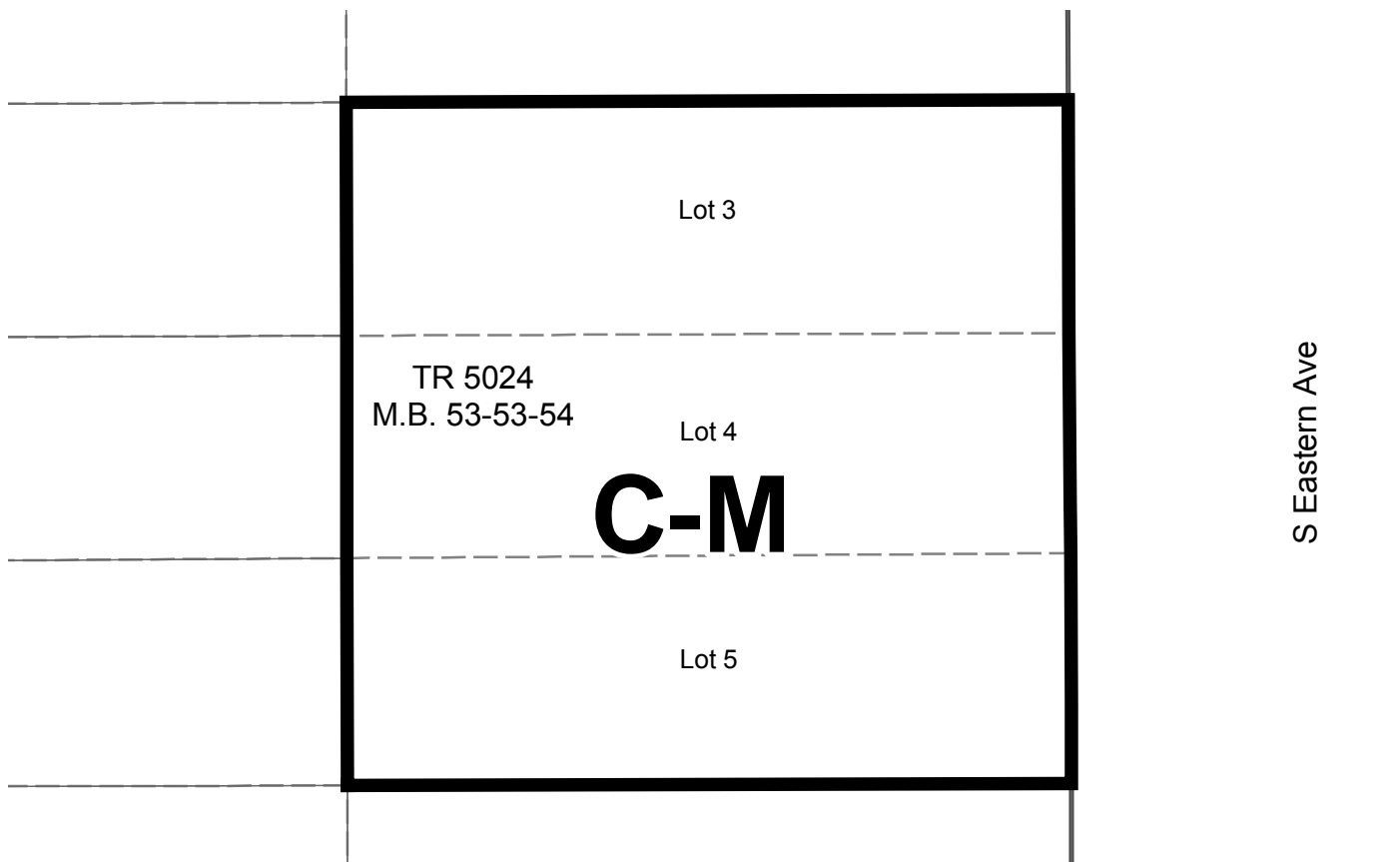
CHANGE OF PRECISE PLAN  
EAST SIDE UNIT NO. 1 ZONED DISTRICT

**ADOPTED BY ORDINANCE:** \_\_\_\_\_

**ON:** \_\_\_\_\_

**ZONING CASE: RZC-201500010**








AMENDING SECTION: 22.06.070 OF THE COUNTY CODE



**LEGAL DESCRIPTION:** (PENDING)

**MAP 21 (PAGE 21 OF 29)**

**LEGEND:**

-  ZONE CHANGE AREA
-  PARCEL BOUNDARY
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  TRACT LINE



0 15 30  
FEET

**DIGITAL DESCRIPTION:** \ZCOZD\_CITY\_TERRACE  
THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
ELVIN W. MOON, CHAIR  
AMY J. BODEK, AICP, DIRECTOR OF REGIONAL PLANNING

COUNTY ZONING MAP(S)  
117H233

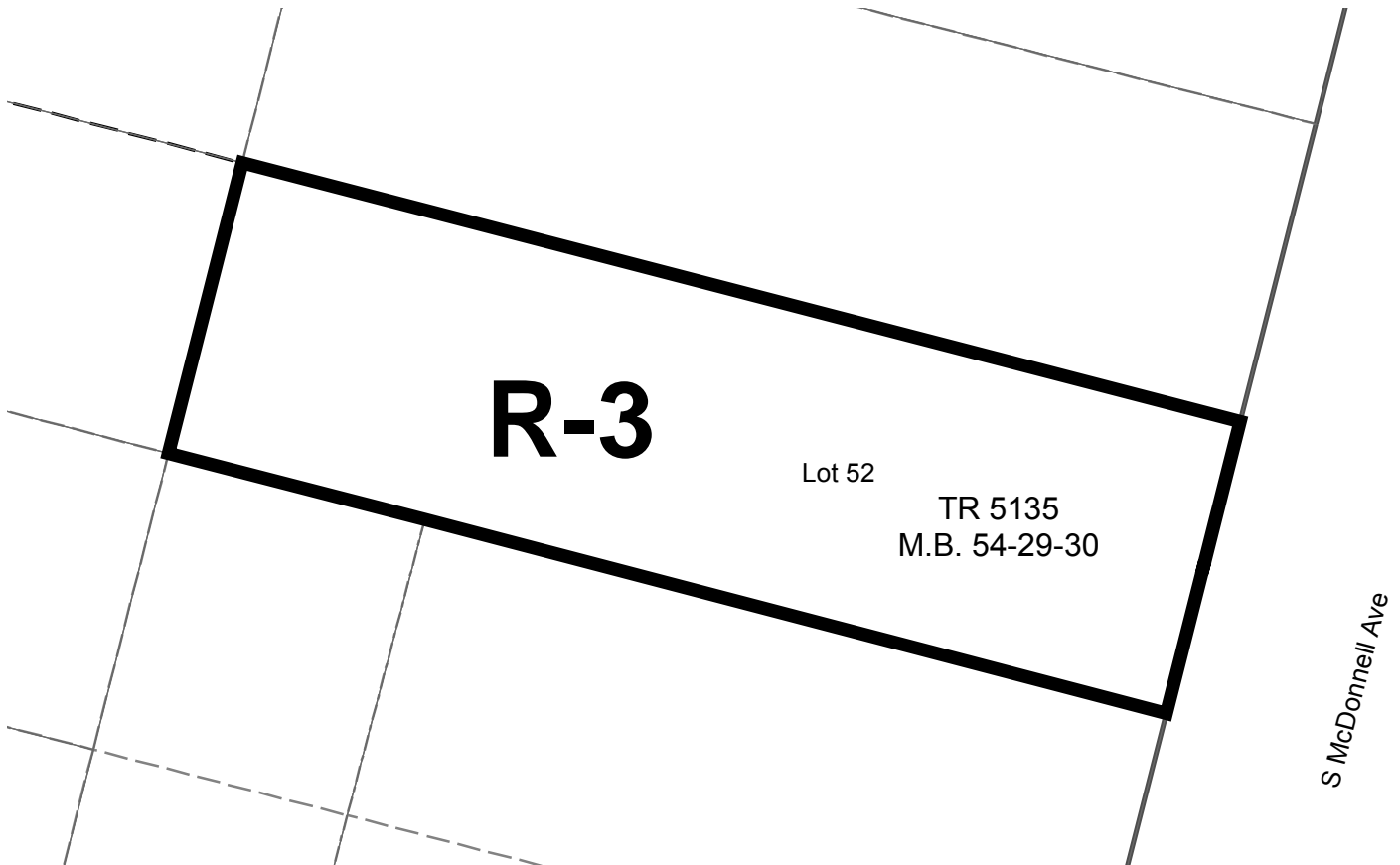
CHANGE OF PRECISE PLAN  
EAST SIDE UNIT NO. 1 ZONED DISTRICT

**ADOPTED BY ORDINANCE:** \_\_\_\_\_

**ON:** \_\_\_\_\_

**ZONING CASE: RZC-201500010**








AMENDING SECTION: 22.06.070 OF THE COUNTY CODE



**LEGAL DESCRIPTION:** (PENDING)

**MAP 22 (PAGE 22 OF 29)**

**LEGEND:**

-  ZONE CHANGE AREA
-  PARCEL BOUNDARY
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  TRACT LINE



0 12.5 25  
FEET

**DIGITAL DESCRIPTION:** \ZCOZD\_CITY\_TERRACE  
THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
ELVIN W. MOON, CHAIR  
AMY J. BODEK, AICP, DIRECTOR OF REGIONAL PLANNING

COUNTY ZONING MAP(S)  
117H233

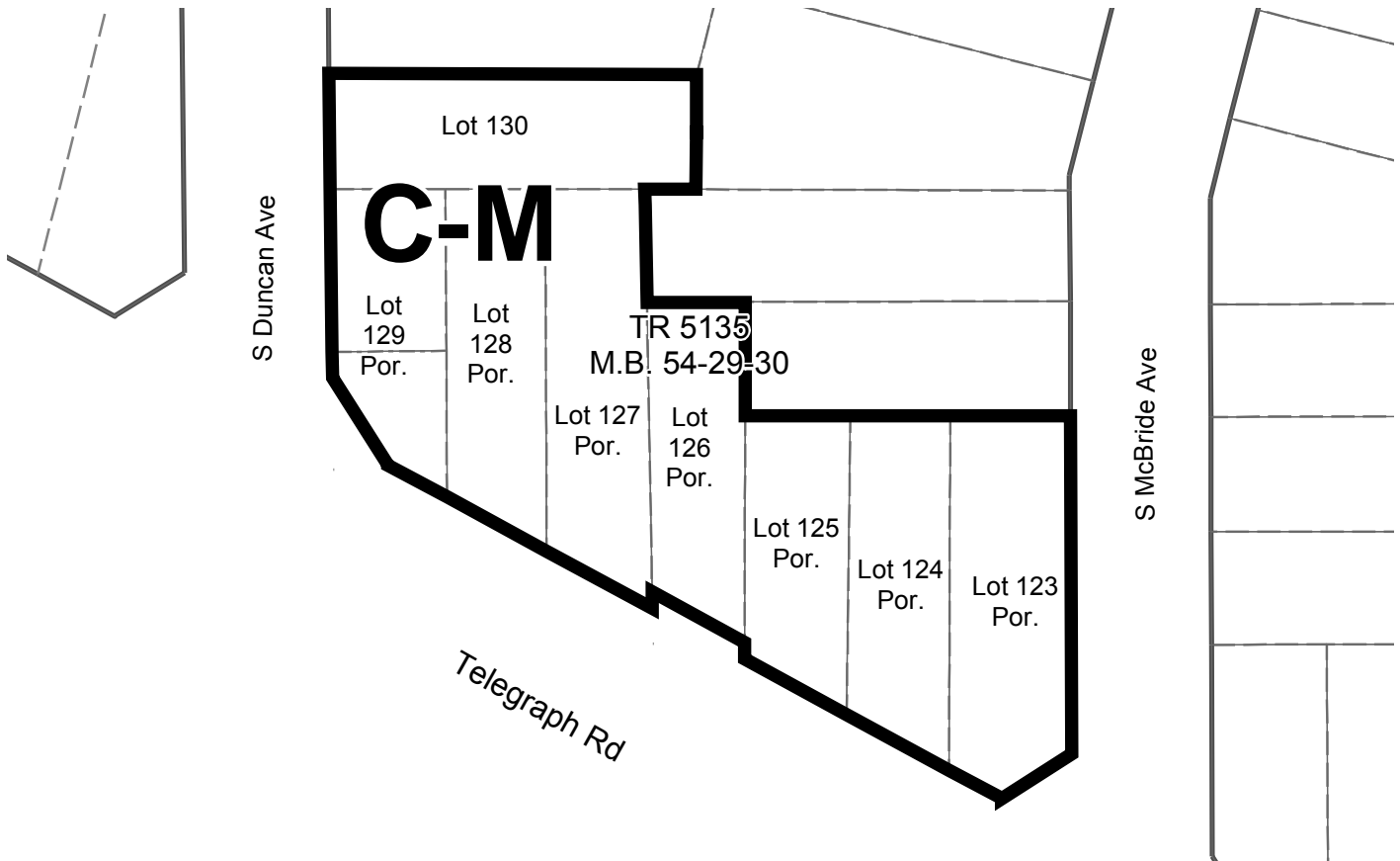
CHANGE OF PRECISE PLAN  
 EAST SIDE UNIT NO. 1 ZONED DISTRICT

**ADOPTED BY ORDINANCE:** \_\_\_\_\_

**ON:** \_\_\_\_\_

**ZONING CASE: RZC-201500010**








AMENDING SECTION: 22.06.070 OF THE COUNTY CODE



**LEGAL DESCRIPTION:** (PENDING)

**MAP 23 (PAGE 23 OF 29)**

**LEGEND:**

-  ZONE CHANGE AREA
-  PARCEL BOUNDARY
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  TRACT LINE



0 30 60  
 FEET

**DIGITAL DESCRIPTION:** \ZCOZD\_CITY\_TERRACE  
 THE REGIONAL PLANNING COMMISSION  
 COUNTY OF LOS ANGELES  
 ELVIN W. MOON, CHAIR  
 AMY J. BODEK, AICP, DIRECTOR OF REGIONAL PLANNING

