

**A RESOLUTION OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES
RELATING TO THE GREEN ZONES PROGRAM
PROJECT NO. 2018-003209-(1-5)
PLAN AMENDMENT NO. RPPL2020-002900-(1-5)
ADVANCE PLANNING CASE NO. RPPL2018-004908-(1-5)
ZONE CHANGE NO. RPPL2021-012002(1-5)
ENVIRONMENTAL PLAN NO. RPPL2020-002788-(1-5)**

WHEREAS, Article 6 of Chapter 3 of Division 1 of Title 7 of the California Government Code ("Government Code") (commencing with section 65350) provides for the adoption and amendment to its General Plan ("General Plan") and elements thereof;

WHEREAS, Article 1 of Chapter 4 of Division 1 of Title 7 of the Government Code (commencing with section 65800) and Title 22 of the Los Angeles County Code ("County Code"), Chapter 22.198, authorize the County to adopt zone changes;

WHEREAS, Article 1 of Chapter 4 of Division 1 of Title 7 of the Government Code (commencing with section 65800) and Chapter 22.244 of the County Code, authorize the County to adopt amendments to Title 22 of the County Code;

WHEREAS, the County Regional Planning Commission ("Commission") previously considered the General Plan Amendment, an ordinance amending Title 22 of the County Code to add new chapters and sections implementing the Green Zones Program, and Zone Change (collectively, the "Project") at a public hearing on September 22, 2021, and after the close of the public hearing, recommended approval of the Project to the Board of Supervisors ("Board");

WHEREAS, the Board for the County held a duly-noticed public hearing on December 21, 2021, to consider the Project; and

WHEREAS, the Board finds as follows:

1. On December 8, 2015, the Board, directed the Department of Regional Planning ("Department") to evaluate equitable development tools and concepts to identify strategies for implementing the General Plan in a manner that allows County residents at all income levels to benefit from growth and development, encourages the preservation and production of safe and affordable housing, and reduces neighborhood health disparities (collectively defined as "Equitable Development"). Pursuant to County Code Section 22.244.020, the Green Zones Program responds to this Board directive;
2. The Green Zones Program develops land-use strategies to improve public health and quality of life of residents in communities that have been historically, and disproportionately impacted by multiple polluting sources, in alignment with the Planning for Healthy Communities Act (Senate Bill 1000);

3. The Green Zones Program updates Title 22 with Recycling and Waste Management uses, permitting requirements, and regulations in alignment with State law, including the California Global Warming Solutions Act of 2006 (Assembly Bill 32 and Senate Bill 35), to reduce greenhouse gases, and the Short-Lived Climate Pollutants: Organic Waste Methane Emissions Reductions of 2016 (Senate Bill 1383) to reduce emissions and divert waste from landfills;
4. Department staff ("Staff") convened meetings with statewide, regional, and local environmental justice stakeholders and organizations on June 22, 2016, September 12, 2016, December 7, 2016, and April 4, 2017. Staff convened Agency Coordinating Committee meetings with regulatory agencies on July 5, 2016, August 11, 2016, October 5, 2016, April 5, 2017, and November 15, 2017. Community outreach meetings with community members, community-based organizations, and business owners to review and discuss various drafts of the Ordinance were held on July 6, 2020, July 16, 2020, July 27, 2020, July 30, 2020, August 12, 2020, and February 17, 2021. In addition, two public scoping meetings for the Environmental Impact Report ("EIR") were held on July 13, 2020, and July 22, 2020, to provide project information and solicit public comments;
5. Staff conducted a total of seven community groundtruthing (surveying) events in pilot communities of East Los Angeles, Florence-Firestone, and a portion of Walnut Park in 2018, with the partnership of community-based partner organizations, East Yard Communities for Environmental Justice and Communities for a Better Environment. Groundtruthing events were conducted with over 100 community participants, who surveyed approximately 8,000 addresses to observe existing conditions of industrial businesses from the public right-of-way. The results were combined with qualitative input from participants' daily experiences in the communities and findings were shared at larger community gatherings with Supervisor Solis and former Supervisor Ridley-Thomas. The results informed the development of the land use policies and changes to Title 22 with the Green Zones Program;
6. The Environmental Justice Screening Method ("EJSM"), consisting of a GIS web mapping application was developed by researchers from the University of Southern California and Occidental College to analyze socioeconomic data, sensitive uses, and polluting sources. Scores were assigned to each census tract to identify the highest need unincorporated communities in the County facing historical and disproportionate burdens from multiple polluting sources. EJSM was used to identify Green Zone Districts through the Green Zones Program and may support future planning efforts;
7. Major elements of the Green Zones Program consist of: (1) establishment of 11 Green Zone Districts identified in Title 22 of the County Code, where certain industrial land uses are prohibited within 500 feet of a sensitive use, certain industrial uses will require a Conditional Use Permit ("CUP") with discretionary review, additional findings, and development standards when located within

500 feet of a sensitive use; (2) establishment of a Sensitive Use chapter in Title 22 of the County Code with specific development standards required when a new sensitive use located adjacent to or adjoining an existing, legally-established industrial, recycling or solid waste, or vehicle-related use; (3) establishment of new recycling and waste management uses defined in Title 22 of the County Code with associated chapters and sections regulating the location, permitting, development standards, and additional required findings for establishing such uses throughout the unincorporated County; (4) establishment of requirements for storage enclosures for recycling and solid waste associated with any non-residential use or any residential use with four or more units throughout the unincorporated County; (5) establishment of a CUP requirement for new gas stations and drive-through establishments, also defining drive-through establishments; and (6) the addition of new land uses and re-defining/re-categorizing specific industrial, recycling, and waste management land uses for consistency in Title 22 of the County Code, and adding language to the General Plan goals and policies to support environmental justice goals and the overall Green Zones Program;

8. Specific recycling and waste management uses including pallet yards, recycling collection facilities, recycling processing facilities, organic waste facilities, and solid waste facilities will be prohibited in environmentally sensitive areas, including Hillside Management Areas and Significant Ecological Areas. Pallet yards, chipping and grinding facilities, and mulching facilities will be prohibited in High Fire Hazard Severity Zones and Very High Fire Hazard Severity Zones, solid waste landfills and inert debris landfills will be prohibited in Federal Emergency Management Agency Flood Zones and the County Floodways, and anaerobic digestion, construction and demolition, inert debris processing, recycling conversion technology, and combustion and non-combustion biomass conversion facilities will be prohibited in Agricultural Resource Areas;
9. Pursuant to County Code Section 22.244.040, the proposed ordinance is consistent with and supportive of the goals, policies, and principles of the General Plan. Text changes are proposed to policies in the Guiding Principles, Land Use and Economic Development Elements, as well as the General Plan Implementation Programs language. In addition, the program supports various policies in the Mobility, Air Quality, Noise, and Public Services and Facilities Elements;
10. The Ordinance is consistent with and supportive of the County Strategic Plan Goal II, to foster vibrant and resilient communities;
11. Pursuant to County Code Section 22.244.040, approval of the Ordinance will be in the interest of public health, safety, and general welfare and in conformity with good zoning practice;
12. Staff recommends zone changes from Heavy Manufacturing (M-2) to Light Manufacturing (M-1) for 27 parcels within the communities of Florence-Firestone,

West Rancho Dominguez-Victoria, West Carson, and Willowbrook, where the parcels are directly adjoining residential properties with existing residential uses. Staff recommends land use policy amendments to 14 of the 27 parcels from Heavy Industrial (IH) to Light Industrial (IL) for zoning and land use consistency;

13. Pursuant to County Code Section 22.244.040, the Ordinance is consistent with other applicable provisions of Title 22;
14. Pursuant to County Code Section 22.244.040, the Ordinance is consistent with the surrounding areas;
15. A Programmatic EIR ("PEIR") was prepared in compliance with the California Environmental Quality Act ("CEQA") and the County environmental guidelines. A Health Impact Assessment was prepared as a supplemental document to the Draft PEIR. The Draft PEIR was publicly released on December 17, 2020, for a 45-day review period ending February 1, 2021. Staff received comment letters from the following agencies: CalRecycle, Los Angeles County Sheriff's Department; the following community-based organizations: East Yard Communities for Environmental Justice, and Communities for a Better Environment; and a philanthropic organization, Liberty Hill Foundation;
16. Pursuant to County Code Sections 22.222.180 and 22.244.030, a public hearing notice was published in local and regional newspapers, the Acorn, Acton-Agua Dulce News, Antelope Valley Press, the Argonaut, the Daily Breeze, East LA Tribune, Gardena Valley News, Malibu Times, Our Weekly, Pasadena Star News, San Gabriel Valley Daily Tribune, the Signal, and Whittier Daily News on June 17, 2021. In addition, Staff mailed notices to 314 stakeholders on the Department's courtesy list. The public hearing notice and materials were also posted on the Department's website on June 17, 2021, sent via email blast, and promoted through social media;
17. Following the release of a public review draft ordinance on May 22, 2020, Staff received comment letters from the following agencies: California Department of Fish and Wildlife, State Department of Justice's Office of Attorney General Xavier Becerra, South Coast Air Quality Management District; and the following community-based organizations: Del Amo Action Committee, East Yard Communities for Environmental Justice, and Communities for a Better Environment. Staff reviewed and considered all comments, incorporated the recommended changes as feasible, and released a public hearing draft Ordinance on December 17, 2020, along with the Draft PEIR. Staff received comments on the draft ordinance combined with the above-mentioned comment letters to the Draft PEIR. Staff reviewed and considered all comments, incorporated recommended changes as feasible, and released a revised public hearing draft Ordinance on June 17, 2021. The Draft PEIR analyzed nine issue areas: air quality, biological resources, cultural resources, hazards and hazardous materials, hydrology/water quality, land use planning, noise, tribal cultural resources, and utilities and service systems. The PEIR determined that

the project would result in less than significant impacts related to air quality, biological resources, hazards and hazardous materials, hydrology and water quality, land use and planning, and utilities and service systems. However, impacts to cultural resources, noise, and tribal cultural resources were determined to be significant and unavoidable, requiring a Statement of Overriding Considerations;