COUNTY ZONING MAP(S)  
 117H233

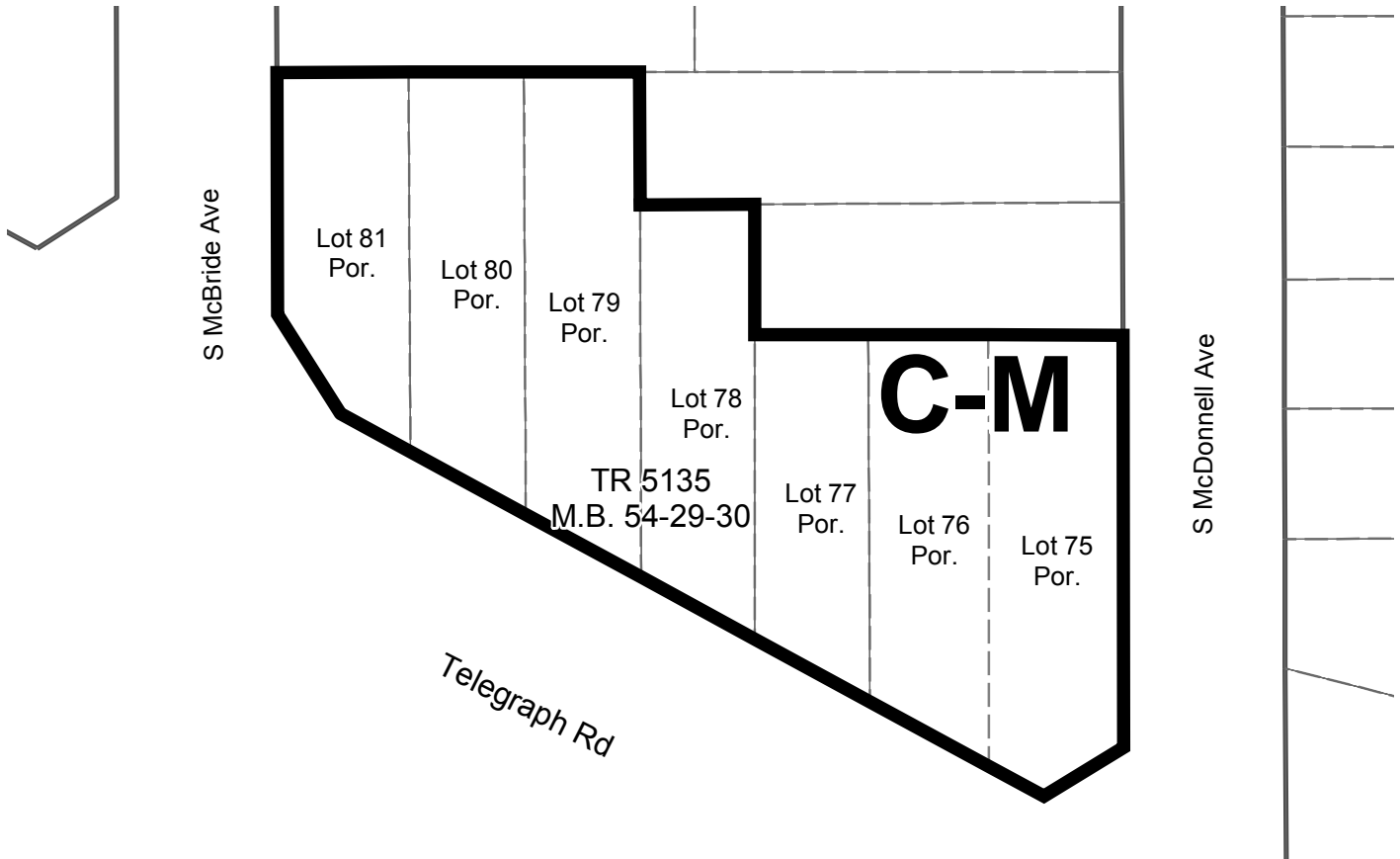
CHANGE OF PRECISE PLAN  
EAST SIDE UNIT NO. 1 ZONED DISTRICT

**ADOPTED BY ORDINANCE:** \_\_\_\_\_

**ON:** \_\_\_\_\_

**ZONING CASE: RZC-201500010**








AMENDING SECTION: 22.06.070 OF THE COUNTY CODE



**LEGAL DESCRIPTION:** (PENDING)

**MAP 24 (PAGE 24 OF 29)**

**LEGEND:**

-  ZONE CHANGE AREA
-  PARCEL BOUNDARY
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  TRACT LINE

**DIGITAL DESCRIPTION:** \ZCOZD\_CITY\_TERRACE  
THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
ELVIN W. MOON, CHAIR  
AMY J. BODEK, AICP, DIRECTOR OF REGIONAL PLANNING



0 30 60  
FEET

COUNTY ZONING MAP(S)  
117H233

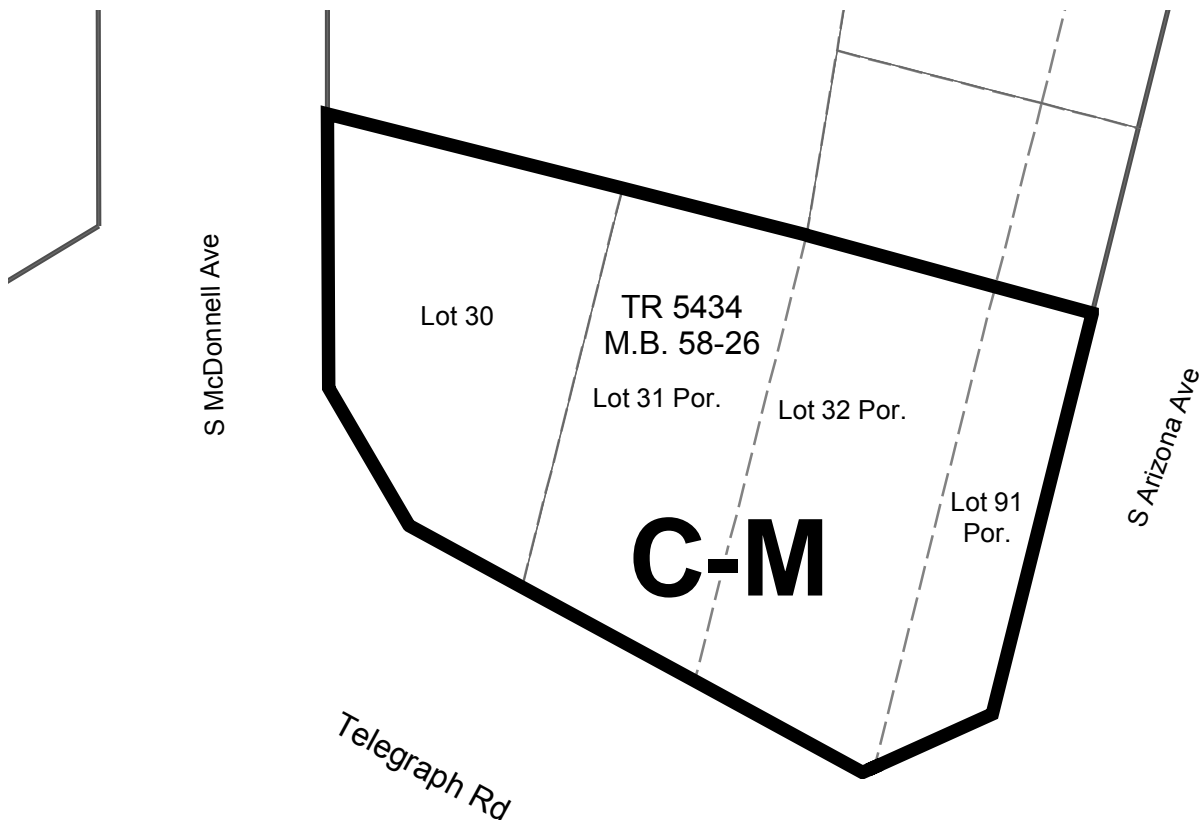
CHANGE OF PRECISE PLAN  
EAST SIDE UNIT NO. 1 ZONED DISTRICT

**ADOPTED BY ORDINANCE:** \_\_\_\_\_

**ON:** \_\_\_\_\_

**ZONING CASE: RZC-201500010**








AMENDING SECTION: 22.06.070 OF THE COUNTY CODE



**LEGAL DESCRIPTION:** (PENDING)

**MAP 25 (PAGE 25 OF 29)**

**LEGEND:**

-  ZONE CHANGE AREA
-  PARCEL BOUNDARY
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  TRACT LINE



0 20 40  
FEET

**DIGITAL DESCRIPTION:** \ZCOZD\_CITY\_TERRACE  
THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
ELVIN W. MOON, CHAIR  
AMY J. BODEK, AICP, DIRECTOR OF REGIONAL PLANNING

COUNTY ZONING MAP(S)  
117H233

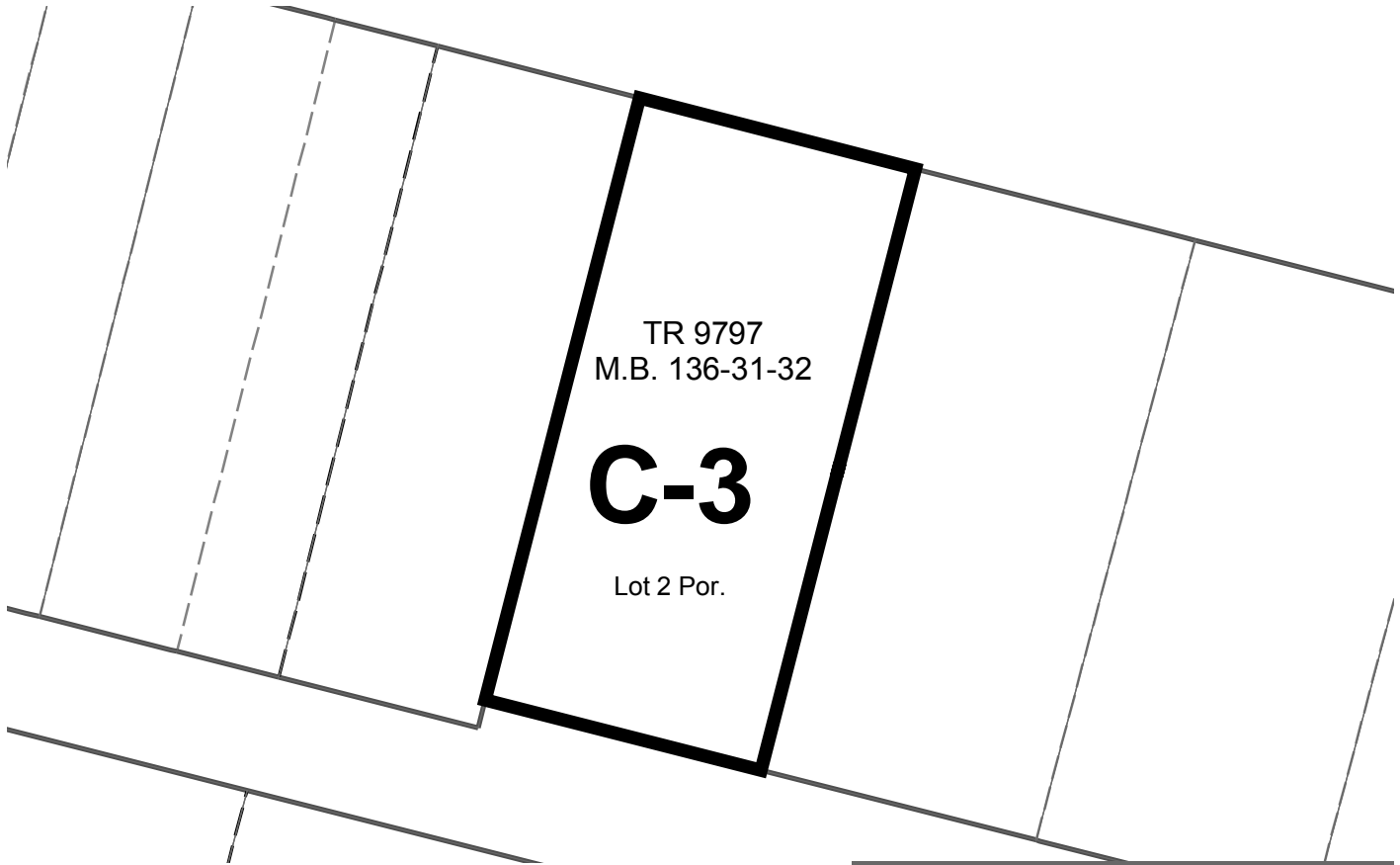
CHANGE OF PRECISE PLAN  
EAST SIDE UNIT NO. 1 ZONED DISTRICT

**ADOPTED BY ORDINANCE:** \_\_\_\_\_

**ON:** \_\_\_\_\_

**ZONING CASE: RZC-201500010**








AMENDING SECTION: 22.06.070 OF THE COUNTY CODE



**LEGAL DESCRIPTION:** (PENDING)

**MAP 26 (PAGE 26 OF 29)**

**LEGEND:**

-  ZONE CHANGE AREA
-  PARCEL BOUNDARY
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  TRACT LINE



0 15 30  
FEET

**DIGITAL DESCRIPTION:** \ZCOZD\_CITY\_TERRACE  
THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
ELVIN W. MOON, CHAIR  
AMY J. BODEK, AICP, DIRECTOR OF REGIONAL PLANNING