18. On July 21, 2021, the Commission conducted a duly-noticed public hearing where Staff requested a continuance to September 22, 2021;
19. On September 22, 2021, the Commission conducted a duly-noticed public hearing where the Commission listened to a Staff presentation and to public testimony from 30 members of the public, then voted unanimously to certify the Final PEIR and recommend approval of the Draft Ordinance, with revisions recommended by Staff, to the Board;
20. On December 21, 2021, the Board held a public hearing where 16 members of the public testified: 13 testified in favor of the Project and 3 testified in opposition. The Board independently reviewed the information contained in the Final PEIR; Supervisors Hahn, Solis, and Kuhl spoke and commented on the negative effects of toxic industry near homes and schools, and expressed their support for the Green Zones Program; and
21. At the close of the Board's public hearing, on motion of Supervisor Solis, seconded by Supervisor Hahn, the Board indicated its intent to certify that the Final PEIR and Findings of Fact and Statements of Overriding Considerations, Environmental Assessment No. RPPL2020-002788-(1-5) have been completed in compliance with CEQA and reflects the independent judgment and analysis of the County; indicated its intent to approve the Project, as recommended by the Commission, and with modifications as proposed by Staff; made a finding that the Project is consistent with the goals, policies, and principles of the General Plan; in the interest of public health, safety, and general welfare in conformity with good zoning practice and consistent with other provisions of the County Code, Title 22 – Planning and Zoning; and instructed County Counsel to prepare the necessary final documents for the Project for the Board's consideration.

THEREFORE, THE BOARD OF SUPERVISORS:

1. Certifies the Final EIR ("FEIR") and Findings of Fact and Statement of Overriding Considerations, Environmental Assessment No. RPPL2020-002788-(1-5) and finds they have been completed in compliance with CEQA and the State and local agency guidelines related thereto and reflects the independent judgment and analysis of the County;
2. Finds that the Board reviewed and considered the information contained in the FEIR prior to approving the Green Zones Program (Project), and approved the FEIR, with the recommended revisions for clarity;

3. Approves the Green Zones Program, Project No. 2018-003209-(1-5), which includes General Plan Amendment No. RPPL2020-002900-(1-5), Advance Planning Case No. RPPL2018-004908-(1-5), and Zone Change Case No. RPPL2021012002-(1-5), as recommended by the Commission, and with modifications as proposed by the Staff; and
4. Finds that the Project is consistent with the goals, policies, and principles of the General Plan; in the interest of public health, safety, and general welfare; and in conformity with good zoning practice and consistent with other provisions of the County Code, Title 22 – Planning and Zoning.

The foregoing resolution was executed on the 14th day of June, 2022, adopted by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board also acts.




CELIA ZAVALA
Executive Officer
Board of Supervisors
County of Los Angeles

By 
Deputy

APPROVED AS TO FORM:

DAWYN R. HARRISON
Acting County Counsel

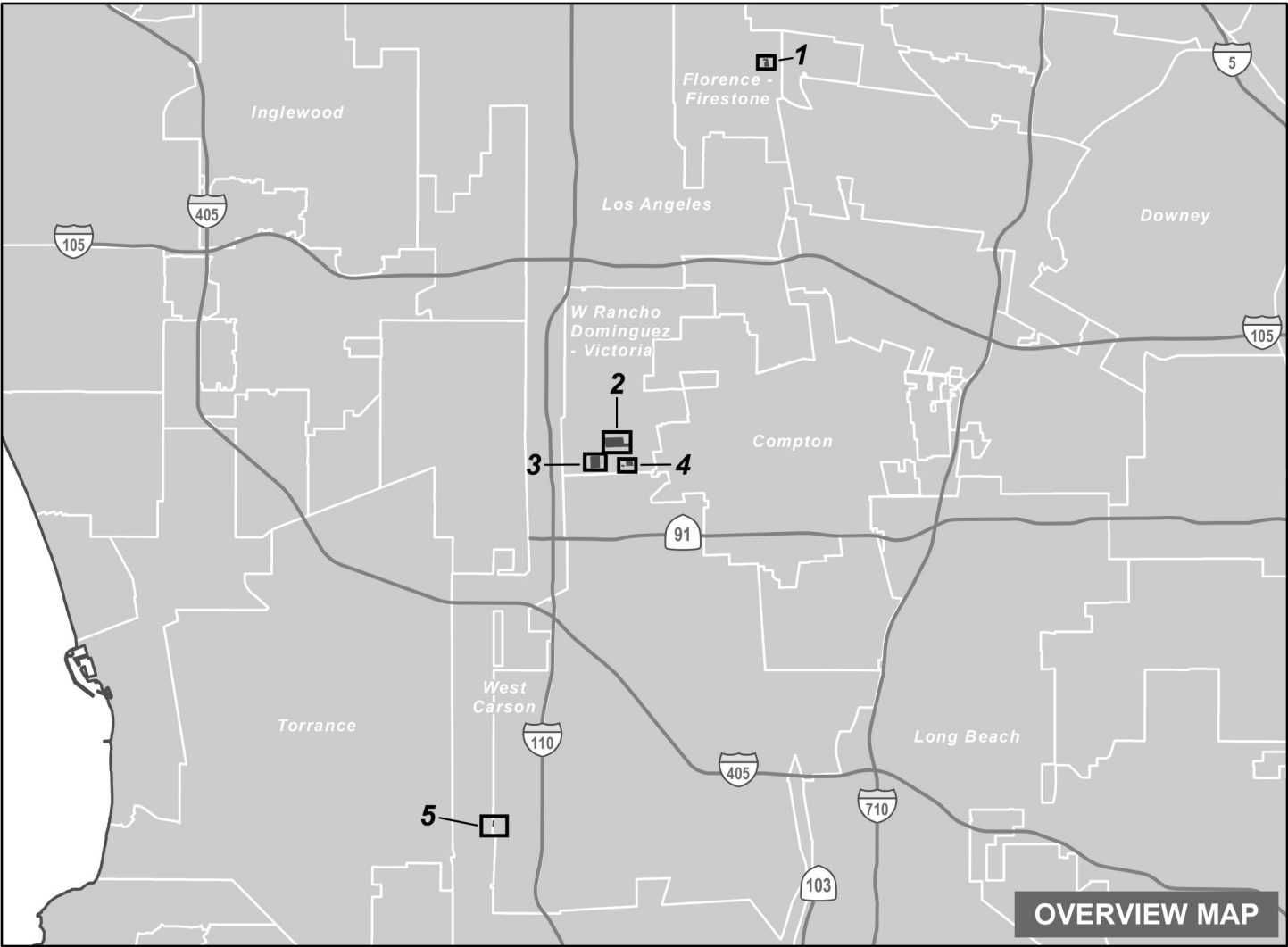
By 
STARR COLEMAN
Assistant County Counsel

Attachments: Plan Amendment Maps

COMMUNITY: MULTIPLE

PLAN AMENDMENT: RPPL2020002900
ON: _____

CATEGORY IH TO IL
PROPOSED: LIGHT INDUSTRIAL



Freeway



City / Unincorporated Community



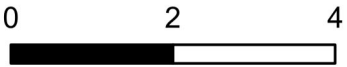
Zone Change Area



Los Angeles County Boundary



Map Series Page



Miles

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COUNTY OF LOS ANGELES
PAT MODUGNO, CHAIR
AMY J. BODEK, AICP, DIRECTOR OF REGIONAL PLANNING

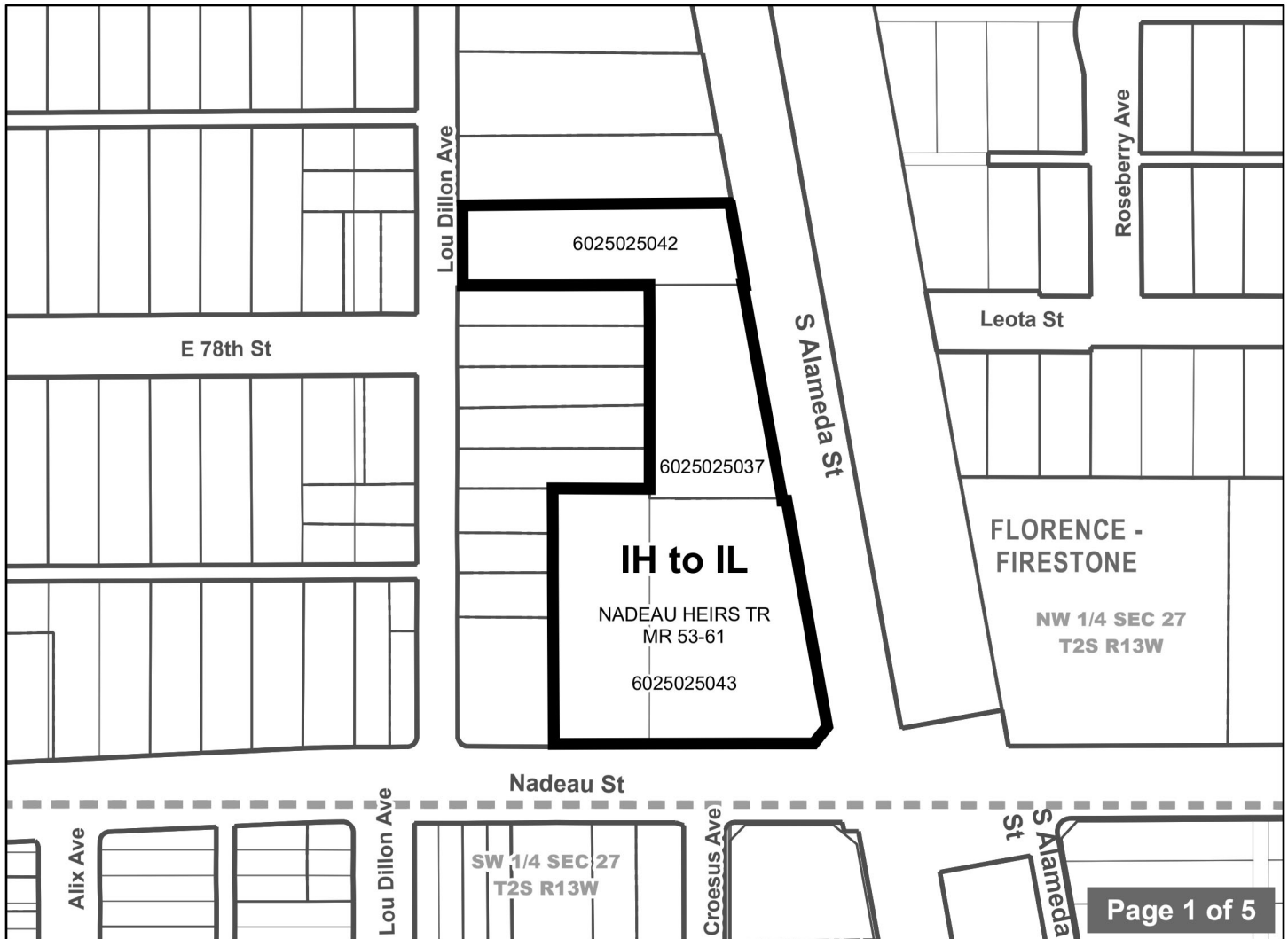
AMENDMENT TO: FLORENCE-FIRESTONE COMMUNITY PLAN

COMMUNITY: FLORENCE-FIRESTONE

PLAN AMENDMENT: RPPL2020002900

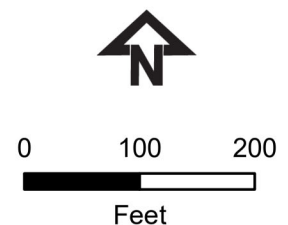
ON: _____

CATEGORY IH TO IL PROPOSED: LIGHT INDUSTRIAL



- Lot
- Cut / Deed
- Subdivision
- Right-of-Way
- Plan Amendment Area
- Assessor Parcel
- Section / Township / Range
- City / Unincorporated Bdy

The Assessor Identification Number (AIN) is to be used for reference only, in addition to any recorded tract or parcel boundaries labeled in the map. The GIS layer shall represent the "digital description" of the Plan Amendment area and could represent whole or portions of a parcel per the Assessor GIS database as of the date recorded in the Plan Amendment above.



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AMENDMENT TO: GENERAL PLAN 2035 - W RANCHO DOMINGUEZ-VICTORIA

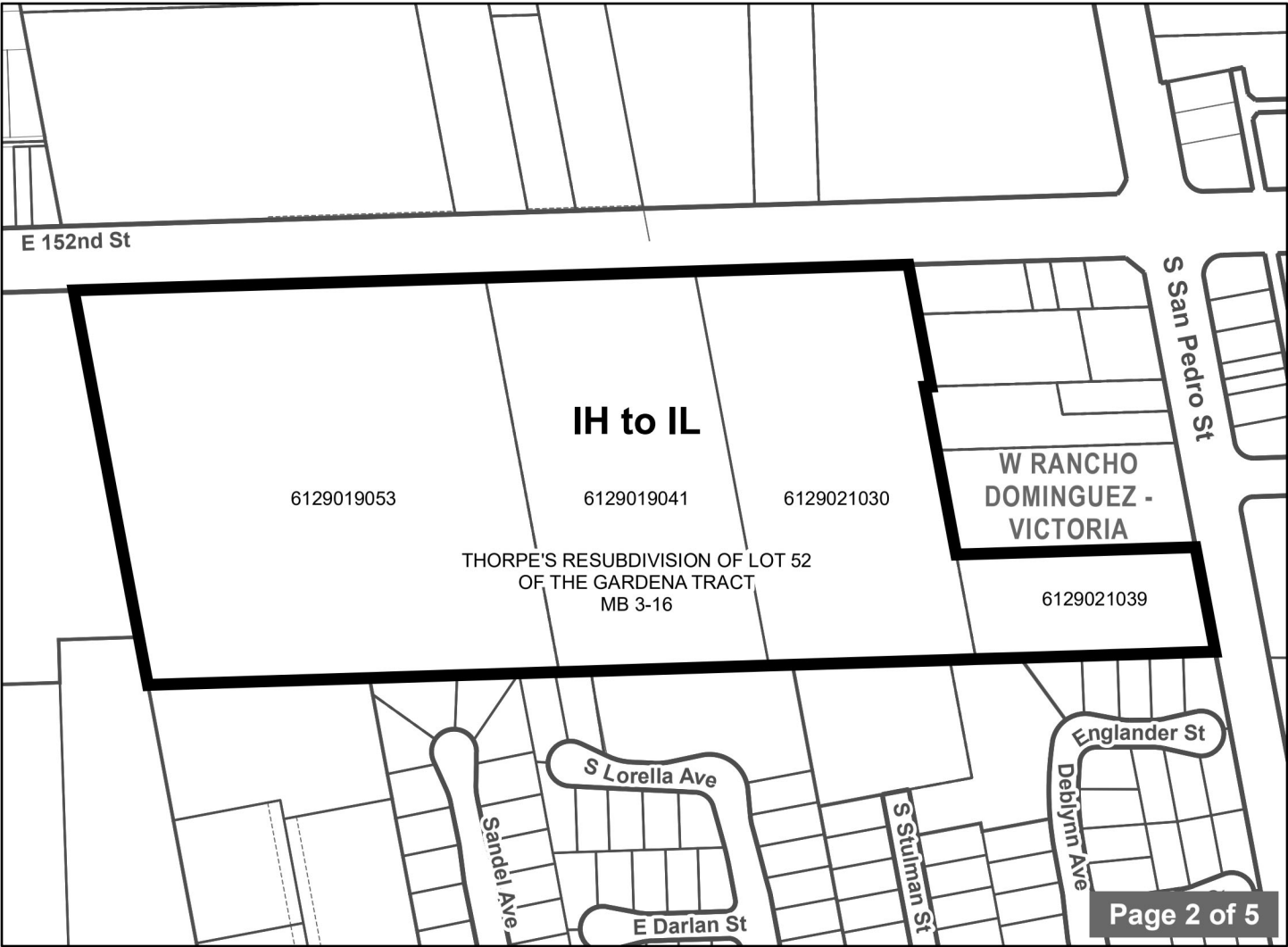
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PLAN AMENDMENT: RPPL2020002900