COUNTY ZONING MAP(S)  
117H237

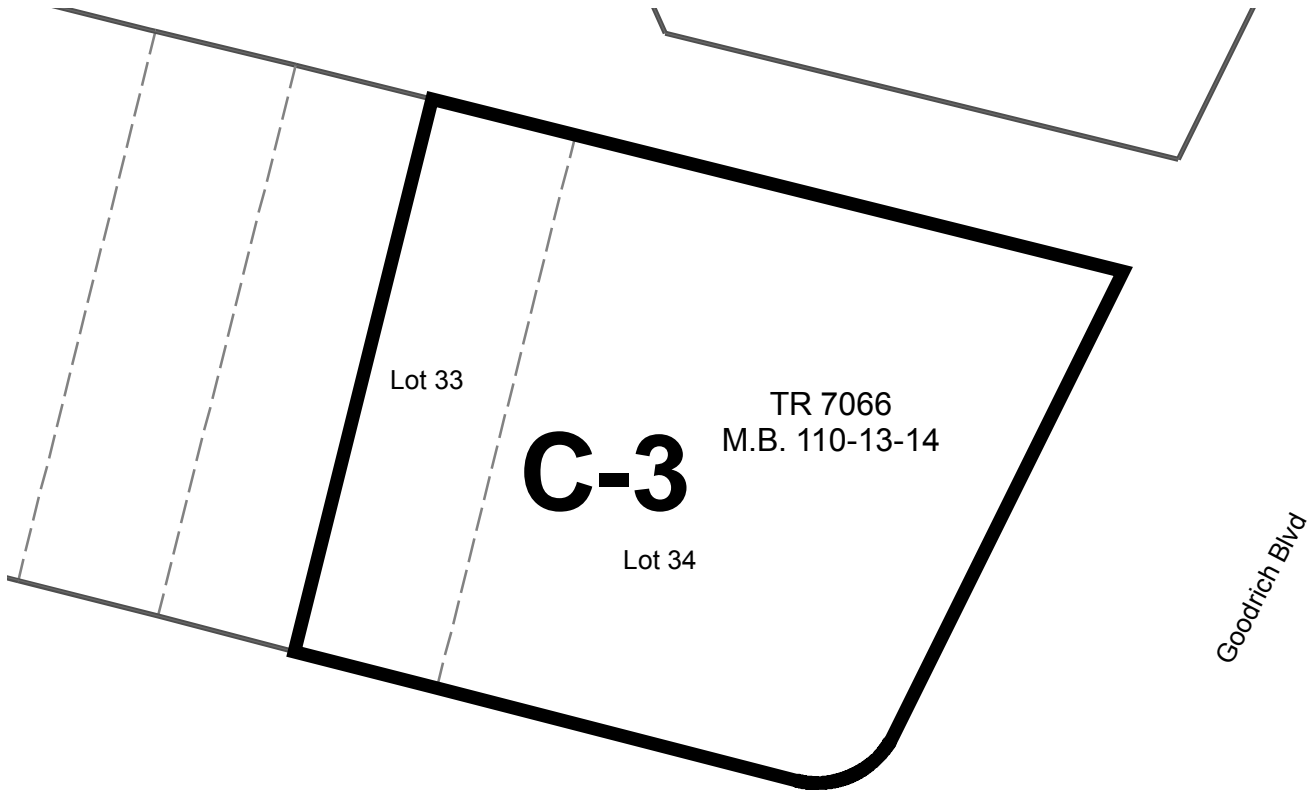
CHANGE OF PRECISE PLAN  
EAST SIDE UNIT NO. 1 ZONED DISTRICT

**ADOPTED BY ORDINANCE:** \_\_\_\_\_

**ON:** \_\_\_\_\_

**ZONING CASE: RZC-201500010**








AMENDING SECTION: 22.06.070 OF THE COUNTY CODE



**LEGAL DESCRIPTION:** (PENDING)

**MAP 27 (PAGE 27 OF 29)**

**LEGEND:**

-  ZONE CHANGE AREA
-  PARCEL BOUNDARY
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  TRACT LINE



0 15 30  
FEET

**DIGITAL DESCRIPTION:** \ZCOZD\_CITY\_TERRACE  
THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
ELVIN W. MOON, CHAIR  
AMY J. BODEK, AICP, DIRECTOR OF REGIONAL PLANNING

COUNTY ZONING MAP(S)  
117H237

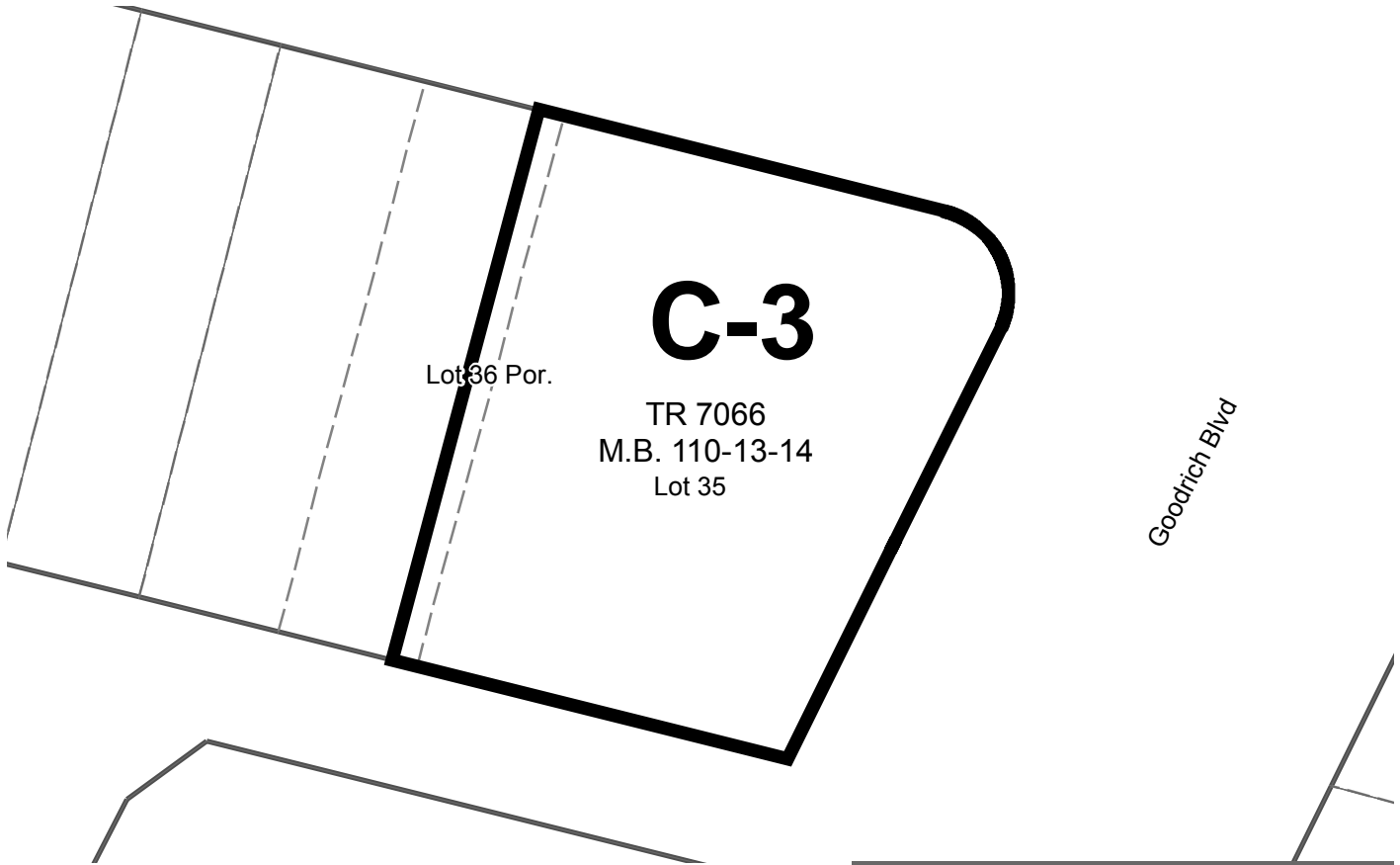
CHANGE OF PRECISE PLAN  
EAST SIDE UNIT NO. 1 ZONED DISTRICT

**ADOPTED BY ORDINANCE:** \_\_\_\_\_

**ON:** \_\_\_\_\_

**ZONING CASE: RZC-201500010**








AMENDING SECTION: 22.06.070 OF THE COUNTY CODE



**LEGAL DESCRIPTION:** (PENDING)

**MAP 28 (PAGE 28 OF 29)**

**LEGEND:**

-  ZONE CHANGE AREA
-  PARCEL BOUNDARY
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  TRACT LINE



0 15 30  
FEET

**DIGITAL DESCRIPTION:** \ZCOZD\_CITY\_TERRACE  
THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
ELVIN W. MOON, CHAIR  
AMY J. BODEK, AICP, DIRECTOR OF REGIONAL PLANNING

COUNTY ZONING MAP(S)  
117H237

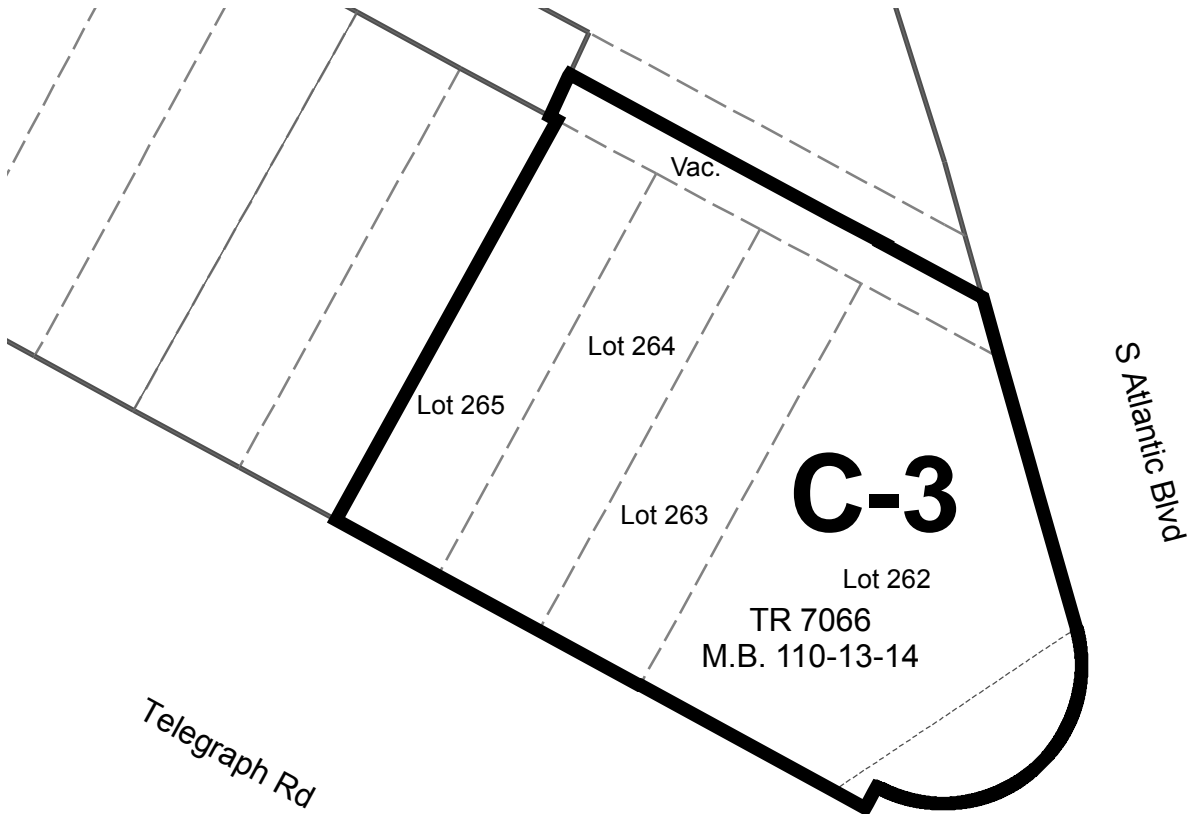
CHANGE OF PRECISE PLAN  
EAST SIDE UNIT NO. 1 ZONED DISTRICT

**ADOPTED BY ORDINANCE:** \_\_\_\_\_

**ON:** \_\_\_\_\_

**ZONING CASE: RZC-201500010**








AMENDING SECTION: 22.06.070 OF THE COUNTY CODE



**LEGAL DESCRIPTION:** (PENDING)

**MAP 29 (PAGE 29 OF 29)**

**LEGEND:**

-  ZONE CHANGE AREA
-  PARCEL BOUNDARY
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  TRACT LINE



0 20 40  
FEET

**DIGITAL DESCRIPTION:** \ZCOZD\_CITY\_TERRACE  
THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
ELVIN W. MOON, CHAIR  
AMY J. BODEK, AICP, DIRECTOR OF REGIONAL PLANNING

COUNTY ZONING MAP(S)  
114H237

# **Exhibit E**



**Los Angeles County  
Department of Regional Planning**

*Planning for the Challenges Ahead*



**Amy J. Bodek, AICP**  
Director

**Dennis Slavin**  
Chief Deputy Director

**PROPOSED ENVIRONMENTAL DETERMINATION**

---

**DETERMINATION DATE:** June 5, 2019  
**PROJECT NUMBER:** 2015-03108-(1)  
**PERMIT NUMBER(S):** ADV 201500010 /ZC 201500010 / ENV 201500225  
**SUPERVISORIAL DISTRICT:** 1  
**PROJECT LOCATION:** Unincorporated East Los Angeles  
**OWNER:** N/A  
**APPLICANT:** Los Angeles County Department of Regional Planning  
**CASE PLANNER:** Norman Ornelas Jr., Regional Planner  
nornelas@planning.lacounty.gov

---

Los Angeles County (“County”) completed an Initial Study to evaluate the potential environmental impacts of the above-mentioned project. Based on the information contained in the Initial Study, which are supported by substantial evidence, the project would not have a significant adverse effect on the environment. Therefore, the County proposes that a Negative Declaration is the appropriate environmental documentation under the California Environmental Quality Act (CEQA).

Attached: Initial Study – Negative Declaration

COUNTY OF LOS ANGELES  
DEPARTMENT OF REGIONAL PLANNING  
320 WEST TEMPLE STREET  
LOS ANGELES, CA 90012

**NEGATIVE DECLARATION**

**Project No. 2015-03108-(1)/ ADV RPPL201500010/ ZC RPPL201500010/ ENV RPPL201500225**

**1. DESCRIPTION:**

The project includes the proposed ELA Community Plan Amendment (Plan Amendment) and Zone Change, which would affect a total of 118 parcels located within the project area. Specifically, the zoning of 77 parcels would be changed to be consistent with the existing Community Plan land use category and/or use. The proposed Plan Amendment would change the existing land use category of 41 parcels to be consistent with the existing zoning and/or use.

The project does not propose any development or redevelopment of the parcels associated with the proposed Zone Change or Plan Amendment. Future land uses would be subject to appropriate review on a project by project basis including any applicable project-level CEQA review.

**2. LOCATION:**

Unincorporated Community of East Los Angeles. Community-wide. This project does not apply to the area within the East Los Angeles 3<sup>rd</sup> Street Specific Plan, which is governed by the 3<sup>rd</sup> Street Plan and Form-Based Code (specific plan) adopted in 2014. Only the properties outside of the specific plan area was considered for zoning consistency.