ON: _____

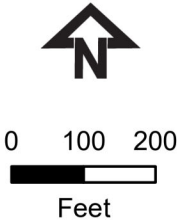
CATEGORY IH TO IL

PROPOSED: LIGHT INDUSTRIAL



- Lot
- Cut / Deed
- Easement
- Subdivision
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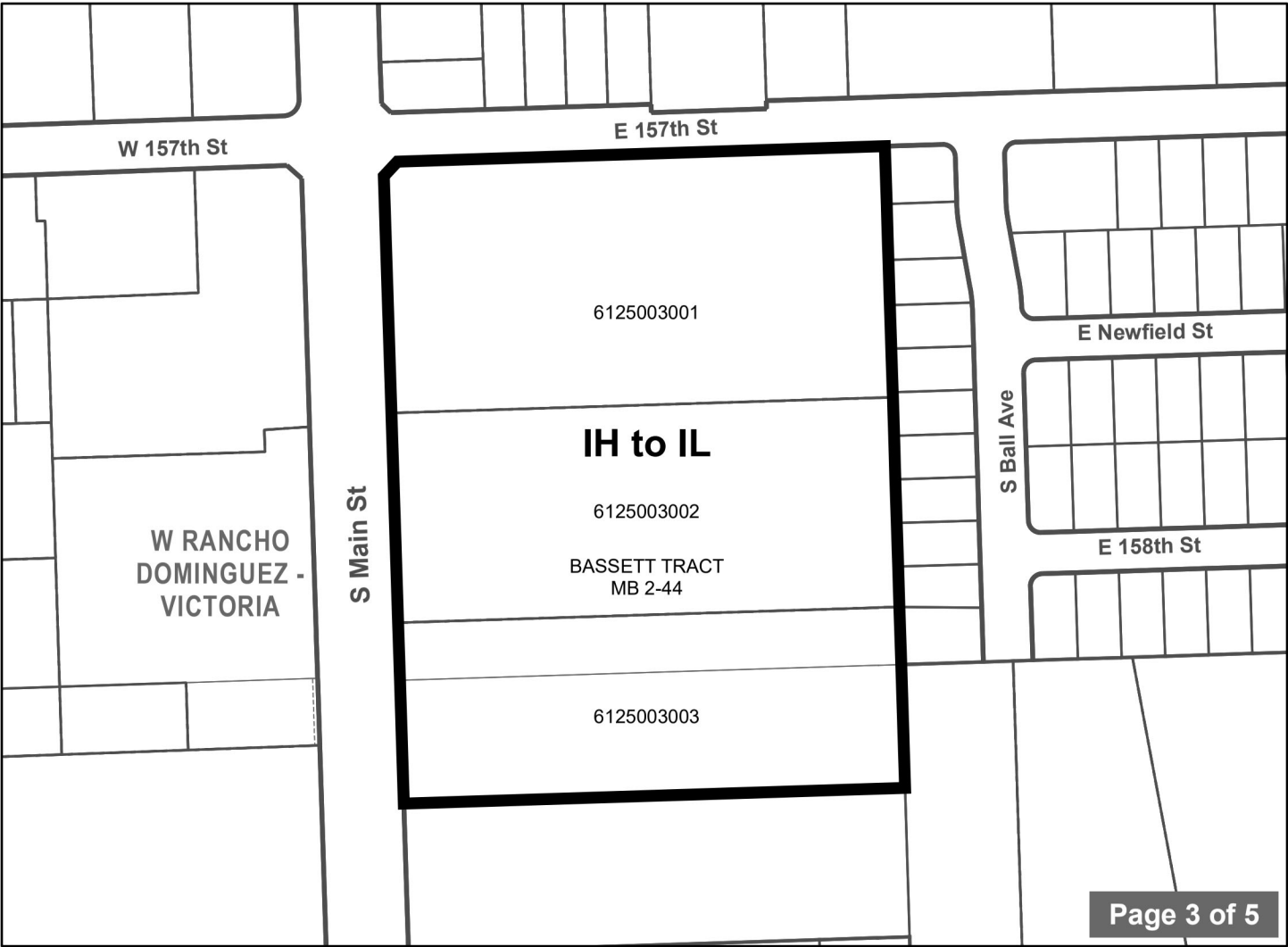
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PLAN AMENDMENT: RPPL2020002900