**3. PROPONENT:**

Los Angeles County Department of Regional Planning

**4. FINDINGS OF NO SIGNIFICANT EFFECT:**

**BASED ON THE ATTACHED INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.**

**5. LOCATION AND CUSTODIAN OF RECORDS OF PROCEEDINGS:**

THE LOCATION AND CUSTODIAN OF THE RECORD OF PROCEEDINGS ON WHICH ADOPTION OF THIS NEGATIVE DECLARATION IS BASED IS: DEPARTMENT OF REGIONAL PLANNING, 320 WEST TEMPLE STREET, LOS ANGELES, CA 90012

**PREPARED BY:** Community Studies East Section, Department of Regional Planning

**DATE:** June 24, 2019

# Environmental Checklist Form (Initial Study)

County of Los Angeles, Department of Regional Planning



**Project title:** East Los Angeles Zoning Consistency Update Project/ Project No. R2015-03108-(1), Advance Planning No. 201500010, Zone Change No. 201500010, Environmental Assessment No. 201500225

**Lead agency name and address:** Los Angeles County, 320 West Temple Street, Los Angeles, CA 90012

**Contact Person and phone number:** Norman Ornelas Jr, (213) 974-6425, (normelas@planning.lacounty.gov)

**Project sponsor's name and address:** County of Los Angeles, 320 W. Temple Street, Los Angeles, CA 90012

**Project location:** The project area is the unincorporated community of East Los Angeles (“ELA”), excluding the 3<sup>rd</sup> Street Specific Planning area, which is located within the Metro Planning Area of Los Angeles County (“County”). See Figure 1 [insert a vicinity map, i.e. regional location map here.] The ELA community is bounded by the City of Los Angeles to the west, the Cities of Alhambra and Monterey Park to the north, Monterey Park and Montebello to the east, and Commerce to the south. The ELA community is bisected by the Pomona Freeway (SR-60) and Long Beach Freeway (I-710). The San Bernardino Freeway (I-10) traverse the northernmost portion of the community. The Santa Ana Freeway (I-5) traverse the southwestern portion of the ELA community and then runs along the southern edge of the community.

This project does not apply to the area within the East Los Angeles 3<sup>rd</sup> Street Specific Plan, which is governed by the 3<sup>rd</sup> Street Plan and Form-Based Code (specific plan) adopted in 2014. Only the properties outside of the specific plan area was considered for zoning consistency. Figure 1 shows the project area versus 3<sup>rd</sup> Street Specific Plan.

*APN:* All parcels within the ELA Community Planning Area outside of the 3<sup>rd</sup> Street Specific Planning Area.  
*USGS Quad:* Los Angeles

**Gross Acreage:** 2,340 acres

**General plan designation:** Not applicable as the designations are outlined in the East Los Angeles Community Plan. See below

**Community/Area wide Plan designation:** East Los Angeles Community Plan land use categories: Low-Density Residential (LD), Low/Medium-Density Residential (LMD), Medium-Density Residential (MD), Community Commercial (CC), Major Commercial (MC), Commercial/Residential (CR), Commercial/Manufacturing (CM), Industrial (I), Public Use (P), Parking (RP)

**Zoning:** R-2: Single-Family Residence, R-3: Limited Multiple Residence, R-3-P: Limited Multiple Residence - Parking Program, R-4: Unlimited Residence, M-1: Light Manufacturing, M-3: Unclassified, IT: Institutional, O-S: Open Space. (Please see Table 1 below).

**Background:**

The County Board of Supervisors adopted the East Los Angeles Community Plan on June 23, 1988, which included a zone change precise plan (Ordinance 880153, Zoning Case 88022, September 1988). Since then, zoning has been largely unchanged (except for the 3<sup>rd</sup> Street Specific Planning Area). In 2014, the Board of Supervisors adopted the 3<sup>rd</sup> Street Specific Plan to promote transit-oriented development around the four Metro Gold Line Stations in East Los Angeles. As a result, zoning and land use policy was updated for the 3<sup>rd</sup> Street Specific Planning Area. This zoning consistency project was undertaken to address inconsistent land use issues in the remaining parts of East Los Angeles that were impacted due to mapping technology changes from printed maps to parcel-specific GIS maps. Specifically, inconsistencies between the zoning and land use is restricting the use of many parcels throughout ELA. Bringing zoning and land use into conformance will allow businesses and property owners to upgrade or make changes on their properties without having to go through a zone change or plan amendment process.

A total of 439 parcels were analyzed for consistency but only 118 parcels met the criteria for a zone change or plan amendment. On these parcels no new activity or other changes were possible without first obtaining the appropriate zoning or land use category. The new zoning or plan categories being recommended for these parcels are based on an analysis of the existing use, zoning, and plan category on the properties. Further, the recommendations were analyzed for compatibility with surrounding zoning and land use policy.

**Description of project:** The project includes the proposed ELA Community Plan Amendment (Plan Amendment) and Zone Change, which would affect a total of 118 parcels located within the project area. Specifically, the zoning of 77 parcels would be changed to be consistent with the existing Community Plan land use category and/or use. The proposed Plan Amendment would change the existing land use category of 41 parcels to be consistent with the existing zoning and/or use. Please see Table 1 (Zone Change) and Table 2 (Plan Amendment) for details on the existing zoning/land use designation, the proposed zoning/land use designation, the existing land use, and the number of parcels involved.

**Table 1 (Zone Change)**

Existing Zoning	Existing Land Use Category	Existing Use	Proposed Zoning	# of Parcels
R-2: Single-family residence	Commercial/Manufacturing (CM)	Commercial	M-1	1
R-3: Limited multiple residence	Commercial/Manufacturing (CM)	Commercial/Industrial	C-M	19
R-3-P: Limited multiple residence, parking program	Community Commercial (CC)	Commercial/Government	C-2	2
R-4: Unlimited residence	Industrial (I)	Residential	M-1	1
R-4: Unlimited residence	Transportation Corridor (TC)	Right-of-Way Buffer	B	3
M-1: Light manufacturing	Community Commercial (CC)	Commercial	C-3	4
M-3: Unclassified Zone	Low-Medium Density Residential (LMD)	Residential/Right-of-Way Buffer	R-2	25
M-3: Unclassified Zone	Transportation Corridor (TC)	Right-of-Way Buffer	B	5
IT: Institutional	Low-Medium Density Residential (LMD)	Residential	R-3	9

IT: Institutional	Commercial/Residential (CR)	Commercial	C-2	2
IT: Institutional	Commercial/Manufacturing (CM)	Industrial	M-1	1
O-S: Open space	Medium-Density (MD)	Institutional	R-3	2
O-S: Open space	Medium-Density (MD)	Institutional	C-3	2
O-S: Open space	Major Commercial (MC)	Institutional	C-3	1
<b>Total # of Parcels</b>				<b>77</b>

**Table 2 (Plan Amendment)**

Existing Zoning	Existing Land Use Category	Existing Use	Proposed Land Use Category	# of Parcels
R-3: Limited multiple residence	Commercial/Manufacturing (CM)	Commercial/Residential	MD	4
R-3: Limited multiple residence	Medium-Density (MD)	Industrial	CM	1
R-3: Limited multiple residence	Industrial (I)	Commercial/Industrial/Residential	MD	19
R-4: Unlimited residence	Transportation Corridor (TC)	Right-of-way buffer	P	3
C-M: Commercial manufacturing	Medium-Density (MD)	Commercial	CM	1
M-1: Light manufacturing	Low-Medium Density Residential (LMD)	Residential	CM	5
M-3: Unclassified Zone	Transportation Corridor (TC)	Right-of-Way Buffer	P	5
O-S: Open space	Medium-Density (MD)	Institutional	P	1
O-S: Open space	Medium-Density (MD)	Institutional	MC	1
O-S: Open space	Major Commercial (MC)	Institutional	P	1
<b>Total # of Parcels</b>				<b>41</b>

The proposed Plan Amendment and Zone Change will not result in intensification of land use. The proposed zone changes are consistent with the existing land use plan category or existing use. Similarly, the proposed plan amendments are consistent with existing zoning or existing use. The proposed changes, whether it is a zone change or plan amendment, is no more intense than what is allowed by the existing zoning, land use policy or use.

The project does not propose any development or redevelopment of the parcels associated with the proposed Zone Change or Plan Amendment. Future land uses would be subject to appropriate review on a project by project basis including any applicable project-level CEQA review.

**Surrounding land uses and setting:** ELA community is located approximately four miles east of downtown Los Angeles and is bounded by the City of Los Angeles to the west, the Cities of Alhambra and Monterey Park to the north, Monterey Park and Montebello to the east, and Commerce to the south.

The ELA community is predominately urbanized and is generally characterized by a mix of residential, commercial, and industrial uses. Existing commercial are generally local-serving and include a mix of restaurants, automobile-oriented shops, and other retail and office uses. Industrial uses are primarily clustered along the boundaries of the ELA community and include outside storage, manufacturing, and warehousing uses.

The Metro Gold Line runs through the middle of the East Los Angeles 3<sup>rd</sup> Street Specific Planning Area and has four stations: Indiana, Maravilla, East LA Civic Center and Atlantic. The proposed project is outside the East Los Angeles 3<sup>rd</sup> Street Specific Planning Area.

**Purpose and Legal Authority:** This Initial Study has been prepared to analyze the potential effects resulting from the proposed Zone Changes and Plan Amendments. An action on the project will not directly create an environmental impact, as the project will not directly result in any construction activity. Future development proposals by land owners and their authorized agents will introduce the potential for physical impacts and will be required to have the necessary environmental review.

**Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code § 21080.3.1? If so, has consultation begun?** Yes

**Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):** None

**Major projects in the area:** N/A

Figure 1. East Los Angeles Zoning Consistency Project Area Context Map



**Reviewing Agencies:** [See **CEQA Appendix B** to help determine which agencies should review your project]

*Responsible Agencies*

- None
- Regional Water Quality Control Board:
- Los Angeles Region
- Lahontan Region
- Coastal Commission
- Army Corps of Engineers
- LAFCO

*Special Reviewing Agencies*

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mountains Area
- Cities of Los Angeles, Alhambra, Montebello, Monterey Park, and Commerce

*Regional Significance*

- None
- SCAG Criteria
- Air Quality
- Water Resources
- Santa Monica Mtns. Area
- Caltrans

*Trustee Agencies*

- None
- State Dept. of Fish and Wildlife
- State Dept. of Parks and Recreation
- State Lands Commission
- University of California (Natural Land and Water Reserves System)

*County Reviewing Agencies*

- Department of Public Works
- Fire Department  
**(delete those that don't apply)**
  - Forestry, Environmental Division
  - Planning Division
  - Land Development Unit
  - Health Hazmat
- Sanitation District
- Public Health/Environmental Health Division: Land Use Program (OWTS), Drinking Water Program (Private Wells), Toxics Epidemiology Program (Noise)
- Sheriff Department
- Parks and Recreation
- Subdivision Committee
-

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**


The environmental factors checked below would be potentially affected by this project.

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

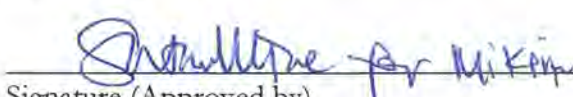
DETERMINATION: (To be completed by the Lead Department.)

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

 (Norman Ornelas Jr.)  
Signature (Prepared by)

6/5/19  
Date

  
Signature (Approved by)

6/5/19  
Date

## EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the Lead Department cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the Lead Department has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. (Mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced.)
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. (State CEQA Guidelines § 15063(c)(3)(D).) In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 7) The explanation of each issue should identify: the significance threshold, if any, used to evaluate each question, and; mitigation measures identified, if any, to reduce the impact to less than significance. Sources of thresholds include the County General Plan, General Plan EIR, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.

## 1. AESTHETICS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be visible from or obstruct views from a regional riding, hiking, or multi-use trail?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially degrade the existing visual character or quality of public views of the site and its surroundings because of height, bulk, pattern, scale, character, or other features or conflict with applicable zoning and other regulations governing scenic quality? (Public views are those that are experienced from publicly accessible vantage point)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### EVALUATION OF ENVIRONMENTAL IMPACTS:

The Project does not propose any changes that would change the aesthetics of the East Los Angeles Community Plan area. This project is a programmatic change to bring zoning, land use policy and existing use into conformance with each other; as such, the impact from the proposed changes would be no more intense than is allowed by either existing land use designations and/or existing uses. When there is a zone change to a higher category, for example from an R-3 to C-M, the change is recommended because either the existing use or land use policy category already allows for the higher category. Therefore the recommended changes would be no more intense than what is allowed or what is existing. In addition, the Project itself does not propose or authorize any development. Future land use that occur pursuant to the proposed Project updates would be subject to appropriate review on a project by project basis to evaluate impacts as needed. Therefore, the project would have less than significant impact to the aesthetics of the East Los Angeles Community.

**a.– c. No Impact.** No scenic vistas or other scenic resources have been identified within the East Los Angeles Community. The California Department of Transportation (Caltrans) does not list any highways within the community as officially designated scenic highways. The nearest scenic highway is approximately 11 miles away from the project site. Also, no regional riding or hiking trails exist within or adjacent to the East Los Angeles Community. Therefore, the project would not have an impact on scenic resources within any State Scenic Highway or regional riding or hiking trail.

- d. Less than Significant Impact.** The ELA community is highly urbanized with a mix of buildings that are single-family and multi-family residential, commercial, and industrial. ELA is already built out. Any changes to height, bulk, pattern, scale, and character of each building as a result of zone changes or plan amendments would be less than what exists or is currently allowed. In addition, depending on the intensity of the use, future development will require additional review, which will ensure compatibility with the neighborhood character. An environmental review may also be required.
- e. Less than Significant Impact.** The ELA community is highly urbanized with significant amount of ambient light from existing urban uses. Similar to other urbanized areas, sources of light and glare include glass building facades, residential/building lighting, security lighting, street lights, parking lot lighting and automobile headlights. The project would not cause any additional impacts than what currently exists or is allowed by existing designations.

**2. AGRICULTURE / FOREST**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program (FMMP) of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, with a designated Agricultural Resource Area, or with a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

**a-b. No Impact.** The project area is located within the Metro Gateway Planning Area of Los Angeles County. This area is mostly built-out with residential, commercial, and industrial uses. There are no agricultural lands or uses in the project area. The project limits are not identified as containing any farmland resources per the Farmland Mapping and Monitoring Program.<sup>1</sup> There is no existing zoning for an agricultural use on or near the project limits. No Williamson Act contracts are active for parcels located within the project limits.<sup>2</sup> Therefore, there would be no impact to farmland.

There is no existing zoning for forest land within or near the project limits. All affected and adjacent properties are zoned for public, commercial, industrial, or residential uses. According to the California Department of Forestry and Fire Land Cover Mapping and Monitoring Program, no area within the project limits is designated as forest or timberland;<sup>3</sup> therefore, no impact to these resources would occur.

<sup>1</sup> County of Los Angeles, Dept. of Regional Planning, GIS-Net FMMP layer. Consulted 6/29/2015.

<sup>2</sup> California Department of Conservation, Williamson Act Program, 2013.

<sup>3</sup> California Department of Forestry and Fire Protection. Land Cover Mapping and Monitoring Program: Los Angeles County, 2006.

**c. No Impact.** There is no forest land located within or around the project limits; therefore, no impact to these resources would occur.

**d, e. No Impact.** The project limits and surrounding area is fully urbanized. There are no agriculture or forest land uses in the Project vicinity. Therefore, no conversion of farmland or forest land to non-agricultural or non-forest uses would occur.

### 3. AIR QUALITY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>Would the project:</b>				
a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

**a. Less than Significant Impact.** The Project falls within the area of the South Coast AQMD (SCAQMD), and conforms to the County’s General Plan. The environmental impact conclusion is fully discussed starting on page 5.3-28 of Section 5.3, *Air Quality*, of the General Plan Draft EIR. The Project does not propose any changes that would impact or exceed the air quality management plan (AQMP) framework considered in the General Plan. Updates would make corrections to the zoning and land use maps to achieve consistency with the zoning and land use policy designations. Forty-one parcels are recommended for land use policy change. This is being proposed to bring land use policy into conformance with the existing land use and/or zoning. The Project itself does not propose or authorize any development. Future land use that occur pursuant to the proposed Project updates would be subject to appropriate review on a project by project basis to evaluate impacts as needed. Therefore, the project is consistent with the General Plan and its growth assumptions. Impacts would be less than significant.

**b. Less than Significant Impact.** The Project would not contribute considerably to any potential cumulative air quality impact as the proposed changes would bring land use policy into conformance with existing conditions. In addition, the total project area is 2,340 acres. The zone change or plan amendment applies to only 118 parcels that are dispersed through the project area. Furthermore, projects that are subject to CEQA will be required to implement standard air quality regulations and mitigation pursuant to State CEQA requirements. Therefore, any cumulative impact from this project will be less than significant. Support for this environmental impact conclusion is fully discussed starting on page 5.3-30 of Section 5.3, *Air Quality*, of the General Plan Program EIR.

**c.-d. Less than Significant Impact.** The Project itself does not propose or authorize any development. Future land use that occur pursuant to the proposed Project updates would be subject to appropriate

review on a project by project basis to evaluate impacts as needed. Therefore, the project is consistent with the General Plan and its growth assumptions. Only 30 out of 118 parcels are being changed to allow for light manufacturing. This change is only recommended to reflect current zoning or land use. On the other 77 parcels, zoning is being updated to be consistent with the land use policy category. Therefore, the potential for exposing sensitive receptors to substantial pollutant concentrations would be less than significant. In addition, the potential for the project to create objectionable odors that might affect a substantial number of people would be less than significant.

#### 4. BIOLOGICAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>Would the project:</b>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFW or USFWS?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States or California, as defined by § 404 of the federal Clean Water Act or California Fish & Game code § 1600, et seq. through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or other unique native woodlands (juniper, Joshua, southern California black walnut, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.174), the Significant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Ecological Areas (SEAs) (L.A. County Code, Title 22, Ch. 22.102), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44)?**

**g) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved state, regional, or local habitat conservation plan?**                       

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

**a. No Impact.** The ELA community, is highly urbanized and built out, with no areas within the community that have been undisturbed.<sup>4</sup> There are no significant natural habitats or rare/ endangered plant or animal species known to occur within the East Los Angeles community. Wildlife species present in the community are typical of any disturbed, highly urbanized setting and are not considered rare, endangered, or threatened.<sup>5</sup> Therefore, the Project would have no impact on sensitive or special status species or their habitats.

**b-c. No Impact.** The ELA community is highly urbanized and built out with no blue-line streams, wetlands, or riparian habitats in the community. Park space includes managed parks and recreational areas. The community’s most significant plant resources are imported trees and ornamental plants.<sup>6</sup> Therefore, no impacts to wetlands, riparian or sensitive habitats would occur.

**d. No Impact.** The ELA community is highly urbanized and is surrounded by urban communities as well. As such, no wildlife dispersal or migration corridors or wildlife nursery sites are known to pass through or exist within East Los Angeles community. Thus, the Project would have no impacts on the movement of any native or wildlife species.

**e. No Impact.** No oak woodlands (defined by the state as oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or other unique native trees (junipers, Joshuas, southern California black walnut, etc.) are known to exist in the East Los Angeles community. Therefore, the project will have no impact on oak woodlands or other unique native trees.

**f-g. No Impact.** No adopted local, regional, or state habitat conservation plan applies to East Los Angeles community.<sup>7,8</sup> Therefore, the Project would not conflict with the provisions of any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas, or an adopted habitat conservation plan and no impacts would occur.

**5. CULTURAL RESOURCES**

<sup>4</sup> County of Los Angeles General Plan 2035. [pages 129-171]

<sup>5</sup> County of Los Angeles General Plan 2035. [pages 129-171]

<sup>6</sup> County of Los Angeles General Plan 2035. [pages 129-171]

<sup>7</sup> California Department of Fish and Wildlife. Natural Community Conservation Planning. (<https://www.wildlife.ca.gov/Conservation/Planning/NCCP/Plans>), consulted 6/29/2015.

<sup>8</sup> U.S Fish and Wildlife Services. Habitat Conservation Plans: Regional Summary Report. ([http://ecos.fws.gov/conserv\\_plans/](http://ecos.fws.gov/conserv_plans/)), consulted 6/29/2015.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>Would the project:</b>				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

- a-b. **Less than Significant Impact.** There are no known historical or archaeological resources in the community. Further, adoption of the proposed Zone Change and Plan Amendment would not directly impact historical or archaeological resources since the project does not involve any construction. However, subsequent development may occur within the subject parcels.
- c. **Less than Significant Impact.** The Project itself does not propose or authorize any development that would directly or indirectly destroy a unique paleontological resource site or unique geologic feature. Future land use that occur pursuant to the proposed Project updates would be subject to appropriate review on a project by project basis. No impacts to paleontological resources are anticipated.
- d. **Less than Significant Impact.** The Project itself does not propose or authorize any development. Future land use that occur pursuant to the proposed Project updates would be subject to appropriate review on a project by project basis. In addition, future land uses that occur as allowed by the proposed zoning or land use policy would be required to conform to CEQA Guidelines 15064.5 relating to the discovery of human remains.

**6. ENERGY**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>Would the project:</b>				
a) <b>Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <b>Conflict with or obstruct a state or local plan for renewal energy or energy efficiency?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

- a. **Less than Significant Impact.** The Project itself does not propose or authorize any development. Nor would it conflict with Green Building or CEQA requirements. Future land use that occur pursuant to the proposed Project updates would be subject to the Los Angeles County Title 31 Green Building Standards. In addition, discretionary projects would be subject to CEQA review and mitigation measures as appropriate. Therefore, the project will have less than significant impact.
  
- b. **Less than Significant Impact.** The Project itself does not propose or authorize any development. Future land use that occur pursuant to the proposed Project updates would be subject to appropriate review on a project by project basis to evaluate impacts as needed. Future development would be subject to Los Angeles County Green Building Standards Code, as well as Green Building Standards Code (CALGreen Code) of Title 24 of the California Code of Regulations and the State of California Green Code. The project proposes no revisions to these policies. Impacts would be less than significant.

## 7. GEOLOGY AND SOILS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>Would the project:</b>				
<b>a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:</b>				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction and lateral spreading?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>b) Result in substantial soil erosion or the loss of topsoil?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, Ch. 22.104)?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## EVALUATION OF ENVIRONMENTAL IMPACTS:

- a. **Less than Significant Impact.** There are no mapped surfaces or subsurface faults that traverse the ELA community and the community is not listed within a State designated Alquist-Priolo Earthquake Fault Zone.<sup>9</sup> Therefore, surface fault rupture is unlikely to occur in the project limits. However, since the Project is located within the seismically active Southern California region, existing and future structures would be susceptible to ground shaking events. Any future development would be required to comply with the County Building Code, including specific provisions that address geologic risks and building safety. The proposed Project would not make changes to or propose standards/requirements that would conflict with the County's Building Code that address geologic risks and building safety.

A northern portion of the ELA Community is within a designated landslide area. However, the Project itself does not propose or authorize any development. Future land uses that occur pursuant to the proposed East Los Angeles CPU and Zoning Ordinance Update would be required to comply with all applicable Building Code regulations, standards, and requirements that addresses geologic safety, including fault rupture and seismic ground shaking. Building Code compliance would be ensured during plan check review, which would be required for all new development prior to the issuance of any grading or building permit. Therefore, the Project would not expose people or structures to substantial adverse effects due to fault rupture or seismic ground shaking event. Impacts would be less than significant.

- b. **Less than Significant Impact.** The East Los Angeles community is highly urbanized and built out with existing buildings, paving, and landscaping. Areas available for new development or redevelopment consist of infill sites currently covered by disturbed vegetation or impermeable surfaces. Therefore, the potential for substantial soil erosion or loss of topsoil is considered low due to limited areas of exposed topsoil. The potential for erosion would be highest during earthwork activities for new development. Construction activities such as demolition, excavation, and grading can potentially expose disturbed surfaces to topsoil loss and erosion by wind and stormwater runoff, if the exposed loose soil is not properly stabilized during construction. However, new development or redevelopment projects would be required to comply with the County's Low-Impact Development (LID) Ordinance, which sets requirements that projects must implement to manage stormwater runoff in order to manage short- and long-term erosion. These requirements would be imposed on projects as part of the County's plan check review process. Future land use that occur pursuant to the proposed Project updates would be subject to appropriate review on a project by project basis to evaluate impacts as needed. Impacts would be less than significant.
- c. **Less than Significant Impact.** The Project itself does not propose or authorize any development. Future land use that occur pursuant to the proposed Project updates would be subject to appropriate review on a project by project basis. All development projects constructed pursuant to the Plan will be required to adhere to the standards contained in the County's Building Code to prevent hazardous soil conditions that could lead to building failure. The project does not involve any changes to these regulations. Impact would be less than significant.
- d. **Less than Significant Impact.** This project would not change or affect expansive soils. Updates would make corrections to the zoning and land use maps to achieve consistency with the zoning and land use policy designations. The Project itself does not propose or authorize any development. Future land use that occur pursuant to the proposed Project updates would be subject to appropriate review on a project by project basis to be in compliance with applicable regulatory requirements based on a site-

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<sup>9</sup>California Department of Conservation. Alquist-Priolo Earthquake Fault Zone Maps. <http://www.quake.ca.gov/gmaps/WH/regulatorymaps.htm>. Consulted 06/26/2015.

specific geology investigation of seismic and geotechnical hazards.<sup>10</sup> Therefore, the project would have less than significant impact on expansive soils.

- e. **No Impact.** The entire ELA community is served by established wastewater disposal systems, which future development within the Project limits would connect to. As such, septic systems are not necessary or required in ELA community. Therefore, the Project would have no impacts on soils for septic systems.
- f. **Less than Significant Impact.** The ELA Community is mostly flat, with an area in the northern portion of the community that contains hills with a 25% or greater slope. Zoning and LUP updates would make corrections to the zoning and land use maps to achieve consistency with the zoning and land use policy designations. The Project itself does not propose or authorize any development. Future land uses that occur pursuant to the proposed project would be required to comply with applicable hillside management requirements in addition to all applicable Building Code regulations, standards, and requirements that addresses geologic safety, including fault rupture and seismic ground shaking. Building Code compliance would be ensured during plan check review, which would be required for all new development prior to the issuance of any grading or building permit. Therefore, impacts to hillside management areas would be less than significant.

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<sup>10</sup> County of Los Angeles 2035 General Plan Final Program EIR. (page 5.6-24)

**8. GREENHOUSE GAS EMISSIONS**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>Would the project:</b>				
a) <b>Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <b>Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

**a-b. Less than Significant Impact.** The project consists of adoption of zoning and land use policy changes that will not result directly in the construction of any development. The changes are proposed to bring zoning, land use policy and existing use into conformance. The project does not result in the intensification of land use that is not already existing or allowed by zoning or land use policy.

The proposed project does not authorize any specific development project; review of future projects will continue to be carried out to ensure that the projects are consistent with all General Plan goals, policies, and policy actions including those identified in the County’s Community Climate Action Plan, which aim to help the community contribute to improved air quality and regional greenhouse gas reduction efforts. The proposed project would not change or conflict with any General Plan policies that would reduce greenhouse gas emissions.

Future development would be subject to Los Angeles County General Plan, which does not conflict with AB 32, or AB 375. Therefore, project impacts would be less than significant.

**9. HAZARDS AND HAZARDOUS MATERIALS**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Substantially impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving fires, because the project is located:				

- |   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| i) within a high fire hazard area with inadequate access?                             | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| ii) within an area with inadequate water and pressure to meet fire flow standards?    | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| iii) within proximity to land uses that have the potential for dangerous fire hazard? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| h) Does the proposed use constitute a potentially dangerous fire hazard?              | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

a. **Less than Significant Impact.** Typical of other urban areas, ELA community has businesses that regularly use, store, and dispose small quantities of hazardous materials. These businesses include dry cleaners, gas stations, automobile repair shops, and car washes. However, businesses that handle or transport hazardous materials are required to comply with all applicable regulations relating to hazardous materials.

The Project itself does not propose or authorize any development. Updates would make corrections to the zoning and land use maps to achieve consistency with the zoning and land use policy designations. Future land use that occur pursuant to the proposed Project updates would be subject to appropriate review on a project by project basis. This project would not create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials. Therefore, the project would have less than significant impact.

b. **Less than Significant Impact.** Existing structures within ELA community built prior to the 1970s may contain lead-based paint or asbestos. Demolition of these structures could accidentally release hazardous materials if they are not properly abated, which could create a public health risk. The Project itself does not propose or authorize any development. Updates would make corrections to the zoning and land use maps to achieve consistency with the zoning and land use policy designations. Future land use that occur pursuant to the proposed Project updates would be subject to appropriate review on a project by project basis, including SCAQMD Rule 1403, which regulates asbestos removal, as well as the California Code of Regulations to abate lead based paint. Therefore, the project would have less than significant impact.

c. **Less than Significant Impact.** The Project itself does not propose or authorize any development. Updates would make corrections to the zoning and land use maps to achieve consistency with the zoning and land use policy designations. Future land use that occur pursuant to the proposed Project updates would be subject to appropriate review on a project by project basis. The project itself does not emit hazardous emissions or handle hazardous material. Any future proposal for handling such substances will be subject to review for compliance with applicable regulations and permits. Therefore, the project would have less than significant impacts.

d. **Less than Significant Impact.** The Geographic Environmental Information Management System (GEIMS) is a data warehouse that tracks regulatory data about underground fuel tanks, fuel pipelines, and public drinking water supplies using GeoTracker. Since the proposed project involves no physical

ground-disturbing activities or hazardous activities, no impact on a site listed on the database will occur. Zoning and Plan Amendment Updates would make corrections to the zoning and land use maps to achieve consistency with the zoning and land use policy designations. Future land use that occur pursuant to the proposed Project updates would be subject to appropriate review on a project by project basis. Therefore, the project would have less than significant impact.