ON: _____

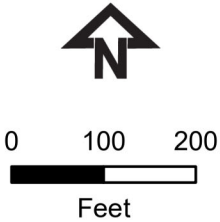
CATEGORY IH TO IL

PROPOSED: LIGHT INDUSTRIAL



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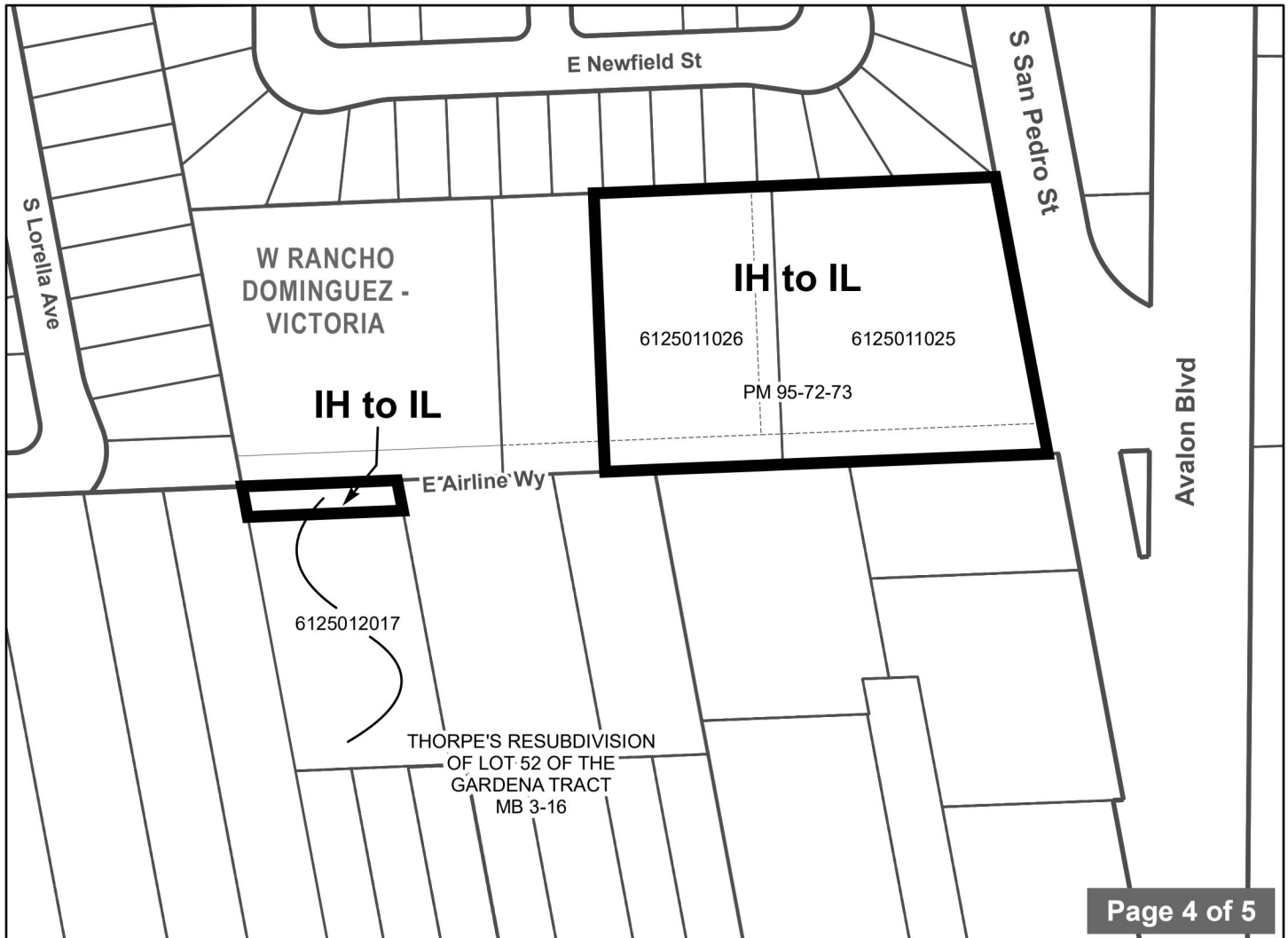