- e. **No Impact.** There are no public airports or public use airports located within 2.0 miles of East Los Angeles community. Additionally, there are no private airstrips within the vicinity of the Project area. The two closest air facilities to the Project area are the Hawthorne Municipal Airport Reserve Center (10.4 miles away), and the Compton/Woodley Airport (9 miles away). Therefore, the Project would not result in safety hazards associated with airports or airstrips for people residing or working in the Project area. Therefore, there would be no impact.
- f. **No Impact.** The County Emergency Operations Plan, run by the Office of Emergency Management, outlines emergency response actions in the event of a large-scale disaster, such as a hazardous materials emergency. The proposed project will not directly result in any new construction. All future development in the project area would be subject to compliance with the General Plan Policies and Policy Actions. No change or interference with the emergency response plans noted in the General Plan or related policies will occur as associated with the project. This project does not propose any changes to the primary circulation system that could affect evacuation plans. Therefore, the project would have less than significant impact.
- g. **Less than Significant Impact.** The ELA community and surrounding cities are fully urbanized with parks that contain urban landscape and vegetation that is dominated by nonnative ornamentals. The project area is not located within a Very High Fire Hazard Severity Zone.<sup>11</sup> It is in an area with adequate access and water supply. There is no known water pressure and fire flow issues. The Project itself does not propose or authorize any development. Future new developments will be required to show compliance with water pressure and fire flow standards per the fire code. Therefore, the proposed Project would not expose people or structures to hazardous wildland fires and projects impacts would be less significant.
- h. **Less than Significant Impact.** The Project itself does not propose or authorize any development. Updates would make corrections to the zoning and land use maps to achieve consistency with the zoning and land use policy designations. Future land use that occur pursuant to the proposed Project updates would be subject to appropriate review on a project by project basis. Therefore, the project would have less than significant effect.

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<sup>11</sup> County of Los Angeles 2035 General Plan Final Program EIR. Fire Hazard Severity Zones Policy Map. [Figure 5.14-2]

**10. HYDROLOGY AND WATER QUALITY**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>Would the project:</b>				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) Result in substantial erosion or siltation on-or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- |  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| d) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84)?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) Use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) In flood hazard , tsunami, or seiche zones, risk release of pollutants due to project inundation?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| g) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

- a. **Less than Significant Impact.** The Project itself does not propose or authorize any development. Updates would make corrections to the zoning and land use maps to achieve consistency with the zoning and land use policy designations. Future land use that occur pursuant to the proposed Project updates would be subject to appropriate review on a project by project basis. Development projects will be required to comply with the County local procedures (County Flood Control District Code, Chapter 21, Storm Water and Runoff Pollution Control), as well as requirements of the National Pollutant Discharge Elimination System (NPDES) permit program of the Federal Clean Water Act to control storm water runoff and prevent violations of regional water quality standards. No impact on water quality standards or waste discharges would occur. Compliance with these standards, which requires continued participation in the NPDES program, would minimize potential construction-related water quality impacts to a less than significant level.
- b. **Less than Significant Impact.** The Project itself does not propose or authorize any development. Updates would make corrections to the zoning and land use maps to achieve consistency with the zoning and land use policy designations. Future land use that occur pursuant to the proposed Project updates would be subject to appropriate review on a project by project basis. Project impacts on groundwater supplies would be less than significant.
- c.i-iii. **Less than Significant Impact.** The project limits are urbanized and have existing storm water infrastructure. The project consists of zoning and land use changes and will not result directly in the construction of any development. Future land use that occur pursuant to the proposed Project updates would be subject to appropriate review on a project by project basis. As the proposed project does not affect any of these policies, impacts on drainage patterns and runoff levels are anticipated to be less than significant.

The proposed project would change the land use designations and zoning classifications on 118 parcels. Although some of these include changes from residential to commercial uses and mixed use, given the already built-out nature of the project limits, new development will consist of infill and the redevelopment of previously developed sites. Any new development activity will be required to comply with NPDES requirements regarding the quality of storm water runoff. Impact would be less than significant.

- c.iv. No Impact.** The ELA community is not located within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map.<sup>12</sup> Therefore, the Project would not place structures or housing within a 100-year flood hazard area. No impacts would occur.
- d. Less than Significant Impact.** The project consists of zoning and land use changes that will not result directly in the construction of any development. The project does not propose to change the Low Impact Development Ordinance. Therefore, impacts would be less than significant.
- e. No Impact.** The entire ELA community is served by established wastewater disposal systems, which future development within the Project limits would connect to. As such, septic systems are not necessary or required in ELA community. Therefore, the Project would not result in impacts associated with soils supporting the use of septic systems. Therefore, no impact would occur.
- f. Less than Significant Impact.** The ELA community is not located near any body of water or water storage facility that would be considered susceptible to seiche.<sup>13</sup> East Los Angeles community is located approximately 15 miles inland from the Pacific Ocean and as such, is not subject to tsunami hazards. Lastly, the Project limits are relatively flat and fully urbanized and therefore not at risk from mudflows.<sup>14</sup> No impact would occur.
- g. Less than Significant Impact.** The proposed project consists of zoning and land use changes that does not propose or authorize any development. Any development project pursuant to these regulations will be required to comply with County and State regulations and will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Project impacts would be less than significant.

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<sup>12</sup> County of Los Angeles 2035 General Plan Final Program EIR. [page 5.9-18]

<sup>13</sup> County of Los Angeles 2035 General Plan Final Program EIR. [page 5.9-23, 5.9-38]

<sup>14</sup> County of Los Angeles 2035 General Plan Final Program EIR. [page 5.9-39]

## 11. LAND USE AND PLANNING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any County land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with the goals and policies of the General Plan related to Hillside Management Areas or Significant Ecological Areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### EVALUATION OF ENVIRONMENTAL IMPACTS:

- a. **Less than Significant Impact.** The Project itself does not propose or authorize any development. Updates would make corrections to the zoning and land use maps to achieve consistency with the zoning and land use policy designations. The project takes into consideration surrounding properties and uses, including existing neighborhoods and other sensitive uses, and is intended to create buffers and transitional areas when necessary. Existing infrastructure, which physically divides the community include highways (60, 10, and 710 freeways), though this Project proposes no changes to these existing conditions. Future land use that occur pursuant to the proposed Project updates would be subject to appropriate review on a project by project basis. Therefore, impacts would be less than significant.
- b. **Less than Significant Impact.** The Project itself does not propose or authorize any development. Updates would make corrections to the zoning and land use maps to achieve consistency with the zoning and land use policy designations. The proposed project will not conflict with the General Plan or any applicable land use plan. As indicated in the General Plan Program EIR, the General Plan is consistent with Federal and State plans.<sup>15</sup> With regard to consistency with relevant local plans and policies, the project includes Zoning Map Amendments that are less intensive than the Community Plan Land Use designations. The Plan is consistent with and implements relevant goals and policies of the General Plan. No impact would result.
- c. **Less than Significant Impact.** There are no SEA's or Conceptual SEA's in the ELA Community. The ELA Community is mostly flat, with some areas impacted by Hillside Management areas, which are areas with a slope of 25% or greater. Zoning and LUP updates would make corrections to the zoning

<sup>15</sup> County of Los Angeles 2035 General Plan Final Program EIR. [page 5.10-44]

and land use maps to achieve consistency with the zoning and land use policy designations. The Project itself does not propose or authorize any development. Future land uses that occur pursuant to the proposed East Los Angeles CPU and Zoning Ordinance Update would be required to comply with all applicable Building Code regulations, standards, and requirements of the LA County Hillside Management Ordinance. Building Code compliance would be ensured during plan check review, which would be required for all new development prior to the issuance of any grading or building permit. Impacts to Hillside Management Areas and Significant Ecological Areas would be less than significant.

**12. MINERAL RESOURCES**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>Would the project:</b>				
a) <b>Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) <b>Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

**a, b. No Impact.** The ELA community is fully urbanized and built out with existing residential, commercial, and industrial uses. No mineral resource areas exist within the community or immediate vicinity.<sup>16</sup> Development pursuant to the proposed project would not result in the loss of a known mineral resource. No impact would occur.

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<sup>16</sup> County of Los Angeles 2035 General Plan Final Program EIR. [page 5.11-4, figure 5.11-3, Mineral Resources Zone-2 Areas]

**13. NOISE**

Would the project result in:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

- a. **Less than Significant Impact.** The ELA Community is impacted by noise levels from highways within the community, the Pomona Freeway (SR-60) and Long Beach Freeway (I-710), the San Bernardino Freeway (I-10) and the Santa Ana Freeway (I-5). The community is not impacted by airport noise. The Project itself does not propose or authorize any development. Updates would make corrections to the zoning and land use maps to achieve consistency with the zoning and land use policy designations. Future land use that occur pursuant to the proposed Project updates would be subject to appropriate review on a project by project basis. Therefore, impact would be less than significant.
- b. **Less than Significant Impact.** The Project itself does not propose or authorize any development. Updates would make corrections to the zoning and land use maps to achieve consistency with the zoning and land use policy designations. Future land use that occur pursuant to the proposed Project updates would be subject to appropriate review on a project by project basis. Therefore, impact would be less than significant.
- c. **No Impact.** The East Los Angeles community is not located within an airport land use plan and no public airports are located within two miles of the community. Additionally, no private airstrips are located within the Project vicinity. The two closest airport facilities to the Project site are the Hawthorne Municipal Airport Reserve Center (10.4 miles away), and the Compton/Woodley Airport (9 miles away). The

project limits are not located within the 65 dBA CNEL noise contour of either airport. The proposed updates would not authorize any development. Therefore, the Project would not expose people residing or working in the project area to excessive noise levels from airports. No impact would occur.

## 14. POPULATION AND HOUSING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>Would the project:</b>				
<b>a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>b) Displace substantial numbers of existing people or housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### **EVALUATION OF ENVIRONMENTAL IMPACTS:**

- a. **Less than Significant Impact.** The Project itself does not propose or authorize any development. Updates would make corrections to the zoning and land use maps to achieve consistency with the zoning and land use policy designations. The proposed Project would not be expected to result in any population growth impacts. The proposed project would not revise any of the population growth and buildout projections from the General Plan. Impact would be less than significant.
  
- b. **Less than Significant Impact.** The proposed project does not propose any development that would indirectly result in displacement or demolition of any permanent or temporary residential structures. The proposed project would not revise any of the population growth and buildout projections from the General Plan and would not be expected to result in any population growth impacts. Future land use that occur pursuant to the proposed Project updates would be subject to appropriate review standards on a project by project basis and would be required to be compliant with the requirements of the California Relocation Assistance Act of 1970 (Govt. Code § 7260 *et seq.*), the State Relocation Guidelines (25 Cal. Code Regs § 6000, *et seq.*), and the California Redevelopment Law (Health & Safety Code § 33410 *et seq.*), as applicable. Therefore, impact would be less than significant.

**15. PUBLIC SERVICES**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) <b>Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</b>				
<b>Fire protection?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Sheriff protection?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Schools?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Parks?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Libraries?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Other public facilities?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

- a. **Less than Significant Impact.** The ELA Community is within Fire Battalion 3, is served by 3 fire stations, and is not within a Fire Hazzard Responsibility Area. The Project itself does not propose or authorize any development. Updates would make corrections to the zoning and land use maps to achieve consistency with the zoning and land use policy designations. Future land use that occur pursuant to the proposed Project updates would be subject to appropriate review standards on a project by project basis. Therefore, impact would be less than significant.
- b. **Less than Significant Impact.** The ELA Community is within the LA County Sheriff East LA Reporting District. The Project itself does not propose or authorize any development. Updates would make corrections to the zoning and land use maps to achieve consistency with the zoning and land use policy designations. The proposed Project would not be expected to result in any population growth impacts that would require additional Sheriff protection. The proposed project would not revise any of the population growth and buildout projections from the General Plan. Impact would be less than significant.
- c. **Less than Significant Impact.** The Project itself does not propose or authorize any development. Updates would make corrections to the zoning and land use maps to achieve consistency with the zoning and land use policy designations. The proposed Project would not be expected to result in any population growth impacts that would require additional schools. The proposed project would not

revise any of the population growth and buildout projections from the General Plan. Impact would be less than significant.

- d. **Less than Significant Impact.** The ELA Community contains six local parks and one regional facility, with 75.54 acres of open space. The Project itself does not propose or authorize any development. Updates would make corrections to the zoning and land use maps to achieve consistency with the zoning and land use policy designations. The proposed Project would not be expected to result in any population growth impacts that would require additional park space. Future land use that occur pursuant to the proposed Project updates would be subject to appropriate review standards on a project by project basis. Therefore, impact would be less than significant.
- e. **Less than Significant Impact.** The ELA Community is served by three public libraries. The Project itself does not propose or authorize any development. Updates would make corrections to the zoning and land use maps to achieve consistency with the zoning and land use policy designations. The proposed Project would not be expected to result in any population growth impacts that would require additional library services. Future land use that occur pursuant to the proposed Project updates would be subject to appropriate review standards on a project by project basis. Therefore, impact would be less than significant.
- f. **Less than Significant Impact.** See responses a-e.

## 16. RECREATION

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) <b>Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <b>Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <b>Would the project interfere with regional open space connectivity?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### EVALUATION OF ENVIRONMENTAL IMPACTS:

- a. **Less Than Significant Impact.** The Project itself does not propose or authorize any development. Updates would make corrections to the zoning and land use maps to achieve consistency with the zoning and land use policy designations. The proposed Project would not be expected to result in any population growth impacts that would impact existing recreational facilities. Future land use that occur pursuant to the proposed Project updates would be subject to appropriate review standards on a project by project basis. Therefore, impact would be less than significant.
  
- b. **No Impact.** The Project itself does not propose or authorize any development. Updates would make corrections to the zoning and land use maps to achieve consistency with the zoning and land use policy designations and will not make changes to park space, trails, or other recreational facilities. The proposed Project would not be expected to result in any population growth impacts that would impact existing parks space. Future land use that occur pursuant to the proposed Project updates would be subject to appropriate review standards on a project by project basis. Therefore, there would be no impact.
  
- c. **No Impact.** The ELA community is highly urbanized and built out. The Project itself does not propose or authorize any development that would interfere with regional open space connectivity. Any new development would be infill. Updates would make corrections to the zoning and land use maps to achieve consistency with the zoning and land use policy designations. Future land use that occur pursuant to the proposed Project updates would be subject to appropriate review standards on a project by project basis. Therefore, impact would be no impact.

**17. TRANSPORTATION**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>Would the project:</b>				
a) Conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Would the project conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

- a. **Less Than Significant Impact.** The Project itself does not propose or authorize any development. Updates would make corrections to the zoning and land use maps to achieve consistency with the zoning and land use policy designations. Future land use that occur pursuant to the proposed Project updates would be subject to appropriate review standards on a project by project basis and would need to be consistent with the County General Plan and Mobility Element for unincorporated communities. Therefore, impact would be less than significant.
- b. **Less Than Significant Impact.** The Project itself does not propose or authorize any development. Updates would make corrections to the zoning and land use maps to achieve consistency with the zoning and land use policy designations. Future land use that occur pursuant to the proposed Project updates would be subject to appropriate review standards on a project by project basis. Transportation impacts would be less than significant.
- c. **Less Than Significant Impact.** The Project itself does not propose or authorize any development. Updates would make corrections to the zoning and land use maps to achieve consistency with the zoning and land use policy designations. Future land use that occur pursuant to the proposed Project updates would be subject to appropriate review standards on a project by project basis. Impacts would be less than significant.
- d. **Less Than Significant Impact.** The Project itself does not propose or authorize any development. Updates would make corrections to the zoning and land use maps to achieve consistency with the

zoning and land use policy designations. Future land use that occur pursuant to the proposed Project updates would be subject to appropriate review standards on a project by project basis. New development would be required to comply with all applicable County Fire Code and ordinance requirements for construction and access to the site. Individual projects would be reviewed by the Los Angeles County Fire Department to determine the specific fire requirements applicable to the specific development and to ensure compliance with these requirements. Impacts would be less than significant.

**18. TRIBAL CULTURAL RESOURCES**

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<i>Potentially Significant Impact</i>			

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code §21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code § 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**EVALUATION OF ENVIRONMENTAL IMPACTS:**

a. i-ii **Less than Significant Impact.** The Project itself does not propose or authorize any development and would not cause a substantial adverse change in the significance of a tribal cultural resource. Updates would make corrections to the zoning and land use maps to achieve consistency with the zoning and land use policy designations. Future land use that occur pursuant to the proposed Project updates would be subject to appropriate review standards on a project by project basis and would support policies identified in Conservation and Natural Resources Element of the LA County General Plan. Impacts would be less than significant.

**19. UTILITIES AND SERVICE SYSTEMS**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

**a, b Less than Significant Impact.** The Project itself does not propose or authorize any development. Updates would make corrections to the zoning and land use maps to achieve consistency with the zoning and land use policy designations. Future land use that occur pursuant to the proposed Project updates would be subject to appropriate review standards on a project by project basis. New development projects are required to ensure project-specific and countywide wastewater systems have

adequate capacity to accommodate new development upon implementation of regulatory and standard conditions of approval requirements.<sup>17</sup> Impact would be less than significant.

**c. Less Than Significant Impact.** The Project itself does not propose or authorize any development. Updates would make corrections to the zoning and land use maps to achieve consistency with the zoning and land use policy designations. Future land use that occur pursuant to the proposed Project updates would be subject to appropriate review standards on a project by project basis. Impacts on water supplies or water supply infrastructure would be less than significant.

**d, e Less than Significant Impact.** The Project itself does not propose or authorize any development. Updates would make corrections to the zoning and land use maps to achieve consistency with the zoning and land use policy designations. The proposed Project would not be expected to result in any population growth impacts that would require additional solid waste facilities. Future land use that occur pursuant to the proposed Project updates would be subject to appropriate review standards on a project by project basis and should comply with federal, state, and local statutes and regulations related to solid waste. Therefore, impact would be less than significant.

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<sup>17</sup> County of Los Angeles 2035 General Plan Final Program EIR. [page 5.17-17]

## 20. Wildfire

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, Would the project:

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**a, b. Less Than Significant Impact.** The ELA community is highly urbanized and built out and is not located in a Very High Fire Hazard Severity Zone. The nearest Very High Fire Severity Zone is located approximately 760ft to the north of the community. The Project itself does not propose or authorize any development. Updates are proposed to bring zoning, land use policy and existing use into conformance. Future land use that occur pursuant to the proposed Project updates would be subject to appropriate review standards on a project by project basis.

- c. Less Than Significant Impact.** The Project itself does not propose or authorize any development. Updates would make corrections to the zoning and land use maps to achieve consistency with the zoning and land use policy designations. Future land use that occur pursuant to the proposed Project

updates would be subject to appropriate review standards on a project by project basis. Impact would be less than significant.

- d. Less Than Significant Impact.** The Project itself does not propose or authorize any development. Updates would make corrections to the zoning and land use maps to achieve consistency with the zoning and land use policy designations. Future land uses that occur pursuant to the proposed East Los Angeles CPU and Zoning Ordinance Update would be required to comply with all applicable Building Code regulations, standards, and requirements. Building Code compliance would be ensured during plan check review, which would be required for all new development prior to the issuance of any grading or building permit. Impact would be less than significant.

**21. MANDATORY FINDINGS OF SIGNIFICANCE**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a. **Less than Significant Impact.** The results of the preceding analyses and discussions of responses to the entire Initial Study Checklist have determined that the proposed project would have no effect upon sensitive biological resources, and would not result in significant impacts to historical, archaeological or paleontological resources. The East Los Angeles community and the project limits for the East Los Angeles Community Plan area are fully urbanized and do not contain any forest, river, wildlife, or similar resources, which would preclude impacts to unique, rare, endangered, or threatened species. There are no historic resources identified within the project limits. The proposed project will not affect regulations protecting historical or cultural resources. The proposed zone changes and land use amendments do not authorize any plan for a development or redevelopment on any property within East Los Angeles. Future land use that occur pursuant to the proposed Project updates would be subject to appropriate review standards on a project by project basis. Therefore, impact would be less than significant.

- b. **Less than Significant Impact.** The proposed project provides consistency between stated General Plan goals and policies aimed at minimizing negative environmental impacts over the long term. No General Plan policies would be changed or modified through adoption of the proposed project. Adoption and implementation of the proposed project would not create any significant impacts. No development projects are associated with the proposed project, and thus the project would not contribute to short-term or long-term cumulative impacts. Future land use that occur pursuant to the proposed Project updates would be subject to appropriate review standards on a project by project basis. Therefore, impact would be less than significant.
  
- c. **Less than Significant Impact.** The Project does not propose or authorize any development. Updates would make corrections to the zoning and land use maps to achieve consistency with the zoning and land use policy designations. Future land use that occur pursuant to the proposed Project updates would be subject to appropriate review standards on a project by project basis. Therefore, cumulatively considerable impacts would be less than significant.
  
- d. **Less than Significant Impact.** The Project does not propose or authorize any development. Updates would make corrections to the zoning and land use maps to achieve consistency with the zoning and land use policy designations. Future land use that occur pursuant to the proposed Project updates would be subject to appropriate review standards on a project by project basis. Therefore, substantial adverse effects on human beings would be less than significant.

# **Exhibit F**



**COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC HEALTH  
ENVIRONMENTAL HEALTH**

5050 COMMERCE DRIVE BALDWIN PARK, CA 91706 (626) 430-5380

June 18, 2019

**CASE: RADV-201500010**

**Project: R2015-03108**

**PLANNER: Ornelas, Norman**

**LOCATION: 4645 TELEGRAPH Road LOS ANGELES CA 90022**

The Department of Public Health-Environmental Health Division has reviewed the SMM North Area Plan Update and has determined zoning consistency update will not impact public health. An advanced planning project to clean up inconsistencies between zoning and land use designation in East LA is being initiated by Los Angeles County. The project consists of zone changes (RZC-201500010), plan amendments (RADV-201500010), and environmental review (RENV-201500225).

NOTE: This case replaces R2009-01063 and the following closed permit cases CUP20090007, RZC200900005, and RENV200900069.

***Public Health recommends Departmental clearance for project.***

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For any questions regarding the report, please contact Vincent Gallegos at the Land Use Program [vgallegos@ph.lacounty.gov](mailto:vgallegos@ph.lacounty.gov)

*Prepared by:  
Vincent Gallegos, REHS  
Environmental Health Specialist IV*

SD-1



COUNTY OF LOS ANGELES  
DEPARTMENT OF PARKS AND RECREATION

*"Parks Make Life Better!"*


John Wicker, Director

Norma E. Garcia, Chief Deputy Director

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June 13, 2019

TO: Norman Ornelas Jr.  
Department of Regional Planning

FROM: Julie Yom, AICP   
Planning and CEQA Section

SUBJECT: **RADV-201500010**  
**Project No.: R2015-03108**  
**East Los Angeles Zoning Consistency Update Project**

The proposed project has been reviewed for potential impacts on the facilities of the Department of Parks and Recreation (DPR). The project will not impact any DPR facilities and we have no comments.

Thank you for including this Department in the review of this document. If you have any questions, please contact me at [jyom@parks.lacounty.gov](mailto:jyom@parks.lacounty.gov) or (626) 588-5311.

## Danny Su

---

**From:** Danny Su  
**Sent:** Wednesday, July 3, 2019 6:55 AM  
**To:** Liana Poghosyan  
**Cc:** Kara Plourde; Rudy Rivera; George De La O; Iraj Nasser; Sterling Klippel; Sree Kumar  
**Subject:** RE: Distribute - IS for East LA Consistency Update (Radv-201500010)

Liana,

Stormwater Engineering Division reviewed the Initial Study, and we do not have any comments. We agree that any new development will be reviewed on a project by project basis and be required to comply with established County standards.

Thanks.

Danny Su  
Senior Civil Engineering Assistant  
Los Angeles County Public Works  
(626) 458-6142

---

**From:** Liana Poghosyan  
**Sent:** Tuesday, June 25, 2019 12:46 PM  
**To:** Lee Alexanderson <LALEXANDERSON@dpw.lacounty.gov>; Julian Juarez <JJUAREZ@dpw.lacounty.gov>; Ron Lacayo <RLACAYO@dpw.lacounty.gov>; Ed Teran <ETERAN@dpw.lacounty.gov>; Hu Yi <HYI@dpw.lacounty.gov>; Rudy Rivera <RRIVERA@dpw.lacounty.gov>  
**Cc:** Jemellee Cruz <JCRUZ@dpw.lacounty.gov>; Long Thang <LTHANG@dpw.lacounty.gov>; Danny Su <DSu@dpw.lacounty.gov>  
**Subject:** FW: Distribute - IS for East LA Consistency Update (Radv-201500010)  
**Importance:** High

Good afternoon,

Please see the below request and the corresponding attached Initial Study for East Los Angeles Zoning Consistency.

SWPD: East Los Angeles falls under both watersheds (Lower LAR and NE), therefore, I am sending the request for comments to both sections. I'm not sure why SWPD was excluded from the review on EpicLa.

SWMD: East Los Angeles is part in the South Yard and partly in East Yard, therefore, similarly I am sending both yards the request for comments.

Please provide me with comments no later than **COB Tuesday July 2**. Should you have any questions please contact me at your earliest convenience.

Kind regards,

Liana Poghosyan

Civil Engineering Assistant  
Los Angeles County Public Works  
(626) 300-3251

---

**From:** Ed Gerlits

**Sent:** Monday, June 17, 2019 12:40 PM

**To:** Kent Tsujii <[KTSUJII@dpw.lacounty.gov](mailto:KTSUJII@dpw.lacounty.gov)>; Rudy Rivera <[RRIVERA@dpw.lacounty.gov](mailto:RRIVERA@dpw.lacounty.gov)>; Clint Lee <[CLLEE@dpw.lacounty.gov](mailto:CLLEE@dpw.lacounty.gov)>; Nilda Gemeniano <[NGEMENIA@dpw.lacounty.gov](mailto:NGEMENIA@dpw.lacounty.gov)>; Steve Lam <[SLAM@dpw.lacounty.gov](mailto:SLAM@dpw.lacounty.gov)>; Sam Abdelhadi <[BABDEL@dpw.lacounty.gov](mailto:BABDEL@dpw.lacounty.gov)>; Andy Narag <[ANARAG@dpw.lacounty.gov](mailto:ANARAG@dpw.lacounty.gov)>; Paul Barbe <[PBARBE@dpw.lacounty.gov](mailto:PBARBE@dpw.lacounty.gov)>; Long Thang <[LTHANG@dpw.lacounty.gov](mailto:LTHANG@dpw.lacounty.gov)>; Jeremy Wan <[JWAN@dpw.lacounty.gov](mailto:JWAN@dpw.lacounty.gov)>

**Cc:** Jeff Pletyak <[JPLETY@dpw.lacounty.gov](mailto:JPLETY@dpw.lacounty.gov)>; George De La O <[GDELAO@dpw.lacounty.gov](mailto:GDELAO@dpw.lacounty.gov)>; Clark Ajwani <[CAJWANI@dpw.lacounty.gov](mailto:CAJWANI@dpw.lacounty.gov)>; Clint Lee <[CLLEE@dpw.lacounty.gov](mailto:CLLEE@dpw.lacounty.gov)>; Inez Yeung <[IYEUNG@dpw.lacounty.gov](mailto:IYEUNG@dpw.lacounty.gov)>; Mahdad Derakhshani <[MDERAKAS@dpw.lacounty.gov](mailto:MDERAKAS@dpw.lacounty.gov)>; Frank Wu <[FWU@dpw.lacounty.gov](mailto:FWU@dpw.lacounty.gov)>

**Subject:** You have a New Assignment within Energov (Radv-201500010)

LDD's Project Entitlement & CEQA Section has sent you a review through EPIC-LA, the County's online permit and inspections portal for land development, building, and public right of way activities. The following is information regarding the requested review:

Project Number	R2015-03286
Plan Name	RADV-201500010
Plan Type	Initial Study
Work Class	AP project
Address	East LA Consistency Update
LDD Project Manager	Ed Gerlits
PCA # / Task #	LRPCEQAG / A559
Comments due July 3, 2019	

**Effective Immediately – Please begin to implement the color scheme and nomenclature found in the link provided below.**

<P:\ldpub\General\Reviews How-To-Guide, Color Coding in Bluebeam Revu>

Please log into Energov (software associated with EPIC-LA) and provide your comments by the due date specified. Additional information is below:

**Comments/Conditions:**

Comments shall be provided in the following manner:

- All redlined markups shall be done in EReview.
  - Once your red marks are applied, save the file under the same name and path.
    - Do not save the file to your hard drive! Everyone should be working off of the same file.
- Email additional comments or conditions directly to the LDD Project Manager.
  - For the time being, DRP has requested that we still send them memos reflecting our comments/conditions. As such, for Entitlement cases we are not going live with the "Corrections" or "Conditions" features within Energov just yet.