COMMUNITY: W RANCHO DOMINGUEZ-VICTORIA









PLAN AMENDMENT: RPPL2020002900

ON: _____

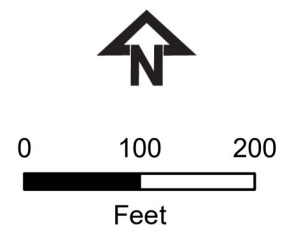
CATEGORY IH TO IL
PROPOSED: LIGHT INDUSTRIAL



Page 4 of 5

-  Lot
-  Cut / Deed
-  Easement
-  Subdivision
-  Right-of-Way
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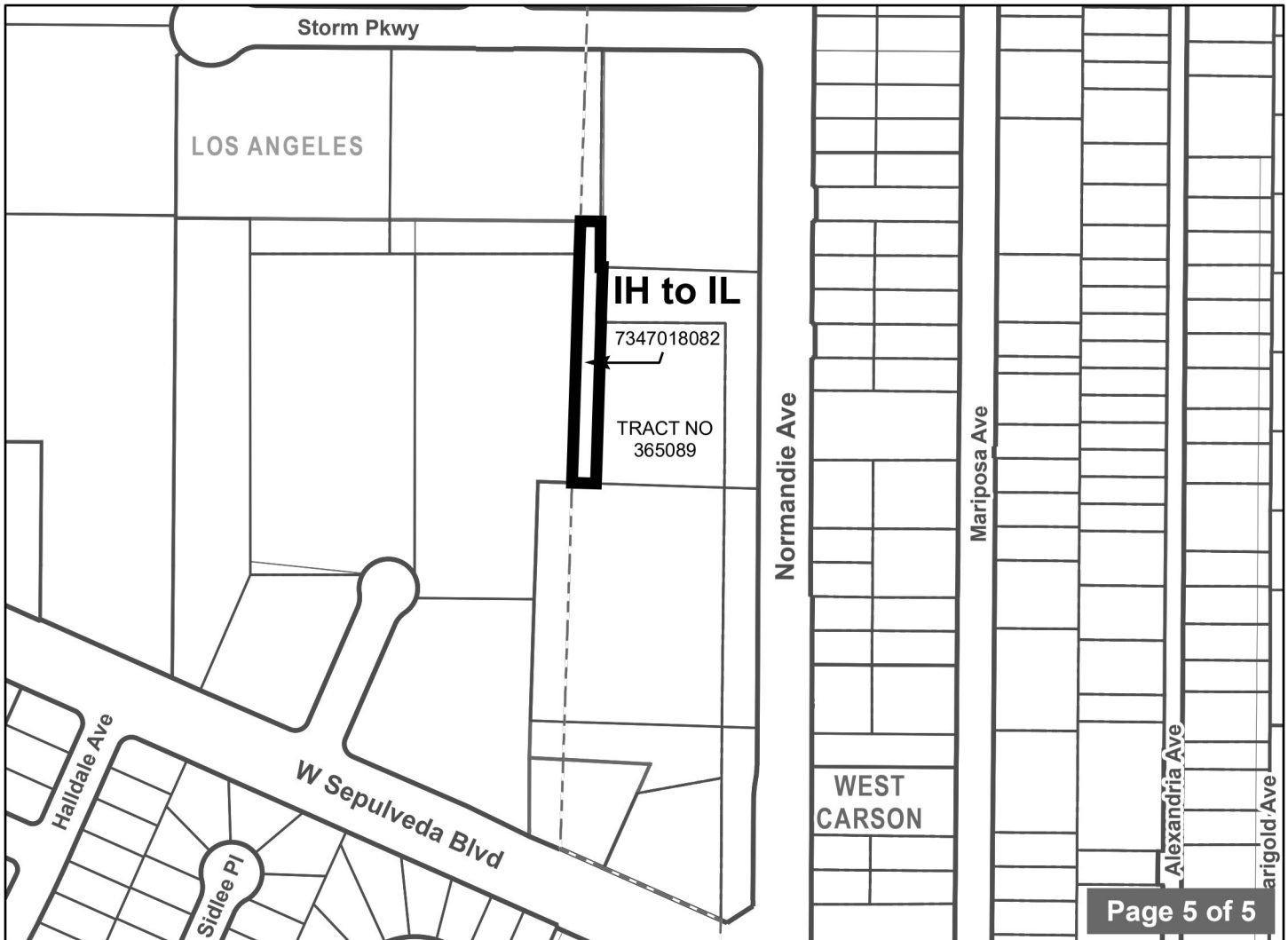
AMENDMENT TO: GENERAL PLAN 2035 - WEST CARSON

COMMUNITY: W CARSON

PLAN AMENDMENT: RPPL2020002900

ON: _____

CATEGORY IH TO IL
PROPOSED: LIGHT INDUSTRIAL



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-  Lot
-  Cut / Deed
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Feet

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