**Log-in Info:**

- In order to complete reviews, you will need to visit the links below and log-in using your employee number (example “e123456”) and LA county password (timesheet password).
  - Energov Software: [https://epicpapp.lacounty.gov/EnerGov\\_Prod/EnerGov/](https://epicpapp.lacounty.gov/EnerGov_Prod/EnerGov/)
  - EReview Client: 32-bit System: [https://epicpapp.lacounty.gov/ereview\\_32bit\\_prod/EReviewClient/](https://epicpapp.lacounty.gov/ereview_32bit_prod/EReviewClient/)  
64-bit System: [https://epicpapp.lacounty.gov/EnerGov\\_Prod/EReviewClient/](https://epicpapp.lacounty.gov/EnerGov_Prod/EReviewClient/)
- For first time log-ins, the system may prompt you to change your password. **Do Not** change the password. When prompted to do so, simply re-enter your LA County password.
- For first time log-ins, or when using a different computer, a window may open asking for permission to increase the storage. Click **Yes**, otherwise the Energov program may not open properly.

For questions regarding navigation of Energov or commenting procedures, please contact your Division EPIC-LA representative or the LDD Project Manager listed above.

Thank you.

**From:** Art Vander Vis

**Sent:** Monday, February 20, 2017 7:35 PM

**To: Subject:** EPIC-LA is LIVE!!!

EPIC-LA is now LIVE for DPW!!!

After all the blood, sweat, and tears that you and/or your coworkers put into configuring and testing the workflows for your division over the past year, EPIC-LA (DPW Phase 1) went live this weekend!

EPIC-LA is the County’s (yes, County’s, not Department’s) online permit and inspections portal for land development, building, and public right of way activities. Phase 1 consists of land development related studies and improvement plan reviews and approvals. It also includes the reviewing, commenting, and conditioning of Regional Planning cases. All applicants are encouraged to apply for and submit their projects online. They can also pay for their project invoices by credit card or eCheck, both with a limit of \$50,000. Coming soon: We are in the process of make YouTube videos to help the public and employees use the system. The Land Development Division Tracking System data was migrated successfully over the weekend. It is now in a “read only” state. For the other divisions, no data was migrated. For existing projects, continue the current review of project documents as you have been doing. However, the next submittal/review must be done online. If the case does not yet exist, create a new one per your training instructions.

To keep applicants informed of the status of their project, they will need to register on the website and have their online ID connected to their EPIC-LA contact record. You, as a reviewer, must add their contact record to the project. They will then be able to submit documents for your review and keep apprised of the status of the review. Again, if you have any questions, please contact your EPCI-LA team member. To pay fees, you must first assess the fees and then turn them into an invoice. They will then be able to pay them online or over the counter.

Hopefully, you remember all of your training. If not, please contact you division’s EPIC-LA team members for help. The links to the appropriate websites that you need to conduct your work are as follows (use your mylacounty.gov login ID and Password):

**EPIC-LA EReview (Orange E)**

[https://epicpapp.lacounty.gov/EnerGov\\_Prod/EReview/EReviewClient/ereview.htm](https://epicpapp.lacounty.gov/EnerGov_Prod/EReview/EReviewClient/ereview.htm) This is the site, in conjunction with Bluebeam, County employees use to review plans and provide comments that have been assigned to them.

**EPIC-LA (Blue E)**

[https://epicpapp.lacounty.gov/EnerGov\\_Prod/EnerGov/](https://epicpapp.lacounty.gov/EnerGov_Prod/EnerGov/) This is the site County employees use to update projects and check project status.

The link used by the public to conduct their business with us is:

**EPIC-LA Web Portal**

<https://epicla.lacounty.gov> This is the site the applicants and developers will use to register themselves and apply for, submit plans on, and pay for projects. This is not for County employees to use.

Some terminologies used by people working on this project:

Tyler Technologies – The company that produced the software and provided the consulting services for this project.

Energov – The software made by Tyler Technologies that is used for this project.

CSS – The website software made by Tyler Technologies that is used for the public facing portal for this project.

EPIC-LA – Los Angeles County’s implementation of Energov and CSS.

If you have ANY questions that can’t be answered by your division’s project team members, by all means contact me! If I missed anyone that you know should have gotten this email and didn’t, please forward this to them. Tyler will have staff onsite this week to help with any questions that arise and/or any configuration settings that need to be updated.

Thanks,

EPIC-LA DPW Project Manager

Arthur Vander Vis, PE

Principal Engineer

Land Development Division

Los Angeles County Department of Public Works

(626) 458-4943

Ed Gerlits, P.E.

Associate Civil Engineer

Los Angeles County Public Works

Office: (626) 458-4953

Ed Gerlits, P.E.

Associate Civil Engineer

Los Angeles County Public Works

Office: (626) 458-4953

## WATER RESOURCES CORE SERVICE AREA RESPONSE

Request #: RADV-201500010

Request Information: The project is proposing to change the East LA Community Plan and Zoning, due to land use inconsistencies, which will affect 118 parcels located within the project area.

Date Assigned to the Water CSA: 6/18/2019

We have reviewed the request and our response is as follows:

<b>Response</b>	The Water CSA has no objections to the request.
-----------------	---

### INTERNAL COMMENTS:

For reference, attached are the original responses from the following Divisions.

- SWMD: 6/28/2019
- SWED: 7/3/2019
- SWPD(LLAR): 7/2/2019
- SWPD(NE): 7/2/2019

CSA Response Date: July 3, 2019

CSA Response Coordinated by: L. Poghosyan

## Liana Poghosyan

---

**From:** Win Naing  
**Sent:** Friday, June 28, 2019 12:07 PM  
**To:** Liana Poghosyan  
**Cc:** Long Thang; Jemellee Cruz; Ron Lacayo; Ed Teran; Hu Yi; Armond Ghazarian  
**Subject:** FW: Distribute - IS for East LA Consistency Update (Radv-201500010) - Due 7/2/19  
**Attachments:** Initial\_Study\_ELA Zoning Consistency\_v1.pdf; Zone Changes and Plan Amendments\_v1.pdf

**Importance:** High

Liana,  
SWMD-South has reviewed the subject IS. We find it has minimal or no impact on our facilities and operations. We have no objections nor comments on it.

Win Naing, PE  
Associate Civil Engineer  
Los Angeles County Public Works  
O:(562) 861-0316; M:(626) 482-1018

---

**From:** Jemellee Cruz  
**Sent:** Tuesday, June 25, 2019 1:27 PM  
**To:** Win Naing <WNAING@dpw.lacounty.gov>  
**Cc:** Ron Lacayo <RLACAYO@dpw.lacounty.gov>  
**Subject:** Distribute - IS for East LA Consistency Update (Radv-201500010) - Due 7/2/19  
**Importance:** High

Win, pls. review and provide comments back to Liana.

Thank you.

Jemellee Cruz, P.E.  
Civil Engineer  
Los Angeles County Public Works  
(562) 861-0316

---

**From:** Liana Poghosyan  
**Sent:** Tuesday, June 25, 2019 12:46 PM  
**To:** Lee Alexanderson <LALEXANDERSON@dpw.lacounty.gov>; Julian Juarez <JJUAREZ@dpw.lacounty.gov>; Ron Lacayo <RLACAYO@dpw.lacounty.gov>; Ed Teran <ETERAN@dpw.lacounty.gov>; Hu Yi <HYI@dpw.lacounty.gov>; Rudy Rivera <RRIVERA@dpw.lacounty.gov>  
**Cc:** Jemellee Cruz <JCRUZ@dpw.lacounty.gov>; Long Thang <LTHANG@dpw.lacounty.gov>; Danny Su <DSu@dpw.lacounty.gov>  
**Subject:** Distribute - IS for East LA Consistency Update (Radv-201500010)  
**Importance:** High

Good afternoon,

## Liana Poghosyan

---

**From:** Danny Su  
**Sent:** Wednesday, July 3, 2019 6:55 AM  
**To:** Liana Poghosyan  
**Cc:** Kara Plourde; Rudy Rivera; George De La O; Iraj Nasseri; Sterling Klippel; Sree Kumar  
**Subject:** RE: Distribute - IS for East LA Consistency Update (Radv-201500010)

Liana,

Stormwater Engineering Division reviewed the Initial Study, and we do not have any comments. We agree that any new development will be reviewed on a project by project basis and be required to comply with established County standards.

Thanks.

Danny Su  
Senior Civil Engineering Assistant  
Los Angeles County Public Works  
(626) 458-6142

---

**From:** Liana Poghosyan  
**Sent:** Tuesday, June 25, 2019 12:46 PM  
**To:** Lee Alexanderson <LALEXANDERSON@dpw.lacounty.gov>; Julian Juarez <JJUAREZ@dpw.lacounty.gov>; Ron Lacayo <RLACAYO@dpw.lacounty.gov>; Ed Teran <ETERAN@dpw.lacounty.gov>; Hu Yi <HYI@dpw.lacounty.gov>; Rudy Rivera <RRIVERA@dpw.lacounty.gov>  
**Cc:** Jemellee Cruz <JCRUZ@dpw.lacounty.gov>; Long Thang <LTHANG@dpw.lacounty.gov>; Danny Su <DSu@dpw.lacounty.gov>  
**Subject:** FW: Distribute - IS for East LA Consistency Update (Radv-201500010)  
**Importance:** High

Good afternoon,

Please see the below request and the corresponding attached Initial Study for East Los Angeles Zoning Consistency.

SWPD: East Los Angeles falls under both watersheds (Lower LAR and NE), therefore, I am sending the request for comments to both sections. I'm not sure why SWPD was excluded from the review on EpicLa.

SWMD: East Los Angeles is part in the South Yard and partly in East Yard, therefore, similarly I am sending both yards the request for comments.

Please provide me with comments no later than **COB Tuesday July 2**. Should you have any questions please contact me at your earliest convenience.

Kind regards,

Liana Poghosyan

## Liana Poghosyan

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**From:** Ezekiel Okoya  
**Sent:** Tuesday, July 2, 2019 3:59 PM  
**To:** Liana Poghosyan  
**Cc:** Lee Alexanderson  
**Subject:** RE: Distribute - IS for East LA Consistency Update (Radv-201500010)

Hi Liana,

LLAR Section has reviewed the Initial Study for the for the East LA Zoning Consistency and we have no comments.

If you have any questions, please let me know.

Thanks.

Zeke Okoya  
Associate Civil Engineer  
Los Angeles County Public Works  
Office: (626) 300-4592

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**From:** Lee Alexanderson  
**Sent:** Tuesday, June 25, 2019 12:57 PM  
**To:** Ezekiel Okoya <[EOKOYA@dpw.lacounty.gov](mailto:EOKOYA@dpw.lacounty.gov)>  
**Subject:** FW: Distribute - IS for East LA Consistency Update (Radv-201500010)  
**Importance:** High

Lee Alexanderson, P.E.  
(626) 458-4370

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**From:** Liana Poghosyan  
**Sent:** Tuesday, June 25, 2019 12:46 PM  
**To:** Lee Alexanderson <[LALEXANDERSON@dpw.lacounty.gov](mailto:LALEXANDERSON@dpw.lacounty.gov)>; Julian Juarez <[JJUAREZ@dpw.lacounty.gov](mailto:JJUAREZ@dpw.lacounty.gov)>; Ron Lacayo <[RLACAYO@dpw.lacounty.gov](mailto:RLACAYO@dpw.lacounty.gov)>; Ed Teran <[ETERAN@dpw.lacounty.gov](mailto:ETERAN@dpw.lacounty.gov)>; Hu Yi <[HYI@dpw.lacounty.gov](mailto:HYI@dpw.lacounty.gov)>; Rudy Rivera <[RRIVERA@dpw.lacounty.gov](mailto:RRIVERA@dpw.lacounty.gov)>  
**Cc:** Jemellee Cruz <[JCRUZ@dpw.lacounty.gov](mailto:JCRUZ@dpw.lacounty.gov)>; Long Thang <[LTHANG@dpw.lacounty.gov](mailto:LTHANG@dpw.lacounty.gov)>; Danny Su <[DSu@dpw.lacounty.gov](mailto:DSu@dpw.lacounty.gov)>  
**Subject:** FW: Distribute - IS for East LA Consistency Update (Radv-201500010)  
**Importance:** High

Good afternoon,

Please see the below request and the corresponding attached Initial Study for East Los Angeles Zoning Consistency.

## Liana Poghosyan

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**From:** Youssef Chebabi  
**Sent:** Tuesday, July 2, 2019 4:17 PM  
**To:** Julian Juarez; Liana Poghosyan  
**Subject:** RE: Distribute - IS for East LA Consistency Update (Radv-201500010)

I have no comments  
It pertains to rezoning certain parcels in East LA

Youssef Chebabi, P.E.  
Civil Engineer  
Los Angeles County Public Works  
Office: (626) 458-4313

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**From:** Julian Juarez  
**Sent:** Tuesday, July 2, 2019 4:08 PM  
**To:** Youssef Chebabi <[YCHEBABI@dpw.lacounty.gov](mailto:YCHEBABI@dpw.lacounty.gov)>  
**Subject:** FW: Distribute - IS for East LA Consistency Update (Radv-201500010)

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Best,

Julian Juarez  
Senior Civil Engineer  
Los Angeles County Public Works  
(626) 458-7149

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**From:** Liana Poghosyan  
**Sent:** Tuesday, July 02, 2019 3:38 PM  
**To:** Lee Alexanderson <[LALEXANDERSON@dpw.lacounty.gov](mailto:LALEXANDERSON@dpw.lacounty.gov)>; Julian Juarez <[JJUAREZ@dpw.lacounty.gov](mailto:JJUAREZ@dpw.lacounty.gov)>; Rudy Rivera <[RRIVERA@dpw.lacounty.gov](mailto:RRIVERA@dpw.lacounty.gov)>  
**Cc:** Long Thang <[LTHANG@dpw.lacounty.gov](mailto:LTHANG@dpw.lacounty.gov)>; Danny Su <[DSu@dpw.lacounty.gov](mailto:DSu@dpw.lacounty.gov)>  
**Subject:** RE: Distribute - IS for East LA Consistency Update (Radv-201500010)

Good afternoon,

Can you please provide me with the status of this review? Notice it is due COB today.

Kind regards,

Liana Poghosyan  
Civil Engineering Assistant  
Los Angeles County Public Works  
(626) 300-3251